



# Public Notice

US Army Corps  
of Engineers

Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

Public Notice Number: 199400365

Date: September 30, 2005

Comments Due: October 30, 2005

In reply, please refer to the Public Notice Number

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Grantline 208 (aka Geisreiter 211) project, which would result in impacts to approximately 5.7 acres of waters of the United States, including wetlands and tributaries to Morrison and Laguna Creeks. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

**AUTHORITY:** This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

**CO-APPLICANTS:**

David Downs  
River West Investments  
7700 College Town Drive, Suite 215  
Sacramento, California 95826

Jim Galovan  
Woodside Homes  
111 Woodmere Drive, Suite 190  
Folsom, California 95630

**LOCATION:** The approximately 211-acre project site is within the Sunridge Specific Plan Area, which is within the larger Sunrise Douglas Community Plan Area, in Section 15, Township 8 North, Range 7 East, City of Rancho Cordova, Sacramento County, California, and can be seen on the "Buffalo Creek, California" 7.5-minute USGS topographic quadrangle.

**PROJECT DESCRIPTION:** The applicants are proposing to construct approximately 111 acres of low-density housing, a 10-acre school site, an 11-acre neighborhood park and detention basin, 0.2 acres of commercial space, and a 68-acre wetland preserve. The remaining acreage would be used to construct or establish associated roads, landscape and drainage corridors, and easements. The applicants have indicated that the proposed land use is consistent with the Sunridge Specific Plan.

The proposed development would result in the discharge of approximately 9,243 cubic yards of clean fill into 5.70 acres of waters. Specifically, the project would result in the permanent loss of 5.22 acres of vernal pools, 0.40 acres of seasonal wetlands, and 0.08 acres of seasonal stream. The proposed preserve would contain 5.40 acres of waters, including 4.85 acres of vernal pools, 0.31 acres of seasonal wetlands, 0.08 of seasonal marsh, and 0.16 acres of seasonal stream. The preserve would be fenced and managed in perpetuity.

Based on the available information, the overall purpose of the project is to construct a 150 to 250-acre mixed use development project within Sacramento County's Urban Services Boundary. The attached drawings provide additional project details.

**ADDITIONAL INFORMATION:**

**Environmental Setting.** There are approximately 11.1 acres of waters within the project area, including 10.07 acres of vernal pools, 0.24 acres of seasonal stream, 0.71 acres of seasonal wetlands, and 0.08 acres of seasonal marsh. The vernal pools in the project area support a number of wetland plant species, including Fremont's goldfields (*Lasthenia fremontii*), white headed navarretia (*Navarretia leucocephala*), slender popcorn flower (*Plagiobothrys stipitatus*), and dwarf woolly marbles (*Psilocarphus brevissimus*). Suitable habitats for the federally listed vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardii*) have been identified within the project area.

The project site and the surrounding lands of the Sunrise Douglas Community Plan Area (Plan Area) are characterized by gently rolling non-native grasslands, which have been used primarily for cattle grazing and passive agriculture. The Plan Area contains numerous vernal pools, seasonal wetlands and swales, stock ponds, seasonal marsh, ephemeral and intermittent tributaries, including Morrison and Laguna Creeks.

**Alternatives.** The applicants have not provided information concerning project alternatives. Additional information concerning project alternatives may be available from the applicants or their agent.

In June 2004, the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency (EPA), and the Corps developed a preservation alternative for the Sunrise Douglas Community Plan area. A map of this alternative, entitled, *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area*, is enclosed. The Conceptual-Level Strategy was created to achieve reasonable protection and conservation of federally threatened and endangered species, while taking a regional approach to avoidance and minimization of impacts to waters of the United States, in accordance with EPA's Section 404(b)(1) guidelines. The applicants' proposed development appears consistent with the strategy.

**Mitigation.** The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The applicants have proposed to mitigate direct impacts to aquatic resources through restoration/creation at a 1:1 ratio at Silva Ranch. Direct impacts to vernal pool crustacean habitat would be additionally mitigated through preservation at a 2:1 ratio at Bryte Ranch or another agency approved location. The applicants propose to mitigate indirect impacts to vernal pool crustacean habitat within 250 of the proposed development through preservation at a 2:1 ratio.

**OTHER GOVERNMENTAL AUTHORIZATIONS:** The applicants have obtained water quality certification, as required under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board.

**HISTORIC PROPERTIES:** Based on the available information, including the applicants' January 2005, report entitled, *Determination of Eligibility and Effect for the Grantline 208 Project Area, Sacramento County, California*, cultural resources not are within the project's area of potential effect. The Corps will initiate consultation with the State Historic Preservation Officer under Section 106 of the National Preservation Act, as appropriate.

**ENDANGERED SPECIES:** The proposed activity may affect Federally-listed endangered or threatened species or their critical habitat, including the vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), slender Orcutt grass (*Orcuttia tenuis*), Sacramento Orcutt grass (*Orcuttia viscida*), and California tiger salamander (*Ambystoma californiense*). The Corps will initiate consultation with the U.S. Fish and Wildlife Service, pursuant to Section 7 of the Endangered Species

Act, as appropriate.

**ESSENTIAL FISH HABITAT:** The proposed project will not adversely affect Essential Fish Habitat (EFH) as defined in the Magnuson-Stevens Fishery Conservation and Management Act.

The above determinations are based on information provided by the applicant and our preliminary review.

**EVALUATION FACTORS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The activity's impact on the public interest will include application of the Section 404(b)(1) guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps is soliciting comments from the public, Federal, State, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**SUBMITTING COMMENTS:** Written comments, referencing Public Notice 199400365, must be submitted to the office listed below on or before October 30, 2005:

William Ness, Chief,  
Sacramento Office  
US Army Corps of Engineers, Sacramento District  
1325 J Street, Room 1480  
Sacramento, California 95814-2922  
Email: [William.W.Ness@usace.army.mil](mailto:William.W.Ness@usace.army.mil)

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager William Ness, 916-557-5268, [William.W.Ness@usace.army.mil](mailto:William.W.Ness@usace.army.mil).

Attachments: 4 drawings