



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 199700375

Date: February 20, 2001

Comments Due: March 22, 2001

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to discharge fill material into 14.99 acres of waters of the United States, including wetlands, as shown in the attached drawings.

Applicant: Del Webb Northern California Communities
985 Sun City Lane
Lincoln, California 95648
Telephone: (916) 434-3400
Facsimile: (916) 434-3357

Project Name: Sun City Lincoln Hills Expansion

Name of Waterbodies Affected: Unnamed wetlands in Ingram Slough watershed and an unnamed tributary to Orchard Creek.

Location of Project: The Sun City Lincoln Hills project is located within the City of Lincoln, Placer County, California. The project area is bordered on the north by State Highway 193 and on the west by State Highway 65. It occupies portions of Sections 14, 15, 22, 23, 24, 25, 26, and 27, Township 12 North, Range 6 East, M.D.B.& M.

Project Purpose: The basic project purpose is residential development. The overall project purpose of the Sun City Lincoln Hills project, as stated by the applicant, is to develop an active adult residential community with golf and other recreational amenities. Del Webb has indicated that its projects are designed to meet the particular needs of active adults who are in, or nearing, retirement. The applicant has indicated that the purpose of the proposed revisions is to expand the size of the project to respond to an increasing market.

Project Description: The proposed project is an approximate 390-acre expansion of the previously permitted project. The Sun City Lincoln Hills project, as originally permitted, encompasses 2,644 acres including 535 acres of primary open space, 78 acres of secondary open space, 32 acres of parks, 371 acres of golf. A total of 5,300 residential units were authorized as well as two 18-hole golf courses. The proposed expansion would increase the

size of the project to 3,034 acres. Of this, approximately 560 acres will be primary open space, 119 acres secondary open space, 22 acres parks and 425 acres golf. The total number of residential units will be increased to approximately 6,800. The number of golf holes will remain the same (two 18-hole courses).

The proposed expansion areas are approximately 310 acres located at the southeast corner of the existing project boundary and 80 acres located at the northern boundary of the existing parcel. The 310 acres are part of the Twelve Bridges project which has been previously permitted by the Corps of Engineers (No. 199500589). Del Webb has purchased the property and proposes to transfer that 310 acres from the Twelve Bridges permit to the Sun City Lincoln Hills project, with minor modifications to the configuration of open space. The total area of open space on the 310 acres will not be reduced. The 80 acres are located on two adjoining parcels that have not been previously permitted. While the entire 80 acres would be developed, Del Webb proposes to increase the area of open space adjacent to Auburn Ravine from 48 to 61 acres.

Additional Information: The proposed expansion into the 80 acres to the north will result in the loss of 14.99 acres of seasonal wetlands and seasonal marsh. The revisions to the 310 acres to the southeast are not proposed to result in any increase in impacts over that authorized by the Twelve Bridges permit.

Del Webb proposes to compensate for the loss of 14.99 acres of wetlands by creating 45 acres of wetlands (a 3:1 replacement ratio). Approximately 21.1 acres would be created on site within open space preserves and 23.9 acres would be created off site within the Orchard Creek Conservation Bank. Del Webb also proposes to compensate for the development of 80 acres of land by setting aside an additional 87 acres of open space, 80 acres of which is located adjacent to the Orchard Creek Conservation Bank.

The applicant has asserted that the proposed revision will not adversely impact any listed or proposed threatened or endangered species. The applicant has indicated that the wetlands to be impacted have been surveyed for listed branchiopods following both dry and wet season sampling protocols and none were observed. The applicant has indicated that there are no elderberry bushes located within the areas that would be impacted by this proposed revision. Auburn Ravine is habitat for the threatened steelhead trout (*Onchorhynchus mykiss*) as well as the fall-run chinook salmon (*Onchorhynchus tshawytscha*). The proposed revisions in the vicinity of Auburn Ravine and its 100-year floodplain include widening the open space along Auburn Ravine, increasing the amount of wetlands to be constructed adjacent to Auburn Ravine and redesigning the mitigation so that it will maximize benefits to steelhead and fall-run chinook salmon. The National Marine Fisheries Service has concluded that the design of the mitigation, as presented in these proposed revisions, will be beneficial to steelhead (See NMFS letter dated August 22, 2000).

The area affected by the proposed revisions has been surveyed for cultural resources. The proposed revisions would not impact any properties listed or proposed for listing on the National Register of Historic Places. The applicant's consultant has indicated that he believes

that the cultural resources present on the expansion sites are not eligible for listing in the National Register of Historic Places. The status of the cultural resources on the project site will be resolved through consultation in accordance with Section 106 of the National Historic Preservation Act with the State Historic Preservation Officer.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **March 22, 2001**. Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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 proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain 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 Corps of Engineers 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 of Engineers 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 the 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.

If additional information is required, please contact the applicant's consultant, Tom Skordal, of Gibson and Skordal, telephone (916) 569-1830, Jeff Jones, of Del Webb Northern California Communities, telephone (916) 434-3400, or Tom Cavanaugh, at the letterhead address, telephone (916) 557-5261.

Michael J. Walsh
Colonel, Corps of Engineers
District Engineer