

FIGURE 1. Project Site and Vicinity

2004-189 Sorrento 113



CLASSIFICATION	EXISTING ACREAGE
Vernal Pool	0.839
Seasonal Wetland	1.093
Seasonal Wetland Swale	3.353
<b>TOTAL</b>	<b>5.285</b>



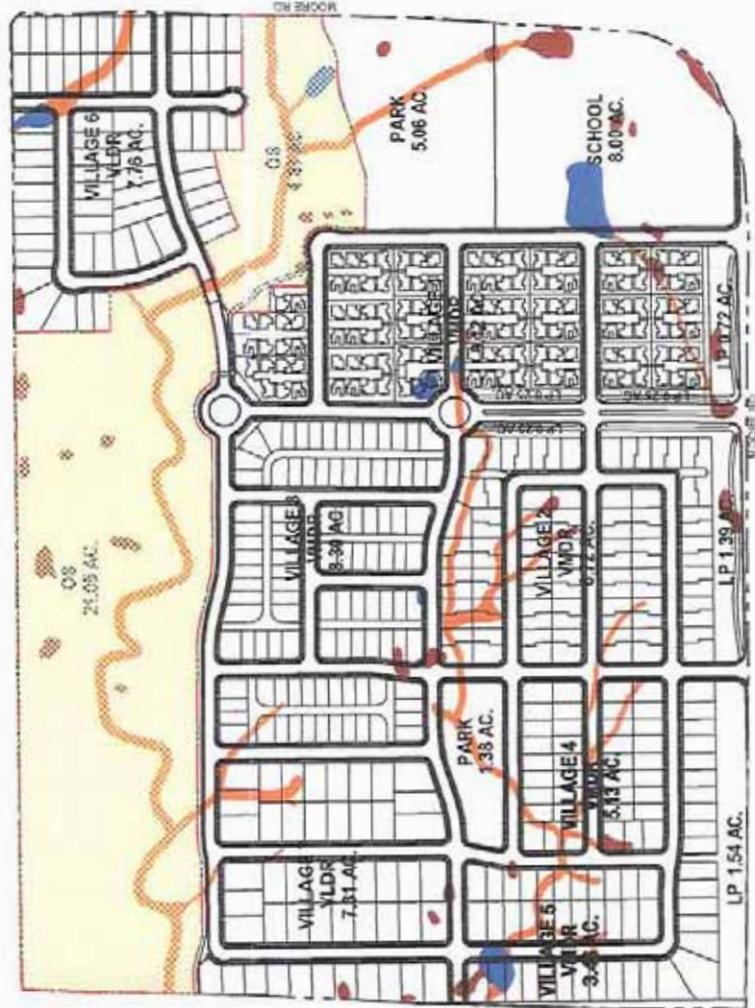
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**FIGURE 5. Wetland Delineation**  
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# WATERS OF THE U.S. ACREAGE

WETLANDS CLASSIFICATION	EXISTING ACREAGE	PRESERVE ACREAGE	IMPACT ACREAGE
WETLANDS Vernal Pools	9.839	0.074	0.765
Seasonal Wetland	1.093	0.130	0.963
Seasonal Wetland Swale	3.333	1.556	1.777
<b>TOTAL</b>	<b>5.285</b>	<b>1.860</b>	<b>3.425</b>



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FIGURE 3. Proposed Preserve/Impact Plan

## Federal Wetland Fill Compensation

Wetlands (vernal pools, seasonal wetlands, and seasonal wetland swales) will be mitigated to attain "no net loss" of wetland features. Wetland mitigation for Clean Water Act (CWA) Section 404 compliance is calculated at a ratio of one acre of mitigation to one acre of impact if mitigation occurs at an agency-approved mitigation bank. Since the project site has potential habitat for special-status species (vernal pool species) mitigation for habitat features will need to comply with Endangered Species Act (ESA). The required wetland mitigation ratios for impacts that are under jurisdiction of the ESA are two acres of preserved wetlands to one acre of impact, plus one acre of newly created wetlands to one acre of impacted wetlands. Mitigation acreage for both the CWA and ESA are presented in Table 2.

**Table 2 – Estimated Impacts and Proposed Mitigation Acreage**

<b>Type</b>	<b>Existing (ac.)</b>	<b>Proposed Impacts (ac.)</b>	<b>Proposed Mitigation (ac.)</b>
<i>Clean Water Act Section 404 Wetlands</i>			
Vernal Pools	0.839	0.765	Creation (1:1) = 0.765
Seasonal Wetlands	1.093	0.863	Creation (1:1) = 0.863
Seasonal wetland Swales	3.353	1.797	Creation (1:1) = 1.797
<b>TOTAL:</b>	<b>5.285</b>	<b>3.425</b>	<b>3.425</b>
<i>Endangered Species Act: Direct Impacts to Fairy Shrimp / Tadpole Shrimp Habitat</i>			
Vernal Pools	0.839	0.765	Preservation (2:1) = 1.530
Seasonal Wetlands	1.093	0.863	Preservation (2:1) = 1.726
Seasonal wetland Swales	3.353	1.797	Preservation (2:1) = 3.594
<b>TOTAL:</b>	<b>5.285</b>	<b>3.425</b>	<b>6.850</b>
<i>Endangered Species Act: Indirect Impacts to Fairy Shrimp / Tadpole Shrimp Habitat</i>			
Vernal Pools	0.839	0.074	Preservation (2:1) = 0.148
Seasonal Wetlands	1.093	0.230	Preservation (2:1) = 0.46
Seasonal wetland Swales	3.353	1.556	Preservation (2:1) = 3.112
<b>TOTAL:</b>	<b>5.285</b>	<b>1.860</b>	<b>Preservation (2:1) = 3.720</b>
<i>A – Mitigation calculated when using approved mitigation banks</i>			

Proposed mitigation for impacts to wetlands on-site meets the Corps "no net loss" criteria and total 3.425-acres of required creation mitigation. Proposed preservation mitigation for direct and indirect impacts to vernal pool crustacean species total 10.57-acres to be purchased from mitigation bank or "in lieu" fee acceptable to the USFWS.

These mitigation ratios incorporate the current requirements of the regulatory agencies. The proposed mitigation assumes all vernal pools and seasonal wetlands in the project area represent special-status species habitat. The type of mitigation and the ratios may change upon consultation with the USFWS. Actual mitigation acreages may change based on regulations in effect at the time the wetlands are impacted and will be subject to agency review and approval.

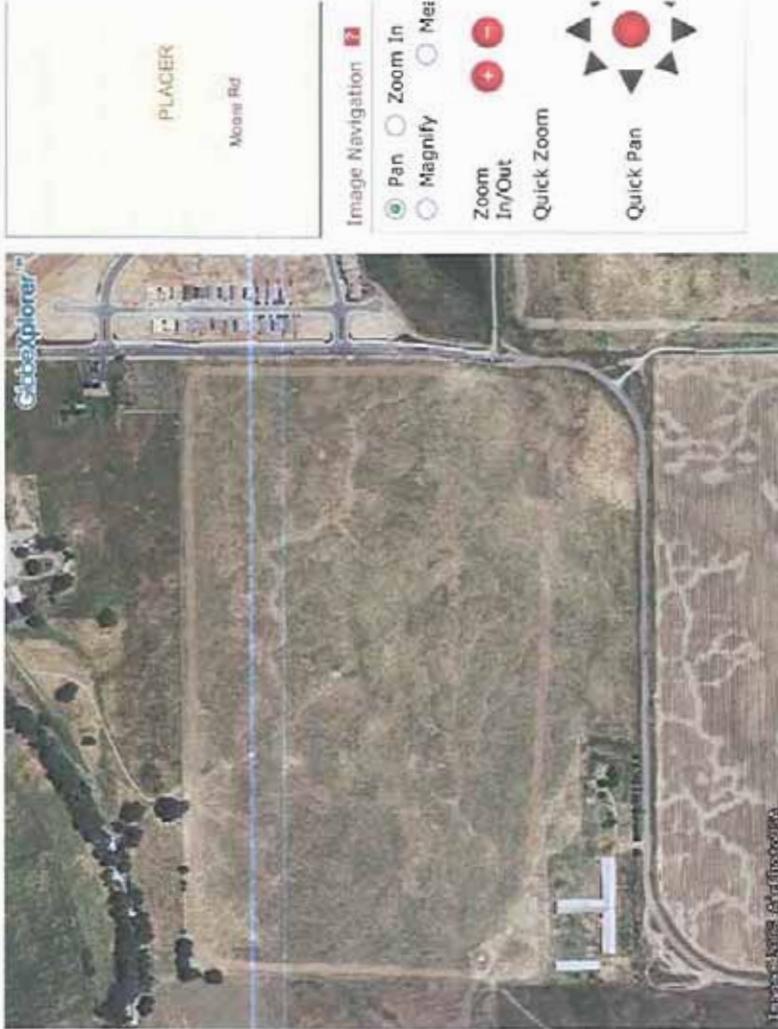
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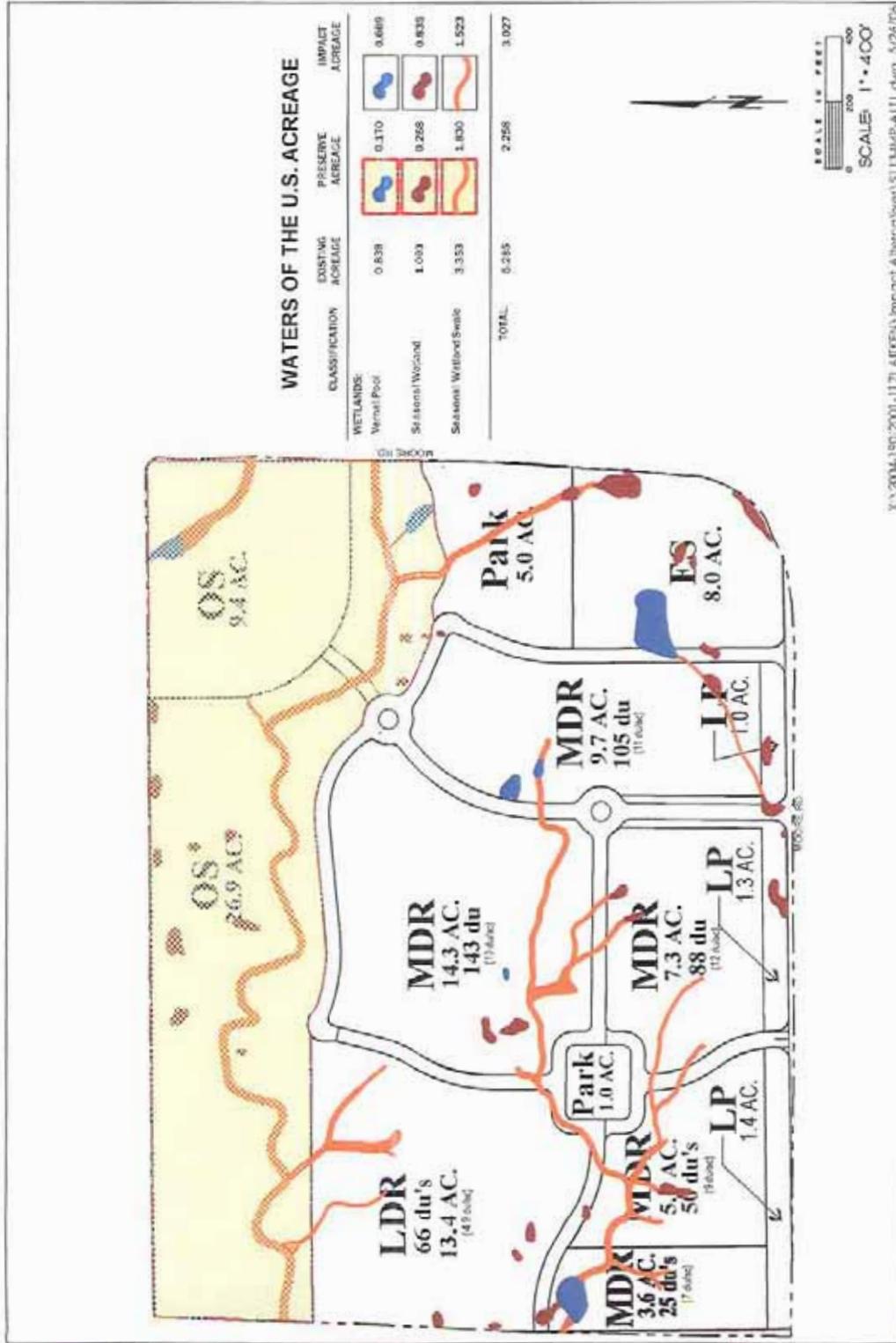
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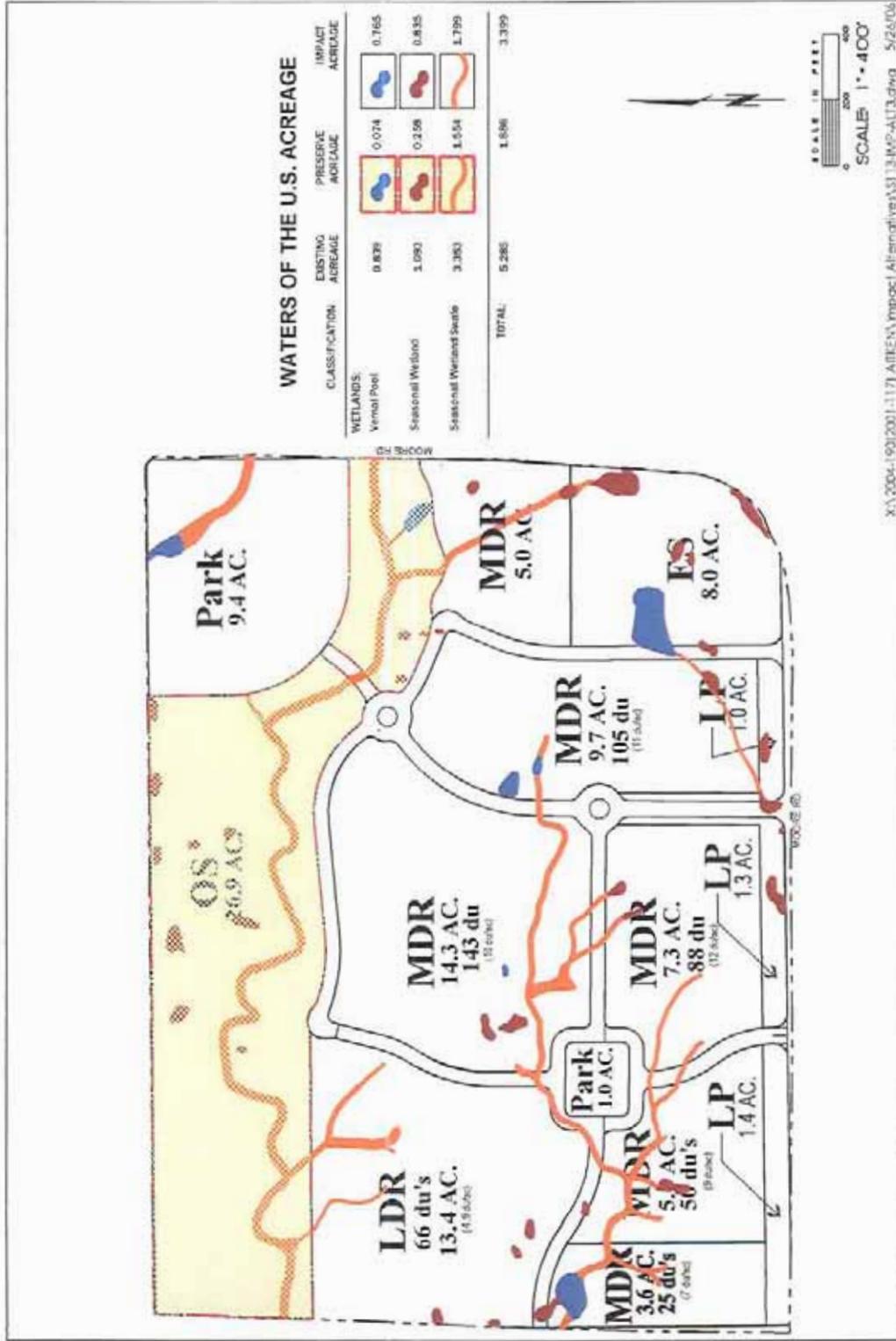


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FIGURE 4. On-Site Project Alternative 1

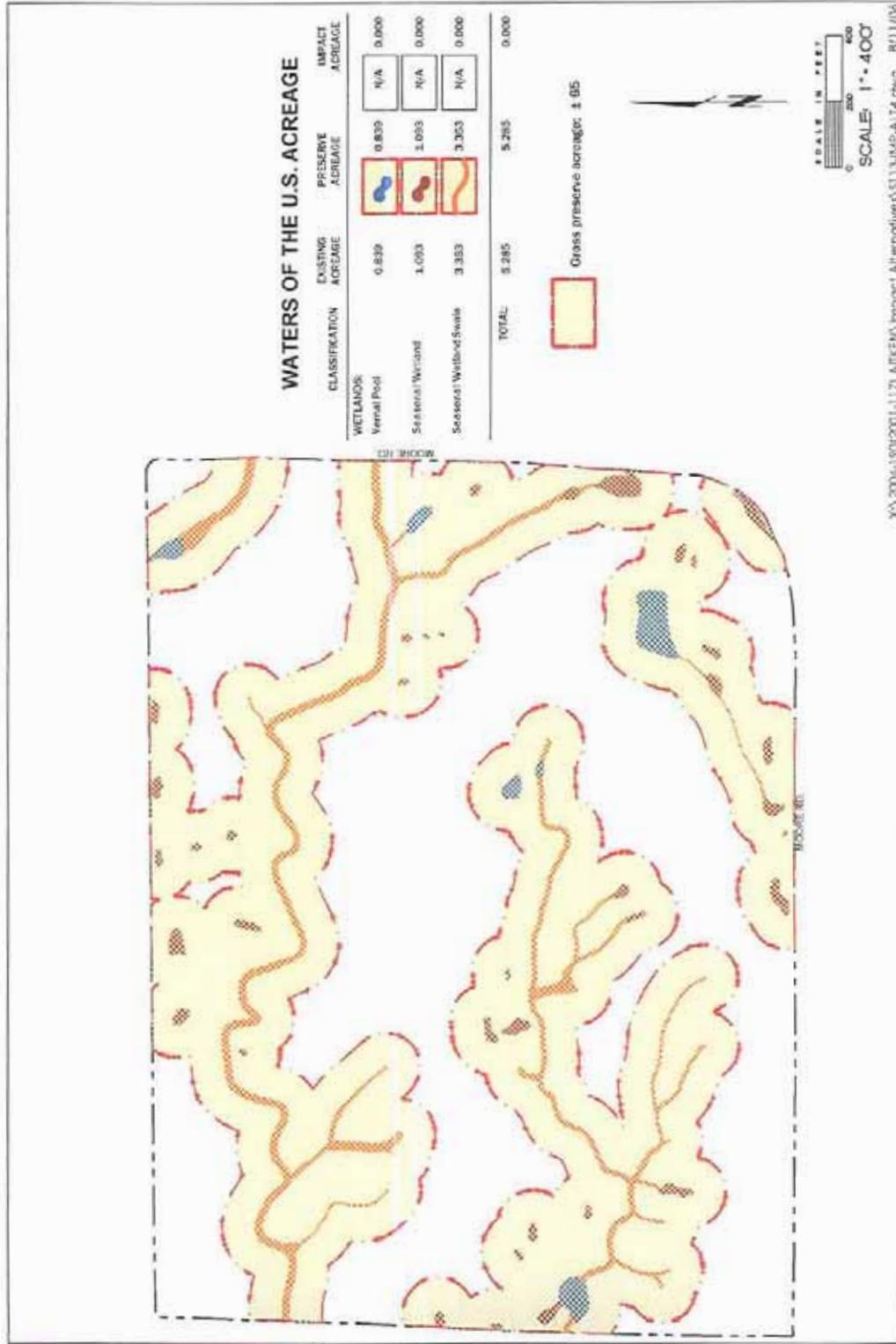




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FIGURE 6. On-Site Project Alternative 3

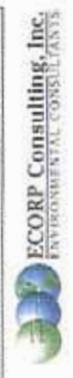


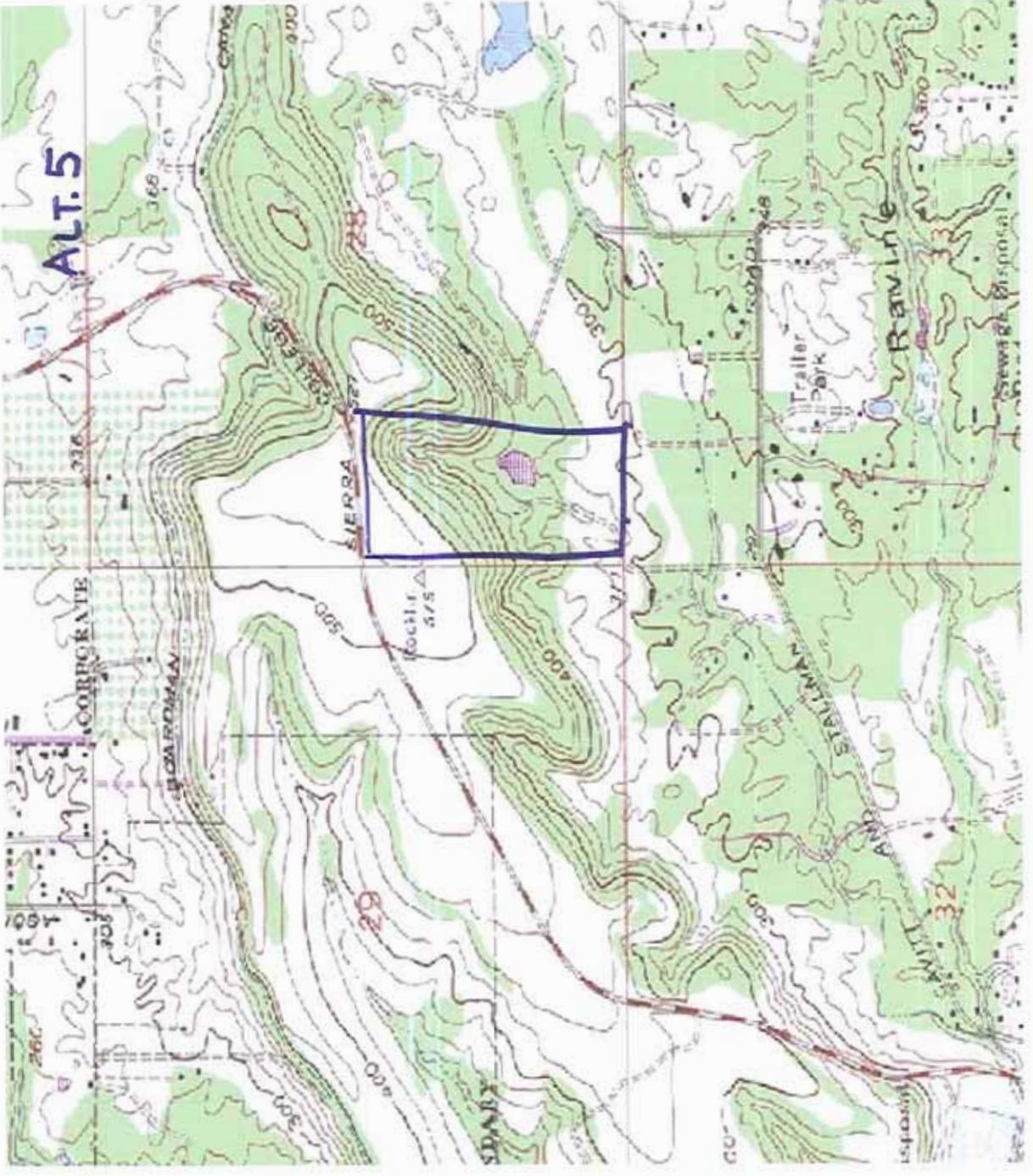


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**FIGURE 7. On-Site Project Alternative 4**

2004-193 - Sheet 112





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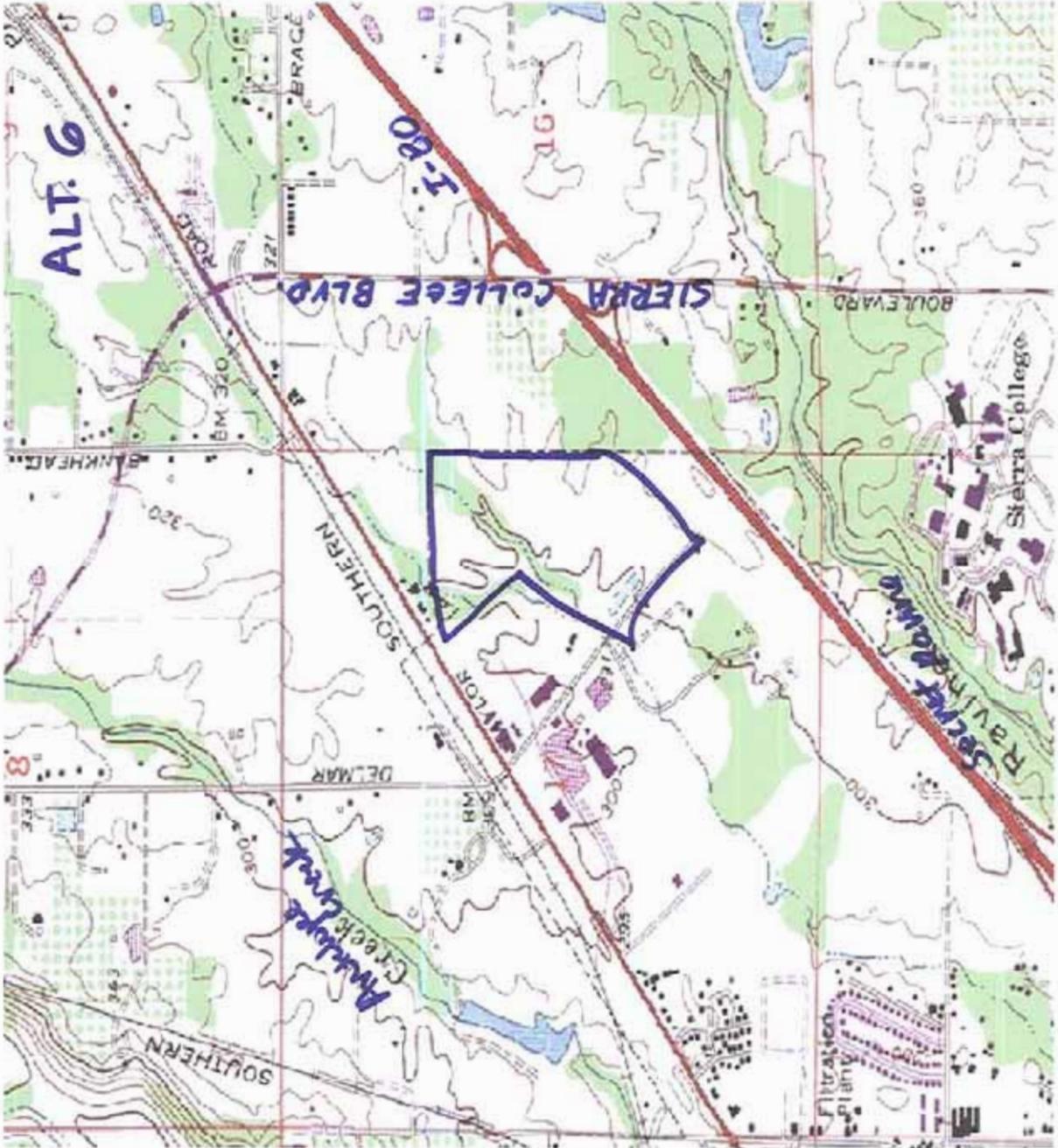
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## SUMMARY OF PROPOSED PROJECT

### Project Purpose

The Sorrento 113 project site is located in the sphere of influence of the City of Lincoln in Placer County, California. The proposed project consists of ±113-acres of development including medium and low-density residential housing units, an elementary school, recreational and linear parks, and associated roads. The proposed project also includes a ±25.9-acre wetland preserve area, which protects 1.860 acres of jurisdictional wetland features. By providing a relatively high number of residential units per acre in the City of Lincoln, the project will maximize its ability to satisfy housing demands without adverse environmental impacts to a wider region.

In 2003, Placer County was the fastest growing county in California and remains one of the fastest growing counties in the United States. In the last decade, the County's total population increased by more than 43%, and Lincoln's population increased by 55%. It is anticipated that Lincoln's population will double in size by 2010, and triple in size by 2020 (City of Lincoln 2002). The Sorrento 113 project will help to meet Placer County's growing housing demands.

### Preferred Alternative Summary

The ±113-acre project site will be used for the development of a residential housing (47.80-acers). The proposed project also includes the development of linear parkways (4.4-acres), recreational parks (6.44-acres), and open space (25.9-acres). An 8-acre school site is included in the southeast corner of the project site. The proposed project will require filling approximately 3.425 acres of jurisdictional waters of the U.S (see Figure 2, and Table 2).

**Table 2 – Existing, Impacted, Preserved and Mitigation Acreages**

Type	Existing	Impacted	Preserved	Mitigation Creation 1:1	Mitigation Preservation 2:1
<b>Wetlands</b>					
<i>Seasonal Wetlands</i>	1.093	0.863	0.230	0.863	1.726
<i>Wetland Swale</i>	3.353	1.797	1.556	1.797	3.594
<i>Vernal Pools</i>	0.839	0.765	0.074	0.765	1.530
<b>TOTAL:</b>	<b>5.285</b>	<b>3.425</b>	<b>1.860</b>	<b>3.425</b>	<b>6.850</b>

## **ALTERNATIVES**

### **Alternative Site Selection Criteria**

Site selection criteria represent the first level of evaluation for determining availability of potential alternatives to the Sorrento 113 site that achieve the project purpose. Several alternatives were considered and are discussed below. In an effort to identify the LEDPA, four on-site and six off-site alternatives were considered. Three of the off-site alternatives were found for sale at the time of completion of alternatives analysis (May 11, 2006). The remaining three off-site alternatives were properties that were not for sale at the time of completion of alternatives analysis, but represent currently undeveloped land within Placer County. These properties were identified from an aerial photograph using the following criteria.

- Property was located within Placer County.
- Property was located in areas that represented undeveloped tracts of land with similar acreage to the project site.
- Property was composed of one or more assessor parcel numbers (APNs), but did not divide a larger parcel into a smaller unit.

Properties for sale at the time of completion of alternative analysis were identified using the following criteria.

- Property must be  $\pm$ 40-acres or larger (approximately 1/3 the size of the proposed project).
- Property must be for sale and/or available for purchase at the time of alternatives analysis conclusion (Date May 11, 2006 i.e., market entry).
- Property must be located in Placer County, but not necessarily in the City of Lincoln.

Based on these three criteria, only three locations were found in Placer County (Dowd, Nicolaus, and Brewer) when a property search was complete on Loopnet.com.

## Alternative Site Evaluation Criteria

Site evaluation criteria represent the second level of screening for determining LEDPA among sites identified in the first level of assessment. Each alternative was evaluated based on the following criteria:

- **Project Purpose:** The proposed project must be in proximity to existing job centers and within an area currently experiencing housing shortage and / or high population growth. The alternative site must be zoned for low to high density residential (greater than rural residential) and not represent leapfrog development (i.e. must have proposed or current developments along one border of the proposed site). The project must also meet the project purpose of providing a relatively high number of residential units per acre in the City of Lincoln, thereby maximizing the ability to satisfy housing demands without adverse environmental impacts to a wider region.
- **Logistics:** Utilities must be readily available or available at marginal cost. The alternative must also maintain acceptable traffic flow and emergency vehicle access within the proposed subdivision.
- **Availability:** Alternative sites must be available for development within a reasonable time frame. Based on the entitlement process, a site would need to be available for development in approximately 2 to 3 years. The applicant considers an alternative site available if it is likely to be available for purchase, utilization, or management under commercially acceptable terms.
- **Environmental:** Alternatives were evaluated to determine the level of impacts on aquatic or other sensitive resources, such as wetlands and endangered species, and were compared to the Sorrento 113 project site. Alternative sites were also evaluated to determine the extent of riparian habitat on each site.

In order to determine the LEDPA, wetland and riparian impacts were estimated on alternative sites by photo-aerial interpretation. The title of "Possible Jurisdictional Wetlands" or "Possible Riparian Area" was assigned to these features in the absence of verified wetland delineations or ground truthing of photo-aerial interpretation.

- Cost: Alternative sites must have development costs that are the same as or less than the currently proposed Sorrento 113 site.

### **Summary of Selected Alternatives**

With the above outlined site selection criteria in mind the following sites were chosen for further analysis.

#### On-Site Alternatives:

- Alternative 1: Increased Wetland Preserve (Figure 4 – *On-Site Project Alternative 1*).
- Alternative 2: Increased Medium Density Residences (Figure 5 – *On-Site Project Alternative 2*).
- Alternative 3: Increased Recreational Park Space (Figure 6 – *On-Site Project Alternative 3*).
- Alternative 4: Full Preservation (Figure 7 – *On-Site Project Alternative 4*).

#### Off-Site Alternatives not for sale (Figure 8 – *Off-Site Alternatives Not for Sale*):

- Alternative 5: This 78-acre site is approximately nine miles southeast of the proposed project.
- Alternative 6: This 61-acre site is approximately seven miles southeast of the proposed project.
- Alternative 7: This 40-acre site approximately three miles east of the proposed project.

#### Off-Site Alternatives for sale (Figure 9 – *Off-Site Alternatives For Sale*):

- Alternative 8 – Dowd: This 192-acre lot is located approximately six miles northwest of the proposed project.
- Alternative 9 – Nicolaus: This 54-acre lot is located approximately two miles northeast of the proposed project site.

- **Alternative 10 – Brewer:** This 100-acre lot is located approximately seven miles east of the proposed project site in an unincorporated area of Placer County, California.

## ON-SITE ALTERNATIVES

Four on-site alternatives were considered for the Sorrento 113 project. Each alternative is discussed below. Anticipated impacts associated with each alternative are summarized in Table 3.

<b>Table 3 – On-Site Alternatives Impacts Summary</b>		
<b>Proposed Project</b>	<b>Impacted Acreage</b>	<b>Preserved Acreage</b>
Vernal Pool	0.765	0.074
Seasonal Wetlands	0.863	0.230
Wetland Swale	1.797	1.556
<b>TOTAL:</b>	<b>3.425</b>	<b>1.860</b>
<b>Alternative 1</b>		
Vernal Pool	0.669	0.170
Seasonal Wetlands	0.835	0.258
Wetland Swale	1.523	1.830
<b>TOTAL:</b>	<b>3.027</b>	<b>2.258</b>
<b>Alternative 2</b>		
Vernal Pool	0.658	0.181
Seasonal Wetlands	1.045	0.048
Wetland Swale	3.002	0.351
<b>TOTAL:</b>	<b>4.705</b>	<b>0.580</b>
<b>Alternative 3</b>		
Vernal Pool	0.765	0.074
Seasonal Wetlands	0.835	0.258
Wetland Swale	1.799	1.554
<b>TOTAL:</b>	<b>3.399</b>	<b>1.886</b>
<b>Alternative 4</b>		
Vernal Pool	0.000	0.839
Seasonal Wetlands	0.000	1.093
Wetland Swale	0.000	3.353
<b>TOTAL:</b>	<b>0.000</b>	<b>5.285</b>

### On-Site Project Alternative 1 (Increased Wetland Preserve)

The first alternative considered increasing wetlands preserved on-site by not developing the northeast corner of the property into medium-density residential housing and expanding open

space to preserve more wetlands (see Figure 4). This alternative was eliminated as the LEDPA as it failed to meet both project purpose and logistics criteria.

This alternative failed to meet the project purpose. By increasing the preservation space to include the northeast corner of the project site two jurisdictional features totaling 0.373 acres are preserved at the expense of 7.76 acres of medium density residential housing. Reducing the project by 7.76 acres of medium density residential would cause the project to fail to provide a high number of residential units per acre. This tradeoff causes the alternative to no longer meet project goals. In addition, this portion of the project site is the driest portion of the site and is in close proximity to current development. Leaving this portion of the project site undeveloped would result in discontinuous development of the subdivision from surrounding communities.

The first proposed on-site alternative also failed to meet logistics criteria. Preserving the entire northern portion of the project site would reduce vehicle access from the north causing traffic problems to neighboring communities. This arrangement would also presented emergency vehicle access issues.

#### **On-Site Project Alternative 2 (Increase Medium Density Residences)**

The second alternative considered preserving the 8.9 acres in the southwest corner site instead of the northern portion of the subdivision for wetland preservation (see Figure 5). This area was selected for preservation as it represents a high density of wetlands on the project site. This alternative was eliminated as the LEDPA, as it failed to meet environmental criteria.

By developing medium density housing along the northern portion of the project site the largest, most continuous wetland feature would require fill. Although there is a high density of wetlands in the southwest corner of the site, this preservation arrangement only achieves 0.580 acre of preserved wetlands. By developing medium-density housing in the southwest corner of the site and designating the northern portion of the site to preservation, as proposed in the preferred alternative, impacts to wetland features are minimized while still achieving project goals. The preferred alternative requires fill of 3.425 acres, while this proposed alternative would require fill

of 4.705 acres. Increased wetland impacts plus required fill of the largest most continuous feature on the site, causes this alternative to fail to meet environmental criteria.

In addition, the proposed alternative creates a preservation buffer in the northwest corner of the project site. Just northwest of the project area is Auburn Ravine and vernal pool critical habitat number 11c. Placement of the preserve between the development and these unique resources serves to protect vernal pool critical habitat and Auburn Ravine from impacts associated with a residential development.

### **On-Site Project Alternative 3 (Increase Park Space)**

The third alternative considered increasing the available recreational park acreage by switching the largest park from the proposed development site to a larger section of space in the northwest corner of the site (see Figure 6). This alternative was eliminated as the LEDPA, as it failed to meet the project purpose criteria.

This alternative failed to meet the project purpose as both the density of development is reduced and the recreational park is geographically separated from the school site. The school district requires that the designated park serve as a "joint-use site". Removing the park from close proximity to the school would violate this requirement. A neighborhood arrangement such as this would neither facilitate a sense of community, nor would it meet the project goals of providing adequate housing at minimal impact. This alternative also does not increase avoidance of jurisdictional wetland features.

### **On-Site Project Alternative 4 (Full Preservation)**

The fourth alternative considered preserving all wetland features on-site with a 100-foot buffer encompassing each feature. A 100-foot buffer was chosen, as this is the distance generally accepted by the Corps to minimize indirect impacts to wetland features. As a result of the scattered nature of wetland features on the Sorrento 113 site, preservation of all features with an appropriate buffer results in only 48 acres of developable land in the project area. These 40-

acres are also dispersed throughout the site making logistically impossible footprint to develop. As a result, this alternative failed to meet project purpose and logistics criteria (see Figure 7).

## **OFF-SITE ALTERNATIVES – NOT FOR SALE**

Locations for each alternative not for sale at the time of complete of the alternatives analysis are depicted in Figure 8.

### **Off-Site Project Alternative 5**

Off-site project alternative 5 considered parcels nine miles southeast of the existing project site. This alternative, located south of Sierra College Boulevard consists of four parcels. The parcels are undeveloped and are privately owned. The alternative site is of adequate size (78 acres), and does not represent leapfrog development. The site is also close to current developments and, therefore, is most likely in close proximity to utilities. This alternative site failed to meet project purpose, availability, and environmental criteria.

This site is outside of City of Lincoln and the City of Lincoln Sphere of Influence causing the site to fail to meet the project purpose of supplementing housing for the City of Lincoln. Additionally, availability for this alternative was difficult to determine, as multiple private owners currently own the parcels. This has caused the alternative to fail to meet logistics criteria. Based on aerial interpretation, there are approximately 2.3 acres of potential waters of the U.S., and 7.1 acres of potential riparian habitat. The wetland features would be difficult to preserve as they run throughout the property, with the main channel flowing south to north centrally through the site. Impacts to riparian communities would be substantial as a result of development of these four parcels.

This alternative failed to meet the project purpose, availability, and environmental criteria. This alternative was not considered LEDPA due to potential impacts to riparian habitats, site location, and potential site un-availability.

### **Off-Site Project Alternative 6**

This 61-acre off-site project alternative is located seven miles southeast of the proposed project site. An un-named ravine runs through the west side of the proposed alternative site. Three parcels make up the alternative. The site is undeveloped and privately owned. This alternative site would meet the logistics criteria due to its location and close proximity to available utilities. However, off-site project alternative 6 failed to meet project purpose, availability, and environmental criteria.

Located within the City of Rocklin, this site would fail to provide required housing in the City of Lincoln. In addition, there are an estimated 3.8 acres of wetland habitat and 9.5 acres of potential riparian habitat on the parcel. Impacts to these features would exceed proposed environmental impacts on the Sorrento 113 project site. This alternative was not considered to be LEDPA largely due to substantial impacts to unique environmental features and potential impacts to riparian habitats. Additionally, this proposed project site is composed of two large privately owned parcels. It is not believed that these parcels are for sale or would be available in the next 2 –3 years.

### **Off-Site Project Alternative 7**

Off-site project alternative 7 is located approximately three miles west of the proposed project site and is comprised of 40 acres. The alternative consists of three parcels, and is located within the City of Lincoln Sphere of Influence. The alternative site is close to current development, is most likely in close proximity to utilities and, therefore, it would meet logistics criteria. This alternative is 76-acres smaller than the proposed project and would not provide comparable housing opportunities as proposed by the preferred alternative.

In addition to not meeting the project purpose, this alternative was eliminated as LEDPA largely on its failure to meet the environmental criteria. Based on aerial interpretation, there is a large wetland feature that appears to exist along the bottom half of the alternative site. The feature may be a large detention basin or off-channel pond. There are approximately 10.9 acres of potential waters of the U.S. and 5.8 acres of potential riparian habitat on the parcel. This

alternative was not considered to be LEDPA due to substantial impacts to unique environmental features on the site, limitations to parcel availability, and size restrictions.

## **OFF-SITE ALTERNATIVES – FOR SALE**

### **Off-Site Project Alternative 8 (Dowd)**

The Dowd site comprised of 192 acres is located approximately six miles northwest of the proposed project site. According to the sales flyer, the site is currently zoned for agricultural use (AG-80) (Attachment A – *Dowd Sales Flyer*). The property meets logistics and availability evaluation criteria, but represents leapfrog development, and thus, fails to meet the project purpose criteria.

In addition, this alternative site fails to meet environmental criteria. The site has estimated wetland acreage of 31.63 acres (see Figure 8). Based on aerial interpretation, the entire southwest corner of the site is occupied by wetlands. Additional wetlands swales appear to be located throughout the remainder of the site.

### **Off-Site Project Alternative 9 (Nicolaus)**

The Nicolaus property is comprised of 54 acres that is zoned for agricultural use, and is located approximately two miles northwest of the proposed project site. According to the sales flyer (Attachment B – *Nicolaus Sales Flyer*), the property is located within the City of Lincoln Sphere of Influence. This alternative meets availability and logistics evaluation criteria, but represents leapfrog development and does not meet project purpose criteria.

Conservatively, aerial interpretation indicates that the Nicolaus property has approximately 3.15 acres of potential waters of the U.S. on the parcel; however during ground truthing the acreage would likely increase. This alternative would fail to meet project goals due to size, location, and current zoning as agricultural. The site would not allow development of residential units or open space facilities consistent with the proposed project.

### **Off-Site Project Alternative 10 (Brewer)**

The final site considered by these analyses was the 100-acre Brewer site located approximately seven miles east of the project site. The property is currently zoned for agricultural use (AG-80) and would represent leapfrog development. The property meets availability evaluation criteria, but fails to meet the logistics, project purpose, and environmental criteria.

Based on aerial interpretation the site has one large swale or drainage across the north border of the site (see Figure 9). There are an estimated total of 7.08 acres of potential waters of the U.S. and 0.68 acres of potential riparian habitat on the site.

According to the sales flyer (*Attachment C – Brewer Sales Flyer*), the property is located within the first phase of the Placer County Conservation Plan (PCCP). The PCCP includes two major elements being created simultaneously; a Habitat Conservation Plan (HCP) and a Natural Community Conservation Plan (NCCP). In addition, the PCCP will include a program for wetlands permitting (see Attachment C).

The sales flyer indicates that pastures on-site were periodically flooded to facilitate growth of the cattle forage. Water was pumped from Markham Ravine, a seasonal creek which flows through the northern portion of the site in a westerly direction, onto the site through irrigation ditches which are tributary to Markham Ravine; therefore, during ground truthing, the acreage of potentially jurisdictional waters would likely increase. This alternative meets availability evaluation criteria, but does not meet logistics, environmental or project purpose criteria.

### **No-Action Alternative**

Under the "No-Action" Alternative, no changes to the area would be undertaken, and the situation would remain "as is". This alternative is inconsistent with proposed project purpose of providing infrastructure and neighborhood development for the growing City of Lincoln and is considered undesirable. Although impacts at the project site would be avoided, no developmental improvement to the City of Lincoln would be realized.

## CONCLUSION

Pursuant to the Guidelines, this analysis also takes into consideration the other factors listed in 40 C.F.R. § 230.10 (b) and (c) in identifying the least environmentally damaging practicable alternative. In identifying the proposed project as the LEDPA, it was determined that the proposed Project is not likely to result in violations on any applicable toxic effluent standard or prohibition, jeopardize the continued existence of any endangered or threatened species (or destroy or adversely modify critical habitat of such species), cause or contribute to violations of any applicable state water quality standard, or cause or contribute to violations of any applicable state water quality standard, or cause or contribute to any degradation of waters of the U.S.

A review of several alternatives was performed in an effort to determine if the proposed project (the preferred alternative) constituted the LEDPA (Table 4 – *Summary of Evaluated Project Alternatives*). This analysis was founded upon a legitimate and reasonably defined overall project purpose, and considered a meaningful number of alternatives to the project. The proposed project represents a balanced approach which both allows the subdivision to meet the project purpose, logistics, availability, and cost evaluation criteria while maintaining a preserve that encompasses the main seasonal swale in the northern portion of the property. All seasonal wetlands and vernal pools on-site are located less than 250-feet from project boundaries. According to USFWS guidelines, preserved vernal pool features should be more than 250-feet from residential housing or related infrastructure (e.g. roads, schools, or parks) to be considered preserved. Thus preservation opportunities of seasonal wetlands and vernal pools on the proposed project site are severely limited. For this reason, the preferred alternative focused on preserving the largest most continuous feature on-site (see Figure 2).

Many off-site alternatives were also considered, including three sites on the market at the time of completion of this analysis, and project sites chosen from aerial maps in the vicinity of the proposed project site. Sites chosen from aerial maps, but not necessarily for sale, failed to meet many of the evaluation criteria set forth by this alternatives analysis. Of the three off-site alternatives chosen from aerial maps two failed to meet environmental criteria, representing substantial impacts to riparian communities and potential waters of the U.S. relative to the proposed project. Two of these off-site alternatives were also not within the City of Lincoln or

the City of Lincoln Sphere of Influence, as is the project site, causing these alternatives to fail to meet the project purpose to build a subdivision within the City of Lincoln, which provides a relatively high number of dwelling units per acre in order to maximize housing demands without adversely affecting a wider region.

Off-site alternatives for sale at the time of completion of this analysis were severely limited. Only three sites were located in Placer County that represented undeveloped land, with greater than ±56.5-acres of available land. All of these sites failed to meet one or more evaluation criteria including project purpose and environmental criteria.

As summarized in Table 4 below, based on these analyses the proposed project was determined to be LEDPA.

**Table 4 – Alternatives Analysis Summary**

<u>Alternative</u>	<u>Acres</u>	<u>Estimated Acres of Potential Riparian</u>	<u>Estimated Impacts to Waters of the U.S</u>	<u>LEDPA</u>	<u>Criteria not Met by Alternative</u>
Preferred Alternative	113	0	3.425	Yes	N/A
On-Site Alternative 1	113	0	3.027	No	Project Purpose & Logistics
On-Site Alternative 2	113	0	4.705	No	Environmental
On-Site Alternative 3	113	0	3.399	No	Project Purpose
On-Site Alternative 4	113	0	0.000	No	Project Purpose & Logistics
Off-Site Alternative 5* (Not for Sale)	78	7.1	2.3	No	Project Purpose, Availability, & Environmental
Off-Site Alternative 6* (Not for Sale)	61	9.5	3.8	No	Project Purpose, Availability, & Environmental
Off-Site Alternative 7 (Not for Sale)	40	5.8	10.9	No	Project Purpose & Environmental
Off-Site Alternative 8* (For Sale)	192	0	31.63	No	Project Purpose & Environmental
Off-Site Alternative 9 (For Sale)	54	0	3.15	No	Project Purpose
Off-Site Alternative 10* (For Sale)	100	0.68	7.08	No	Logistics, Project Purpose, & Environmental
No action Alternative	0	0	0	No	Project Purpose

\*Alternative located outside of the City of Lincoln