

ATTACHMENT C

Special-Status Species Assessment Report

**SEE APPENDIX E of the EIR,
Special-Status Species
Assessment**

ATTACHMENT D

Section 7 Consultation Information

**Proposed Timberline Project
Individual Permit
Section 7 Consultation Information**

A DESCRIPTION OF THE ACTION TO BE CONSIDERED:

The ±94-acre Timberline project site consists of oak woodland and non-native annual grassland in an undeveloped parcel located north of the City of Auburn in unincorporated Placer County, immediately north of Bell Road and approximately 0.75 miles west of Highway 49 (Figure 1. *Project Site and Vicinity*). The site corresponds to a portion of Section 29, Township 13 North, Range 8 East of the "Auburn, California" 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 1981). The approximate center of the site is located at 38° 56' 45" North and 121° 06' 35" West within the Upper Coon-Upper Auburn Watershed (#18020127, U.S. Department of the Interior, Geological Survey 1978).

The proposed project involves the construction of independent living buildings containing villas varying from duplexes to single detached units, assisted living buildings, medical office/professional office buildings, a retail complex (shopping center) with second and third floor residential lofts, commons/recreation center buildings, 21.8 acres of open space, 2.6 acres of recreation areas, four retention/detention basins, interior roadways, and a pond. Additionally, the project will extend Richardson Drive through the project from its existing terminus in the southern portion of the site and continue the roadway off-site to the north for approximately 200 feet. The project will also connect to Quartz Drive in the northeast corner of the site, Education Street in the southeast corner of the site, and provide emergency vehicle access through a connection to Golden Eagle Drive to the north of the site (Figure 2. *Proposed Land Use Plan*).

Continuing Care Retirement Community (CCRC)

The proposed community includes Independent Living senior buildings, Villa Duplexes, detached Villas, and Assisted Living buildings. The community is designed to group different segments of the retirement community into villages, ensuring that all villages are integrated with each other-

including the indoor and outdoor facilities and the proposed adjacent commercial center. There will be one, two, and three bedroom residences in the three story Independent Living residential buildings. There will also be duplexes and detached villas. The villas are designed as single story dwellings for the resident's convenience as well as an aid to transition the existing surrounding residential homes to the proposed community.

Commercial Center

The approximately 25 acres on the east side of the project will be a commercial center that will satisfy most of the needs of the CCRC residents as well as the general public. Proceeding from south to north along Richardson Boulevard, there will be a retail complex (shopping center) consisting of two buildings totaling 24,000 square feet. Each of the buildings will be divided further depending on the tenant mix. Tenants may include coffee/bagel shop, restaurant, dry cleaners, convenience store, florist, etc. To the north of the retail buildings will be medical / professional offices with a total of 100,000 sq/ft of office. Residential lofts will occupy the second and third story of each of the retail establishments. There will be approximately 30 lofts per retail building and they are anticipated to be occupied by employees of the retirement community.

A DESCRIPTION OF THE SPECIFIC AREA THAT MAY BE AFFECTED BY THE ACTION:

The project site is an undeveloped parcel situated north of the City of Auburn in unincorporated Placer County, and occurs on gently rolling topography at elevations ranging from 1320 to 1400 feet above mean sea level. The project is primarily comprised of oak woodland and non-native annual grassland, but also includes riparian woodland and seasonally wet areas found in ephemeral drainages, wetland swales, and other low-lying areas. An unlined Nevada Irrigation District (NID) canal splits the subject property into two unequal sized portions, and a small unnamed ephemeral "blue line" drainage crosses the central portion of the property. The site is surrounded on all sides by existing development representing a variety of land uses. Placer County Government's De Witt Center, skilled nursing and assisted living facilities, and residential

uses are located south of the site. Directly east of the property is a large concentration of rental housing in the form of apartments and fourplexes and Sutter Auburn Faith Hospital and other medical services are located adjacent to the southeast corner, along Bell Road and Education Street. North of the site is a large regional park, high school, church, and undeveloped land owned by the Auburn Recreation District. The remaining surrounding land uses are residential along the western portion of the northern boundary and the western boundary and the western side of the southern boundary.

The non-native annual grassland community is comprised primarily of non-native, naturalized Mediterranean grasses. These include soft brome (*Bromus hordeaceus*), ryegrass (*Lolium multiflorum*), Mediterranean barley (*Hordeum marinum*), and medusahead grass (*Taeniatherum caput-medusae*). Other herbaceous species in this community include common vetch (*Vicia sativa*), valley tassels (*Castilleja attenuata*), rose clover (*Trifolium hirtum*), and cut-leaved geranium (*Geranium dissectum*).

Blue oak (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*) are the dominant tree species within the oak woodland community, but also include other oak species such as valley oak (*Quercus lobata*). A variety of annual grasses and forbs occur in the understory. These include slender wild oat (*Avena barbata*), soft brome, ripgut brome (*Bromus diandrus*), and goose grass (*Galium aparine*), and cut-leaved geranium.

The riparian scrub vegetation community occurs in association with two ephemeral drainages on-site. The riparian vegetation is comprised primarily of willow species (*Salix* spp.) and Himalaya blackberry (*Rubus armeniacus*). Blue oaks and interior live oaks are also interspersed throughout the community. Himalaya blackberry forms dense thickets along the margins of these two drainages, and is the dominant understory species. Other species observed in the understory include sedge (*Carex* sp.), curly dock (*Rumex crispus*), creeping spike rush (*Eleocharis macrostachya*), and rush (*Juncus* sp.).

Wetland vegetation within the project area occurs within the bank-to-bank extent of the ephemeral drainage features described, and in several low-lying areas associated with

ephemeral wetland swales and other low lying areas. Aquatic features on-site include ephemeral drainages, seasonal wetlands, seasonal wetland swales, a marsh, and a seep.

According to the *Soil Survey of Placer County Western Part, California* (U.S. Department of Agriculture, Soil Conservation Service 1980), three soil units, or types, have been mapped for the site (Figure 3. *Natural Resources Conservation Service Soil Types*). These are: (114) Auburn silt loam, 2 to 15 percent slopes, (115) Auburn-Argonaut complex, 2 to 15 percent slopes, and (117) Auburn-Rock outcrop complex, 2 to 30 percent slopes. The components of these three soil types are not considered to be hydric soils. However, the Auburn-Argonaut complex soil unit contains listed hydric inclusions.

A DESCRIPTION OF ANY LISTED SPECIES OR CRITICAL HABITAT THAT MAY BE AFFECTED BY THIS ACTION:

Vernal Pool Invertebrates

The on site seasonal wetlands are heavily vegetated and do not appear to pond water for extended durations. As such, the site does not provide suitable habitat for vernal pool fairy shrimp.

Valley Elderberry Longhorn Beetle

Elderberry shrubs were not observed on-site during the Special-Status Species Assessment reconnaissance-level surveys, and none are expected to occur (Attachment A – *Special-Status Species Assessment Report*). Focused surveys to determine the presence/absence of suitable VELB habitat, however, may be required in accordance with the conservation guidelines for the valley elderberry longhorn beetle (USFWS 1999a).

Special-Status Plant Species

Plant communities and environmental conditions observed within the site support potentially suitable habitat for four special-status plants (See Attachment A). These are Butte County fritillary (*Fritillaria eastwoodiae*, federal-species of concern), Big-scale Balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*, federal-species of concern and CNPS List 1B), Brandegees clarkia (*Clarkia biloba* ssp. *brandegeae*, federal-species of concern and CNPS List 1B), and oval-leaved viburnum (*Viburnum elipticum*), CNPS List 2 species. However, none of these plant species are listed and protected pursuant to either state or federal Endangered Species Acts, but may be considered by local jurisdictions during the CEQA review process. Although Jepson's onion (*Allium jepsonii*) is known to occur in the vicinity, the lack of serpentine/volcanic soils likely precludes this species from occurring on-site.

Jurisdictional Delineation

Table 1 lists potential jurisdictional waters of the U.S. found on-site. A total of 3.245 acres of wetlands and other Waters of the U.S. were delineated on the property. These include 0.060 acre of seasonal marsh, 0.046 acre of seasonal wetland, 2.060 acres of seasonal wetland swale, and 1.079 acres of ephemeral drainage (Figure 4. *Wetland Delineation*). In addition, a total of 0.019 acre of seasonal wetlands and seep mapped as isolated features would also be impacted by project development.

Type	Existing	Isolated
<i>Wetlands</i>		
Seasonal Marsh	0.060	0.000
Seasonal Wetland	0.046	0.012
Seasonal Wetland Swale	2.060	0.000
Seep	0.000	0.007
<i>Other Waters</i>		
Ephemeral Drainage	1.079	0.000
TOTAL:	3.245	0.019

A DESCRIPTION OF THE MANNER IN WHICH THE ACTION MAY AFFECT ANY LISTED SPECIES OR CRITICAL HABITAT AND AN ANALYSIS OF ANY CUMULATIVE IMPACTS:

Project implementation will is not likely to result in impacts to any federally-listed species. Although the on-site seasonal wetlands may represent potential vernal pool fairy shrimp habitat, they are heavily vegetated and do not appear to pond water for extended durations. As such, the site does not provide suitable habitat for vernal pool fairy shrimp.

Elderberry shrubs were not observed on-site during the Special-Status Species Assessment reconnaissance-level surveys, and none are expected to occur (See Attachment A). Focused surveys to determine the presence/absence of suitable VELB habitat, however, may be required in accordance with the conservation guidelines for the valley elderberry longhorn beetle (USFWS 1999a).

RELEVANT REPORTS INCLUDING ENVIRONMENTAL IMPACT STATEMENT, ENVIRONMENTAL ASSESSMENT, OR BIOLOGICAL ASSESSMENT PREPARED:

ECORP Consulting, Inc. submitted a Wetland Delineation report to the Sacramento District office on 27 September 2007. A field verification was conducted on 19 December 2007 and, subsequently, a revised wetland delineation map was submitted to the Corps on 3 January 2008. A copy of the revised wetland delineation map can be found in Attachment B of the Individual Permit Application submittal.

A Special-Status Species Assessment report was prepared for the project site during October 2007. A copy of the Special-Status Species Assessment report is included as Attachment A.

ANY OTHER RELEVANT AVAILABLE INFORMATION ON THE ACTION, THE LISTED SPECIES, OR CRITICAL HABITAT:

There is no other relevant available information applicable to the proposed project, the listed species, or the critical habitat.

PROPOSED MITIGATION:

Mitigation for impacts to the seasonal marsh (0.060 acre), seasonal wetlands (0.046 acre), seasonal wetland swales (2.055 acres), and ephemeral drainages (0.332 acre) will occur at an off-site location or agency-approved mitigation facility (Figure 5). Waters of the State will also be mitigated at the same location. Since the on-site seasonal wetlands do not represent suitable habitat for the vernal pool fairy shrimp, preservation is not proposed for these wetlands. The proposed mitigation is presented in Table 2, below.

Table 2 – Proposed Mitigation Acreages

Type	<u>Existing Acreage</u>	<u>Impact Acreage</u>	<u>Creation Acreage (1:1)</u>
<i>Wetlands</i>			
Seasonal Marsh	0.060	0.060	0.060
Seasonal Wetland*	0.058	0.058	0.058
Seasonal Wetland Swale	2.060	2.055	2.060
<i>Other Waters</i>			
Ephemeral Drainage	1.079	0.332	1.079
TOTAL:	3.245	2.505	3.245

*Includes 0.012 acre of seasonal wetlands considered to be potentially isolated wetlands.

LIST OF FIGURES

Figure 1. Project Site and Vicinity

Figure 2. Proposed Land Use Plan

Figure 3. Natural Resources Conservation Service Soil Types

Figure 4. Wetland Delineation

Figure 5. Proposed Impact Plan

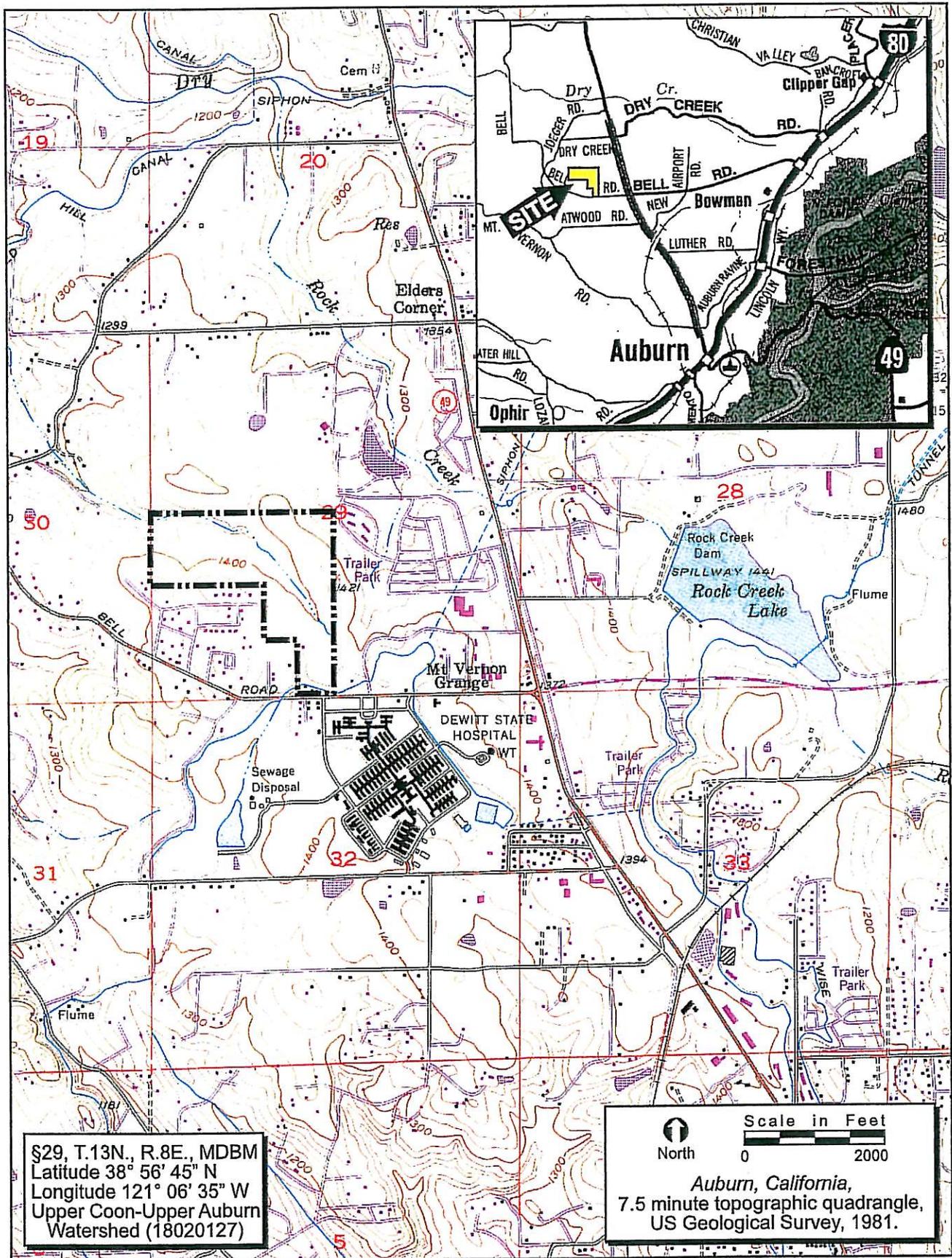


FIGURE 1. Project Site and Vicinity

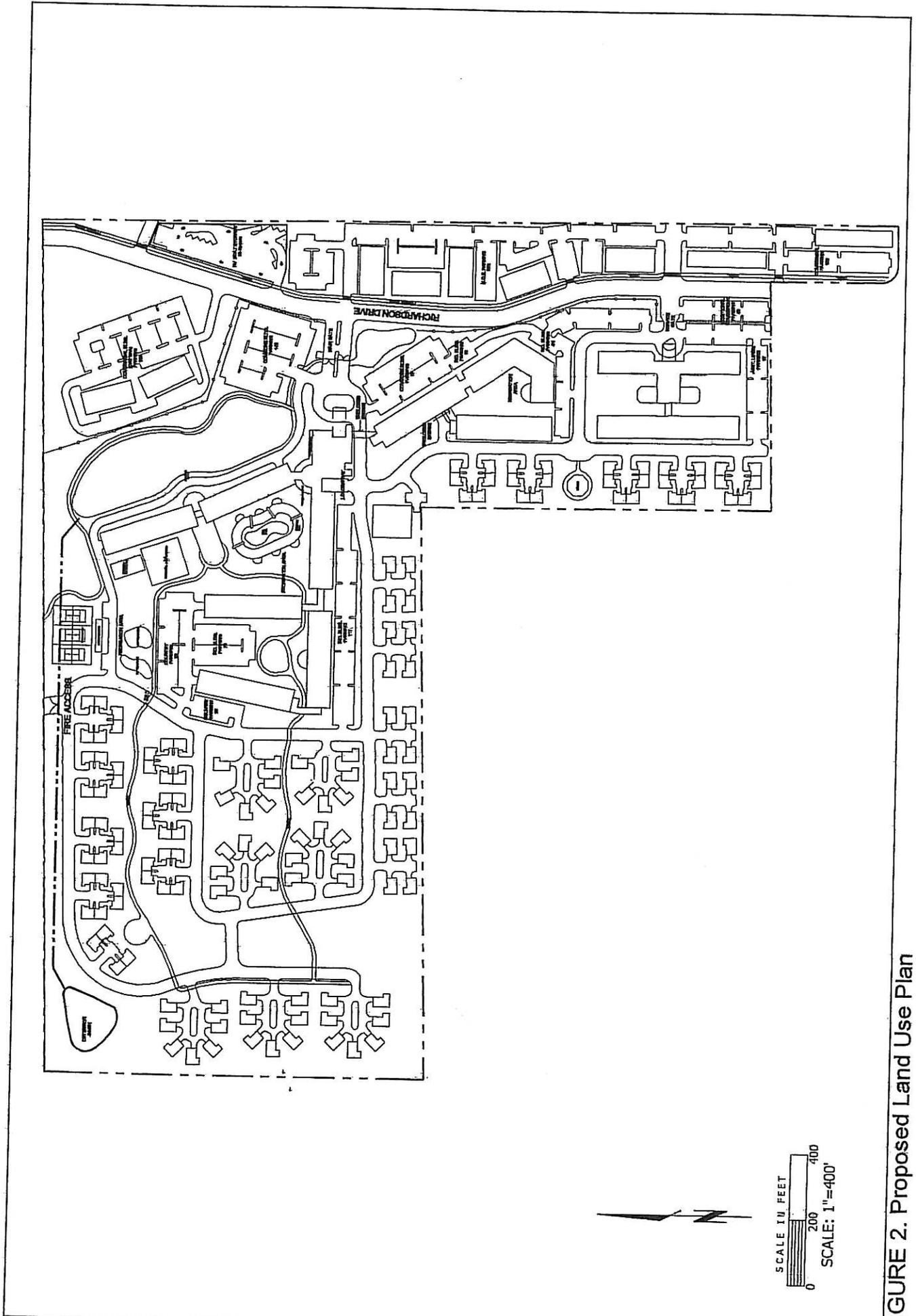


FIGURE 2: Proposed Land Use Plan

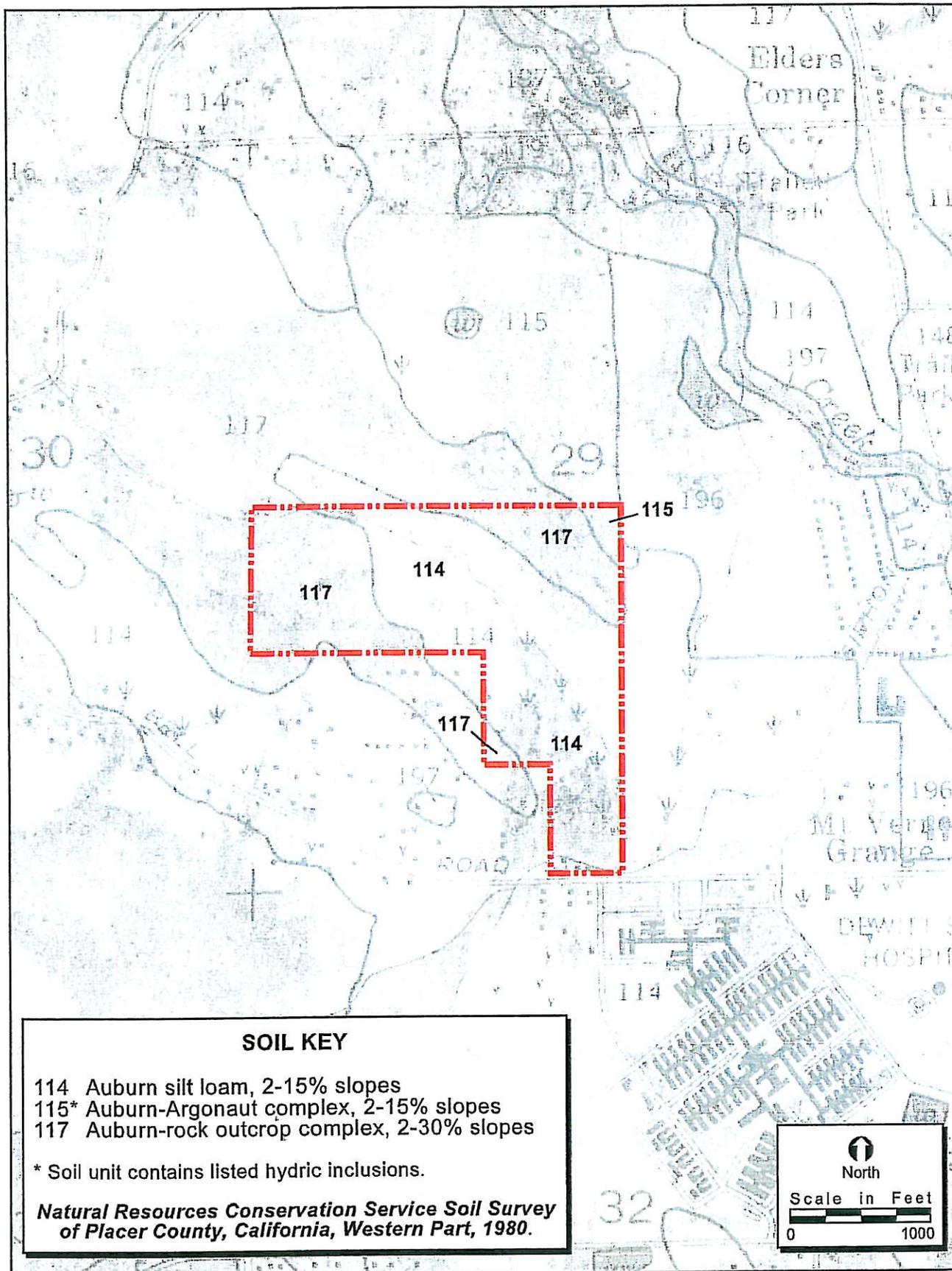
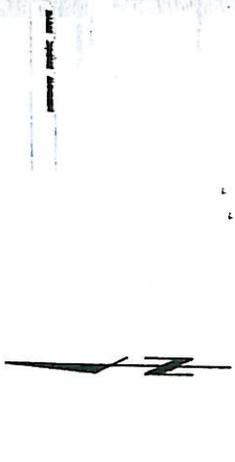
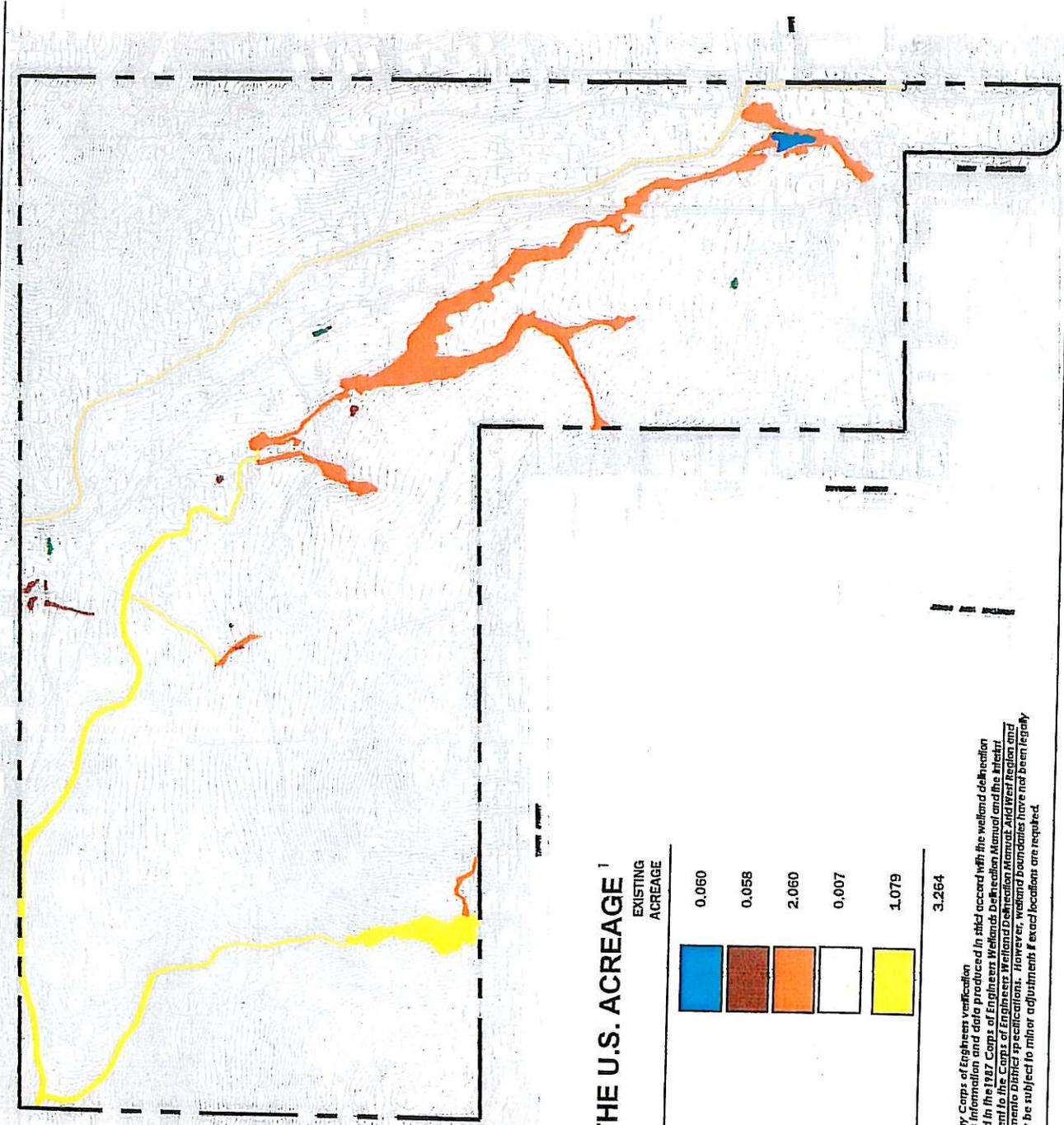


FIGURE 3. Natural Resources Conservation Service Soil Types



SCALE IN FEET
0 200 400
SCALE: 1"=400'

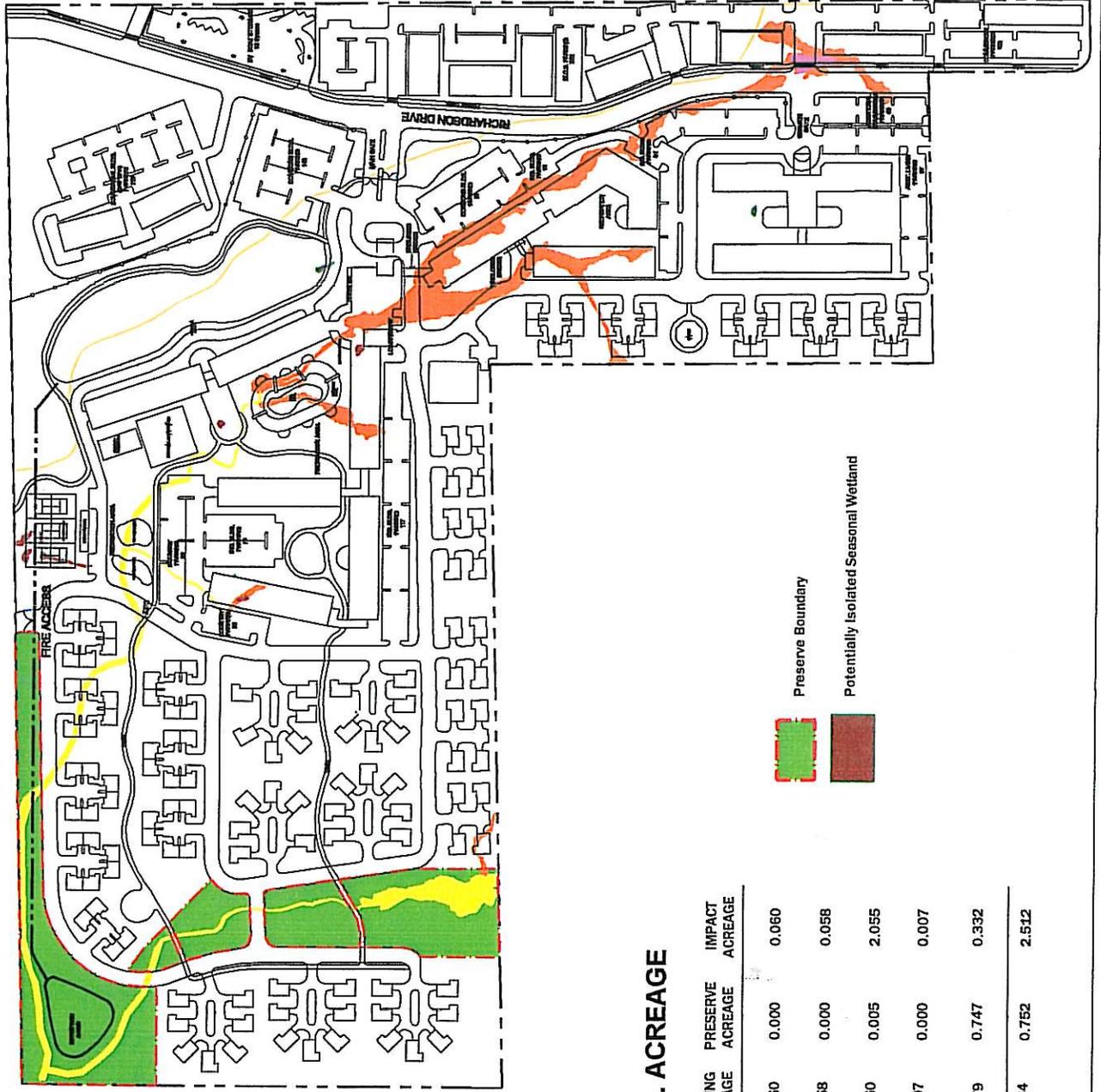
WATERS OF THE U.S. ACREAGE ¹

CLASSIFICATION	EXISTING ACREAGE
WETLANDS:	
Seasonal Marsh	0.060
Seasonal Wetland	0.058
Seasonal Wetland Swale	2.060
Seep	0.007
OTHER WATERS:	
Ephemeral Drainage	1.079
TOTAL:	3.264

¹Subject to U.S. Army Corps of Engineers verification. This exhibit depicts information and data produced in strict accordance with the wetland delineation methods described in the 1987 Corps of Engineers Wetland Delineation Manual and the Inter-Regional Supplement to the Corps of Engineers Wetland Delineation Manual. All wetland delineations conform to Sacramento District specifications. However, wetland boundaries have not been legally surveyed and may be subject to minor adjustments if exact locations are required.

Delineator: T. Scofield and D. Sykes

FIGURE 4. Wetland Delineation



WATERS OF THE U.S. ACREAGE

CLASSIFICATION	EXISTING ACREAGE	PRESERVE ACREAGE	IMPACT ACREAGE
WETLANDS:			
Seasonal Marsh	0.060	0.000	0.060
Seasonal Wetland	0.058	0.000	0.058
Seasonal Wetland Swale	2.060	0.005	2.055
Seep	0.007	0.000	0.007
OTHER WATERS:			
Ephemeral Drainage	1.079	0.747	0.332
TOTAL:	3.264	0.752	2.512

Preserve Boundary
 Potentially Isolated Seasonal Wetland

SCALE IN FEET
 0 200 400
 SCALE: 1"=400'

FIGURE 5. Proposed Impact Plan