PROPOSED WHITLOW PROJECT
INDIVIDUAL PERMIT
SECTION 7 CONSULTATION INFORMATION

A DESCRIPTION OF THE ACTION TO BE CONSIDERED:

The ±42-acre Whitlow project site consists of a rural residence and open grassland / pasture land located in mostly undeveloped lands north of Douglas Road and west of Grant Line Road (Figure 1 – *Project Site and Vicinity Map*). The site corresponds to a portion of Section 3 Township 8 North, Range 7 East of the Buffalo Creek, California" 7.5-minute quadrangles (U.S. Department of the Interior Geological Survey).

The proposed project involves the development of 154 single-family residential lots, a ±20-acre wetland preserve, a detention / water quality basin, park space, roads and associated infrastructure (Figure 2 – *Land Use Plan*). The wetland preserve located on the project is in general compliance with the on-site preservation alternative developed for the Sunrise Douglas Community Plan Area.

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

The Project is located in the Sacramento Valley, east of the Greater Sacramento Metropolitan Area (see Figure 1). The site is comprised of gently rolling topography, and is situated at elevations ranging from 200 to 240 feet above mean sea level. With the exception of the on-site residential area, the site can generally be characterized as an annual grassland community that is interspersed with a complex of ephemeral pools and drainage swales. The site also contains a manmade perennial pond. The site has traditionally been used as pastureland, and surrounding land uses include rural residences, developed and undeveloped roadways, pastureland, and areas that have a similar composition of annual grasslands and vernal pools and swales.

The predominant soil series that occur within the project boundaries (Figure 3 – *Natural Resources Conservation Service Soil Types*) include (159) Hicksville gravelly loam (0-2% slopes) and (193) Red Bluff – Redding complex (2-5% slopes). According to the Sacramento County Soil Survey (USDA 1993), the Hicksville gravelly loam is an occasionally flooded soil type that occurs on slopes ranging from 0-2 percent between the elevations of 75 – 230 feet. This deep soil is found on low stream terraces, and is moderately to well-drained. The Red Bluff – Redding complex is a deep well-drained soil that occurs on high terraces at elevations ranging from 90 – 310 feet. Two additional soil types occur in the northwest corner of the project including (192) Red Bluff loam (2-5%) and (198) Redding gravelly loam (0-8%). Both of these soils are well drained and occur on high terraces. No wetlands within the project occur on these soil types.

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

Vernal Pool Invertebrates

The vernal pools, seasonal wetland, and seasonal wetland swales on-site may represent potential vernal pool branchiopod habitat.

Valley Elderberry Longhorn Beetle

Elderberry shrubs (*Sambucus mexicanus*) are not present on-site; therefore, no impacts to the valley elderberry longhorn beetle are expected.

Special-Status Plant Species

Special-status plant surveys were conducted during April and June 2005. No special-status plant species were observed during the 2005 surveys. A copy of the rare Plant Survey can be found in Attachment D of the Individual Permit submittal.

Jurisdictional Delineation

Potentially jurisdictional waters of the U.S. that were mapped on-site are summarized below. This includes jurisdictional wetlands and waters (4.422 acres), consisting of vernal pool (1.223 acres), seasonal wetlands (0.002 acre), seasonal wetland swales (1.139 acre), a man-made stock pond (1.914 acres) and ephemeral drainage (0.144 acre). The distribution of Waters of the U.S. within the Whitlow site is presented in Table 1 and Figure 4. A copy of the wetland delineation can be found in Attachment C of the Individual Permit submittal.

Table 1 – Jurisdictional Waters of the U.S.

Type	Acreage
Wetlands	
Vernal pool	1.223
Seasonal wetland	0.002
Seasonal wetland swale	1.139
Other Waters of the U.S.	
Stock Pond	1.914
Ephemeral drainage	0.144
Total:	**4.422**

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 result in direct impacts to 0.616 acre of potential vernal pool branchiopod habitat. In addition, approximately 0.016 acre of potential vernal pool habitat may be indirectly impacted as a result of project implementation (Figure 5 – *Land Use and Impact Plan*). To offset these impacts, mitigation will be carried out off-site. The applicant is proposing to permanently preserve and protect 0.616 acre of created and 1.248 acres of preserved vernal pool and seasonal wetland habitat to mitigate for the 0.616 acre of vernal pool/seasonal wetland impacts. The creation component of the mitigation plan will be carried out at Gill Ranch. The preservation component of the mitigation plan will be conveyed at the Klotz property and includes compensation for 0.016 acre of indirect impacts to vernal pool crustacean habitat.

Table 2 – Proposed Impact Acreages			
Type	**Existing**	**Preserved**	**Impacted**
Wetlands			
Vernal pool	1.223	0.826	0.397
Seasonal wetland	0.002	0.002	0.000
Seasonal wetland swale	1.139	0.920	0.219
Other Waters			
Pond	1.914	1.914	0.000
Ephemeral drainage	0.144	0.133	0.011
Total:	**4.422**	**3.795**	**0.627**

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

A Wetland Delineation was prepared for the project site during September and October 2004. A copy of the wetland delineation can be found in Attachment C of the Individual Permit submittal.

A Rare Plant Survey was prepared for the project site during May 2005. A copy of the rare Plant Survey can be found in Attachment D of the Individual Permit submittal.

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 isolated vernal pools (0.397 acre), seasonal wetland swales (0.219 acre), and ephemeral drainages (0.011 acre) will occur at Gill Ranch. Mitigation for impacts to 1.248 acres of potential endangered species habitat will be conveyed at the Klotz Property. The proposed mitigation is presented in Table 3, below. As noted in Table 3, the preservation acreages include 0.016 acre for indirect impacts to vernal pool crustacean habitat (Figure 5).

Table 3 – Proposed Mitigation Acreages

Type	Existing Acreage	Impact Acreage	Preservation Acreage (2:1)[1,2]	Creation Acreage (1:1)[3]
Wetlands				
Vernal pool	1.223	0.397	0.794	0.397
Seasonal wetland	0.002	0.000	0.016	0.000
Seasonal wetland swale	1.139	0.219	0.438	0.219
Other Waters				
Pond	1.914	0.000	0.000	0.000
Ephemeral drainage	0.144	0.011	0.000	0.011
Total:	**4.422**	**0.627**	**1.248**	**0.627**

1. Includes 0.016 acre of indirect impacts to seasonal wetland habitat.
2. Preservation to be conveyed at the Klotz Property.
3. Compensatory mitigation will be conveyed at Gill Ranch.

LIST OF FIGURES

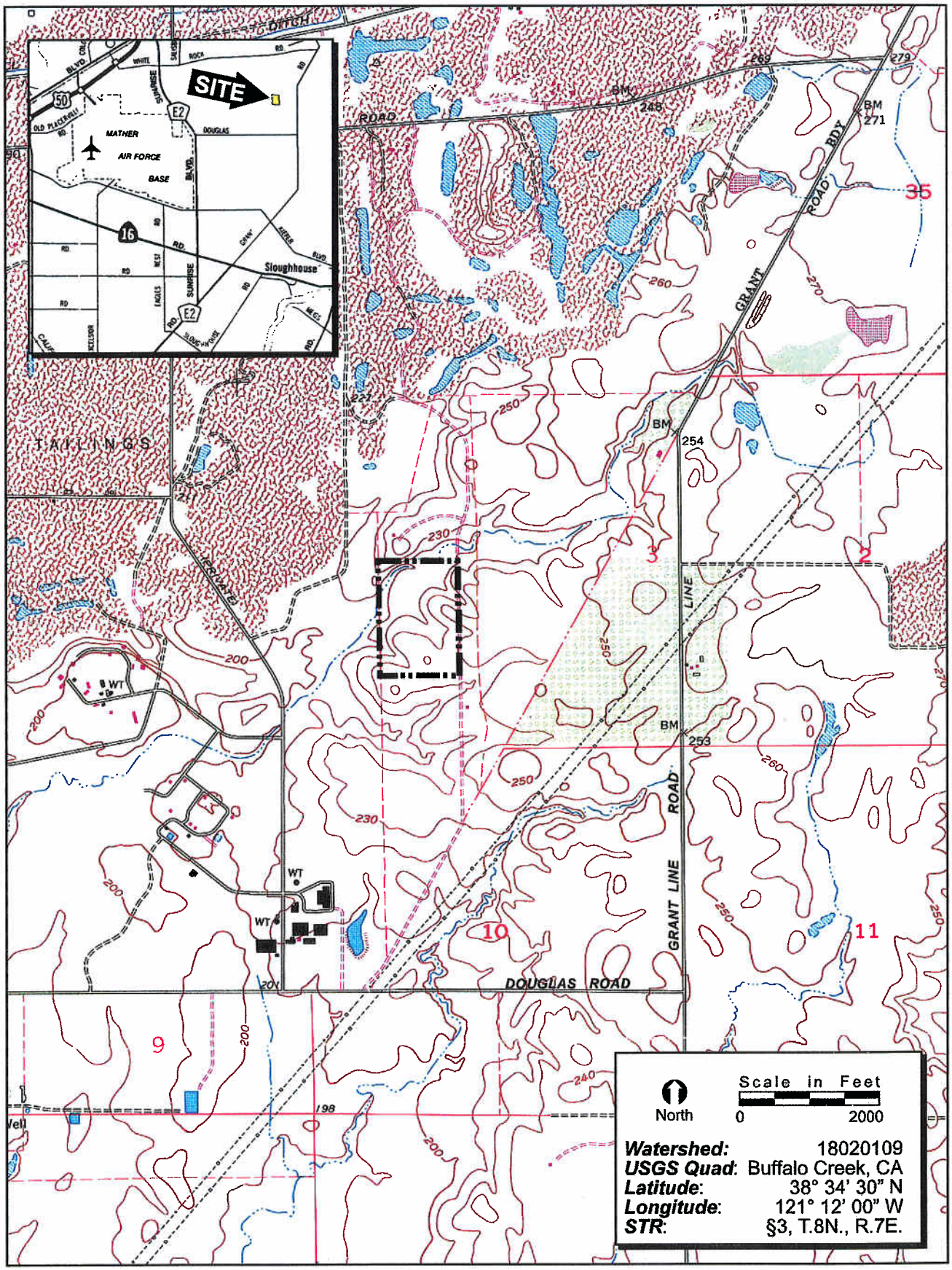

FIGURE 1. Project Site and Vicinity Map

2004-261 Whitlow Property

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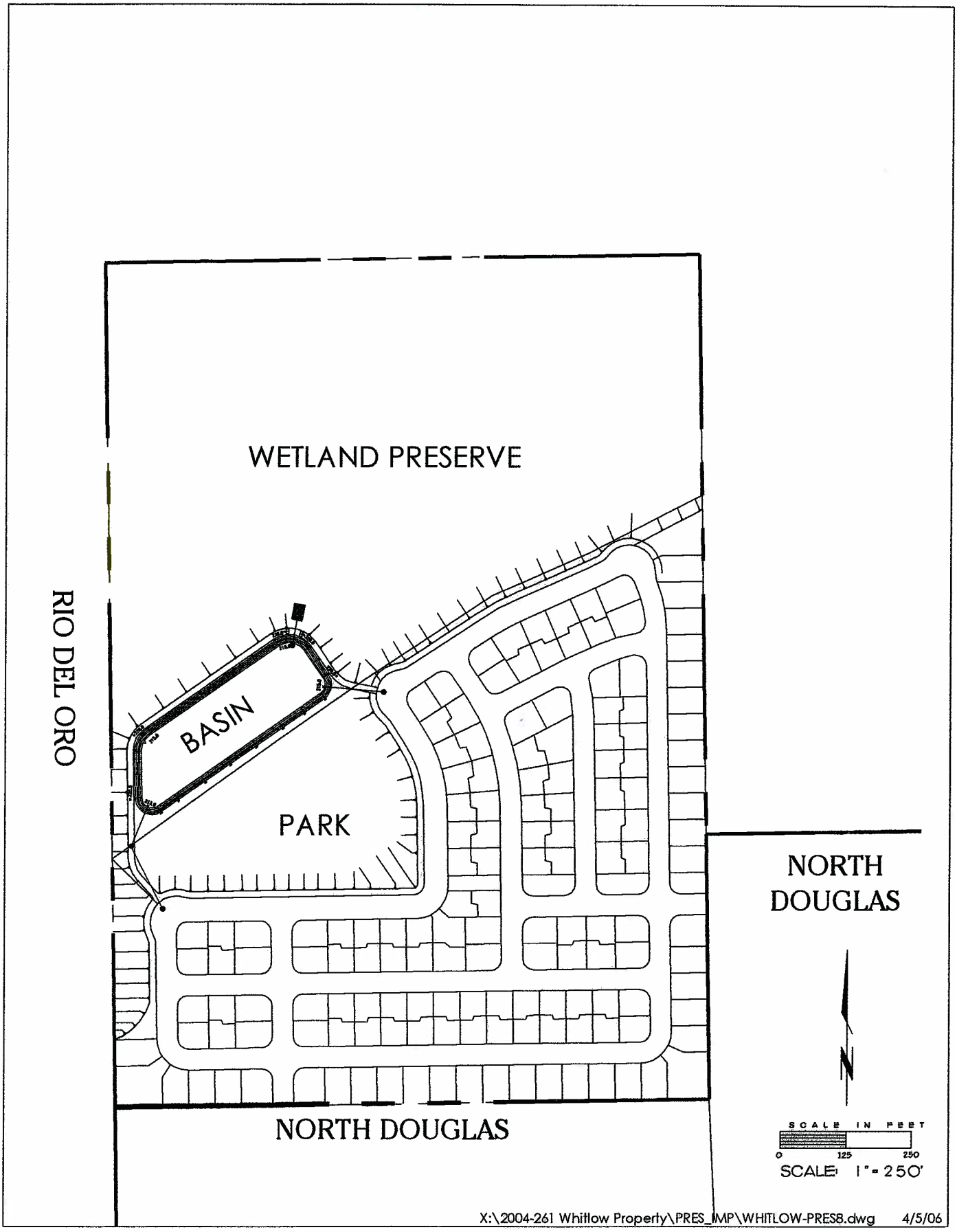

FIGURE 2. Proposed Land Use Plan

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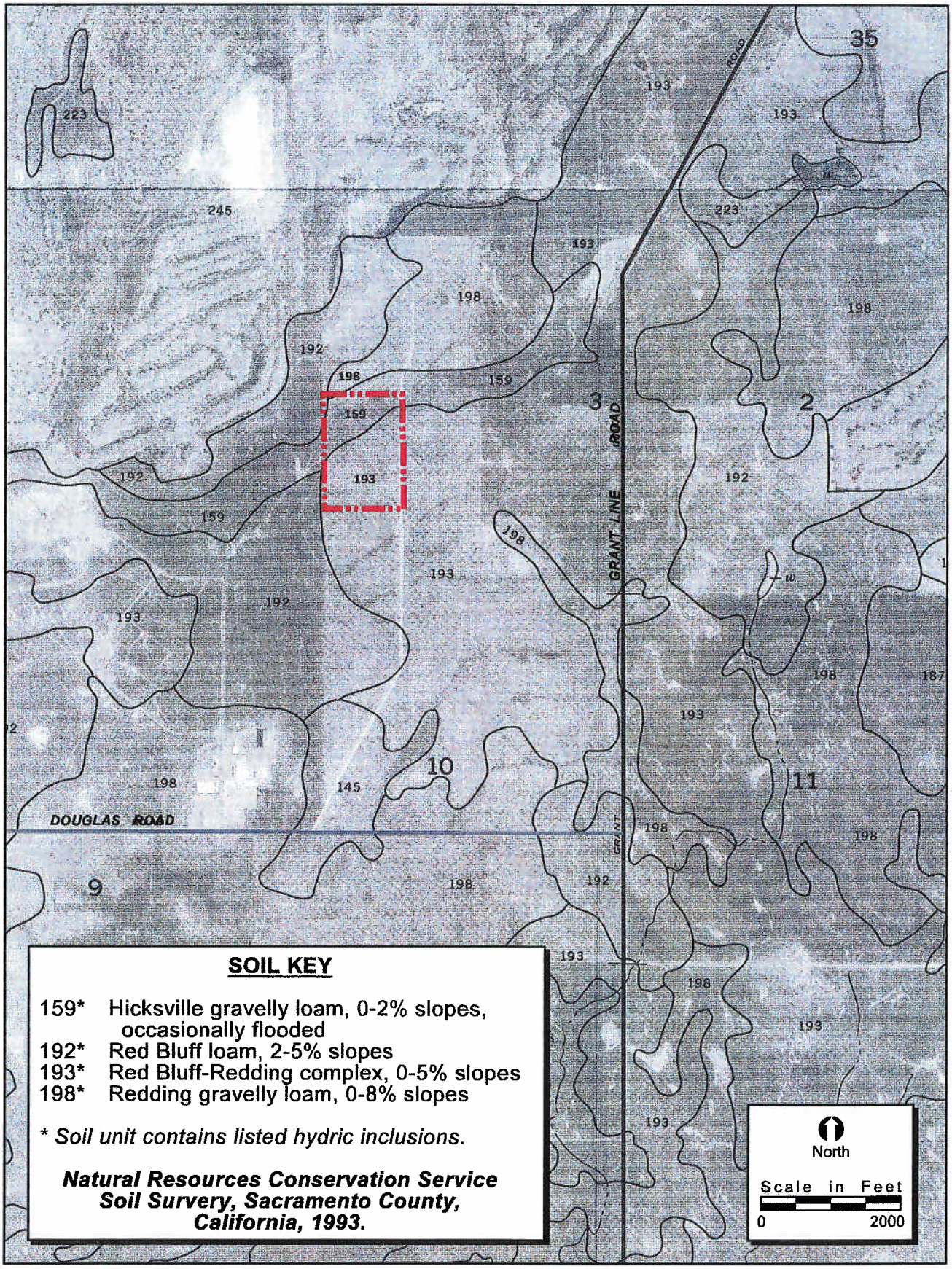

FIGURE 3. Natural Resources Conservation Service Soil Types

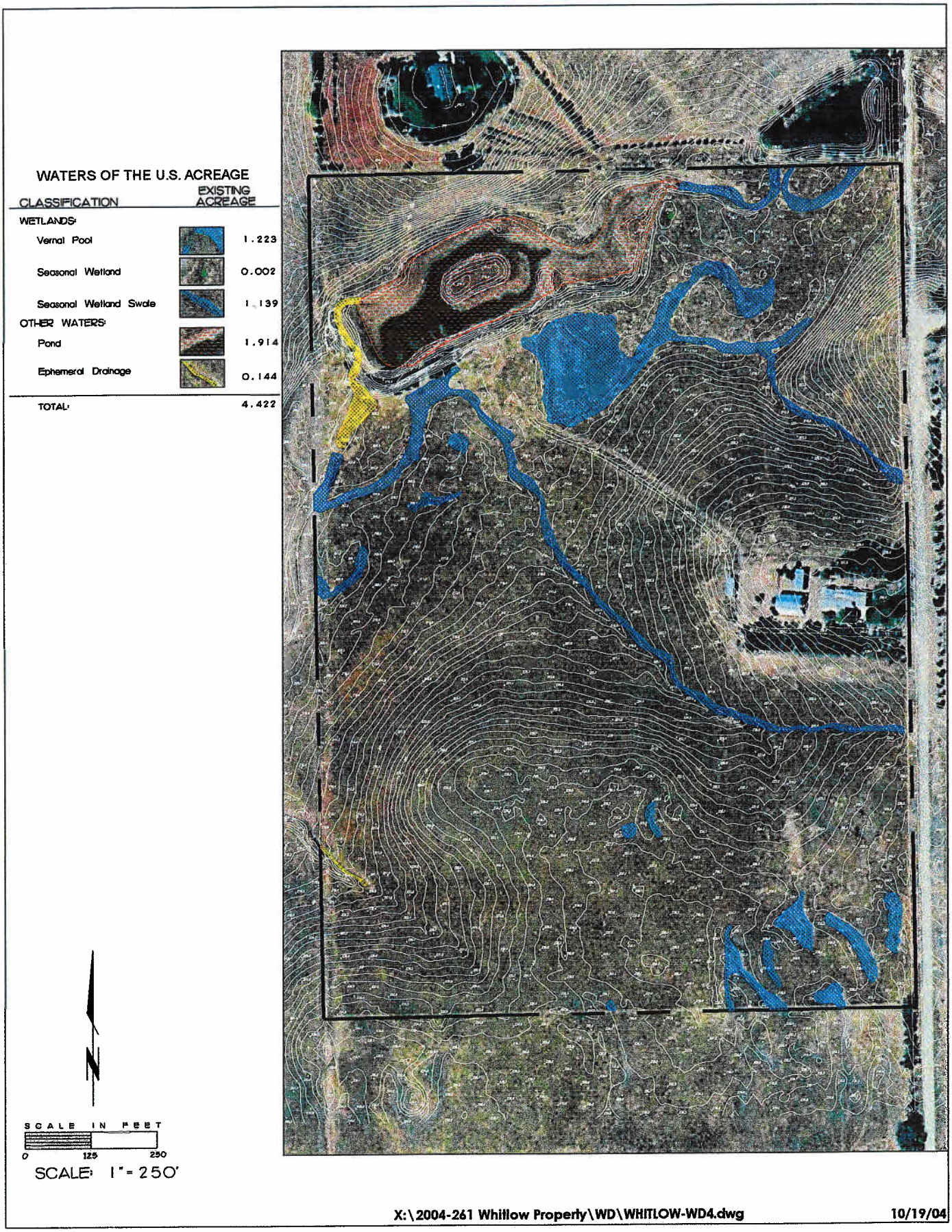

FIGURE 4. Wetland Delineation

2004-261 WHITLOW PROPERTY

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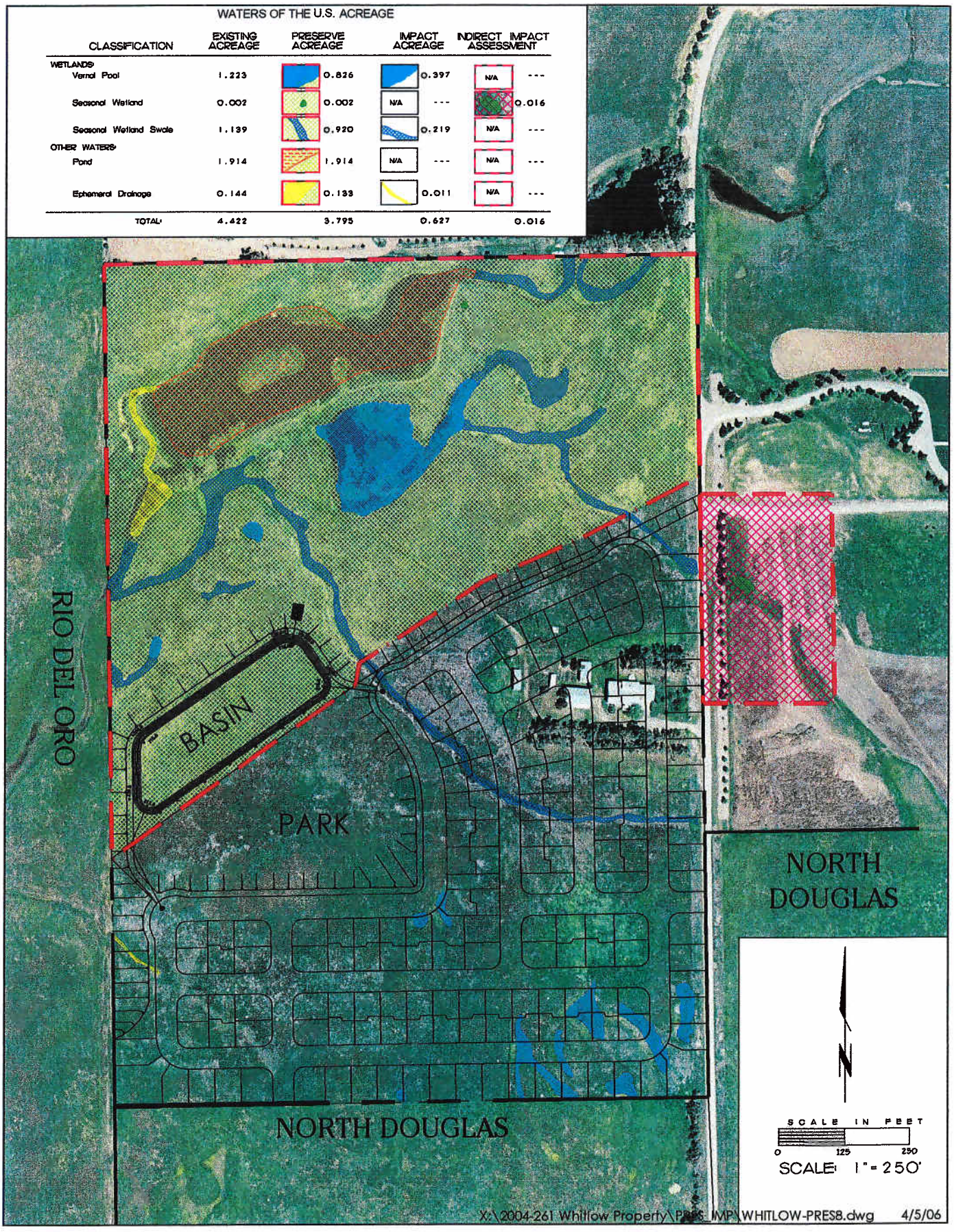

FIGURE 5. Land Use and Impact Plan

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