

NORTHSTAR VILLAGE

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH No. 2001012001



PREPARED FOR

PLACER COUNTY
PLANNING DEPARTMENT
11414 B AVENUE
AUBURN, CA 95603

PREPARED BY



10461 OLD PLACERVILLE ROAD, SUITE 110
SACRAMENTO, CA 95827

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Expansion of the Northstar Village site as well as use of construction staging areas and fill areas would not result in any direct impacts to area wetlands or other waters of the U.S. However, construction of the required Village Emergency Access would result in the loss of approximately 1.45 acres of potentially jurisdictional waters of the United States consisting of approximately 1.25 acres of wetlands and an estimated 0.20 acres of other waters (i.e., watercourses/drainages) associated with the crossing of the West Fork of West Martis Creek and West Martis Creek. Design of the roadway crossing of these waterways has not been finalized, so the exact losses of wetlands and waters of the U.S. are not available at this time. In addition, relocation of the existing nature trail may also add to impacts on jurisdictional waters. The placement of dredged or fill material into waters of the U.S. is regulated by the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act (CWA). Wetland habitats are of particularly high value to local wildlife and are locally and regionally uncommon. Wetlands also act to filter runoff and retain floodwaters benefiting associated downstream environments. This would be a significant impact.

Mitigation Measures

MM 4.9.5a

As part of the Improvement Plan submittal to the County associated with the Village Emergency Access Road and the relocation of the existing nature trail, the project applicant shall have the existing wetland delineation (KEA, 2001) verified by the U.S. Army Corps of Engineers to determine the exact boundaries of jurisdictional waters of the U.S. within the project area. The Village Emergency Access Road's crossing of the West Fork of West Martis Creek and West Martis Creek shall be designed to avoid or minimize to wetlands and jurisdictional waters of the U.S. The appropriate Section 404 CWA permit shall be acquired associated with the filling of jurisdictional waters of the U.S. Wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no net loss" basis in accordance with the Corps mitigation guidelines and Placer County General Plan Policy 6.B.2 and 6.B.5. Onsite creation of wetland habitat is anticipated to be required. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps and Placer County.

The project applicant shall comply with all permit conditions and employ the following measures to minimize and compensate for the identified impact to below the level of significance.

- Submit a detailed replanting plan for impacted wetland and riparian vegetation, based on consultation with CDFG, that includes: a) on-site location for revegetation, including a palette of species native to the immediate area and habitats, following replacement ratios presented in Mitigation Measure MM 4.9.4, or ratios stipulated in the Section 404 permit and/or Section 1603 Streambed Alteration Agreement.
- Conduct work in watercourses (i.e., drainages) during low-flow periods in the summer/fall months.
- Clearly demarcate construction zones with high-visibility fencing or signage to prevent incidental damage to wetland areas to be preserved and/or avoided.