

# WETLAND MEMO FOR MONARCH SENIOR ASSISTED LIVING OF CITRUS HEIGHTS

**8220 SUNRISE BLVD**

**July 3, 2008**

Reviewed by: LaTisha Burnaugh, M.S.

Prepared by: Stephen Stringer, M.S.

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## Introduction:

At the request of Mr. John Steitz, HDR Engineering, Inc. (HDR) has prepared this wetland memo for the Monarch Senior Assisted Living of Citrus Heights project located at 8220 Sunrise Blvd, Citrus Heights, CA (APN 216-0090-012-0000). The property is located on the "Citrus Heights, CA" USGS 7.5 minute topographic quadrangle. The subject property (hereafter referred to as "property") is 4.55 acres. HDR prepared a Creek Assessment for the property on November 29, 2007, which evaluated an unnamed tributary to Cripple Creek (hereafter referred to as "unnamed drainage") that flows along the eastern and northern property boundaries for biological resources and special-status species. HDR prepared an addendum to the Creek Assessment for the purpose of evaluating the remainder of the property on April 24, 2008. A disturbed wetland feature was identified during April surveys along the eastern edge of the property near the unnamed drainage.

The purpose of this memo is to discuss potential impacts that the current project design may have on the wetland feature and to recommend avoidance and mitigation measures that should be incorporated into the proposed project to ensure avoidance of the wetland feature and avoid the need for obtaining permits.

## Methods:

Stephen Stringer, M.S., a biologist on staff with HDR, conducted a reconnaissance level biological survey of the property on April 14, 2008. The survey included identification of potential wetlands and other waters of the U.S. on the property. A disturbed wetland feature was identified in a low bench area along the eastern edge of the property, adjacent to the unnamed drainage. The unnamed drainage is believed to be a jurisdictional waters of the U.S. and therefore the disturbed wetland feature is potentially jurisdictional. The project design was then reviewed in order to evaluate the potential for the proposed project to impact the wetland feature. The project proponent plans to construct a senior assisted living facility consisting of 99 living units and 33 parking spaces. The project design and site layout used to prepare this memo are based on the Site Plan for Monarch Senior Assisted Living prepared by Two Rivers Architects, Inc. (Attachment). Potential impacts to the wetland should be re-evaluated if the project design changes substantially in the eastern edge of the property.

## Results:

The disturbed wetland is located on a bench that is 2 to 3 feet in elevation lower than the remainder of the property and appears to become inundated as a result of overtopping during high flow events in the unnamed drainage. This periodic inundation is evidenced by a predominance of wetland species on the bench. The dominant plant species observed in the disturbed wetland included willow trees (*Salix* spp.), Himalayan blackberry (*Rubus discolor*), dock (*Rumex* sp.), Bermuda grass (*Cynodon dactylon*), fireweed (*Epilobium* spp.), prickly lettuce (*Lactuca serriola*), and sow thistle (*Sonchus asper*). Giant reed (*Arundo donax*) was also observed in the disturbed wetland.

Based on the current project design, no permanent structures such as buildings, roads, or parking areas are proposed in the wetland feature but a wrought iron fence is designated to be placed in the wetland feature and tree planting and other landscaping activity is proposed in the wetland feature. It is assumed that clearing and grubbing would occur prior to landscaping in the wetland feature.

The disturbed wetland is not expected to provide habitat for special-status species but is potentially subject to U.S. Army Corps of Engineer (Corps) jurisdiction under Section 404 of the Clean Water Act (CWA). Construction activities, including but not necessarily limited to, the placement of fill material including rock, sand, dirt, or other material in the wetland could potentially require a Section 404 Permit from the Corps. The permit may be required even if the impact is temporary. These activities may also require a Water Quality Certification Waiver from the Regional Water Quality Control Board under Section 401 of the CWA and a Streambed Alteration Agreement from the California Department of Fish and Game because the wetland is located adjacent to a stream channel and contains riparian vegetation.

The following mitigation measures should be incorporated into project design in order to ensure avoidance of direct and indirect impacts to the disturbed wetland and the unnamed drainage.

- The contractor will adhere to all requirements included in the relevant project permits and approvals as applicable such as the Stormwater Pollution Prevention Plan, National Pollutant Discharge Elimination System permit, and/ or any other permits and approvals from the City of Citrus Heights pertaining to water quality requirements.
- Standard construction best management practices will be implemented throughout construction in order to avoid and minimize adverse effects to the water quality within the project site. Appropriate erosion control measures will be used (e.g., hay bales, filter fences, vegetative buffer strips or other accepted equivalents) to reduce siltation and contaminated runoff from the construction areas into the wetland or unnamed drainage.
- Prior to construction, a biologist approved by the City of Citrus Heights will designate environmentally sensitive areas on the project site to include the wetland and unnamed drainage. The biologist will demarcate the boundaries of the environmentally sensitive areas with flagging. To ensure that construction equipment and personnel do not affect these

environmentally sensitive areas, the contractor will erect orange barrier fencing or other similar approved fencing to clearly define their boundaries.

- The environmentally sensitive areas will be off limits to construction activities including grading and clearing and grubbing. No construction personnel or equipment will be allowed in the environmentally sensitive areas. No parking of vehicles or storage of construction equipment, materials, or chemicals such as oil or gasoline will be allowed within the environmentally sensitive area.
- All construction personnel will be notified of the environmentally sensitive areas on the project site and will be instructed regarding the avoidance and minimization measures included in the project approvals.
- If construction of the project cannot avoid impacts to the environmentally sensitive area, the U.S. Army Corp of Engineers should be contacted regarding the potential need for a Section 404 Permit and the Department of Fish and Game should be notified under the Lake and Streambed Alteration Program (1600) regarding the potential need for a Streambed Alteration Agreement. If a Nationwide Permit is required, a Water Quality Certification (401 Permit) will also be required from the Regional Water Quality Control Board.

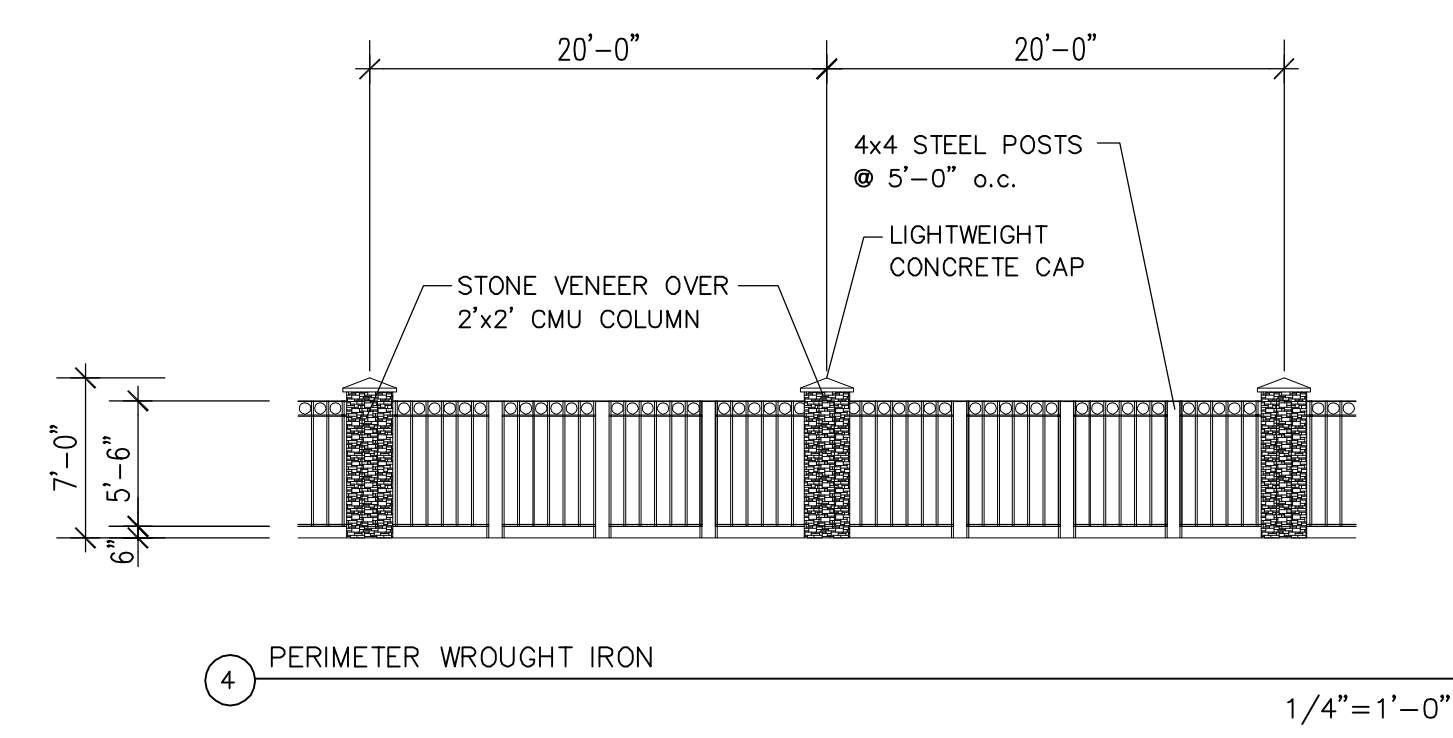
## Summary/ Recommendations:

A disturbed wetland feature occurs in the eastern portion of the property adjacent to an unnamed drainage. The wetland feature is potentially subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act and subject to California Dept. of Fish and Game jurisdiction under the Lake and Streambed Alteration Program. Based on current project design, a wrought iron fence and landscape plantings are proposed to be placed in the disturbed wetland feature on the project site. The above listed mitigation measures should be incorporated into the conditions of approval for the proposed project to avoid impacts to the wetland feature on the project site. If construction activities within the wetland are avoided as stated in the proposed mitigation measures, permits from the U.S. Army Corps of Engineers and the Department of Fish and Game should not be necessary. If construction activities within the wetland cannot be avoided, the U.S. Army Corps of Engineers and the Department of Fish and Game should be contacted regarding the need for permits.

Attachment: Site Plan

# Project Summary

1. SITE AREA	4.55 Acres
2. BUILDING UNITS	
a. Assisted Living Units	65 Units
1. One Bedroom Units	
b. Memory Care Units	34 Units
Total Units	99 Units
3. BUILDING SQUARE FOOTAGE	
a. First Floor	48,000 s.f.
b. Second Floor	24,000 s.f.
Total Building Square Footage	74,000 s.f.
4. PARKING	
Assisted Living Units and Memory Care Units	33 Spaces
99 Units x 1 space per 3 Unit	
Total Parking Spaces	33
5. CREEK SETBACK	
Bank Height 10'-0" x 2.5 + 30'-0" = 55' < 55'-4" O.K.	
6. FLOOR AREA RATIO	
a. Floor Area	74,000 s.f.
b. Net Site Area	~ 4.25 Acres
74,000 s.f. / 4.25 Acre = 74,000 s.f. / 185,130 s.f. = 0.39 < 0.4 O.K.	



**Two Rivers Architects**

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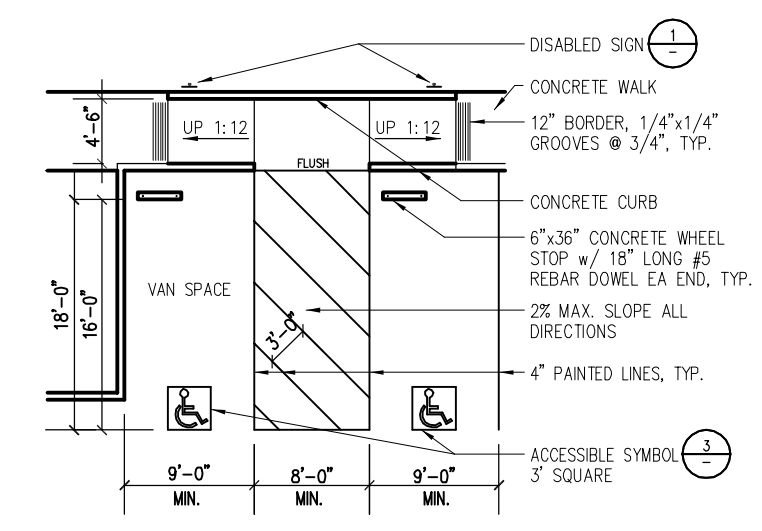
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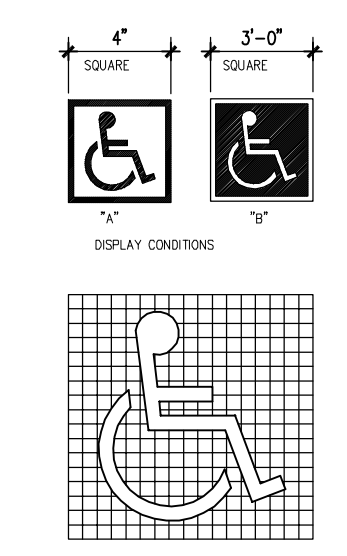
CONSULTANT



GENERAL CONTRACTORS, INC.  
B-943012



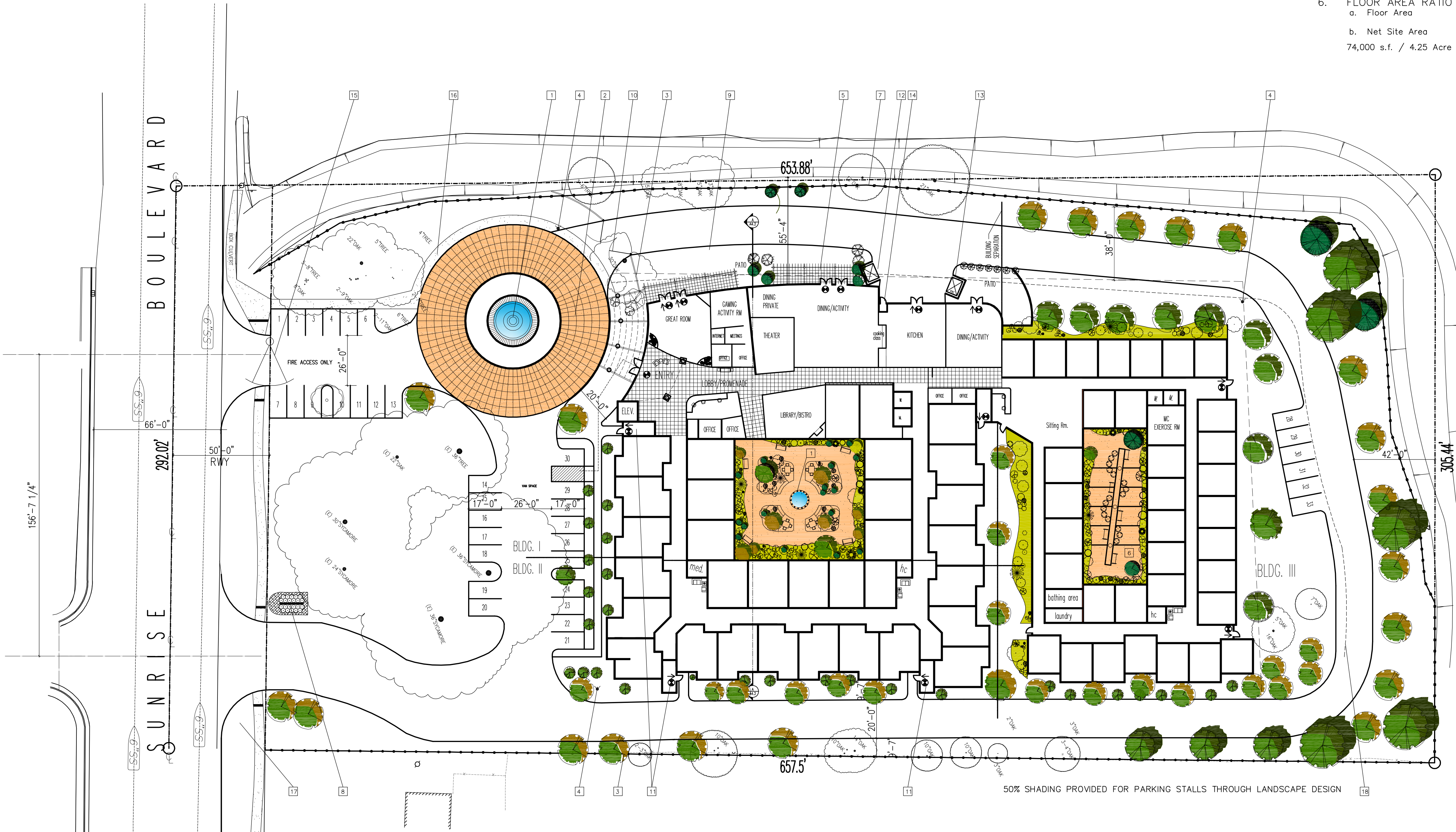
2 VAN PARKING STALL 3/16" = 1'-0"



3 INTERNATIONAL ACCESSIBILITY SYMBOL NO SCALE

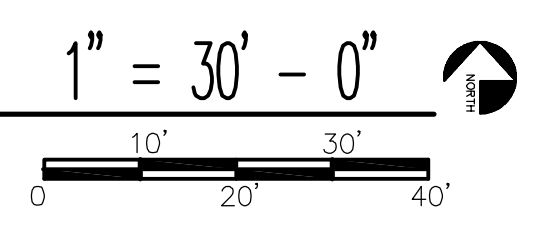
## KEY NOTES

- 1 FOUNTAIN
- 2 50' TEXTURED CONCRETE DRIVE
- 3 8' MASONRY FENCE
- 4 NEW FIRE HYDRANT
- 5 COURT YARD & TRELLIS
- 6 INTERIOR COURTYARD
- 7 WROUGHT IRON FENCE
- 8 LOW LIT SIGNAGE
- 9 COLORED STAMPED CONCRETE
- 10 20' WIDE GATE - AUTOMATIC AS PER METRO FIRE REQUIREMENTS
- 11 STAIR EXIT
- 12 TRASH ENCLOSURE
- 13 RECYCLED TRASH ENCLOSURE
- 14 FIRE SPRINKLER ROOM
- 15 FIRE ACCESS ONLY GATE WITH LOCK BOX
- 16 PATH OF TRAVEL
- 17 DETACHED SIDEWALK
- 18 CREEK SET BACK 55'-0"



# SITE PLAN

JUNE 25, 2008



REVISIONS

KEY PLAN

PROJECT TITLE  
**Monarch Senior Assisted Living Of Citrus Heights**

**8220 Sunrise Blvd. Citrus Heights, CA.**

SHEET TITLE  
**Site Plan Master Plan**

DRAWN BY  
LW  
PROJECT NO.  
1048  
COMPUTER NO.  
03  
DATE  
06-25-08

CHECKED BY  
LW  
SHEET NO.  
**A1.1**