

City of Citrus Heights  
Planning Commission and City Council  
6237 Fountain Square Drive  
Citrus Heights, California 95621

Dear Commissioners and Council Members:

I live on Woodside Drive, which for many years was the only public road into the interior of what is now know as the Stock Ranch. In past years, Woodside Drive served as the driveway to the Van Maren ranch house before it burned down several years ago. During the 60 years I have lived here, the road has always been known as Woodside Drive. Because the street signs, road maps and the city zoning map all identify it as Woodside Drive, I am immediately suspicious of the qualifications of "professional" report writers who repeatedly refer to it as Woodside Lane. This may be a very minor and unimportant error, but it may also be a warning of the potential for other, more significant inaccuracies.

20-1

Before going on I would like to make it clear that I believe that we should make every reasonable effort to preserve what is left of the woodland and riparian areas that exist along the creeks. The key word here is "reasonable." If the City wants to preserve more than what is reasonable, then the property owner should be compensated for that additional land.

20-2

As I read through the Draft EIR, several questions came to mind. I must admit, however, that my opinions come from 60 years of on-site experience and not from a more scientific review of documents, aerial photography, biological resources, and vegetation maps; and "filed investigations," referred to in Section 4.9-1 of the report. My questions and comments are numbered but they are not in the same order as found in the EIR. This was done in an effort to prioritize and present a logical progression.

1. Habitat Types

Table 4.9-1 and Figure 4.9-1 both provide information on the amount of acreage present in each habitat type. With the exception of the acreage of Intermittent Drainage, the numbers are essentially the same. There is, however, a 0.84-acre discrepancy in Intermittent Drainage between the two listings. What is more disturbing is the 9.3-acre discrepancy between the total acreage in the Table and the total acreage of the project. According to the map in Figure 4.9-1, every square foot of ground has been placed in one of the habitat categories. Footnote 1 explains, "Acreage does not total to 129 acres due to the measurement techniques used by Foothill Associates." How can more than 7% of the land area be unaccounted for when measurements are reported to 0.01 acre?

20-3

2. Seasonal Wetlands, and Riparian Areas, Figure 4.9-1

It should be noted that the wetlands and riparian areas that extend north and south from the Arcade Creek corridor were non-existent just a few years ago. These large fields were dry farmed for many years and the entire area was tilled annually. It wasn't until development of the land across Auburn Boulevard and Greenback Lane that year-round runoff allowed vegetation to thrive.

20-4

3. Oak Woodland

Figure 4.9-1 designates 18.63 acres of oak woodland in addition to the riparian areas along the creeks, which are also covered with oak trees.

I believe that much of this oak woodland is misidentified. I would like to call particular attention to the area that lies on the north, east, and west sides of the Woodside Drive SPA.

To help you understand my opinions, I would like to display a map and several photographs. The map is a reproduction of Figure 4.9-1 to which I have added fence lines and my own "Lot designations" for individual portions. The photographs show specific sites within these lots.

Lot A is approximately 2.85 acres and is a part of the almond orchard that is shown on the south side of the project. When originally planted approximately 100 years ago, the almond orchard also included all of the Woodside Drive SPA that lies west of San Juan Creek.

20-5

20-6



Auburn Sou.

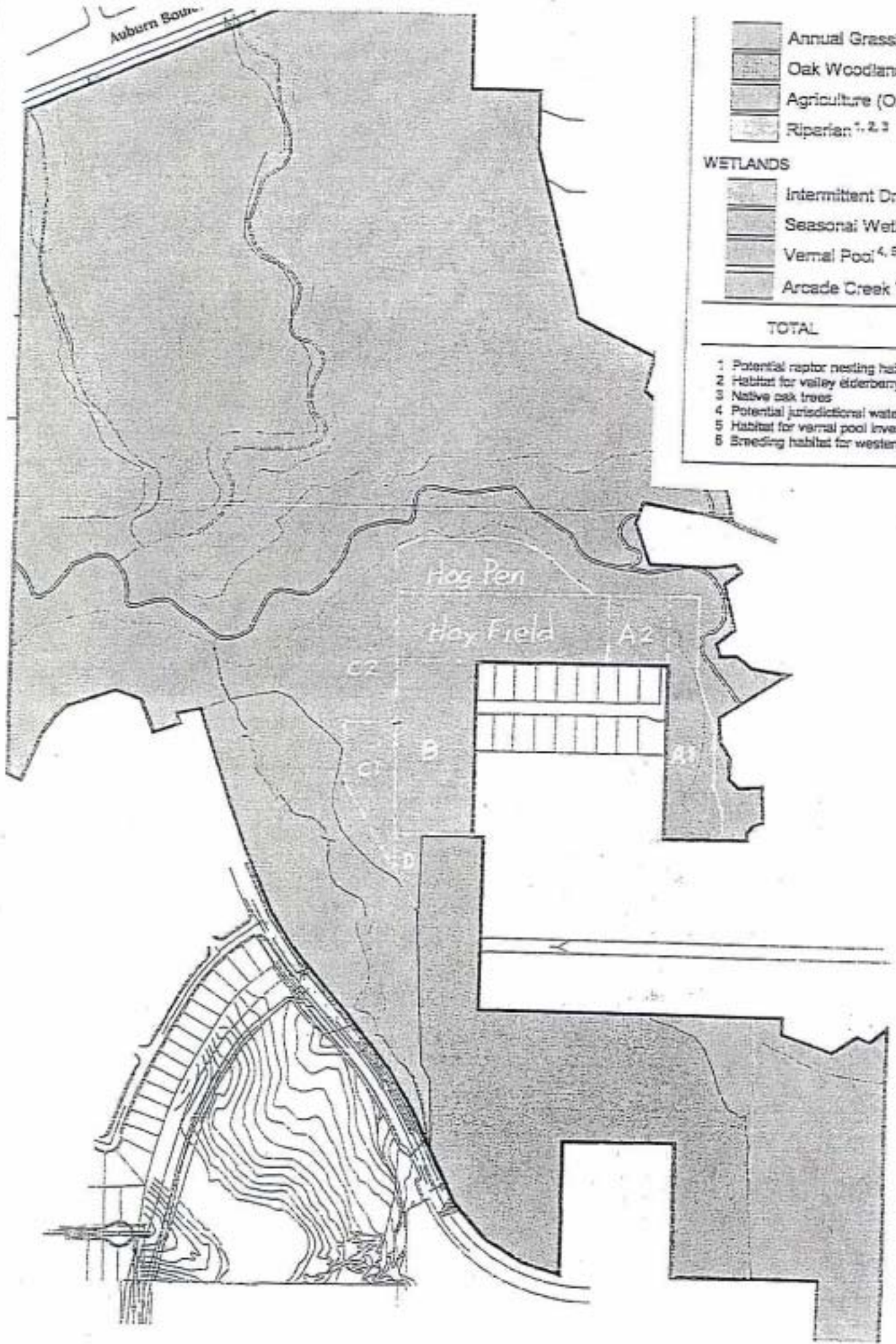
	Annual Grassland	61.39
	Oak Woodland <sup>1, 2, 3</sup>	18.63
	Agriculture (Orchard) <sup>7</sup>	14.05
	Riparian <sup>1, 2, 3</sup>	22.62

**WETLANDS**

	Intermittent Drainage <sup>4</sup>	0.71
	Seasonal Wetland <sup>4</sup>	0.53
	Vernal Pool <sup>4, 5, 6</sup>	0.61
	Arcade Creek <sup>4</sup>	0.84

**TOTAL** 119.38

- 1 Potential raptor nesting habitat
- 2 Habitat for valley elderberry longhorn beetle
- 3 Native oak trees
- 4 Potential jurisdictional waters of the U.S.
- 5 Habitat for vernal pool invertebrates
- 6 Breeding habitat for western spadefoot toad



SCALE IN FEET

Jordan & Plahn, Inc.



Lot A1 varies in width from approximately 115 feet at the North end to 150 feet where it fronts on Woodside Drive. It is approximately 730 feet deep and contains approximately 2 acres. Photo #1 is a view of Lot A1 taken from Woodside Drive. Photo #2 was taken from the interior of the lot. Several oak trees are growing on the boundaries of the lot, but only a couple of decent trees are growing within the boundaries of the lot.

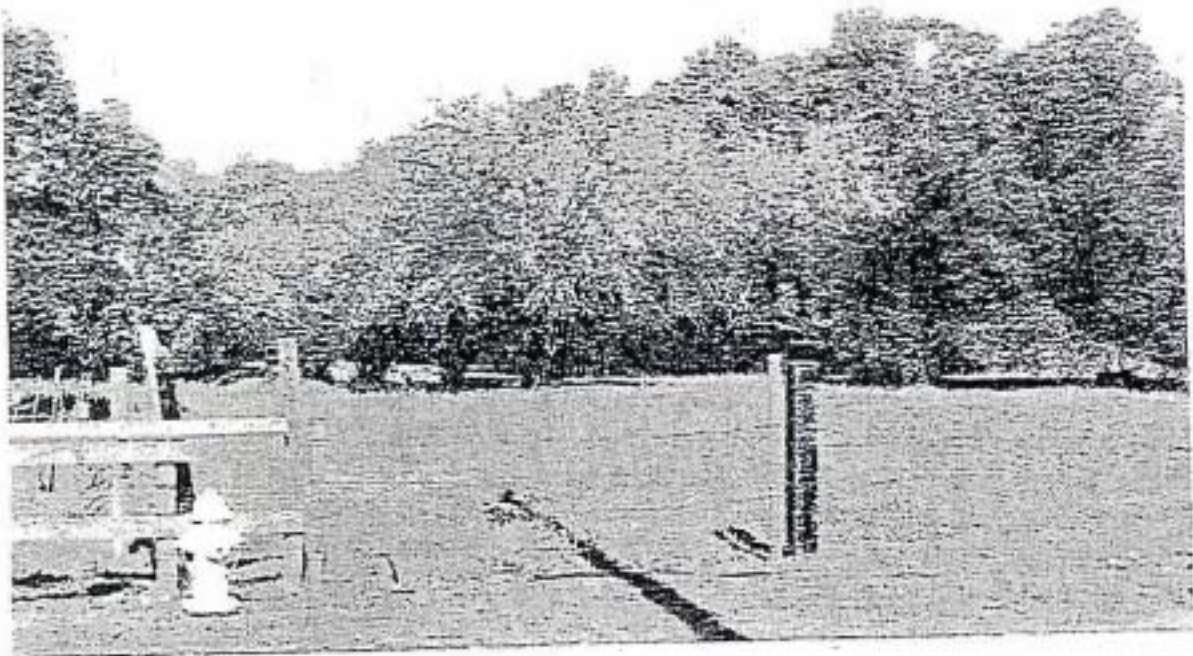


Photo #1

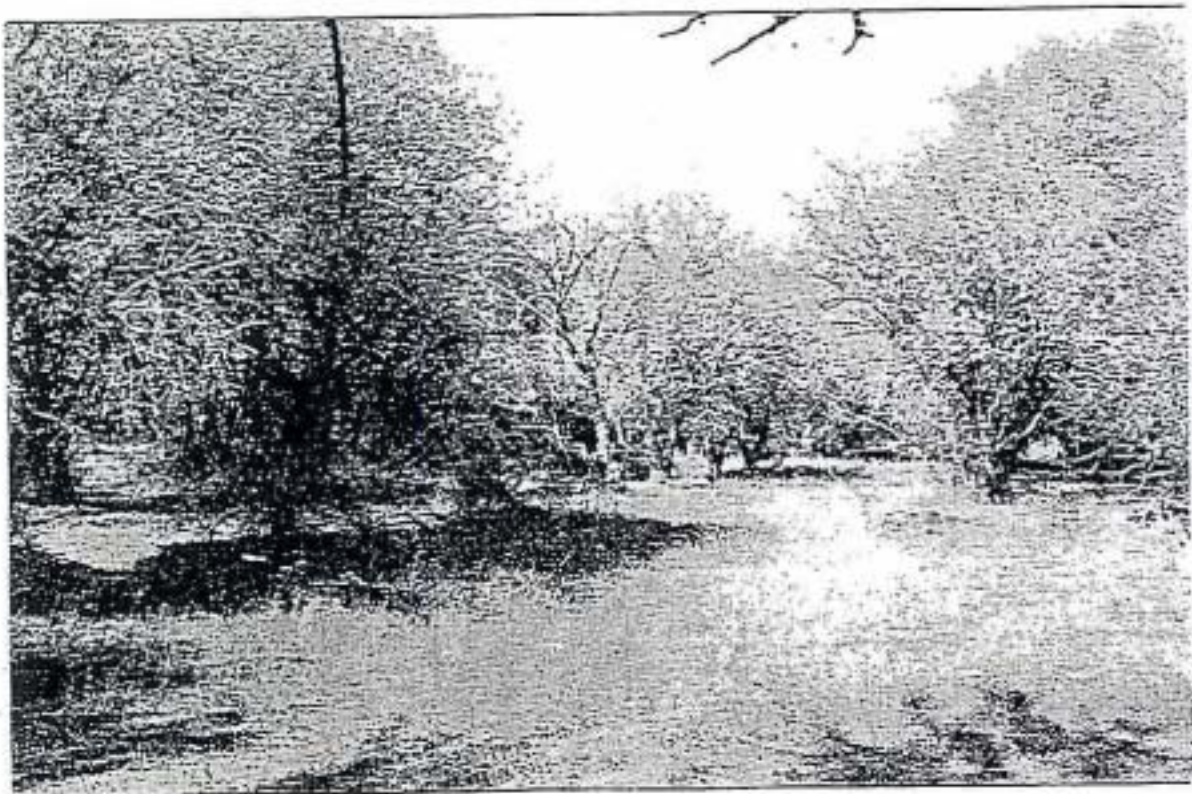


Photo #2



The only respectable tree on the lot is shown in Photo #3 and is on the eastern edge and approximately 50 feet north of the Woodside Drive centerline. The remainder of the trees grow along side pre-existing almond trees and as a result are deformed as shown in Photos #4 and #5. The tree in Photo #5 might have been a decent tree but it has an obvious problem.

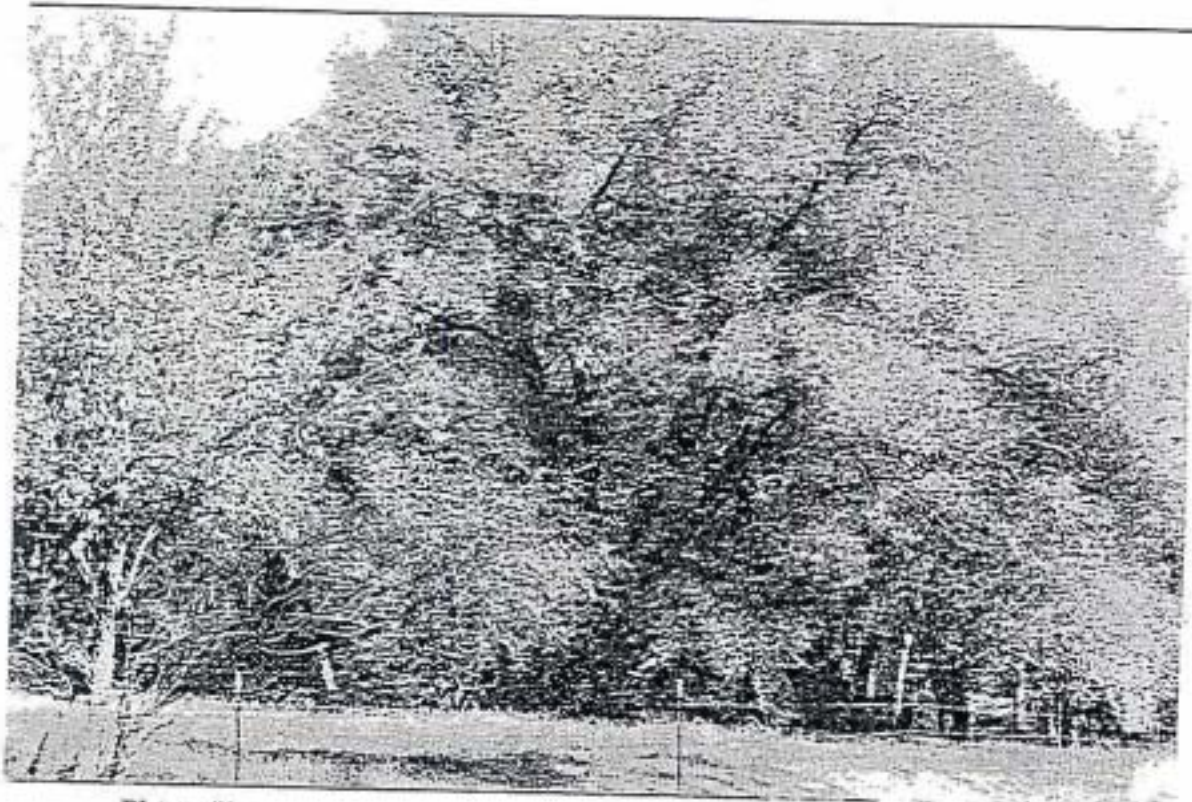


Photo #3

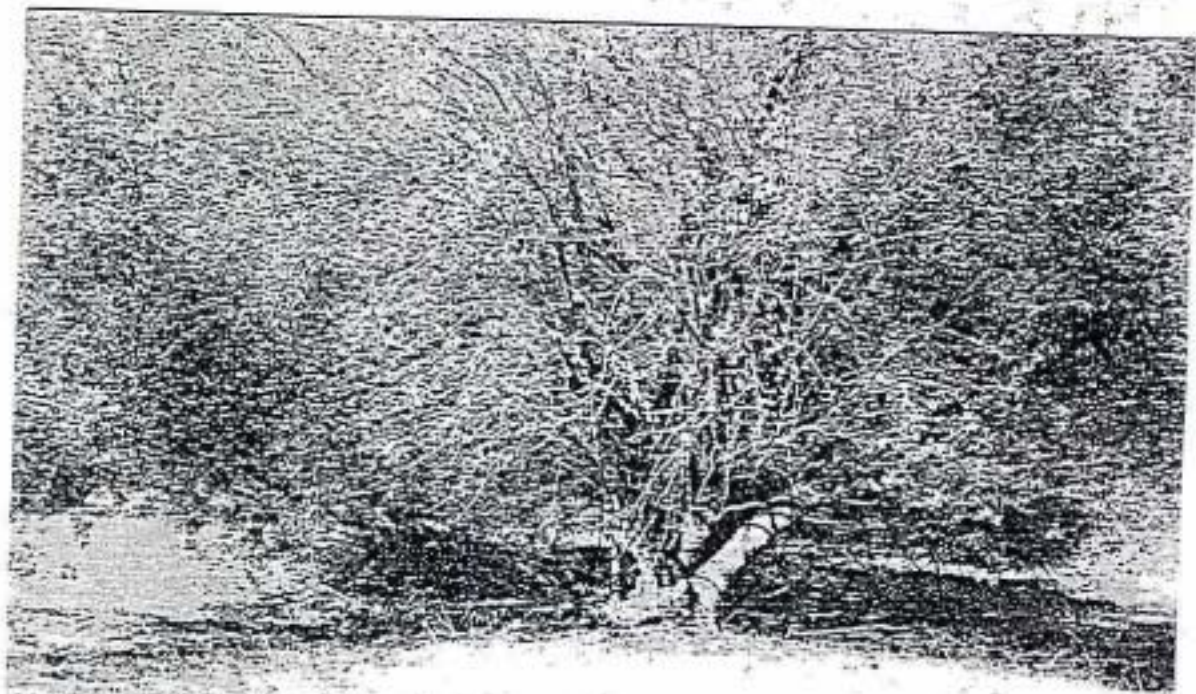


Photo #4



A tree survey has been done on the back portion of Lot A and on the remainder of the areas I will be referring to. I was unable to acquire a copy of this survey, but when possible I have noted the survey reference tag numbers.

Photo # 7 shows tree #1483 of the survey. This tree has four trunks coming out of the ground. The two on the south side fell last year and the other two will probably go soon.

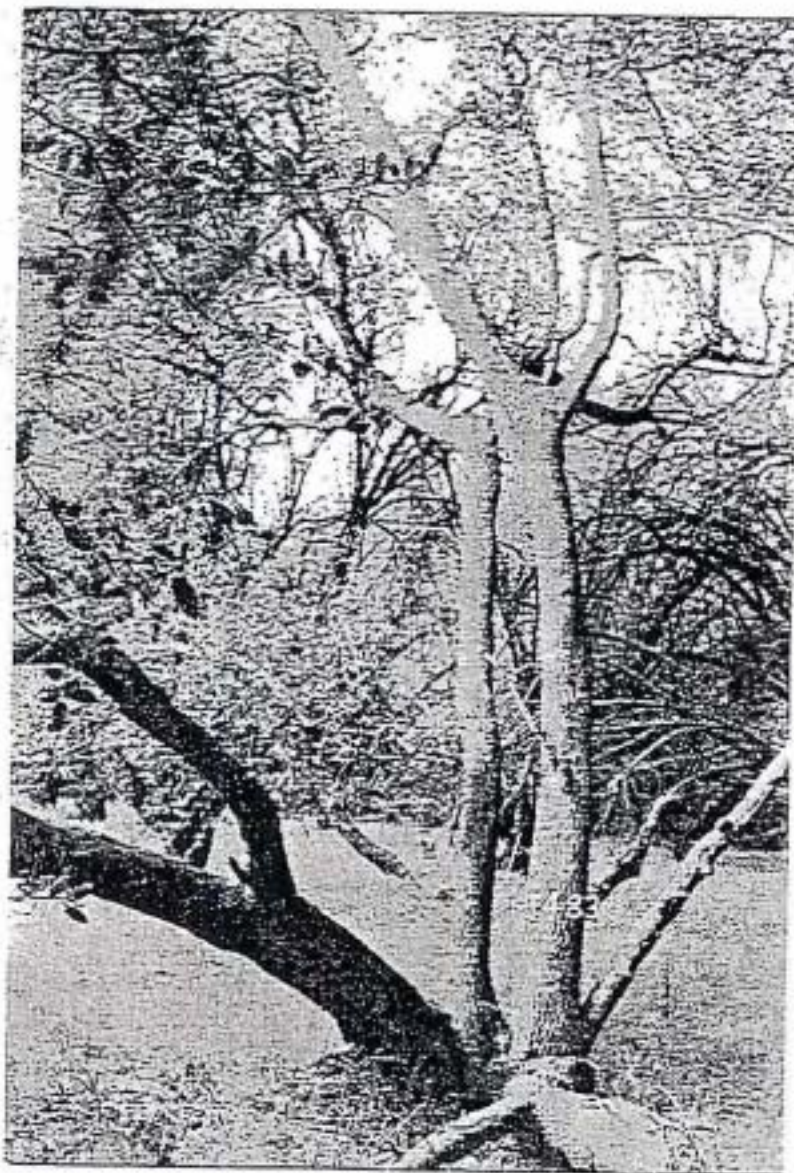


Photo #7

Lot A2 is a small segment of the old almond orchard that contains approximately 0.85 acres. This lot is discussed separately because it does have many more oak trees than Lot A1. A few, as can be seen in the background, are nice trees but others such as Tree #1438 shown in Photo #8 have their problems.



Photo #8

Lot B was once an alfalfa field on the Van Maren Ranch. It is approximately 235 feet wide and 520 feet deep, making approximately 2.8 acres. Photo #9 was taken from the approximate centerline of the extension of Woodside Drive. The oak trees at the left edge of the photo are in the fence line between Lots B and C. The row of mulberry trees is on the eastern boundary of the lot. Tree #1218, which is identified in the picture, is the closest tree to Woodside Drive and it is approximately 275 feet from the road. Tree #1219 is approximately 335 feet from the road and tree #1198 is approximately 370 feet. One other scrubby bush that the tree survey called tree #1173 is in the almond orchard remnant and is just out of sight off the right edge of the photo and is shown in Photo #10.



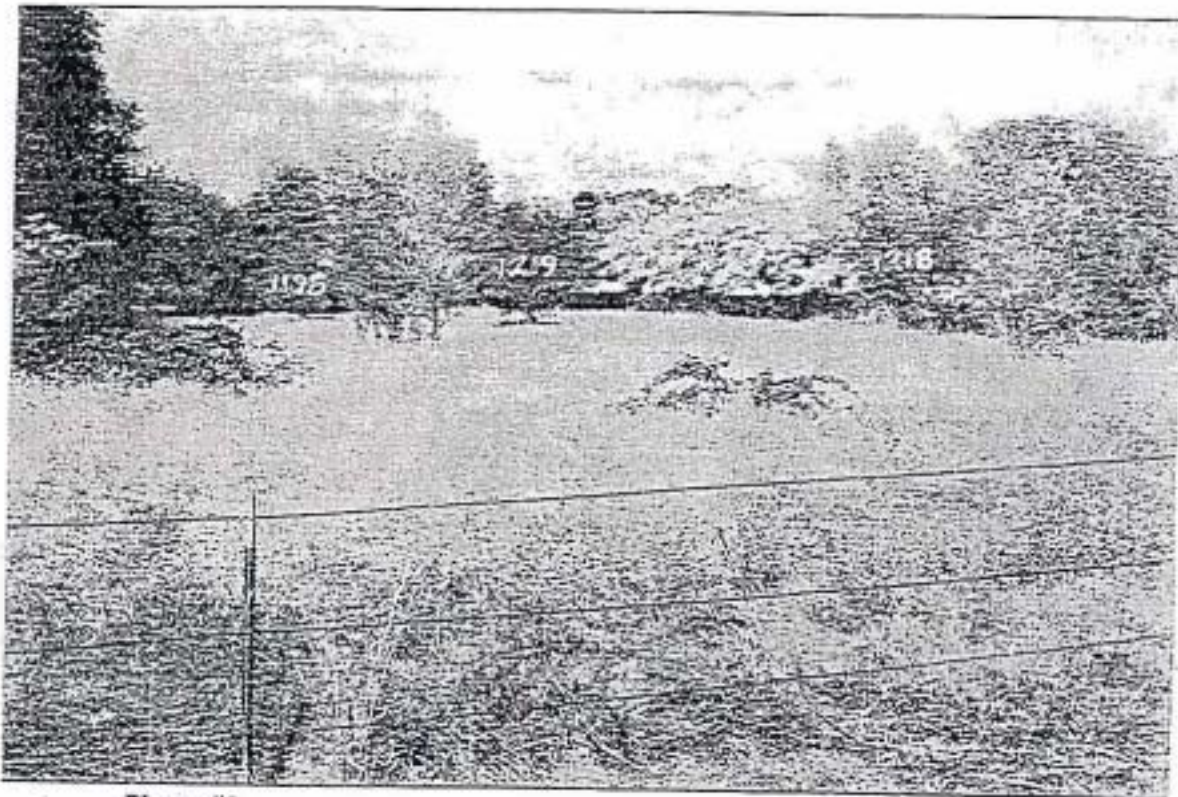


Photo #9

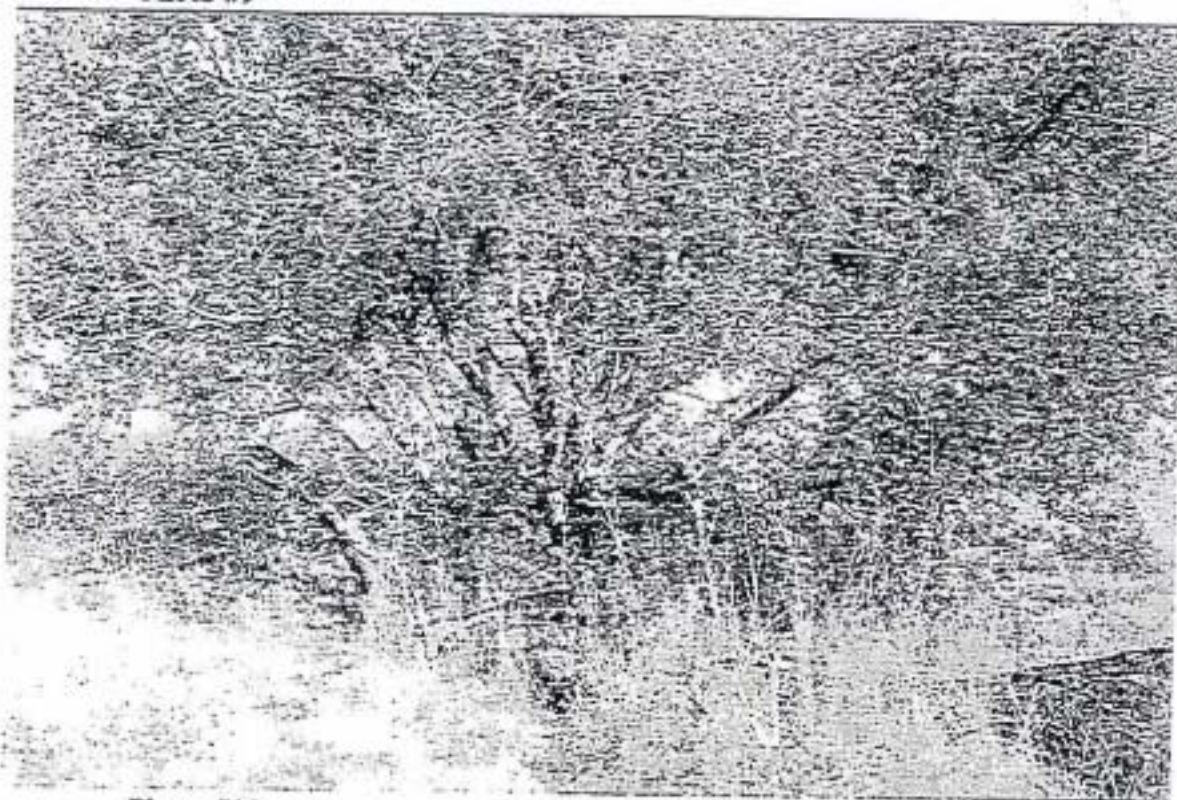


Photo #10



Lot C1, shown in Photo #11, is approximately 170 feet wide and contains approximately 1.25 acres. This area was formerly used as a turkey pen. All of the trees are growing in the fence lines. Trees #1100, 1101, 1103, and 1104 in Photos #12 and #13 are typical of the trees on the western boundary.

Unfortunately trees are much like people. They grow, they mature, they get old, their bodies become weak and brittle, and they fall down and die. To allow any kind of public activity near any of these trees would border on gross negligence. Yet these trees are within the boundaries of the proposed park.

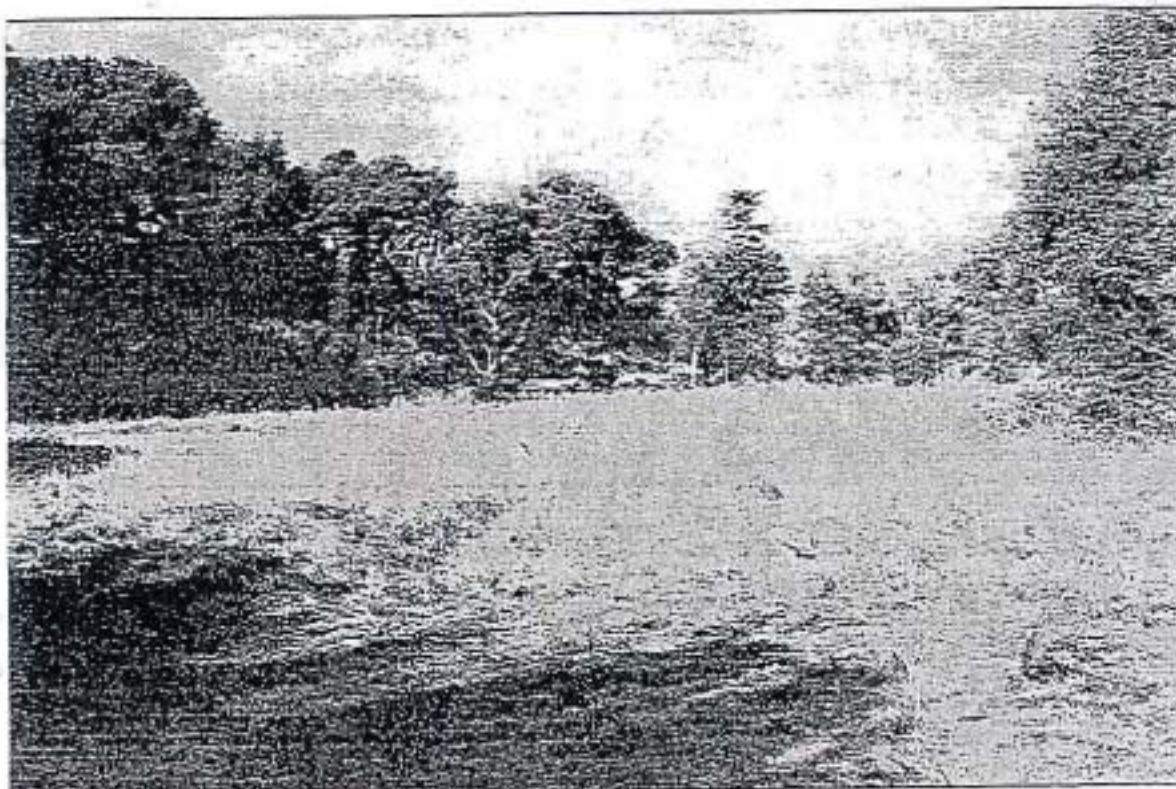


Photo #11