

**Notice of Preparation
Whispering Oaks Residential Subdivision Project**

Attachment 1

Background

The City of Lincoln will be preparing an Environmental Impact Report (EIR) to address the environmental effects of the Whispering Oaks project (Proposed Project).

Project Location

The project site fronts Nicolaus Road, approximately 750 feet east of Lakeside Drive in the City of Lincoln, Placer County (see Figures 1, Regional Location and 2, Project Location). The project site is bounded by Nicolaus Road to the north, the Glenmoor subdivision and the City's former wastewater treatment plant to the west, the Brookview subdivision and Milan Way to the south, and the Brookview subdivision and 2.5-acre minimum residential lots to the east.

Assessor's Parcel Numbers for the project site are 021-310-022, 021-310-092, and 021-262-023.

Existing Environment

The project site is composed of ruderal grassland and oak woodland. The woodland is located primarily on the eastern half of the project site. There are 185 trees on the project site, including blue oak, valley oak, black walnut and interior live oak. A wetland delineation identified 0.35 acres of wetlands, including 0.27 acres of vernal pools and 0.08 acres of seasonal wetland on the project site. Verification of the delineation is pending.

The southeastern portion of the project site is disked annually.

The project site is generally surrounded on three sides by residential subdivisions and open space, which includes a local drainage that conveys runoff to Markham Ravine. The southern portion of the western boundary abuts the City's former wastewater treatment plant. The Foskett Ranch Planned Development is located across Nicolaus Road to the northwest, and the Sierra Pacific lumber mill is located approximately 1/3 mile to the northeast.

Proposed Project Description

The Proposed Project would develop 112 single-family residences, a 5.14-acre neighborhood park and two open space parcels of 0.30 and 0.45 acres each (see Figure 3). The residential lots would range in size from 2,065 to 4,346 square feet. Homes would range in size from 1,001 to 2,090 square feet.

Most of the trees would be retained onsite in the neighborhood park and open space parcels. At this time, it is estimated that 78 trees would be removed, including 75 oak trees, two pear trees and a California black walnut.

The primary entrance into the subdivision would be from Nicolaus Road to the north. Proposed