



Environmental Consulting,  
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March 16, 2021

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**ATTN:** Abbie Wertheim, Development Manager  
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**Subject:** 6382 Phillip Rd., Roseville CA  
Bio/Wetland Resources Constraints Analysis

Dear Abbie,

Per your request, I visited this 237.3-acre site on Thursday, March 11, 2021. This undeveloped agricultural parcel is bisected (E-W) by Pleasant Grove Creek (Figure 2). The parcel was originally planted during the 1950s, was maintained in rice production through the 1990s, and has been planted in irrigated crops until the present day.

Continuous cultivation over the past 70+ years has modified the site's original hydrology (via leveling and rice checks) to effectively remove any native vernal pool wetlands that occurred here historically and that still persist in much of the surrounding landscape. CALVEG currently classifies the property as "Rice Cultivation" and the California Aquatic Resources Inventory (CARI; see Figure 1) specifically excludes this property from their surrounding "vernal pool" habitat.

More recently, the northern half (55+ acres) of the southern portion of the property (i.e. 130+ acre southern "parcel") had been engineered to create a functioning, 10+-foot deep flood detention basin to direct floodwaters from the surrounding area to Pleasant Grove Creek as part of the City of Roseville's flood mitigation efforts. A new channel south of the creek was apparently excavated during the summer of 2019 to augment flood mitigation/control in this area. This was perhaps the impetus for the City to abandon the flood detention basin on this parcel, but that is merely speculation until/unless confirmed by the City or other jurisdictional flood agency.

A 10'-15' escarpment runs in a southeasterly direction from the Phillip Road entrance of the property's southern "parcel" to its eastern boundary, clearly demarcating an elevation change between the southern and northern portions of this southern "parcel." Water outfalls into this "basin" via piped culverts from: (1) a large irrigation canal that runs in a S-N direction from Phillip Road (see photoplate); and (2) overflow water from the southern portion of the parcel.

A small grove of oak trees grows in the vicinity of the property's entrance at the southern parcel's NW corner along Phillip Road. Several of these trees are quite large, including a interior live oak (*Quercus wislizeni*) with a ~36"+ DBH (see photoplate) and several valley oaks (*Q. lobata*) along the western end of the escarpment itself with DBHs > 20" (see photoplate).

The portion of the property north of Pleasant Grove Creek (i.e. northern "parcel") is also currently in active cultivation and irrigated with water from a long-established irrigation canal along this northern parcel's entire northern boundary. Water drains from this canal southward, into several smaller irrigation ditches (see Figure 2). This irrigation canal has been functioning long enough to support a healthy riparian corridor – replete with oak, cottonwood (*Populus fremontii*), and willow (*Salix sp.*) trees – along its entire length bordering this parcel. A long-standing debris obstruction has effectively dammed water in the canal at the parcel's NW corner so that it backs up towards the east, helping to maintain the riparian habitat, but is blocked towards the west, where no trees occur.

Resource issues related to development of the southern "parcel" therefore include: (1) resolution of water runoff from this parcel to Pleasant Grove Creek, and (2) discussion with the City regarding removal of oak trees (if necessary) from the NW corner of this "parcel". Issues related to development of the "northern" parcel involve the fate of the riparian habitat along the northern irrigation canal. As this feature demarcates the northern parcel boundary, it may be just as easy to leave the canal in its current condition to avoid any resource agency involvement.

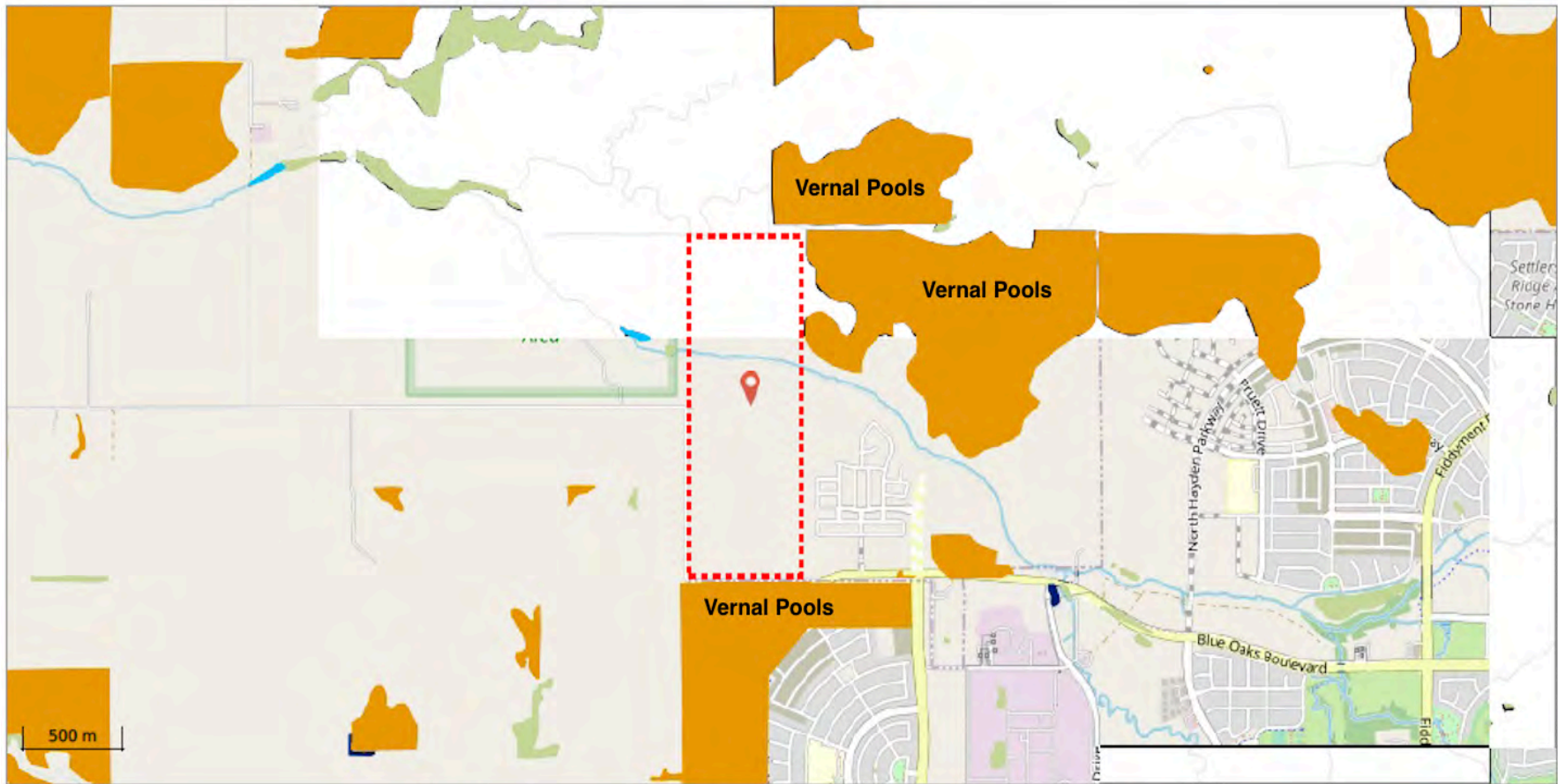
I would recommend clarifying the resolution of flood/water issues with the City of Roseville in abandoning this property's use for flood mitigation to ensure that Panattoni would not be responsible for entitling a change of use of this existing flood detention basin through the respective resource agencies.

I hope this has helped to inform you of current conditions out there and my recommendations to avoid resource agency involvement. Please feel free to contact me with any questions or to discuss this further.

Sincerely,

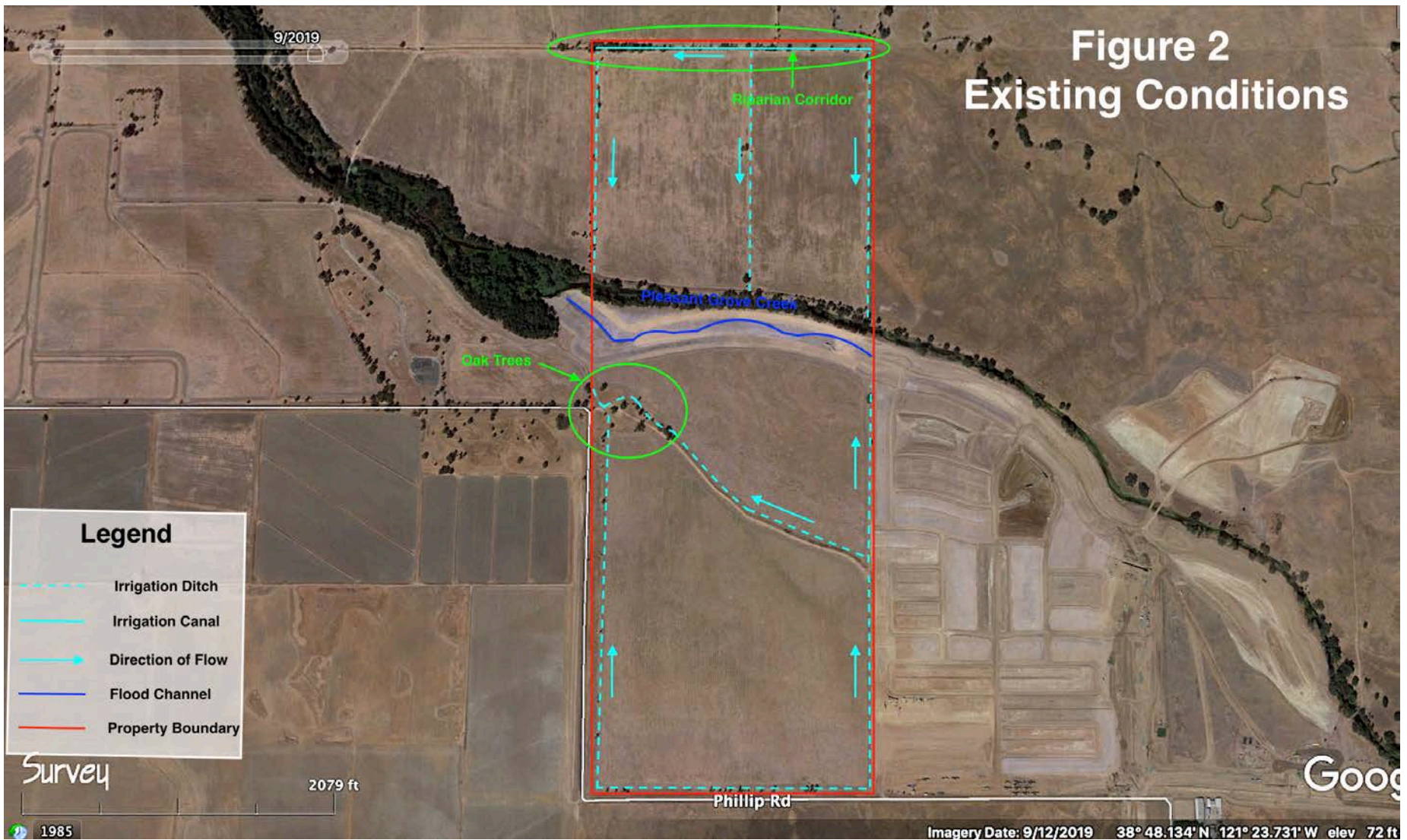
A handwritten signature in black ink that reads "Bruce D. Barnett" with a horizontal line extending to the right.

Bruce D. Barnett, Ph.D.  
Barnett Environmental



**Figure 1 - CARI Wetlands**

CALVEG classified as Rice habitat



**Figure 2 – Existing Conditions**

# Representative Site Photos



**Escarpment looking East**



**Escarpment looking West**



**Water inputs to S parcel “detention basin”**



**S parcel eastern drainage ditch**



**Interior live oak @ NW corner of S parcel**



**Valley oaks @ NW corner along S parcel escarpment**



**N parcel's northern irrigation canal (looking E)**



**N parcel northern irrigation channel @ NW corner  
(looking W)**



**Debris obstruction along northern irrigation canal**