

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Giant Garter Snake Mitigation Bank

Lead Agency: Ironhouse Sanitary District Contact Person: Tyson Zimmerman
Mailing Address: 450 Walnut Meadows Drive Phone: (925)625-2279
City: Oakley Zip: 94561 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Jersey Island
Cross Streets: Jersey Island Road Zip Code: 94561
Lat. / Long.: _____ Total Acres: 206.84
Assessor's Parcel No.: Multi Section: Multi Twp.: Multi Range: Multi Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: False River
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Sale of property

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Mitigation Bank Habitat Restoration

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation: Heavy Agricultural District (A-3) and a Solar Energy Generation Combining District (-SG);
Contra Costa General Plan Land Use Designation: Public and Semi-Public.

Project Description: The applicant is proposing to provide high-quality foraging, basking, and sheltering habitat for giant garter snake (*Thamnophis gigas*, GGS) to protect the existing population and greatly enhance its size and resilience. The goal would be to obtain GGS habitat credits for nearly the entire mitigation bank area. Because GGS require a mosaic of upland and wetland habitat, and to better service the mitigation market, another goal would be to receive perennial emergent marsh credits for re-established wetland habitats, and riparian credits for riparian scrub habitats established as part of the habitat enhancement for GGS. The proposed method for creating GGS habitat is to construct a habitat matrix consisting of approximately 200 acres of open water, perennial or semi-permanent marsh, edge habitat, constructed upland berms, and restored riparian scrub by integrating into the existing ditches in several locations in order to provide water and subsequent drainage for the restored habitats.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency, please denote that with an "S".


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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>Santa Ana</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> , <u>Bay Delta</u> Region | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 15, 2024 Ending Date November 14, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>WSP USA</u>	Applicant: <u>Mitigation Investment Holdings (MIH)</u>
Address: <u>401 B Street, Suite 1650</u>	Address: <u>248 Southwoods Centre</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Columbia, IL 62236</u>
Contact: <u>Stephanie Whitmore</u>	Phone: <u>916-205-7991</u>
Phone: <u>619-525-8396</u>	

Signature of Lead Agency Representative:  Date: 10/15/2024

Tyson Zimmerman, Assistant General Manager