



PUBLIC NOTICE

**U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT**

BUILDING STRONG®

APPLICATION FOR PERMIT Terracina Development

Public Notice/Application No.: SPL-2012-00852-PJB

Project: Terracina Residential Development

Comment Period: April 14, 2014 through May 15, 2014

Project Manager: Peggy Bartels; 760-602-4832; Peggy.J.Bartels@usace.army.mil

Applicant

Rick Wood
Standard Pacific Homes
225 East Rincon, Suite 200
Corona, California 92879

Contact

Barry Jones
Helix Environmental Planning, Inc.
7578 El Cajon Blvd Suite 200
La Mesa, California 91942

Location

The proposed project site is located in an unincorporated portion of Riverside County, adjacent to the City of Temecula (Tract #31957; Figure 1). The 93.5-acre project area is located approximately 3.25 miles west of Interstate 15 and 1.3 miles south of State Route 79 in portions of Township 8 South, Range 2 West, Section 22 on the U.S. Geological Survey 7.5-minute Pechanga quadrangle (Figures 1 and 2).

Activity

The proposed project would discharge fill material into 1.351 acres of non-wetland waters of the U.S. in association with the construction of the Terracina project, a single family residential development on approximately 93.5 acres in an unincorporated portion of Riverside County (Attached Figure). The proposed development includes 206 residences, a park, channel improvements, detention basins, infrastructure improvements, and several undevelopable open space lots.

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawings. We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the U.S. Army Corps of Engineers (Corps) Regulatory Division, you provide information that support the Corps' decision-making process. All comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued, issued with special conditions, or denied under section 404 of the Clean Water Act. Comments should be mailed to:

U.S. Army Corps of Engineers
Attn: Peggy Bartels
5900 La Place Court, Suite 100
Carlsbad, California 92008

Alternatively, comments can be sent electronically to: Peggy.J.Bartels@usace.army.mil

The mission of the Corps Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable water and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other Federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the U.S. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system functions and services.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the U.S. Environmental Protection Agency (EPA) Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Preliminary Review of Selected Factors

EIS Determination- A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

Water Quality- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board (RWQCB). Section 401 requires that any application for an individual Section 404 permit provide proof of water quality certification to the Corps prior to permit issuance. For any proposed activity on Tribal land that is subject to Section 404 jurisdiction, the applicant will be required to obtain water quality certification from the EPA.

Coastal Zone Management- This project is located outside the coastal zone and preliminary review indicates that it would not affect coastal zone resources. After a review of the comments received on this public notice and in consultation with the California Coastal Commission, the Corps will make a final determination of whether this project affects coastal zone resources after review of the comments received on this Public Notice.

Essential Fish Habitat- Preliminary determinations indicate the proposed activity would not adversely affect Essential Fish Habitat. Therefore, formal consultation under Section 305(b)(2) of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) is not required at this time.

Cultural Resources- The Corps consulted the latest version of the National Register of Historic Places and there are no sites listed within the project site. The applicant submitted an archaeological survey and evaluation of cultural resources report prepared by Brian F. Smith and Associates (2013). This report identified one historic site. The Corps will determine whether the proposed activity will have any adverse effects on historic properties listed on, or determined eligible for listing in the National Register of Historic Places. The Corps will ensure the proposed action complies with Section 106 of the National Historic Preservation Act, as amended, before making a permit decision for the proposed activity.

Endangered Species- Federally listed threatened or endangered plant or animal species were not observed on site; however Federal protocol surveys were not conducted. There is Riversidean sage scrub on site that has the potential to support the coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher). Therefore, the applicant will be required to conduct gnatcatcher protocol surveys. Additionally, the Corps will not make an "effects determination" under section 7 of the Endangered Species Act of 1973, as amended until a review of the results of the gnatcatcher survey are submitted.

Public Hearing- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing.

Proposed Activity for Which a Permit is Required

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material in to a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). Because no fills are proposed within special

aquatic sites, identification of the basic project purpose is not necessary. The project is not water dependent.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose for the proposed project is to construct residential housing near the City of Temecula, California.

Additional Project Information

Project description- The proposed project consists of a single-family development on 93.5 acres. The proposed development includes 206 residences, and eight lots to be used in the following manner: open space; parks; multi-use trails, and landscaped slopes. Proposed infrastructure improvements include internal roadways (Streets "A" through "M"), improvements to existing dirt roads (Woolpert Lane, Monte Verde Road, and Via Puebla), a sewer lift station, and utilities (sewer, water and storm drain, etc.). The project also would include construction of four extended drainage basins, a debris basin, as well as improvements to an existing channel (Stream A).

The Corps jurisdictional extent is comprised of non-wetland waters of U.S. that occur within 5 unnamed streams (Figure Attached and Table 1). All of the streams are ephemeral, with no wetlands waters of U.S. occurring on the property.

Impacts to Corps jurisdictional areas total 1.351 acres, comprised of 1.351 acres of permanent impacts to non-wetland waters of the U.S. Stream A, the primary east-west drainage on site will increased in width and remain a soft bottom channel with mostly earthen banks. Impacts to Stream A that are within the portion of the site that will be restored as a soft bottom earthen channel following project implementation are considered permanent. Two roadway crossings of the stream are proposed to allow crossing from one side of the development to the other. The crossing would occur as 10 foot by 4 foot box culverts. Permanent impacts to the other streams would result from the fill of waters of the U.S. for road/bridge crossings, building pads, circulation elements and detention/water quality basin construction.

Table 1 TERRACINA PROJECT CORPS JURISDICTIONAL AREAS AND PROJECT EFFECTS*					
Stream	Section 404 Waters of the US	Acreage (acres)	Linear Feet	Impacts (acres)	Type of Impact
A	Riverine	1.22	2,432	1.22	Fill (dirt)
B	Riverine	0.01	94	0.01	Fill (dirt)
C	Riverine	0.07	1,491	0.07	Fill (dirt)
D	Riverine	0.05	1,496	0.05	Fill (dirt)
D1	Riverine	0.001	49	0.001	Fill (dirt)
TOTAL		1.66	5,562	1.351	

* All streams on the property are ephemeral and would be affected.

Baseline information- The proposed project site contains only non-wetland waters of the U.S. occurring in 5 ephemeral drainages. No wetland waters of the U.S. occur on the property. Waters of the U.S. total 1.66 acres of non-wetland ephemeral streams (Table 1 and Attached Figure).

Vegetation communities found on site include non-native grassland, Riversidean sage scrub, southern willow scrub, emergent wetland and ephemeral drainage.

Proposed Mitigation– The proposed mitigation may change as a result of comments received in response to this public notice, the applicant's response to those comments, and/or the need for the project to comply with the 404(b)(1) Guidelines.

In consideration of the above, the proposed mitigation sequence (avoidance/minimization/compensation), as applied to the proposed project is summarized below:

Avoidance: The applicant proposed 0.31 acre of avoidance efforts of impacts to waters of the U.S. (Attached Figure).

Minimization: The applicant has not proposed any minimization efforts of impacts to waters of the U.S.

Compensation: Mitigation for impacts to 1.351 acres of non-wetland Corps jurisdictional areas is proposed at a ratio of 2:1 by restoring 1.66 acres of ephemeral drainage on site combined with purchasing 1.66 acres of credits from the Barry Jones Wetland Mitigation Bank.

Proposed Special Conditions

Special conditions providing for the avoidance, minimization and mitigation for impacts to waters of the U.S. would be incorporated into the Corps permit authorization if issued. Special conditions requiring compliance with the RWQCB 401 Certification and the Section 106 Consultation will also be incorporated. In addition, a requirement to design, implement and monitor the mitigation areas and meet function-based success criteria in compliance with the Corps' and EPA Final Mitigation Rule (33 CFG Parts 325 and 332 [40 CFR Part 230]) would be required. The Corps does not have any proposed special conditions at this time. However, the Corps may determine that special conditions are necessary during the analysis of this project.

For additional information please call Peggy Bartels at 760-602-4832 or via e-mail at Peggy.J.Bartels@usace.army.mil . This public notice is issued by the Chief, Regulatory Division.








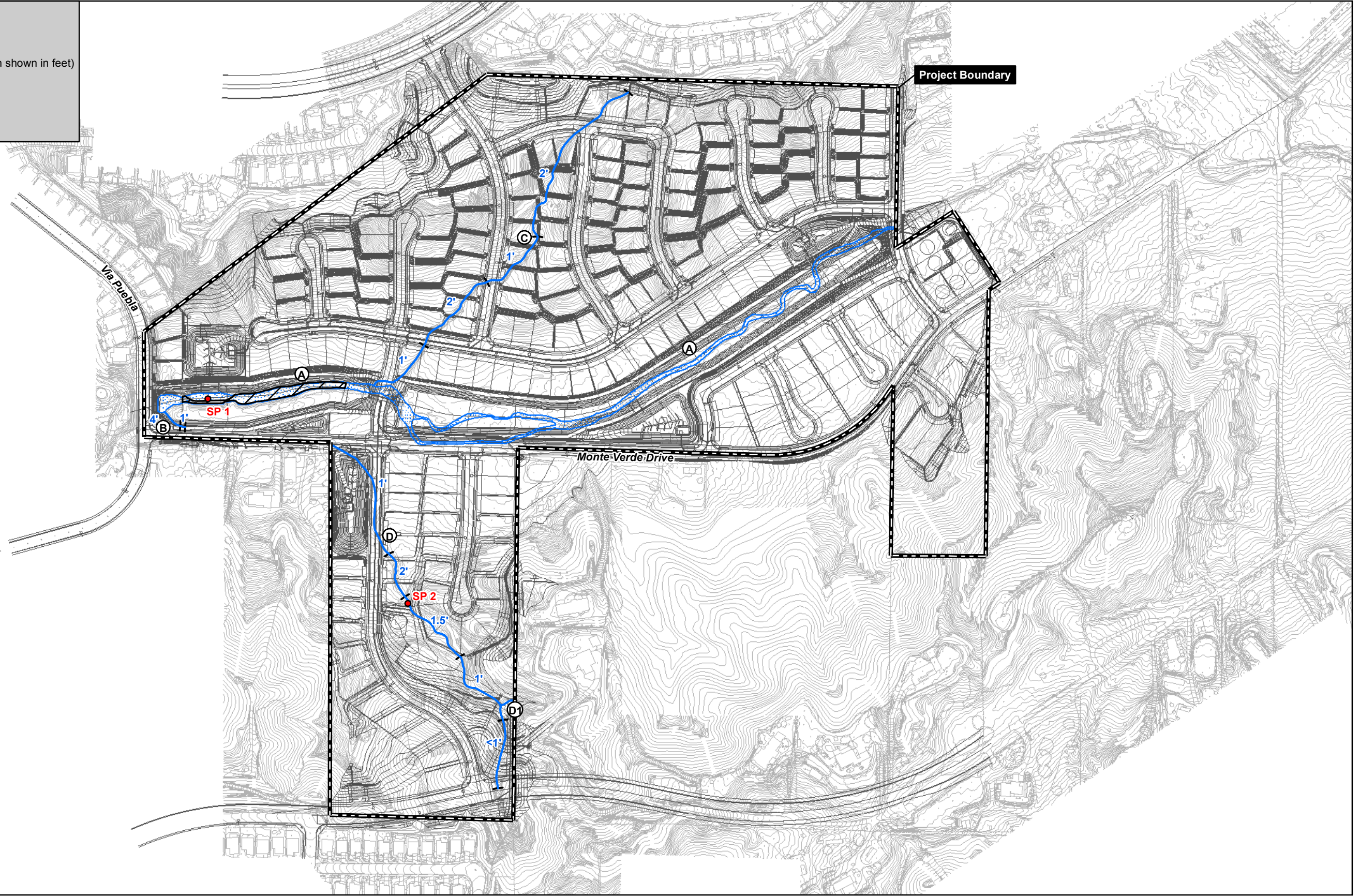
Regulatory Program Goals:

- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

U.S. ARMY CORPS OF ENGINEERS

5900 LA PLACE COURT, SUITE 100
CARLSBAD, CALIFORNIA 92008
WWW.SPL.USACE.ARMY.MIL

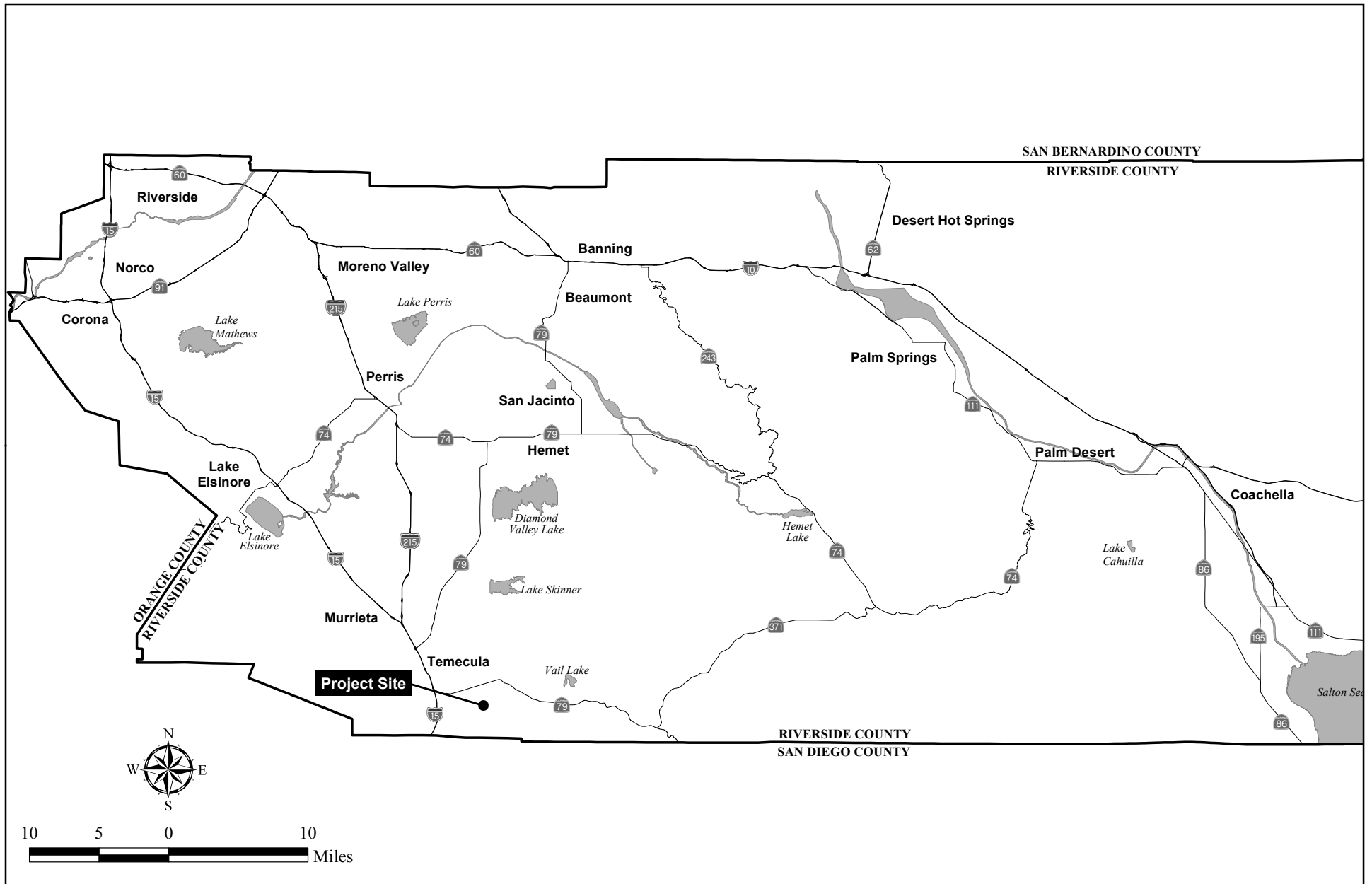
- Sample Plot Location
-  Impact Avoidance
-  Non-wetland Waters of the U.S. (width shown in feet)
-  Non-wetland Waters of the U.S.
-  ACAD2007-00496YCC.dwg Polyline
-  Drainage ID



I:\PROJECTS\STP\STP-20_Terracina\Map\BIO\Misc\USACE_Impacts_2014_0317.mxd STP-20_03/31/14_KF

USACE Jurisdictional Area/Impacts

TERRACINA - TRACT 31597



F:\ArcGIS\H\HCL-05 Terracina\Map\BIO\Permitting\Fig1_Regional.mxd -KF

Regional Location Map

TERRACINA - TRACT 31597



I:\ArcGIS\H\HCI-05 Terracina\Map\BIO\Permitting\Fig2_Aerial_Regional.mxd -KF

Aerial Photograph

TERRACINA - TRACT 31597