



# PUBLIC NOTICE

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

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## **APPLICATION FOR PERMIT** Terracina Residential Development Project

**Public Notice/Application No.:** SPL-2013-00611-CLD

**Project:** Terracina Residential Development Project

**Comment Period:** September 30<sup>th</sup>, 2013 through October 30<sup>th</sup>, 2013

**Project Manager:** Crystel Doyle; 951-276-6624 x260; [Crystel.L.Doyle@usace.army.mil](mailto:Crystel.L.Doyle@usace.army.mil)

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### **Applicant**

Terracina Investors, LLC  
c/o Spectrum Communities, Inc.  
Attn: David L. Salene  
5753-G Santa Ana Canyon Road  
Suite 507  
Anaheim Hills, California 92807

### **Contact**

Glenn Lukos Associates  
Attn: Martin Rasnick  
29 Orchard  
Lake Forest, California 92630

### **Location**

The Terracina Residential Development Project (Project) is located near the northwesterly corner of Lakeshore Drive between Terra Cotta Road and Dryden Street within the City of Lake Elsinore (City), Riverside County, California. The Project is bounded by rural residential development and the Alberhill Ranch Development to the north, Lakeshore Drive to the south, Dryden Street, Gunder Avenue and Stoddard Street to the east, and Terra Cotta Road and the Alberhill Ranch Development to the west (Latitude 33.697180 and Longitude - 117.375956, Sections 26, 34, and 35, of Township 5 South and Range 5 West) [Exhibit 1].

### **Activity**

The applicant is proposing to permanently discharge fill material onto 0.48 acre of waters of the United States (7,557 linear feet), of which 0.02 acre consists of wetland waters of the United States, for construction of a single-family residential housing tract and associated infrastructure, including storm drain improvements and road construction. For more information see page 3 of this notice.

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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 this public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps Regulatory Division, you provide information that contributes to 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 of 1972 (33 U.S.C. 1344). Comments should be mailed to:

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Branch  
Riverside Regulatory Field Office  
ATTN: Crystel Doyle  
1451 Research Park Drive  
Suite 100  
Riverside, California, 92507-2154

Alternatively, comments can be sent electronically to: [Crystel.L.Doyle@usace.army.mil](mailto:Crystel.L.Doyle@usace.army.mil)

The mission of the U.S. Army Corps of Engineers 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 waters 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 United States. 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 EPA Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers 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 of Engineers 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. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers 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 U.S. Environmental Protection Agency.

**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 the Corps will make a final determination of whether this project affects coastal zone resources.

**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 latest version of the National Register of Historic Places (NRHP) has been consulted. In addition, the applicant has provided additional information indicating that cultural resources listed on or potentially eligible to be listed on the NRHP may be located in the vicinity of the proposed project. The Corps will continue to evaluate potential effects on cultural resources and will make a determination on whether consultation with the State Historic Preservation Officer pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, is warranted.

**Endangered Species**- The proposed project may affect the following Federally-listed threatened species: coastal California gnatcatcher (*Polioptila californica californica*). Therefore, the Corps has made a determination that the proposed project may affect species protected under the Endangered Species Act (ESA). Although this species is included in the Multiple Species Habitat Conservation Plan (MSHCP) for Western Riverside County, consultation with the United States Fish and Wildlife Service (USFWS), pursuant to Section 7 of the ESA, will be completed before a permit decision is issued.

**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 sitting 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 on to a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). The basic project purpose for the proposed project is to construct a single-family residential housing development. 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 meet the anticipated housing needs of the City of Lake Elsinore as described in the Housing Element and General Plan.

### **Additional Project Information**

#### **Baseline information-**

The project site is located within Elsinore Valley, framed by the Santa Ana and Elsinore mountains on the west and Gavilan Hills on the east in southwestern Riverside County. The terrain within the proposed Project area is slight to moderately hilly with a prominent hill located in the western portion of the site. The general elevation of the project site ranges from approximately 1,300 to 1,600 feet above mean sea level. Local drainage is generally directed to the east/northeast and southwest. The site is characterized by stands of Riversidean sage scrub and non-native grassland interspersed by drainage courses located in the northeastern, southern, and eastern areas of the project site. The vegetation community on the site includes sage, laurel sumac, rattlesnake weed, buckwheat and cholla, along with foxtail and other intrusive domestic grasses. The ephemeral drainages host several riparian species including mule fat, willows and curly dock. Indigenous wildlife includes rabbit, red-tail hawk, and various reptiles.

#### **Project description-**

The Project proposes six villages of residential lots on approximately 71 acres of land, with lots ranging in size from 4,000 to 10,000 square feet, with a total of 468 lots being proposed. The street rights-of-way within the proposed Project would comprise 20,555 linear feet (28.00 acres). In addition to 99.0 acres of residential development (the area of residential lots and streets), the proposed Project includes a 1.6-acre park, graded slopes of 28 acres and approximately 22 acres of natural open space, including detention/water quality basins.

As part of the proposed Project, three detention/water quality basins would be constructed and located in each of the existing drainage areas (see Exhibit 2). The basins would detain and treat onsite storm water before exiting the site. Additional proposed infrastructure includes sewer lines, domestic water lines, storm drain facilities, and other dry utility lines (e.g. electricity), associated with residential development.

Impacts to USACE jurisdictional features are based on a Preliminary Jurisdictional Determination. Table 1 summarizes Corps Jurisdictional Features Onsite. Table two summarizes these impacts by feature.

**Table One: Corps Jurisdictional Features On-Site**

<b>Drainage Number</b>	<b>Corps Non-Wetland Waters (Acres)</b>	<b>Corps Jurisdictional Wetlands (Acres)</b>	<b>Total Corps Waters (Acres)</b>	<b>Total Linear Feet (Feet)</b>
<b>Drainage 1</b>	0.21	0.07	0.28	2,034
<b>Tributary 1A</b>	0.02	0	0.02	547
<b>Tributary 1B</b>	0.01	0	0.01	141
<b>Tributary 1C</b>	0.07	0.02	0.09	676
<b>Drainage 2</b>	0.01	0	0.01	269
<b>Drainage 3</b>	0.15	0	0.15	2,228
<b>Tributary 3A</b>	0.06	0	0.06	1,321
<b>Tributary 3B</b>	0.07	0	0.07	1,368
<b>Tributary 3C</b>	0.01	0	0.01	146
<b>Tributary 3D</b>	0	0	0	0
<b>Total</b>	<b>0.61</b>	<b>0.09</b>	<b>0.70</b>	<b>8,730</b>

**Table Two: Summary of Impacts to USACE Jurisdiction**

<b>Drainage Number</b>	<b>Permanent Impacts to Corps Non-Wetland Waters (Acres)</b>	<b>Permanent Impacts to Corps Jurisdictional Wetlands (Acres)</b>	<b>Total Permanent Impacts to Corps Waters (Acres)</b>	<b>Total Permanent Linear Feet Impacts (Feet)</b>
<b>Drainage 1</b>	0.11	0	0.11	1,385
<b>Tributary 1A</b>	0.01	0	0.01	338
<b>Tributary 1B</b>	0	0	0	0
<b>Tributary 1C</b>	0.05	0.02	0.07	505
<b>Drainage 2</b>	0.001	0	0.001	45
<b>Drainage 3</b>	0.15	0	0.15	2,449
<b>Tributary 3A</b>	0.06	0	0.06	1,321
<b>Tributary 3B</b>	0.07	0	0.07	1,368
<b>Tributary</b>	0.01	0	0.01	146

<b>3C</b>				
<b>Tributary 3D</b>	0	0	0	0
<b>Total</b>	<b>0.49</b>	<b>0.02</b>	<b>0.48</b>	<b>7,557</b>

## Drainage 1

Preliminary jurisdiction associated with Drainage 1 totals 0.40 acre, of which 0.09 acre consists of jurisdictional wetlands, and a total of 3,398 linear feet of streambed is present. Drainage 1 is an ephemeral to intermittent drainage containing three tributaries, designated 1A, 1B, and 1C.

Drainage 1 traverses the northwestern portion of the Project area from a storm drain discharge point. Drainage 1 flows for approximately 681 linear feet from northwest to east/northeast before confluenting with Tributary 1A, continuing for an additional 363 linear feet, and passing over Terra Cotta Road. Drainage 1 continues in a west to east direction for an additional 990 linear feet before leaving the site and flowing into several constructed detention basins adjacent to Nichols Road, which ultimately discharge into Alberhill Creek/Temescal Creek. Drainage 1 supports an Ordinary High Water Mark (OHWM) ranging in width from approximately one-foot wide to 12-foot wide.

Tributaries 1A (0.02 acre) and 1B (0.01 acre) are small, ephemeral tributaries with OHWMs approximately one to two-feet wide beginning at the edge of the Alberhill Ranch Development and flowing for 688 linear feet from north to south before confluenting with Drainage 1 just north of Terra Cotta Road.

Tributary 1C (0.09 acre, of which 0.02 acre consists of jurisdictional wetlands) is an intermittent drainage conveying predominantly urban runoff from the Alberhill Ranch development and its adjacent water quality basin. Tributary 1C flows for 281 linear feet from north to south before passing beneath Terra Cotta Road in a pipe. Tributary 1C re-emerges south of Terra Cotta Road and flows for an additional 395 linear feet before confluenting with Drainage 1 near the north-central Project boundary. The OHWM within Tributary 1C ranges from four to eight-feet in width, with the area containing jurisdictional wetlands being about six feet wide.

Portions of Drainage 1 are dominated by mule fat scrub, southern willow scrub, or wetland grass species, depending on the segment of stream channel. The upper segment of Drainage 1 consists of mule fat scrub habitat dominated by mule fat (*Baccharis salicifolia*) and black willow (*Salix gooddingii*). The lower segment of Drainage 1 is dominated by mulefat, arroyo willow (*Salix lasiolepis*), blue elderberry (*Sambucus nigra*), and coyote bush (*Baccharis pilularis*). The downstream end of Drainage 1 near the north-central property boundary also supports Corps jurisdictional wetlands dominated by Mexican rush (*Juncus mexicanus*), curly dock (*Rumex crispus*), clustered field sedge (*Carex praegrassilis*), and rabbit's foot grass (*Polypogon monspeliensis*).

The uplands around Drainage 1 contain California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*) tocalote (*Centaurea melitensis*), and black mustard (*Brassica nigra*).

## Drainage 2

Preliminary jurisdiction associated with Drainage 2 totals 0.01 acre (no wetland waters). Drainage 2 is an ephemeral feature traversing the southern portion of the Project area. Drainage 2 begins onsite along a large hill near Dryden Street and flows in a north to south direction for approximately 269 linear feet before terminating at Dryden Street where the feature disappears. Drainage 2 supports an OHWM of approximately one foot wide.

Drainage 2 is dominated by disturbed Riversidean sage scrub habitat consisting of laurel sumac (*Malosma*

*laurina*), California sagebrush (*Artemisia californica*), and California buckwheat (*Eriogonum fasciculatum*).

### **Drainage 3**

Preliminary jurisdiction associated with Drainage 3 totals 0.29 acre (no wetland waters) through a streambed length of approximately 5,063 linear feet. Drainage 3 is an ephemeral stream with four tributaries, designated 3A, 3B, 3C, and 3D. Drainage 3 traverses the central and eastern portions of the Project area and either begins onsite and/or immediately offsite within the surrounding foothills. Drainage 3 flows for approximately 2,228 linear feet from southwest to east/northeast before leaving the site, passing easterly of Baker Street, and ultimately flowing into Alberhill Creek/Temescal Creek. Drainage 3 supports an OHWM ranging in width from approximately one-foot wide to four-feet wide. Tributaries 3A, 3B, and 3C are small, ephemeral tributaries with OHWMs approximately one to three-feet wide beginning either on site and/or within the adjacent foothills. Tributary 3A (0.06 acre) is located in the south-central portion of the Project area and flows for 1,321 linear feet before confluenting with Drainage 3 in the central portion of the Project. The OHWM within Tributary 3A is approximately two-feet wide. Tributaries 3B and 3C begin off site in the surrounding foothills and enter the Project in the eastern portion of the site. Tributary 3B (0.07 acre) flows for 1,368 linear feet before confluenting with Drainage 3 in the east/northeast portion of the site. Tributary 3C (0.01 acre) flows for 146 linear feet before confluenting with Tributary 3B in the eastern portion of the site. The OHWMs within Tributaries 3B and 3C ranges from approximately one to three-feet in width. Tributary 3D is a small, ephemeral tributary, which does not support an OHWM. Tributary 3D begins just off site within the foothills and flows in an east to west direction for approximately 332 linear feet where the feature disappears.

Drainage System 3 is dominated by Riversidean sage scrub habitat and non-native grasslands. The Riversidean sage scrub habitat consists of buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), and California sagebrush (*Artemisia californica*). Non-native grasses located within this portion of the site consist of wild oat (*Avena fatua*), red brome (*Bromus madritensis*, ssp. *rubens*), mustard (*Brassica nigra*), and ripgut brome (*Bromus diandrus*).

### **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 proposes to avoid 0.22 acre of Corps waters of the U.S., of which 0.07 acre consists of wetland waters of the U.S. (31% avoidance of total Corps jurisdiction and 78% avoidance of wetland waters of the U.S. onsite).

**Minimization:** During the construction phase of the Project, the applicant proposes to follow Best Management Practices (BMP's) designed to minimize the short-term degradation of water quality.

**Compensation:** As mitigation for the permanent loss of 0.48 acre of Corps jurisdiction, of which 0.02 acre consists of jurisdictional wetlands, the applicant proposes to pay a one-time in-lieu fee to a Corps-approved mitigation bank and/or in-lieu fee program within the Santa Ana River Watershed..

### **Proposed Special Conditions**

No additional conditions at this time.

For additional information please call Crystel Doyle at 951-276-6624 x260 or via e-mail at [Crystel.L.Doyle@usace.army.mil](mailto:Crystel.L.Doyle@usace.army.mil) . This public notice is issued by the Chief, Regulatory Division.



*Regulatory Program Goals:*

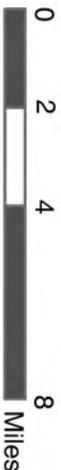
- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

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

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Source: ESRI World Street Map

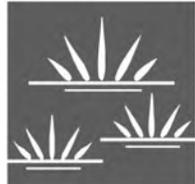


**TERRACINA PROJECT**  
Regional Map

**GLENN LUKOS ASSOCIATES**

U.S. Army Corps of Engineers - Los Angeles District  
Corps File No. SPL-2013-00611-CLD  
Public Notice - Exhibit 1

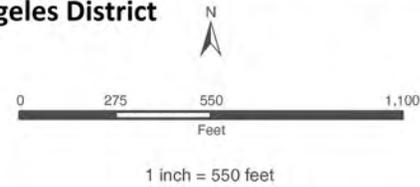
Exhibit 1





- Legend**
- Project Boundary
  - Project Footprint
  - Corps Non-Wetland Waters
  - Corps Wetlands

**U.S. Army Corps of Engineers - Los Angeles District**  
**Corps File No. SPL-2013-00611-CLD**  
**Public Notice - Exhibit 2**



**TERRACINA PROJECT**

GLENN LUKOS ASSOCIATES

Reference Elevation Datum: State Plane 6  
 Aerial Photo (ESPI Basemaps)  
 Map Prepared by: K. Kartunen, Glenn Lukos Associates  
 March 5, 2013