



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 199200814

Date: November 7, 2000

Comments Due: December 7, 2000

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for Department of the Army Permit under authority of Section 404 of the Clean Water Act to place fill material in waters of the U.S. during grading operations to allow construction of industrial development and associated roads and infrastructure. These actions are illustrated in the attached drawings and tables.

APPLICANT: Buzz Oates Enterprises
8615 Elder Creek Road
Sacramento, CA 95828
(916) 381-3600

LOCATION: The Wise Road Business Park project site is located in the City of Lincoln (Sheet 1), located northeast of the Lincoln Airport (Sheet 1). The site is located on the U.S.G.S. Lincoln 7.5' quadrangle and includes a portion of Section 6, Township 12 North, Range 6 East, M.D.B.&M.

PURPOSE: The project purpose is industrial development.

AREA DESCRIPTION: The project site is located in the northwest portion of the City of Lincoln, approximately 2.5 miles northwest of the downtown area. The site is bordered on the west and southwest by Lincoln Airport, by Wise Road on the North, by agricultural land on the west, and by airport and industrial lands to the south and southwest.

The site drains primarily from east to west, ultimately onto airport property. The project site supports non-native annual grassland, interspersed with seasonally inundated wetlands. A few scattered trees and shrubs are located in the extreme northeast of the site, along Wise Road. The project site has been used for dryland farming and grazing.

PROJECT DESCRIPTION: The project applicant proposes to develop approximately 200 acres for industrial warehouse and related uses in the vicinity of the Lincoln Airport. The project is proposed to include approximately 20 industrial parcels for the construction of warehouse space, office areas, and employee facilities. The project would also improve, extend, or connect Flightline Drive, Aviation Boulevard, and Wise Road.

The applicant indicates that the proposed project is consistent with the City of Lincoln General Plan and existing zoning. The project is sited to take advantage of the adjacent airport, existing infrastructure, including existing sewer, water, gas, and electric lines.

The project site contains 5.07 acres of wetlands (Sheet 2). These wetlands occur throughout the project area. The acreage of each wetland type is summarized in Table 1:

TABLE 1. PROPOSED WETLAND IMPACT

| Type | Acreage |
|------------------|----------------|
| Seasonal Wetland | 2.99 |
| Vernal Pool | 2.08 |
| Total: | 5.07 |

The project applicant proposes to purchase mitigation credits at an approved wetland mitigation bank to mitigate project impacts (Table 2).

TABLE 2. PROPOSED WETLAND MITIGATION

| Type | Bank Credits | |
|--------------------------|---------------------|---------------------|
| | Preservation | Compensation |
| Seasonal Wetlands | | 2.99 |
| Vernal Pool | 4.16 | 2.08 |
| Total: | 4.16 | 5.07 |

ADDITIONAL INFORMATION:

The latest published version of the National Register of Historic Places and its monthly supplements have been reviewed and there are no places either listed or recommended as eligible which would be affected. Presently unknown cultural resources may be located in the permit area.

The following endangered species may be present in the permit area:

Vernal pool fairy shrimp and vernal pool tadpole shrimp.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before December 7, 2000. 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 hearings shall state, with particularity, the reasons for holding a public hearing.

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; among those are 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 and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

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.

If additional information is required, please contact Kenneth Whitney, of Foothill Associates, telephone (916) 782-1011, or Tom Cavanaugh, at the letterhead address, telephone (916) 557-5261.

Michael J. Walsh
Colonel, Corps of Engineers
District Engineer

Enclosures: Drawings (3)