



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 200000334

Date: December 1, 2000

Comments Due: December 31, 2000

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to place fill material into 3.89 acres of waters of the United States, including wetlands, as shown in the attached drawings.

APPLICANT: Doug Sutherland
College Market Place, LLC.
c/o Citadel Equities
8211 Sierra College Blvd., #418
Roseville, California 95661

LOCATION: The project is located approximately eleven (11) miles south of downtown Sacramento within the City of Sacramento. The project site is immediately south of Cosumnes River College Boulevard, east of Bruceville Road, west of California State Highway 99 and north of Kastanis Way and rural residential parcels along Cotton Lane, in Section 15, Township 7 North, Range 5 East, M.D.B. & M., Sacramento County, California.

PROJECT DESCRIPTION: The applicant proposes to develop 47-acres of land for a freeway-oriented, community shopping center with 388,200 square feet of commercial space and 2030 parking spaces. The applicant's project includes a 60,000 square foot grocery store, 15,000 square foot drug store, a service station, 9 restaurant/retail pads (totaling 57,000 square feet), 18,000 square feet of small shop use, a 90-room hotel, and 234,000 square feet of "big box" and "medium box" use. The project would result in the fill of 3.89 acres of waters of the U.S., including 0.04 acre of vernal pool, 0.55 acre of seasonal wetland, 1.50 acres of seasonal marsh, and 1.85 acres of constructed vernal pool. The 1.85-acre "pond" and the 1.5-acres "seasonal wetland" adjacent to that pond were constructed and preserved as mitigation for vernal pool impacts associated with the construction of the Cosumnes River Boulevard/Calvine Road interchange with Highway 99. The applicant proposes to purchase credits at an approved mitigation bank or create wetlands off-site to mitigate the loss of these wetlands.

ADDITIONAL INFORMATION: Historically, the site has been dry-farmed but is currently fallow. There is potential habitat for federally-listed threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and federally-listed endangered vernal pool tadpole shrimp (*Lepidurus packardii*) is present at the site. Monitoring of the constructed mitigation wetland (1.85 acres

"pond") has documented the presence of vernal pool tadpole shrimp. The applicant's consultant has conducted surveys for special-status plant species. None were found at the site. The Corps' has initiated consultation with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act for the effects of the proposed project on the above listed species. An archival search has revealed no cultural resources in the project area. The District Engineer has made these determinations 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 31, 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 Hal Freeman, telephone (916) 782-9100, or Nancy Haley, at the letterhead address, telephone (916) 557-7772.

Michael J. Walsh
Colonel, Corps of Engineers
District Engineer

Enclosures: Drawings (3)