



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 200100230

Date: February 11, 2002

Comments Due: March 13, 2002

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for Department of the Army Permit under the authority of Section 404 of the Clean Water Act to discharge dredged or fill material in waters of the United States incidental to grading operations to permit construction of single-family homes and associated roads and infrastructure.

APPLICANT: Reza Moftakar, P.O. Box 188946, Sacramento, California 95818-8946

LOCATION: The Sunridge Village J project site is in southeastern Sacramento County, approximately 5 miles south of Highway 50, south and adjacent to Douglas Road, west of Grantline Road, east and adjacent to Jaeger Road, and north of the proposed Pyramid Road. The site is in portions of Sections 9 and 16, Township 8 North, Range 7 East on the U.S.G.S. Buffalo Creek 7.5' quadrangle.

PROJECT DESCRIPTION: The proposed project involves grading portions of the 81.8 ± acre site in order to construct a low-density residential development and neighborhood park, as shown on the attached drawings. The applicant has stated the proposed land uses for the subject property are in accordance with the land uses set forth in the Sunrise-Douglas Community Plan/ Sun Ridge Specific Plan and the project is sited to take advantage of the proposed extension of infrastructure to the plan area.

The project would fill all 2.96 acres of waters of the United States, including a pond, vernal pools and swales on the project site. The acreage of each wetland type is summarized on sheet 2:

AREA DESCRIPTION: Currently, horse stables and associated structures including a riding arena, feeding areas and other accessory structures are located on the project site. The surrounding land use is characterized as undeveloped grassland utilized for cattle grazing and related passive agricultural activities. Land uses anticipated in the project vicinity include low, medium and high-density residential development, commercial mixed uses (retail, office, and retail professional) and neighborhood parks. Other land uses planned nearby include a new elementary, Junior and Senior High School.

The project site and the surrounding area supports annual grasslands, including seasonal wetlands, intermittent drainages, and vernal pools. Vernal pools located on the project site support a number of wetland plant species including Fremont's goldfields (*Lasthenia fremontii*), white headed navarretia (*Navarretia leucocephala*), slender popcorn flower (*Plagiobothrys stipitatus*), and dwarf wooly marbles (*Psilocarphus brevissimus*).

ADDITIONAL INFORMATION:

Alternatives Analysis: The applicant has stated an alternatives analysis will be submitted to the Corps that includes off-site and on-site alternatives in accordance with the 404(b)(1) guidelines promulgated by the Environmental Protection Agency (40 C.F.R. Part 230).

Endangered or Threatened Species: The applicant's biological surveys of the project site found listed endangered invertebrate species on the project site that may be affected by the proposed project including vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pole tadpole shrimp (*Lepidurus packardi*). No other listed species or their habitat will be affected by this proposed project. The Corps has initiated Section 7 consultation, pursuant to the Endangered Species Act, with the U.S. Fish and Wildlife Service for potential impacts to listed species.

Cultural Resources: The applicant has stated that according to the Sunrise Douglas Community Plan/Sun Ridge Specific Plan Draft Environmental Impact Report, there are no known pre-historic or historic cultural resources in the project area.

Other federal, state, and local permits: The applicant has stated they will be obtaining a Building Permit from the County of Sacramento in the future. No other relevant permits were mentioned by the applicant.

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

Consideration of Comments: Interested parties are invited to submit written comments on or before **March 13, 2002**. 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.

This public notice may be obtained through our web-site at www.spk.usace.army.mil/cespk-co/regulatory/PNs. If additional information is required, please contact Kenneth Whitney, of Foothill Associates, at (916) 782-1011, or Justin Cutler, Room 1480 at the letterhead address, e-mail: jcutler@spk.usace.army.mil, or telephone (916) 557-5258.

Michael J. Conrad, Jr.
Colonel, Corps of Engineers
District Engineer

Attachment: (3 Drawings)
Sheet 1. Site and Vicinity
Sheet 2. Section 404 Jurisdictional Wetlands
Sheet 3. Proposed Project Development