



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 200100468

Date: January 30, 2002

Comments Due: March 1, 2002

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 dredged or fill material into waters and wetlands tributary to Secret Ravine to construct a residential subdivision, as shown in the attached drawings.

APPLICANT: John Zellhoefer
D.R. Horton, Inc.
4401 Hazel Avenue, #135
Fair Oaks, California 95628

LOCATION: The property is located immediately west of Sierra College Boulevard and on both sides of Southside Ranch Road in Rocklin, Placer County, California. The site extends south from Southside Ranch Road to the Boardman Canal and north from Southside Ranch Road for approximately 660 feet. The property is located in the Southwest quadrant of Section 21 and the Northwest quadrant of Section 28, Township 11 North, and Range 7 East of the Rocklin, California USGS topographic quadrangle.

PROJECT DESCRIPTION: The applicant proposes to construct a 90-unit residential subdivision on the 24-acre site. The Corps has verified a delineation of waters of the United States, including wetlands, for the property. A total of 1.50 acres of waters were identified on the site. These waters include, 0.80 acre of seasonal wetland, 0.33 acre of seasonal marsh, 0.16 acre of intermittent drainage, and a 0.21 acre on-stream detention basin. The proposed development of the site would result in the permanent loss of all waters on the property, with the exception of 0.03 acre of intermittent drainage and the 0.21 acre detention basin.

In addition to extensive grading of the site to construct building lots and access roads, proposed project features include the construction of a sound wall along Sierra College Boulevard and extensive landscaping. The main entrance to the subdivision would be from Southside Ranch Road. Additional access to the site would be provided by extending Equestrian Court from the existing subdivision on the western property boundary. Stormwater drainage, which currently is routed through the site by the intermittent drainage, is proposed to be captured by an underground drainage system with incorporated debris/sediment traps and conveyed to the existing stormwater detention basin located on the property to the north of Southside Ranch Road.

The applicant proposes to preserve a portion of the oak woodland on the southern portion of the property. Mitigation for the loss of waters is proposed to occur off-site through the purchase of 1.26 acres of credit at a Corps approved mitigation bank.

AREA DESCRIPTION: The project site is located in the lower foothills of the Sierra Nevada Mountains along the eastern edge of the Central Valley. The climate of the area is characterized by hot, dry summers and cool, rainy winters. Average annual rainfall for the area is about 20 inches. The property is moderately hilly with elevation ranging from about 407 feet on the southern border along the Boardman Canal to approximately 331 feet near the northern end of the property.

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. The applicant and his agent have not provided any information on potential effects of the proposed property to prehistoric or historic cultural resources.

Although the federally listed Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) occurs in the Rocklin area, surveys conducted by the applicant's agent did not identify any elderberry bushes within the project site.

The applicant's agent has indicated that access road alignments have been pre-determined by City requirements and safety consideration, and that financial burdens, such as widening Sierra College Avenue, have made this an economically marginal project as proposed and that elimination of building lots could make this project economically unfeasible.

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 **March 1, 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.

If additional information is required, please contact the applicant's agent, James McKeivitt, telephone (530) 887-8500, or William Ness, at the letterhead address, telephone (916) 557-5268.

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

Enclosures: 4 Drawings