



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 200100685

Date: August 5, 2002

Comments Due: September 5, 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 discharge dredged or fill materials into 0.59 acre of waters of the United States, including wetlands, (waters) as shown in the attached drawings.

APPLICANT: Dennis Griffin, Preferred Properties, LLC, 9795 Business Park Drive, Suite D, Sacramento, CA 95827-1708

LOCATION: The proposed Store It @ the Regency project is located at 6812 Stockton Boulevard, south of Riza Avenue, north of Florin Road, and east of Morrison Creek, in the City of Sacramento, Sacramento County, California. The site is also within Section 33, Township 8 North, Range 5 East, on the Sacramento East U.S.G.S. 7.5' quadrangle. See the attached vicinity map.

PROJECT DESCRIPTION: The proposed project would permanently impact all waters on the site (0.59 acre), comprised of a 0.26 acre of seasonal wetland, and 0.33 acre of channel tributary to Morrison Creek, to construct a storage facility. See attached Sheet 2 for a wetland delineation of the site. Wetlands on the project site include a seasonal wetland (0.26 acre) and a trapezoidal channel consisting of 327 linear feet (0.17 acre) of concrete lined channel and 472 feet of earth lined channel (0.16 acre).

The applicant has stated that the project is sited to take advantage of increased demand for storage facilities in the City of Sacramento. The project consists of seven buildings including six two and three story storage buildings and a one-story office building. The project would contain approximately 244,000 square feet of storage space integrated into approximately 1,700 storage units on a 4.35-acre portion of a 13.2±acre parcel. Two driveways for egress and ingress are proposed from Riza Avenue and Stockton Boulevard and a parking lot and entry gate are planned adjacent to the 2,140 square foot office. No building plans exist for the area labeled as commercial development on the attached sheet 3. However, the applicant has stated that the City of Sacramento's General Plan and zoning ordinance designate the subject property for commercial development. Additionally, a stormwater basin is planned on the project site for treatment of stormwater prior to discharge from the project site.

This project includes replacing the existing drainpipe and open drainage channel with a new underground stormwater drainage system installed within a proposed 20' storm drain easement that will run east to west across the property from Stockton Boulevard to Morrison Creek. The drainage system will consist of a 10' x 7' concrete drainpipe on the easterly portion of the property and a 12' x 7' concrete stormwater drainpipe on the westerly portion of the project site. The on-site stormwater basin will connect with and drain into the 12' x 7' stormwater drainpipe. The proposed concrete drainpipe will be backfilled and covered with soil. A concrete outfall structure will be installed at the terminus of the concrete drainpipe where it will discharge into Morrison Creek at the western edge of the project site.

The applicant has stated that compensatory mitigation for wetland fills will be accomplished through the purchase of habitat credits. However, the applicant has not indicated where credits would be purchased.

AREA DESCRIPTION: Currently, the surrounding land use is predominantly urban. Land uses in the project vicinity include residential and commercial development. Other land uses located nearby include Highway 99 and the Florin Shopping center.

The project site and the surrounding area support non-native annual grasslands. Seasonal wetlands located on the project site support a number of wetland plant species including meadowfoam (*Limnanthes douglasii*), spikerush (*Eleocharis macrostachya*), popcorn flower (*Plagiobothrys stipitatus*), lythrum (*Lythrum hyssopifolia*), aquatic buttercup (*Ranunculus bonarensis*), Manna Grass (*Glyceria* sp.), and perennial ryegrass (*Lolium perenne*).

ADDITIONAL INFORMATION:

Endangered Species The applicant has indicated that potential habitat for species listed under the federal Endangered Species Act occurs within the project vicinity, including the federally listed endangered vernal pool tadpole shrimp (*Lepidurus packardii*) and the threatened vernal pool fairy shrimp (*Branchinecta lynchei*). The Corps will initiate 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 there are no known pre-historic or historic cultural resources in the project area.

Alternatives The applicant has stated that they will submit an alternatives analysis to the Corps that analyzes off-site as well as on-site alternatives in accordance with Section 404(b)(1) and the Guidelines adopted by the Environmental Protection Agency.

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 September 5, 2002. Personal information in comment letters is subject to release to the public through the Freedom of Information Act. 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 also be obtained through our web-site at <http://www.spk.usace.army.mil/cespk-co/regulatory> . If additional information is required, please contact the applicant's project manager Dick Stenstrom, at 916-361-1042, his agent Kenneth Whitney, with Foothill Associates, at 916-782-1011, or Justin Cutler, Room 1480 at the letterhead address, e-mail: Justin.Cutler@usace.army.mil, or telephone (916) 557-5258.

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

Attachments: 3 Drawings