



US Army Corps  
of Engineers

Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

# Public Notice

Number: 200300491

Date: October 5, 2004

Comments Due: November 4, 2004

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Shastina Ranch Subdivision project, which would result in impacts to approximately 3.091 acres of waters of the United States, including wetlands, in or adjacent to the Clover Creek. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

**AUTHORITY:** This application is being evaluated under Section 10 of the Rivers and Harbors Act of 1899 for structures or work in or affecting navigable waters of the United States and/or Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

**APPLICANT:** Shastina Ranch Partnership  
POC Jeb Allen  
P.O. Box 492618  
Redding, California 96049  
530-222-8588

**LOCATION:** The project site is located in the City of Redding, in Section 21 and 22, Township 31 North, Range 4 West, Shasta County, California, and can be seen on the Enterprise USGS Topographic Quadrangle.

**PROJECT DESCRIPTION:** The applicant is proposing to construct a 230 acre residential subdivision. The subdivision will consist of 440 single family homes, a city park, an industrial area, a southern extension of Shasta View Drive from Rancho Road, and other appurtenant features. Based on the available information, the overall project purpose is to construct a large single-family residential housing development in the Redding, California area. The applicant believes there is an existing need for housing in the area. The attached drawings provide additional project details.

## **ADDITIONAL INFORMATION:**

**Environmental Setting.** There are approximately 15.61 acres of seasonal wetlands and intermittent stream habitat within the project area and an additional 2.33 acres of seasonal wetlands in and near the off-site improvement area. The area is largely undeveloped with a few neighboring single family residences. The project area is at an elevation of approximately 500 feet above sea level and is relatively flat. The site is characterized by oak woodland interspersed with annual grassland and dense chaparral. The dominant feature running North to South through the site is Clover Creek and its associated flood plain. To the northwest of this site in the proposed Stonecreek residential development that is the subject of Public Notice number 200100388, issued September 13, 2004. The applicant proposes to fill approximately 2.809 acres of waters of the United States during the development of the project. The area consists of approximately 1.953 acres of seasonal wetlands and 0.852 acres of intermittent stream habitat. Additionally, off-site improvements consisting of the southern extension of Shasta View Drive will result in the loss of an additional 0.282 acres of seasonal wetlands. Portions of the seasonal wetlands within the

Shasta View alignment have been previously filled without a permit. Both Shastina Ranch and Stonecreek Development have included the extension of Shasta View Drive from Rancho Road as part of their project descriptions and the applicants are requesting those unauthorized fills be permitted to remain in place.

Portions of this project are within the Redding Municipal Airport Comprehensive Land Use Plan and subject to development constraints. Project development will require an amendment to that plan and the Redding General Plan. The amendment is required to change the local zoning designation from general industry to residential.

**Alternatives.** The applicant has provided information concerning project alternatives. The applicant has considered six (6) alternative sites in the greater Redding area for this development. These sites were rejected from additional consideration by the applicant as not practicable. See the attached table for basic information on the alternative sites evaluated by the applicant. Additional information concerning project alternatives may be available from the applicant or their agent.

**Mitigation.** The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The applicant has proposed to mitigate project related impacts to waters of the United States through the purchase of mitigation credits at Stillwater Plains mitigation Bank and the California Department of Fish and Game's Battle Creek Riparian Forest Mitigation Bank. Alternatively the applicant has proposed to contribute to the in-lieu fee agreement the Corps has with the U.S. Fish and Wildlife Foundation.

**OTHER GOVERNMENTAL AUTHORIZATIONS:** Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Regional Water Quality Control Board, is required for this project. The applicant has indicated they have applied for certification. This project is also subject to review under the California Environmental Quality Act and is the subject of a Draft Environmental Impact Report the City of Redding currently has out for public review. Currently portions of the project area fall within the FEMA 100 year floodplain of Clover Creek. Due to the construction of the detention facilities constructed upstream of the site the City of Redding has applied to FEMA to have the floodplain maps revised.

**HISTORIC PROPERTIES:** Based on the available information (including applicant's reports entitled Archaeological Reconnaissance Survey For Proposed Jurin Ranch and Barzin Projects), cultural resources are not within the project's area of potential effect.

**ENDANGERED SPECIES:** The proposed activity may affect Federally-listed endangered or threatened species or their critical habitat. The Federally-listed species that are either known to occur or potentially occur within the project area include, vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), Central Valley steelhead (*Oncorhynchus mykiss*), Central Valley spring-run chinook salmon (*Oncorhynchus tshawytscha*), slender Orcutt grass (*Orcuttia tenuis*), or designated critical habitat. The Corps will initiate consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service, pursuant to Section 7 of the Endangered Species Act, as appropriate.

**ESSENTIAL FISH HABITAT:** The proposed project may adversely affect Essential Fish Habitat. The Corps will initiate consultation with the National Marine Fisheries Service, pursuant to Magnuson-Stevens Fishery Conservation and Management Act, as appropriate.

The above determinations are based on information provided by the applicant and our preliminary review.

**EVALUATION FACTORS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described 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 described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain 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 activity's impact on the public interest will include application of the Section 404(b)(1) guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps 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 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 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.

**SUBMITTING COMMENTS:** Written comments, referencing Public Notice 200300491, must be submitted to the office listed below on or before November 4, 2004:

Matthew Kelley, Project Manager  
US Army Corps of Engineers, Sacramento District  
Redding Regulatory Office  
152 Hartnell Avenue  
Redding, California 96002-1842  
Email: Matthew.P.Kelley@usace.army.mil

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager Matthew Kelley, 530-223-9534, Matthew.P.Kelley@usace.army.mil.

Attachments: 4 drawings