



Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice Number: 200500936

Date: October 3, 2005

Comments Due: November 2, 2005

In reply, please refer to the Public Notice Number

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct a housing project on the Hewlett Packard 300 acre site, which would result in impacts to approximately 0.432 acres of waters of the United States, including wetlands, in or adjacent to the South Branch Pleasant Grove. 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: Mr. Dave Arnold
Hewlett-Packard Company
8000 Foothills Boulevard, MS 5570
Roseville, California, 95747-5570

LOCATION: The Hewlett Packard-Roseville Campus is located in Roseville, Placer County, California. The Hewlett Packard-Roseville Campus project site is comprised of two properties (90 acres and 210 acres), which total 300 acres all zoned as light industrial according to the Roseville 2010 General Plan (City of Roseville, 1992). The site is approximately 3 miles north of the Roseville downtown core, southwest of the Blue Oaks Boulevard and Foothills Boulevard intersection, and is immediately adjacent to an existing Hewlett Packard facility (Figure 1. Project Site and Vicinity). The property owner is processing through the City of Roseville a landuse rezone of the property to residential.

PROJECT DESCRIPTION: On May 14, 1996, the U.S. Army Corps of Engineers (Corps) authorized the applicant to use Nationwide Permit Number 26 to impact 2.19 acres of waters of the U.S. within the 90 acre portion of Hewlett Packard-Roseville Campus (Regulatory #199500018). In a letter dated January 3, 1997, an additional 1.28 acres of impacts were authorized by the Corps (Regulatory #199600577) for the 210 acre property directly adjacent to and south of the 90 acre property. Thus, development of the Hewlett Packard 300 acre Roseville Campus site has resulted in impacts to 3.47 acres of jurisdictional waters of the U.S. To ascertain if the vernal pools contained listed branchiopods, U.S. Fish and Wildlife Service (USFWS) Survey Protocol was implemented over a two-year period (prior to wetland fill activity). No listed branchiopods were found on the 300 acre site.

This request for a wetland fill permit is to fill 0.432 acres of an intermittent drainage. An appropriately sized storm sewer line would convey run-off that had historically been carried by the drainage. The watershed that contains the drainage is limited to the north portion of the campus. The drainage has been placed into a storm sewer system on adjacent properties. The sewer system will support the construction of residential homes. Hewlett Packard acquired the campus property in the 1980's with the expectation of expanding from the present campus footprint into the adjacent 300 acres. The expansion forecast has since been modified and Hewlett Packard is now coordinating with the City of Roseville to re-zone the property from light industrial to residential. The construction of homes will be contiguous with the

campus and adjacent to concentrated job centers (Foothills Business Center). The re-zoning plans call for small lot medium-density villages adjacent to employment opportunities.

PROJECT PURPOSE: The project purpose is to provide high and medium density residential and non-residential development to serve the needs of the City of Roseville.

Additional Information:

Wetland Impacts

The wetlands on-site are within the open space wetland preserve except for an intermittent drainage in the proposed development area. The wetlands within the preserve are as follows: 0.47 acre of vernal pools, 0.03 acre of seasonal wetlands, 0.13 acre of intermittent drainage, 0.01 acre of drainage swale and 1.01 acres of perennial drainage for a total of 1.65 acres of preserve wetlands. In addition, the created compensatory wetlands are as follows: 2.49 acres of vernal pool, 0.04 acre of seasonal wetlands and 2.15 acres of seasonal emergent marsh for a total of 4.68 acres.

Waters within the development area consists of 0.432 acres of intermittent drainage. Intermittent drainages exhibit bed-and-bank characteristics and are largely un-vegetated due to the depth and scouring effects of flowing water. The intermittent drainage is located in the northern portion of the project area. Hydrophytic vegetation is thick through a majority of the intermittent drainage.

Mitigation

The applicant is submitting this application to fill 0.432 acre of intermittent drainage. The fill had been previously authorized by both federal and state wetland regulatory agencies and authorized wetlands were filled, however the applicant chose not to fill the drainage prior to expiration of the issued permit. Mitigation for the approved fill was implemented in 1997 and five years of success criteria monitoring was conducted. Compensation for the anticipated intermittent drainage fill were a component of the now existing on-site wetland preserve.

The main water source of the intermittent drainage is the northern portion of the Hewlett Packard campus. The drainage has been historically channelized and maintained to allow for unencumbered flow during storm events. The drainage conveys nuisance flow and storm sheet flow off the property at the northwest corner of the site. The drainage is within a relatively small watershed that encompasses the northern sector of the property (essentially the built-out portion of the campus).

Concurrent with most of the wetland fill activity, the applicant established a wetland preserve and mitigation area. Five years of success criteria monitoring has occurred on the preserved and created habitat. The 0.432 acre of impacted intermittent drainage was mitigated within the seasonal emergent marsh on-site. The applicant does not propose to further mitigate impacts to the intermittent drainage.

Cultural Resources

National Historic Preservation Act, Section 106

A literature and records search of the California Historical Resources Information System (North Central Information Center, California State University Sacramento) was conducted prior to authorization of the Nationwide 26 permit. On July 25, 1995 the Office of Historic Preservation concurred with the Army Corps that the project did not involve historic properties. The letter from SHPO to the Army Corps completed Section 106 consultation.

Other federal, state, and local permits:

California Regional Water Quality Control Board/Section 401 of the Clean Water Act

The applicant has approval from the California Regional Water Quality Control Board for the two original phases of the project (a 90 acre and a 210 acre parcel). The project development has changed slightly in that the open space preserve has been increased from the original 44-acre preserve to the present 46.7-acre parcel. The wetland impacts have not changed, however a re-zone from light industrial to residential is proceeding with the City of Roseville.

Endangered Species Act

The applicant requested approval from the US Fish and Wildlife Service (USFWS) to conduct two years of branchiopod surveys per USFWS protocol. Approval to do the surveys was granted. The surveys produced negative results. On August 13, 1996 the USFWS concurred with the findings and concurred with a no-effect finding.

California Department of Fish and Game, Section 1600

The California Department of Fish and Game (CDFG) has previously issued a 1603 Streambed Alteration Agreement for the piping of the northern drainage. Given the man-made quality of the drainage and the water source (HP campus), the Game Warden approved mitigating the habitat to within the 44-acre on-site wetland preserve. The original 1603 agreement has expired and the applicant is preparing a new 1602 application. The application will detail how the functions and values of the intermittent drainage have been successfully compensated within the open space area. A pre-construction species survey will be conducted prior to any grading activity.

California Environmental Quality Act

The Hewlett Packard 300 acre site was reviewed under CEQA in the West Roseville Specific Plan SCH #95112022. The Notice of Determination was issued for this project by the City of Roseville, February 05, 2004.

Alternatives

The applicant has not provided information concerning project alternatives. Additional information concerning project alternatives may be available from the applicant or their agent. Other alternatives may develop during the review process for this permit application. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

Essential Fish Habitat:

The proposed project will not adversely affect Essential Fish Habitat (EFH) as defined in the Magnuson-Stevens Fishery Conservation and Management Act.

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 200500936, must be submitted to the office listed below on or before November 2, 2005:

Tom Cavanaugh, Project Manager
US Army Corps of Engineers, Sacramento District
Sacramento Valley Office
1325 J Street, Room 1480
Sacramento, California 95814-2922
Email: Thomas.J.Cavanaugh@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 Tom Cavanaugh, 916-557-5261, Thomas.J.Cavanaugh@usace.army.mil.

Attachments: 2 drawings