



US Army Corps of Engineers
BUILDING STRONG

ATTACHMENTS

▶ SPK-2005-00938 DEIS
availability attachments

SPK-2005-00938 - DEIS

Posted 5/30/2013

CESPK-RD-N

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Westbrook project, which would result in impacts to approximately 9.61 acres of waters of the United States, including wetlands. This notice is to inform interested parties of the proposed activity and to solicit comments.

Pursuant to the National Environmental Policy Act (NEPA), the U.S. Army Corps of Engineers (USACE), Sacramento District, has prepared a Draft Environmental Impact Statement (DEIS) that analyzes the potential effects of implementing the proposed action and alternatives for development of a moderate-scale, mixed-use, mixed-density master-planned community within or contiguous to the City of Roseville, Placer County, California. The DEIS documents the existing condition of environmental resources in and around areas considered for development, and potential impacts on those resources as a result of implementing the alternatives.

Under its regulatory program, the Corps will complete a decision for the Department of the Army Permit for discharges of dredged and/or fill material.

The Corps is the lead Federal agency responsible for the preparation of this DEIS. This notice is to inform interested parties of the proposed activity, to solicit comments on the proposed project and the DEIS. An electronic version of the DEIS may be viewed at the USACE, Sacramento District Website: <http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/EnvironmentalImpactStatements.aspx>.

In addition, a hardcopy of the DEIS may also be reviewed at the following locations:

- (1) City of Roseville Permits Center, 311 Vernon Street, Roseville, California 95678.
- (2) City of Roseville Public Library, 225 Taylor Street, Roseville, California 95678.

AUTHORITY: This application is being evaluated under Section 404 of the Clean Water Act (CWA) for the discharge of dredged or fill material into waters of the United States.

APPLICANT: Jeff Jones
Westpark S.V. 400, LLC
1700 Eureka Road
Roseville, California 95661

LOCATION: The approximately 400-acre site is located near Curry Creek, Sections 26 and 27 of Township 11 North, Range 5 East, Mount Diablo Base & Meridian, Latitude 38.7729°, Longitude - 121.3900°, Roseville, California, and can be seen on the CA-PLEASANT GROVE USGS Topographic Quadrangle.

PROJECT DESCRIPTION: The Proposed Action includes the following uses: 245 acres of residential uses totaling 2,029 single- and multi-family residential units at buildout, 43 acres of commercial and office uses, 11 acres of public/quasi-public uses such as schools, 16 acres of parks, 36 acres of open space, and 46 acres of roadways and landscape corridors. Development under the Proposed Action, if authorized, would fill approximately 9.61 acres of wetlands and other jurisdictional waters of the United States as defined by the CWA.

The USACE has determined that the project purpose for the Proposed Action is to implement a moderate scale, mixed-use, mixed-density master-planned community within or contiguous to the City of Roseville, California.

ADDITIONAL INFORMATION:

Environmental Setting. The project site is characterized by gently rolling topography and large, open annual grassland areas. The entire project site has been disked, plowed, and dry farmed. The surface runoff within the project site flows to the north and west with the majority of the site draining to the north into an existing storm drain system that is located within Pleasant Grove Boulevard. The surface runoff on the eastern three-quarters of the site flows through a series of swales to the north to the existing storm drain system. The surface runoff on the western one-quarter of the site flows through a series of swales and an intermittent stream to the west.

Alternatives. Chapter 2 of this DEIS, Proposed Action and Alternatives, provides a complete description of each of the alternatives analyzed. The alternatives considered in detail are: (a) No Action Alternative (no discharge of dredged and/or fill material into waters of the U.S.); (b) Proposed Action Alternative, the applicant group's preferred alternative; (c) Reduced Footprint/Increased Density Alternative; (d) Reduced Footprint/Same Density Alternative; (e) Central Preserve Alternative; (f) One Acre Fill Alternative; (g) Half Acre Fill Alternative; and (g) Placer Ranch Site, an off-site alternative located just North of the Roseville city limits.

Mitigation. Chapter 3 of this DEIS, Affected Environment and Environmental Consequences, provides a complete description of the effects or impacts associated with each alternative as well as mitigation measures. 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 a conceptual mitigation plan which includes onsite preservation, onsite establishment, and offsite establishment, restoration and preservation components.

Onsite Preservation and Restoration. The conceptual compensatory mitigation plan proposes preservation of 2.98 acres (1.21 hectares) of wetlands and other waters of the U.S. on the project site in perpetuity and managed to maintain their resource functions and values. These would be preserved within the designated open space on the project site.

Onsite Wetlands Establishment. According to the conceptual compensatory mitigation plan, a total of 3.88 acres (1.57 hectares) of seasonal wetlands would be constructed on the project site. The wetlands to be created would be located on low terraces excavated adjacent to two existing intermittent stream channels in the northwestern portion of the project site. The wetlands to be constructed would be located

along the inside of existing stream meanders and along relatively straight reaches so as to avoid being intercepted by the natural meandering of the creek channel.

Offsite Establishment, Restoration and Preservation. According to the conceptual compensatory mitigation plan, the Applicant proposes to secure 2.40 acres (0.97 hectare) of constructed vernal pool creation/restoration credits and 7.00 acres (2.83 hectares) of constructed seasonal wetland creation credits from an approved mitigation bank in western Placer County within the bank's approved service area.

OTHER GOVERNMENTAL AUTHORIZATIONS: Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Central Valley Water Board is required for this project. The applicant has not indicated they have applied for certification.

HISTORIC PROPERTIES: The Corps will initiate consultation with the State Historic Preservation Officer under Section 106 of the National Historic Preservation Act, as appropriate.

ENDANGERED SPECIES: The proposed activity may affect Federally-listed endangered or threatened species or their 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 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 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 SPK-2006-01050 must be submitted to the office listed below on or before **15 July 2013**.

Kathy Norton, Sr. Project Manager
US Army Corps of Engineers, Sacramento District
1325 J Street, Room 1350, Sacramento, California 95814-2922
Email: Kathy.Norton@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. **The Corps will hold a public meeting for this project on June 25, 2013, from 4:30 PM until 6:30 PM at the City of Roseville's Civic Center Meeting Rooms, 311 Vernon Street, Roseville, California 95678.** Please note that all comment letters received are subject to release to the public through the Freedom of Information Act.

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If you have questions or need additional information please contact the applicant; the applicant's consultant, Gibson & Skordal, LLC, at 916-822-3230; or the Corps' project manager Kathy Norton, 916-557-5260.

Drawings (4)