



Public Notice

US Army Corps
of Engineers
Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Number: 200601050
Date: March 28, 2008
Comments Due: April 29, 2008

SUBJECT: Notice of application for a Department of Army Permit under Section 404 of the Clean Water Act, Intent to Prepare an Environmental Impact Statement (EIS) and Notice of Public Scoping Workshops for the Sierra Vista Specific Plan project, as shown on the attached drawings.

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

APPLICANTS:

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LOCATION: The 2,138-acre project site is situated in portions of Sections 26, 27, 34, 35, and 36, Township 11 North, and Range 5 East, Mount Diablo Base Meridian (MDBM) of the "Pleasant Grove, California" and "Roseville, California" 7.5-minute quadrangles (U.S. Department of the Interior, Geological Survey, 1981 and 1992, respectively) (*Figure 1, Project Site and Vicinity Map*).

PROJECT PURPOSE: The project purpose is to implement a large-scale, mixed-use, mixed-density master planned community in western Placer County.

PROJECT NEED: The project need is to help meet the City of Roseville's share of foreseeable regional housing demand and to accommodate commercial and office development in the Roseville area, based on Sacramento Area Council of Government's projections that the region will add approximately 2 million people by 2050.

PROJECT DESCRIPTION: The Applicant is proposing to construct a large-scale, mixed-use, mixed-density master planned community with residential, commercial, office, public/quasi-public, parks, and open space land uses, including two regional community centers. The proposed project area is approximately 2,138 acres and contains 51.87 acres of waters of the United States (*Figure 2, Existing Conditions Map*). The project, as proposed, would result in direct impacts to approximately 37.74 acres of waters of the United States and would avoid approximately 14.13 acres of waters of the United States. (*Figure 3, Conceptual Land Use Plan; Figure 4, Land Use Plan and Wetland Delineation*).

ADDITIONAL INFORMATION:

Environmental Setting. The study area supports nonnative annual grassland with flat to gently rolling topography. Wetlands and other waters are embedded within the annual grassland landscape. These aquatic features include wetland swale (19.65 acres), ephemeral stream (0.38 acre), intermittent stream (6.02 acres), perennial stream (2.36 acres), seasonal wetlands (9.19 acre), pond (2.63 acres), and vernal pools (11.64 acres). The seasonal wetlands, vernal pools, and swales are scattered throughout the site. Curry Creek flows from east to west, entering the property at the southeast, continuing south of Baseline Road and re-entering the property at the southwest section of the site. Two unnamed tributaries to Curry Creek meander through the center and very northern portions of the study area. These intermittent streams drain into Curry Creek offsite to the west. Surrounding properties include urbanized areas of newly-developing and/or planned residential and mixed-use development to the north, east, and south; and undeveloped land to the west.

Alternatives. The Applicants are in the process of evaluating alternatives to comply with Section 404(b)(1) of the Clean Water Act. These alternatives will consider other potential project locations within western Placer County that are available, practicable, and can achieve the stated project purpose as well as practicable measures to avoid and/or minimize impacts on site. Other alternatives may be developed during the review process for this application. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

Mitigation. The Corps requires that Applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the Applicants are unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The proposed project would result in the loss of approximately 37.74 acres of waters of the United States. The overall goal of the proposed Sierra Vista Specific Plan project is no net loss of wetland functions and values and to take actions as may be needed to avoid jeopardizing the continued existence of any federally listed species or causing adverse modification to any designated critical habitat. The Applicants propose to accomplish these objectives through a combination of habitat preservation and restoration/creation at offsite mitigation areas and/or purchasing preservation and restoration/creation credits from an agency-approved mitigation bank or banks.

Offsite Infrastructure Improvements. In addition to the onsite work described in the application, the City of Roseville (City) may ask the Applicants to construct certain offsite improvements. The nature of such offsite improvements and potential wetland impacts that may result from those improvements have not yet been determined. The Applicants have been in early consultation with the City regarding potential offsite infrastructure requirements.

OTHER GOVERNMENTAL AUTHORIZATIONS: Proposed activities fall under the jurisdiction of several resource agencies. Pursuant to Section 404 of the Clean Water Act, construction activities in waters of the United States are subject to the approval of the Corps. It is anticipated that the proposed activities will require authorization by a Department of the Army Standard Permit. Pursuant to Section 401 of the Clean Water Act, this permit will need to be certified by the Central Valley Regional Water Quality Control Board (CVRWQB). It is also anticipated that the proposed activity may affect federally listed endangered or threatened species or their critical habitat; consequently, the Corps will initiate consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act. Any mitigation required through a USFWS non-jeopardy Biological Opinion would be incorporated as a special condition in the Corps permit.

HISTORIC PROPERTIES: Eleven cultural resources have been identified on the project property. These consist of eight sites and three isolates. The eight sites include three refuse deposits (P-31-1255, CA-PLA-1898H, and CA-PLA-1989H), a site with two privies (CA-PLA-1900H), a farmstead with standing structures and associated dispersed material (CA-PLA-1897H), a house and barn foundation (CA-PLA-1988H), a windmill foundation (P-31-2873), and the Western Area Power Administration (WAPA) transmission lines (P-31-3280). The three isolates include farm equipment (P-31-2876), a generator and well pump (P-31-2877), and a burned red brick fragment (P-31-2878). Each of these sites has been evaluated for significance using the criteria for eligibility for inclusion in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). None of the eleven cultural resources within the project boundary appears to be eligible for inclusion in the NRHP or CRHR. The Corps will initiate consultation with the State Historic Preservation Officer under Section 106 of the NHPA, as outlined in the Corps Interim Guidance to 33 CFR Part 325 Appendix C.

ENDANGERED SPECIES: The proposed project will affect occupied habitat for the threatened vernal pool fairy shrimp (*Branchinecta lynchi*). The project area may also potentially support occupied habitat for the endangered vernal pool tadpole shrimp (*Lepidurus packardii*), threatened slender orcutt grass (*Orcuttia tenuis*), and endangered Sacramento orcutt grass (*Orcuttia viscida*). The Corps has determined that 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 pursuant to Section 7 of the Endangered Species Act.

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 Applicants and our preliminary review.

CONSIDERATION OF COMMENTS: Interested parties are invited to submit written comments on the permit application on or before April 29, 2008. Scoping comments should be submitted within the next 60 days, but may be submitted at any time prior to publication of the Draft EIS. To submit comments about the proposed action and the Draft EIS, please contact Nancy Haley, (916) 557-7731, email: SierraVista@usace.army.mil, 1325 J Street (Room 1480), Sacramento, CA 95814-2922. Please refer to Identification Number 200601050 in any correspondence.

PUBLIC SCOPING. This public notice is being distributed to invite public participation in the scoping process for the preparation of an EIS under NEPA. This process is key to preparing a concise EIS and clarifying the significant issues to be analyzed in depth. Public concerns on issues, studies needed, alternatives to be examined, procedures, and other related matters will be addressed during scoping. The

Corps plans to hold one public workshop to encourage participation in the scoping process for the EIS. The workshop will be held on April 16, 2008, at the City of Roseville Civic Center (Meeting Rooms 1 and 2), 311 Vernon Street, Roseville, California, from 5:00 p.m. to 7:00 p.m.

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 use of important resources. The benefit that reasonably may be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors that may be relevant to the described activity will be considered, including the cumulative effects, among which 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.

If additional information is required, please contact Nancy Haley, (916) 557-7731 or email at Nancy.A.Haley@usace.army.mil.

Thomas S. Chapman
Colonel, Corps of Engineers
District Engineer

Attachments: Figure 1. Project Site and Vicinity
Figure 2. Existing Conditions Map
Figure 3. Conceptual Land Use Plan
Figure 4. Land Use Plan and Wetland Delineation