



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

Public Notice

Public Notice Number: SPK-2004-00323

Date: June 23, 2009

Comments Due: July 9, 2009

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 develop the Elverta Specific Plan area, a master planned community which would result in impacts to approximately 39 acres of waters of the United States, including wetlands, in Sacramento County, CA. The Corps has determined that an Environmental Impact Statement will be developed in accordance with the National Policy Act (NEPA). A Notice of Intent (NOI) was published in the Federal Register on June 9, 2009 (Vol. 74, No. 109; page 27292). A Public Scoping Meeting will be held in order to provide interested parties a chance to comment on the proposal. 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 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

APPLICANT: John Hodgson
RCH Group
1640 Lead Hill Boulevard, Suite 220
Roseville, CA 95661

PROJECT DESCRIPTION

The Elverta Specific Plan (Plan) addresses future land uses on approximately 1,745 acres in north-central Sacramento County, California. The Elverta Owners Group has applied for Department of the Army permits under Section 404 of the Clean Water Act to develop approximately 775.6 acres of the Plan area as the initial phase of the Plan. The Elverta Owners Group, which is comprised of 13 applicants, has submitted one application for the infrastructure to serve the Plan area and individual permit applications for 22 separate development parcels (projects). Each of the projects is complete and independent from one another; however, each of the projects relies upon the common drainage, roadways, and sewer infrastructure as described in the infrastructure permit application.

The Elverta Specific Plan is primarily residential in character: It includes 880.3 acres of urban residential uses and 551.8 acres of agricultural-residential uses with a total of 6,187 residential units; 15.0 acres of commercial uses; 4.4 acres of office/professional uses; 20.2 acres of school uses; 73.3 acres of park uses; 18.4 acres (former landfill site) to be designated as open space; and 191.9 acres to be used for drainageways, detention facilities, trails, powerline corridor and major roads. Development proposed by the Elverta Owners Group on the 22 parcels would be consistent with these uses. The number of residential units has increased from the originally proposed 4,950 units. This increase in density is directly related to design modifications intended to increase energy efficiency, reduce energy use and reduce other environmental impacts through Low Impact Design.

ADDITIONAL INFORMATION:

Alternatives. The EIS will include an evaluation of a reasonable range of alternatives. Currently, the following alternatives are expected to be analyzed in detail: 1) No Action (no development); 2) No Action (no permit, but development with no fill in waters); 3) Applicant's preferred; 4) the Specific Plan configuration previously approved; and 5) Off-site Alternative(s). Other alternatives may develop during this scoping period and through development of the EIS. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

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.

PROCESS: The scoping process for the development of an EIS is intended to help determine the scope of issues to be addressed and for identifying those considered to be significant. As part of the scoping process, the Corps, as the lead Federal Agency in the preparation of the EIS, is inviting the participation of affected Federal, State, and local agencies, any affected Indian tribe and other interested persons. Throughout the scoping process, several opportunities will be available for interested parties to provide verbal and written comments on the proposed project. The EIS will evaluate all significant impacts of the proposed activity, including those impacts to : wetlands; cultural resources; biological resources; air quality; hydrology; water quality; noise; traffic; aesthetics; utilities and service systems; socioeconomics; as well as the cumulative impacts of the proposed project in light of past, present, and reasonable foreseeable future development

SUBMITTING COMMENTS: Written comments, referencing Public Notice SPK-2004-323 should be submitted to the office listed below on or before July 9, 2009, but may be submitted at any time prior to publication of the Draft EIS.

Kathleen Dadey, Chief, CA Delta Branch
US Army Corps of Engineers, Sacramento District
1325 J Street, Room 1480
Sacramento, California 95814 2922
Email: *Kathleen.A.Dadey@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

Attachments: 6 drawings