



Public Notice

U.S. ARMY CORPS OF ENGINEERS

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Subject: Public Notice of Permit Application, Notice of Availability of Draft Environmental Impact Statement (DEIS) for the Sierra Vista Specific Plan project, Sacramento County, California

Action ID: SPK-2006-01050

Comments Period: 6 July 2012 – 20 August 2012

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating nine permit applications to construct the Sierra Vista Specific Plan project, which would result in impacts to approximately 24.81 acres of waters of the United States, including wetlands, in or adjacent to Curry Creek. The Corps is considering different permitting strategies for the associated infrastructure including development of a Regional General Permit. 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 www.spk.usace.army.mil/Media/RegulatoryPublicNotices.aspx.

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 large-scale, mixed-use, mixed-density master-planned community on the approximately 1,612-acre Sierra Vista Specific Plan area, located in 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. 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) Focused Avoidance Alternative; and (f) Southwest Site, an off-site alternative located in Southwest Placer County.

Under its regulatory program, the Corps will complete decisions for Department of the Army Permits for discharges of dredged and/or fill material. [The Proposed Action consists of nine developments integrated under one specific plan.](#) The nine properties located within the project consist of: M.I.L.L.C. (Conley); Westpark Associates/M.I.L.L.C. (Federico); M.I.L.L.C. (Computer Deductions); M.I.L.L.C. (Bagley & Associates); M.I.L.L.C. (Wealth Properties); DF Properties Inc.; Cyril G. Barbaccia Trust (CGB); AKT Investments, Inc. (Baseline P & R); and AKT Investments, Inc. (Baybrook).

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/Overview/EnvironmentalImpactStatements.aspx>.

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

U.S. ARMY CORPS OF ENGINEERS – Sacramento District
1325 J Street, Room 1350, Sacramento, CA 95814-2922
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>

- (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 for the discharge of dredged or fill material in waters of the United States.

APPLICANTS: Nine individual permit applications have been received for these proposed developments. The Sierra Vista Owners Group is represented by Jeff Jones, Sierra Vista Owners Group, 1700 Eureka Road, Roseville, California 95661.

APPLICANT

PROPERTIES

Mourier Investments, LLC
 Blue Oaks Boulevard, Suite 190
 Roseville, California 95661
 Contact: Steve Schnable

Conley, Federico, Computer Deductions, Bagley & Associates, Wealth Properties

Westpark LR, LLC
 1700 Eureka Road, Suite 140
 Roseville, California 95661
 Contact: John Murray

Federico

D.F. Properties, Inc.
 2013 Opportunity Drive, Suite 140,
 Roseville, California 95678
 Contact: Jeff Ronten

D.F. Properties

CGB Investments
 950 South Bascom Avenue, Suite 1113
 San Jose, California 95128
 Contact: Jack Pevite

CGB

KT Communities
 Kyriakos Tsakopoulos
 2251 Douglas Boulevard, suite 110
 Roseville, California

Baseline P&R, Baybrook

LOCATION: The 1612-acre site is located on or near Curry Creek, Section 35, Township 11 N, Range 5 E, Mount Diablo Meridian, Latitude 38.762166°, Longitude -121.38376°, Roseville, Placer County, California, and can be seen on the CA-PLEASANT GROVE USGS Topographic Quadrangle.

PROJECT DESCRIPTION: The Proposed Action includes the following uses: 820 acres (332 hectares) of residential uses totaling 6,650 single- and multi-family residential units at buildout, 216 acres (87 hectares) of commercial and office uses, 61 acres (25 hectares) of public/quasi-public uses such as schools, 91 acres (37 hectares) of parks, 234 acres (95 hectares) of open space, and 177 acres (72 hectares) of roadways and paseos. Development under the Proposed Action, if authorized, would fill approximately 24.81 acres (10.04 hectares) of wetlands and other jurisdictional waters of the United States as defined by the CWA.

The USACE has determined that the overall project purpose for the Proposed Action is to implement a large-scale, mixed-use, mixed-density master-planned community in western Placer County.

ADDITIONAL INFORMATION:

Environmental Setting. The project site is characterized by gently rolling topography and large, open annual grassland areas. The site's natural features include Curry Creek, which flows in a westerly direction and traverses the southeastern and the southwestern portions of the site; a small seasonal swale (locally known as Federico Creek), which flows through the northern portion of the site and joins Curry Creek near Watt Avenue; and an unnamed tributary to Curry Creek that also flows west across the northern portion of the project site. Seasonal wetlands, including vernal pools, are scattered throughout the site. Approximately 90 trees are present on the site with the majority of these occurring in a eucalyptus stand and along Curry Creek.

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) Focused Avoidance Alternative; and (f) Southwest Site, an off-site alternative located in Southwest Placer County.

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 mitigation plan proposes preservation of 13.7 acres of wetlands and other waters of the US 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. The open space areas include stream corridors of Curry Creek and Federico Creek and wetlands in close proximity to these streams. Approximately 100-foot buffers would be established along the two corridors to minimize indirect impacts to the preserved wetlands from the Proposed Action.

Onsite Wetlands Establishment

According to the conceptual mitigation plan, a total of 28.24 acres of wetlands will be constructed on the project site. The wetlands will be located on low terraces excavated adjacent to the existing stream channels along the inside of 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 mitigation plan, the Applicants will provide permittee-responsible preservation and/or restoration at an offsite location or secure creation/restoration credits for 7.98 acres of constructed vernal pools and preservation credits for 14.93 acres of vernal pools 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 20 August 2012.

James Robb, Project Manager
US Army Corps of Engineers, Sacramento District
1325 J Street, Room 1350, Sacramento, California 95814-2922
Email: DLL-CESPK-RD-EIS-Comments@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 James Robb, 916-557-7610.