



PUBLIC NOTICE

**U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT**

BUILDING STRONG®

APPLICATION FOR PERMIT Campus Park Project

Public Notice/Application No.: SPL-2012-00382-MLM

Project: Campus Park – TM 5338

Comment Period: October 31 – November 30, 2012

Project Manager: Michelle Mattson; 760-602-4835; Michelle.L.Mattson@usace.army.mil

Applicant

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Contact

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Location

The Campus Park—TM 5338 Project (Project) is located at 33.352139° North Latitude and -117.152856° West Longitude within Section 25 (and unnumbered sections to the south), Township 09S, Range 03W in the Fallbrook area of unincorporated San Diego County (County), California [see Regional and Vicinity Maps]. The Project comprises approximately 416 acres (site). An additional 22 acres of potential off-site grading is associated with the Project. One unnamed blue-line drainage (as depicted on the United States (U.S.) Geological Survey (USGS) topographic map Bonsall, California [dated 1968 and photo revised in 1975] is present on site. The unnamed blue-line drainage is locally known as Horse Ranch Creek and enters the site from the north as a modified channel along I-15, forming a large wetland area within the site before flowing off site, under State Route 76 (SR-76 or Pala Road), and into the San Luis Rey River. The confluence of Horse Ranch Creek and the San Luis Rey River is approximately 2,000 feet from the site's southern boundary.

The Project is generally bounded by SR-76 to the south, I-15 to the west, and Monserate Mountain to the north and east.

Activity

To discharge approximately 11,000 cubic yards of native material into 0.74 acre of non-wetland waters of the U.S. for the construction of building pads and ancillary infrastructure for a village core community consisting of 751 residential units, commercial/professional buildings, town center, parks, and other supporting facilities (see attached drawings). For more information see page 6 of this notice.

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawings. Interested parties are invited to provide their views on the proposed work, which will become a part of the record and will

be considered in the decision. This permit will be issued or denied under Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344).

Comments should be mailed to:

Regulatory Division (SPL-2012-00382-MLM)
Los Angeles District, Corps of Engineers
Carlsbad Field Office
6010 Hidden Valley Road, Suite 105
Carlsbad, California 92011

Alternatively, comments can be sent electronically to: Michelle.L.Mattson@usace.army.mil

The mission of the U.S. Army Corps of Engineers (Corps) Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable waters and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the U.S. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem functions and services.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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 proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material,

the evaluation of the activity will include application of the Environmental Protection Agency (EPA) Guidelines (40 CFR 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American 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 the 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.

Preliminary Review of Selected Factors

EIS Determination- A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

Water Quality- The Applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps prior to permit issuance. For any proposed activity on Tribal land that is subject to Section 404 jurisdiction, the Applicant will be required to obtain water quality certification from the U.S. EPA. The Applicant submitted a Section 401 Water Quality Certification Notification package to the San Diego Regional Water Quality Control Board (File no. 12C-048) on May 29, 2012.

Coastal Zone Management- The proposed project is located outside of the coastal zone and would not affect coastal zone resources.

Essential Fish Habitat- Preliminary determinations indicate the proposed activity would not adversely affect Essential Fish Habitat. Therefore, formal consultation under Section 305(b)(2) of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) is not required.

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Cultural Resources- A cultural resources survey was conducted by Westec Services in 1979 in the southern portion of the Project site (south of Pala Mesa Heights Drive). Two isolates (artifacts not associated with other cultural material) were discovered during this survey. The 1981 Sycamore Springs EIR states that these two isolates were not significant cultural resources due to their isolated nature and the disturbance surrounding them. The 1981 EIR, however, also acknowledges that the area has a high potential for unknown archaeological resources and recommends that an archaeological monitor be present during initial grading in the vicinity of the isolates location.

In 1982 RECON conducted a cultural resources survey of the north central portion within the original property boundaries. No additional cultural resources were identified, although the 1983 Hewlett-Packard EIR also acknowledges the presence of isolates on site. The conclusion reached in the 1983 EIR was that since the isolates were not significant, impacts to cultural resources overall would be less than significant and no mitigation (i.e., collection of the isolates or monitoring during grading activities) would be required.

Since the 1983 EIR was certified, the Project site has been expanded to include property north of Pala

Mesa Height Drive, and off-site areas associated with Horse Ranch Creek Road have been added to the proposed project, as has the potential for impacts at off-site intersections resulting from required mitigation for Project-related traffic effects. The County modified required mitigation standards.

Surveys of cultural resources within the project site have been more recently completed and conclude that there is a potential to adversely affect cultural resources without avoidance and mitigation measures. The Corps' evaluation will be based on the following studies: (1) Campus Park Cultural Resources Survey prepared by Sue Wade (Heritage Resources 2007); (2) Cultural Resources Survey, Archaeological Testing, and Evaluation for the Proposed Meadowood Project (TM5345RPL/SP04-001/R04-005/S04-006/S04-007/Log No. 04-02-004) prepared by ASM Affiliates, Inc. (ASM 2006) regarding off-site resources associated with Horse Ranch Creek Road and the future "Street R"; and (3) Campus Park/Passerelle Off-site Road Improvements Cultural Resource Survey prepared by Sue Wade (Heritage Resources 2009). The Campus Park Cultural Resources Survey and Campus Park/Passerelle Off-site Road Improvements Cultural Resource Survey were included as Appendix H of the FEIR, State Clearinghouse No. 2005011092 (County of San Diego, May 2011), with confidential records and maps on file at DPLU, and deposited with the South Coastal Information Center (SCIC).

The Corps will review the documents listed above for compliance with Section 106 of the National Historic Preservation Act. The Corps Regulatory Division initiated internal consultation with Corps archeologists on October 22, 2012 who is evaluating the documents provided by the Applicant. In addition, the Corps Regulatory Division is seeking any additional information from the public and Native American Tribes regarding resources within the proposed project site, their role in Tribal history, and their eligibility for listing in the National Register. The Corps initiated consultation with the Tribes on August 31, 2012. Several have expressed concern about this area during past tribal consultations, and the Corps will address any additional concerns that may arise. Prior to making a permit decision, the Corps will determine the effect of the proposed project on historic properties within the Project's Area of Potential Effects (APE) and will complete consultation with the State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act.

On-site Historical Resources

As a result of the site surveys, several structures were evaluated for significance under CEQA. These sites include an occupied building and associated ancillary buildings (sheds, storage), as well as the remains of two structure complexes, a well, and building debris. These structures were determined to be not significant according to CEQA and County RPO because they do not contain historic, architectural, or informational value.

On-site Archaeological Resources

The records search and field studies demonstrated that, although important archaeological (prehistoric) resources have been documented in the proposed project vicinity, discovery of sites has been, and continues to be, hampered by historic land alterations and dense vegetation. Excluding the potential location of two isolates, no prehistoric resources were located on site during the three archaeological surveys conducted. There is the potential that brushing and initial grading activities associated with construction could result in the discovery of previously unrecorded, potentially significant, archaeological resources according to CEQA and County RPO.

Endangered Species- The Corps has preliminarily determined that the proposed project may affect: (1) the federally listed as threatened coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher); (2) the federally listed as endangered least Bell's vireo (*Vireo bellii pusillus*; vireo); (3) designated critical habitat for the gnatcatcher; and (3) designated critical habitat for the

federally listed as endangered arroyo toad (*Bufo californicus*; arroyo toad).

No arroyo toads were identified within on the project site; the Corps has determined that the Project would have no effect on the species.

These preliminary determinations are based upon information contained within the County's certified FEIR, various focused surveys conducted by the Applicant in support of the Project, as well as other relevant information on threatened and/or endangered species available within the Project vicinity. The Corps will initiate formal consultation with the U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the Endangered Species Act to address the potential direct and indirect effects of the proposed project on the gnatcatcher, vireo, and on the designated critical habitat for the gnatcatcher and the arroyo toad.

Coastal California Gnatcatcher (*Polioptila californica californica*)

The site has been surveyed in 1999, 2004, and 2012. Five pairs of gnatcatchers were documented on site in the Diegan coastal sage scrub during protocol surveys conducted in 1999. In addition, the coastal California gnatcatcher was observed off site along the northwestern property line. Two additional gnatcatcher locations were noted in the field from faint, distant calls at the eastern edge of the northern area, but were never confirmed or visually identified. The 2004 survey had similar results. In 2007 the survey area experienced a complete burn during the Rice Fire. The 2012 surveys documented only two pair of gnatcatchers, one on the western ridge and one on the eastern ridge. The majority of the coastal sage scrub is still regenerating from the burn and has not grown to the density of well-developed coastal sage scrub in other parts of the county. Therefore, the habitat on site is currently considered moderate quality for the gnatcatcher.

Implementation of the proposed project would not impact the two observed locations of gnatcatchers on site, but may have short-term indirect effects on the species due to construction, and if constructed, the Project may have long-term indirect effects due to the new residential and commercial facilities (i.e., residents, traffic, lighting, domestic animals, etc.). In addition, the proposed project would impact approximately 46 acres of designated critical habitat for the species.

Least Bell's Vireo (*Vireo Bellii Pusillus*)

Protocol surveys for least Bell's vireo were performed in 1999, 2004, and 2012. Five least Bell's vireos were documented in different locations within the 94.2-acre avoided wetland and riparian habitat on the west side of Horse Ranch Creek Road. No more than three vireos were documented during any one visit. Construction of the proposed project would not directly impact the vireos or any of their occupied habitats. At this time, short- and long-term indirect impacts are anticipated and will be evaluated by the Corps.

Arroyo Toad (*Bufo californicus*)

Protocol surveys for the arroyo toad were conducted in 2004. Although Horse Ranch Creek and its surrounding wetlands and riparian habitat have been designated as critical habitat for the toad, no arroyo toads were observed within the property and no suitable habitat for this species was identified. The ephemeral drainages on the eastern portion of the project site consist of sandy substrate which appears to be appropriate for toads; however, the lack of water limits the habitation of these areas. In the drainages that do contain water, the substrate consists of silt that would not be appropriate for burrowing. Based on the California Natural Diversity Database, the closest known sighting of arroyo toads is at the San Luis Rey River, which is to the south of the site and SR-76. The Corps does not anticipate any direct or indirect impacts to the arroyo toad at this time.

Public Hearing- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing.

Proposed Activity for Which a Permit is Required

Basic Project Purpose-The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the Applicant's project is water dependent. The basic project purpose for the proposed project is to construct a residential and commercial development. The proposed project is not water dependent.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the Applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The Applicant's stated overall purpose and need of the project is to partially satisfy the Village Core component of San Diego County's General Plan¹ with the provision of between 700 and 800 residential units and the requisite recreational facilities/parks and office and commercial facilities, all within the Fallbrook Land Use area.

The proposed project has been designed to satisfy San Diego County's Village Core Mixed Use (VCMU) designation. The County of San Diego has defined Village Core as an area that will serve as a focal point for commercial and civic life. Typically, a Village Core will contain pedestrian-oriented commercial areas, high-density residential developments, and/or community-serving private and public facilities. The County has designated only 11 areas as VCMU in the entirety of unincorporated San Diego County, and these have been strategically placed in areas where existing infrastructure (especially existing and planned transportation nodes) can help reduce the environmental and public costs of additional infrastructure. The Corps will utilize this land-use designation as one element in evaluating on- and off-site alternatives to the proposed project that reduce impacts to aquatic resources and other environmental resources.

Additional Project Information

Baseline Information- The approximately 416-acre site ranges in elevation from 260 feet mean sea level (MSL) at the southern edge, to 850 feet MSL at the northeastern edge. Horse Ranch Creek traverses the southwestern edge of the property, draining toward San Luis Rey River. Several smaller, ephemeral drainages traverse the property from the east and towards Horse Ranch Creek. The site has most recently been used for grazing horses, cattle, goats, and ostriches and has historically been used for farming. For those uses, containment and drainage channels were constructed to allow for irrigation and cultivation of crops. Construction of Pala Road (SR-76) and I-15 restricted drainage from the property into the San Luis Rey River. Further challenging drainage from the property was the development of projects to the northwest such as Pala Mesa Resort golf course, resulting in increased dry-season flows in Horse Ranch Creek due to irrigation runoff. More recently, the California Department of Transportation (CALTRANS) realigned the northern portion of Horse Ranch Creek during construction of I-15. Upstream irrigation has resulted in a year-round flow of the creek.

Biological resources on the property include 84.03 acres of southern riparian forest, 1.36 acres of southern willow scrub, 10.16 acres of freshwater marsh, 2.82 acres of oak woodland, 129.54 acres of Diegan coastal sage scrub, 43.17 acres of non-native grassland, 120.67 acres of pasture, 4.62 acres

¹ <http://www.sdcounty.ca.gov/dplu/generalplan.html>

of disturbed, 19.88 acres of developed land, and 0.3 acre of eucalyptus woodland. Of this, 94.19 acres constitute Corps jurisdictional wetlands and 1.22 acres constitute Corps jurisdictional other waters (ephemeral drainages).

Project Description- The project design that has been approved by the County of San Diego [hereafter referred to as the “County-Approved Project” (see County-Approved Project Exhibit)], provides for approximately 138 acres of residential consisting of 751 residential units (521 single family lots and 230 multi-family units), 8.2 acres of town center uses², 15.5 acres of office/commercial uses, 9.4 acres of parks, and 6.1 acres of other (including trails, pump station, and staging area). The majority of the Campus Park proposed project is located on the east side of Horse Ranch Creek Road, currently under construction as part of the Palomar Community College project. The portion of the project site that is south of the Palomar Community College Project and west of Horse Ranch Creek Road is primarily wetlands (94.2 acres) and is being avoided by the County-Approved Project design. As proposed, the project would result in the filling a total of 9,965 linear feet of ephemeral streams totaling of 0.74 acre of non-wetland jurisdictional waters of the U.S. The proposed project would avoid 94.2 acres of wetlands associated with Horse Ranch Creek and of ephemeral streams totaling 0.48 acre of non-wetland waters of the U.S., thus avoiding approximately 99.2% of jurisdictional waters on the site.

Applicant Proposed Mitigation- The proposed mitigation may change as a result of comments received in response to this public notice, the Applicant’s response to those comments, and/or the need for the project to comply with the 404(b)(1) Guidelines. In consideration of the above, the proposed mitigation sequence (avoidance/minimization/compensation), as applied to the proposed project, is summarized below:

Avoidance: The 416-acre site includes 94.2 acres of jurisdictional wetlands and 1.22 acres on non-wetland jurisdictional waters. The County-Approved Project design avoids all of the wetlands and 0.43 acre of non-wetland waters, resulting in avoidance of over 99.2% of all waters on the property.

Minimization: Two previous certified EIRs from 1981 and 1983 evaluated the project site. The 1981 Sycamore Springs Specific Plan EIR addresses a project that proposed 1,160 mobile homes, an 18-hole golf course, and 7.5 acres of commercial and professional uses. The 1983 Campus Park Specific Plan addresses a project to accommodate a Hewlett-Packard research and development and manufacturing facility.³ The design for these two projects would have filled all of the jurisdictional waters within the site.

The Applicant’s Preferred Alternative is the design with which the Applicant initially started discussions with the County of San Diego. This design was further adjusted in response to comments and suggestions from the County, public comments, and coordination with various local, state, and federal agencies, eventually evolving into the County-Approved Project (which is the subject of the current application to the Corps). The Applicant’s Preferred Alternative would have resulted in the filling of 12.90 acres of jurisdictional waters (including 11.97 acres of wetlands).

Through the CEQA process the various alternatives were evaluated and modifications suggested as mitigation. The County-Approved Project (the plan that is the subject of this application to the Corps) is the end result of this coordination and, as designed, would impact 0.74 acre of jurisdictional waters (of which 0.18 acre supports wetland vegetation that are anticipated to revert to

² The Category “Town Center” includes neighborhood-serving commercial retail shops and services, restaurants, offices, and public uses such as a post office.

³ The project boundary for these two prior projects is slightly different from the current 416-acre property.

an ephemeral drainage once irrigation from the adjacent citrus and avocado groves ceases).

Compensation Proposed by the Applicant: The Applicant is offering 0.74 acre of southern willow scrub/southern riparian forest habitat creation and 1.48 acres of southern willow scrub/southern riparian forest habitat enhancement in compensation for 0.74 acre of impacts to jurisdictional ephemeral waters (of which 0.18 acre consists of irrigated wetlands that are anticipated to revert to ephemeral drainage when irrigation ceases). The 0.74 acre of compensatory riparian creation is proposed to take place on previously disturbed areas within the southern portion of the avoided wetland area on the west side of Horse Ranch Creek Road between the existing wetland and SR-76. As shown on the Potential Mitigation Areas Exhibit, approximately 3.0 acres of potential riparian creation opportunities have been identified. The Applicant also proposed to select 1.48 acres of compensatory riparian enhancement within disturbed areas of existing riparian habitat within the 94.2-acre avoided wetlands. As shown on the Potential Mitigation Areas Exhibit, approximately 6.0 acres of potential riparian enhancement opportunities have been identified.

At this time, the Corps has not evaluated the Applicant's proposed compensatory mitigation package, as described above, in detail, nor made a determination of its adequacy. Compensatory mitigation for activities authorized by permits issued by the Department of the Army must comply with the EPA and Corps "Mitigation Rule" (33 CFR parts 325 and 332). The Mitigation Rule includes requirements and guidance for where and how compensatory mitigation is implemented and focuses on application of the watershed approach and sustainability. These requirements include consideration of hydrologic and physical (i.e., soil and geologic) conditions of a proposed compensatory mitigation site with emphases on natural self-sustaining hydrologic sources, design, and connectivity; watershed scale features such as landscape scale, habitat diversity and connectivity; compatibility with adjacent land uses; and local and regional goals for restoration or protection of particular stream, floodplain, and/or wetland resources. In order to meet the requirements of the Mitigation Rule, the mitigation sites must be located and designed to suit the hydrological, physical, and biological conditions and constraints of the site, meet the watershed approach (connectivity, proximity to invasive species infestations, etc.) and be self-sustainable.

Current Project Alternatives:

The Applicant will be submitting a draft alternatives analysis to the Corps; however, the Applicant's proposed alternatives are summarized below for consideration as part of the permit application. This is provided for the purpose of soliciting comments and does not represent the Corps' final determination of its adequacy. The Corps will utilize the information submitted by the Applicant and complete an independent alternatives analysis pursuant to the Section 404(b)(1) Guidelines.

On-Site Alternatives

The Applicant has provided a total of six on-site alternatives (including the alternative for which this application has been submitted). In addition to a no federal action alternative, four on-site alternatives were designed to provide varying levels of residential development, institutional development, mixed-use development, infrastructure, and restoration of on-site riparian habitat as compared to the design approved by the County of San Diego after compliance with CEQA (County-Approved Project). Table 1 summarizes and compares the six alternatives.

Alternative 1: "No Federal Action" Alternative

The "No Federal Action" Alternative is designed to avoid all discharges of dredged or fill materials into waters of the U.S. This alternative would provide pads for the construction of 251 single-family residences, 12 acres of office/commercial lots, and 8.5 acres of parks.

Alternative 2: Previously Approved Specific Plan (1983) Alternative

The property (with somewhat different boundaries) has been the subject to two prior specific plans approved by the County. The earliest, in 1981, would have provided for 1,160 mobile homes and an 18-hole golf course. The second, in 1983, addressed a project to accommodate a Hewlett-Packard research and development and manufacturing facility. The design for these two projects would have filled all of the jurisdictional waters on the site.

Alternative 3: Applicant Preferred Alternative

The Applicant's Preferred Alternative is the design with which the Applicant initially started discussions with the County of San Diego. This design was further adjusted in response to comments and suggestions from the County, public comments, and coordination with various local, state, and federal agencies, eventually evolving into the County-Approved Project (which is the subject of the current application to the Corps; Alternative 6). The Applicant's Preferred Alternative would result in the filling of 12.90 acres of jurisdictional waters (including 11.97 acres of wetlands).

Alternative 4: MSCP Hardline Alternative

MSCP Hardline Alternative maximizes use of the property in accordance with MSCP preservation requirements as approved by the County of San Diego, CDFG and USFWS. The MSCP Hardline Alternative would result in the filling of 17.9 acres of jurisdictional waters (including 17.1 acres of wetlands).

Alternative 5: Mid-Drainage Avoidance Alternative

The Mid-Drainage Avoidance Alternative is a modification of the County-Approved Project in which Drainage A is avoided on site and the adjacent developer of Meadowood avoids the headwaters of Drainage B, which is then rerouted to Drainage A on site, all to provide a wildlife corridor through the two neighboring developments. This alternative differs from the County-Approved Project Alternative in that it provides 37 fewer single-family residences and 120 fewer multi-family residences (a reduction of 17.8% of the residences) with little to no reduction in infrastructure costs and an increase in construction costs to reroute Drainage B into Drainage A.

Alternative 6: County-Approved Project

The County-Approved Project is the project design for which a permit is being requested and which is more fully described under "Project Description" (see Page 6). This design is the result of coordination with many local, state, and federal agencies during the CEQA process. The County-Approved Project would impact 9,965 linear feet totaling 0.74 acre of jurisdictional waters (of which 0.18 acre supports wetland vegetation anticipated to revert to an ephemeral drainage once irrigation from the adjacent citrus and avocado groves ceases), thus avoiding more than 99.2% of all Corps jurisdictional waters on the property.

Off-Site Alternatives:

The Applicant is analyzing the availability of off-site alternatives to meet the stated purpose and need. San Diego County's General Plan has designated only 11 areas as Village Core Mixed Use in all of unincorporated San Diego County; only two of these areas are in the Fallbrook Area.

Proposed Special Conditions

Special conditions providing for the avoidance, minimization and mitigation for impacts to threatened and endangered species, as well as to waters of the U.S. would likely be incorporated into any Corps permit authorization, if issued. No specific conditions are proposed at this time.

For additional information please call Michelle Mattson of my staff at 760-602-4835 or via e-mail at Michelle.L.Mattson@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.



Regulatory Program Goals:

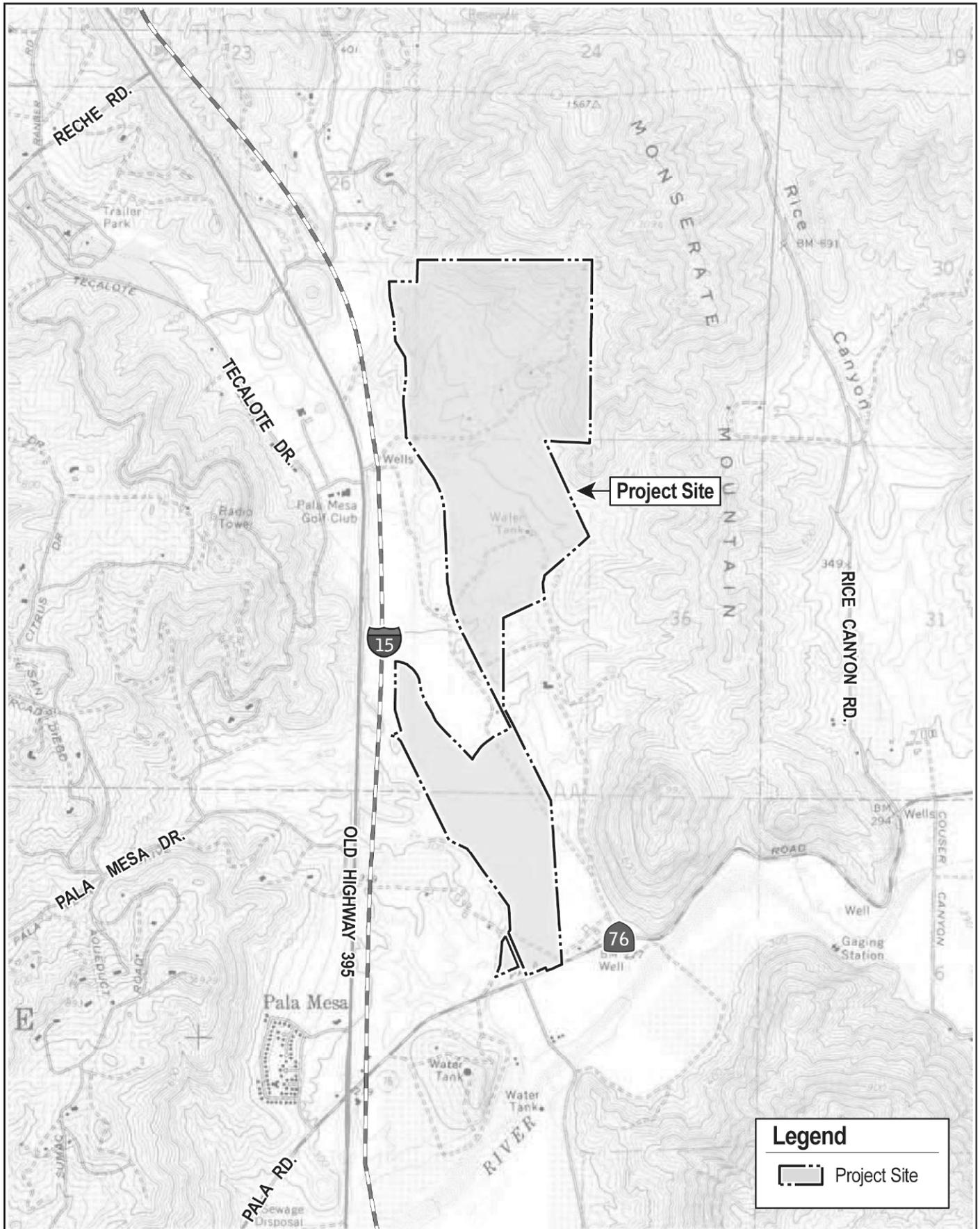
- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

U.S. ARMY CORPS OF ENGINEERS – LOS ANGELES DISTRICT

Los Angeles District, Corps of Engineers
San Diego Section, Carlsbad Field Office
6010 Hidden Valley Road, Suite 105
Carlsbad, California 92011
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COMPARISON OF ALTERNATIVES									
Alternative Name	Land Use						Jurisdictional Impacts		
	Single Family Units	Multi-Family Units	Town Center	Office/ Commercial (acres)	Parks (acres)	Other (acres)	Wetland Impacts (acres)	Other Water Impacts (acres)	Total Jurisdiction Impacted
No Federal Action	251	0	0	12	8.5	-	0	0	0
Previously Approved Specific Plan (1983)	-	-	-	-	-	-	94.2	0.32	94.52
Applicant Preferred Alternative	602	240	8.1	30.6	9.4	-	11.97	0.93	12.90
MSCP Hardline Alternative	524	370	9.3	28.9	9.4	5.7	17.12	0.68	17.80
Mid-Drainage Avoidance Alternative	487	130	8.2	15.5	9.4	11.1	0.00	0.45	0.45
County-Approved Project	521	230	8.2	15.5	9.4	6.1	0.00	0.74	0.74

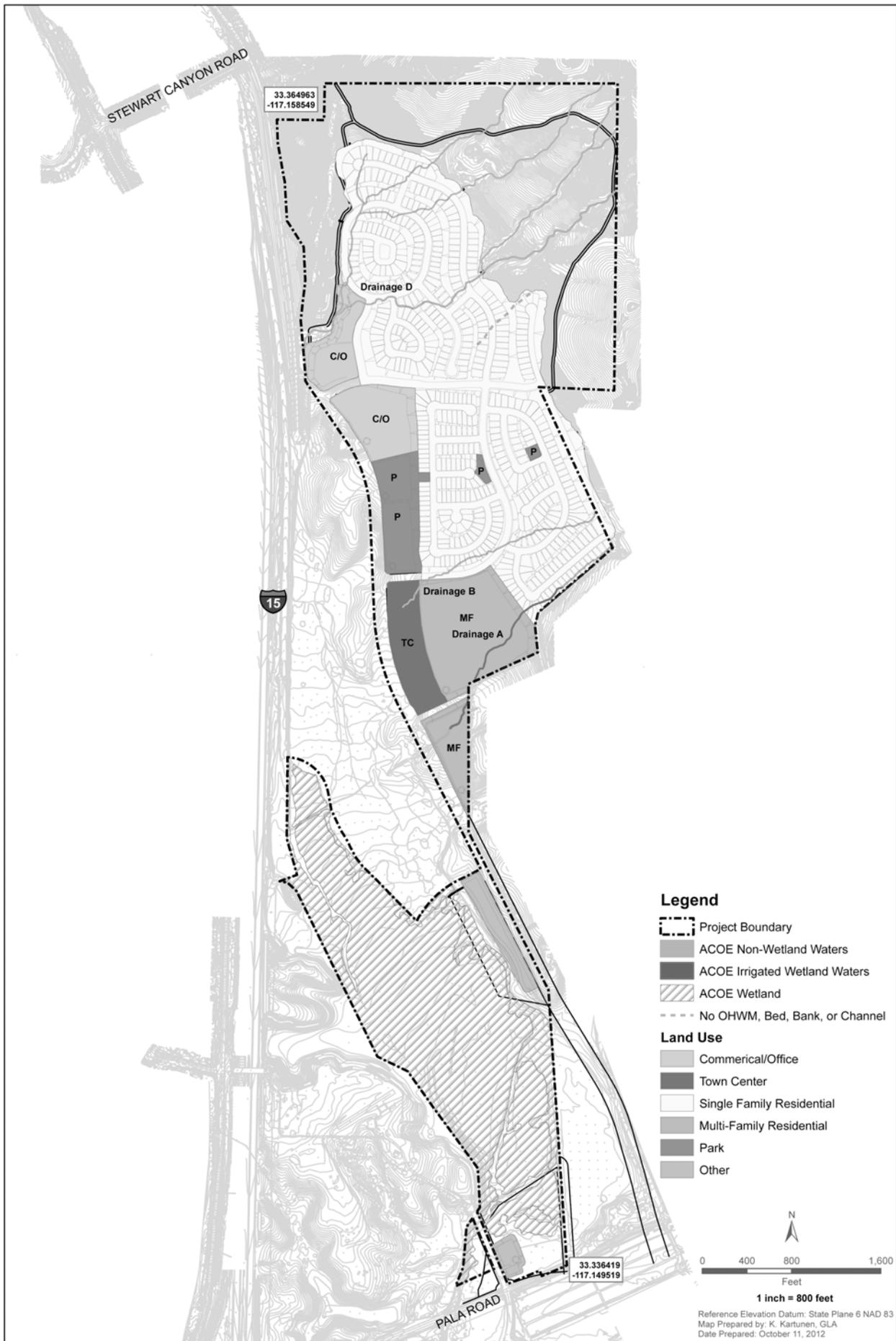


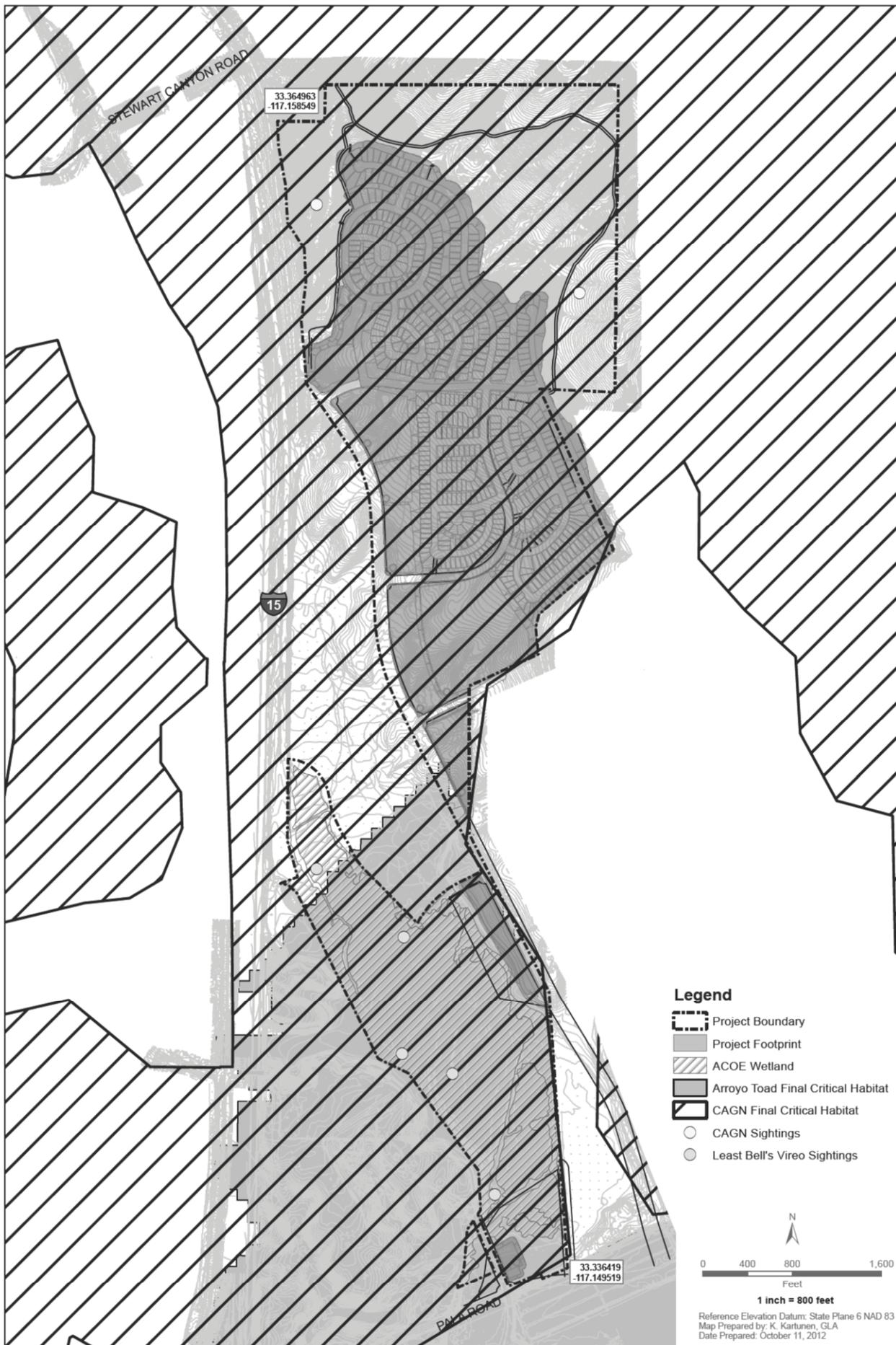


Legend

 Project Site

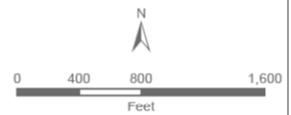






Legend

-  Project Boundary
-  Project Footprint
-  ACOE Wetland
-  Arroyo Toad Final Critical Habitat
-  CAGN Final Critical Habitat
-  CAGN Sightings
-  Least Bell's Vireo Sightings



1 inch = 800 feet
 Reference Elevation Datum: State Plane 6 NAD 83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: October 11, 2012



