PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS **BUILDING STRONG®**
LOS ANGELES DISTRICT

APPLICATION FOR PERMIT
Meadowood Specific Plan Area

Public Notice/Application No.: SPL-2012-00608-MLM
Project: Meadowood Specific Plan Area
Comment Period: October 31, 2012 through November 30, 2012
Project Manager: Michelle Lee Mattson; 760-602-4835; Michelle.L.Mattson@usace.army.mil

Applicant
Amy Glad
Pardee Homes
10880 Wilshire Boulevard, Suite 1900
Los Angeles, California 90024

Contact
Gerald Scheid
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, California 92101

Location

The project is located in the community of Fallbrook, within an unincorporated area of north San Diego County (County), California. The center of the project is at approximately latitude 33.35^{o} North and longitude -117.149^{o} West in Township T9S, Range R3W, and Section 36 on the Bonsall, California USGS 7.5-minute topographic quadrangle [see Regional and Vicinity Maps]. The proposed project is adjacent to the Palomar College North Education Center, Campus Park, and Campus Park West projects near the junction of State Route 76 (SR-76) and Horse Ranch Creek Road, just east of Interstate 15 (I-15). The project is generally bounded by SR-76 to the south, I-15 to the west, and Monserate Mountain to the north and east. For more information see page 3 of this notice.

Activity

To discharge approximately native fill material into 0.953 acre of waters of the U.S., including 0.823 acre (13,300 linear feet) of non-wetland waters of the United States (U.S.; ephemeral streams) and 0.13 acre (170 linear feet) of wetland waters of the U.S. for the construction of building pads and ancillary infrastructure. The proposed project is a mixed-use community development including between 844-886 single- and multi-family homes, an area for an elementary school, a park, hiking and horseback riding trails, a waste water treatment plant, agricultural open space, and biological open space preserves. The project also includes off-site road and utility improvements [see Preferred Project Map].

Interested parties are hereby notified that an application has been received for a Department of the Army permit as executed by the U.S. Army Corps of Engineers (Corps) Regulatory Division for the activity described herein and shown on the attached drawings. We invite you to review today's

public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps, you provide information that support the Corps' decision-making process. All comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued with special conditions or denied under Section 404 of the Clean Water Act (CWA) of 1972 (33 U.S.C. 1344).

Comments should be mailed to:

Los Angeles District, Corps of Engineers
South Coast Branch, 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 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 (rehabilitation or re-establishment), establishment, enhancement, 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 C.F.R. Part 230) as required by Section 404 (b)(1) of the CWA.

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, including cumulative 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 (NEPA). 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 CWA, 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 EPA.

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.

Cultural Resources – ASM Affiliates, Inc. (ASM) conducted a cultural resource study of the Meadowood property. This study included a cultural resource, archeological testing, and historic building evaluation for the proposed project. These studies concluded that there is one significant archaeological resource present on site, SDI-682, Loci A and B. The loci consisted of two midden deposits and one deeply buried archeological deposit. SDI-682 is a well-known site referred to in the archaeological literature as the Pankey Site and thought to be the ethnographic village of Tom-Kav. The study also identified cultural resource SDI-16890, the site Rancho Monserate and present Pankey Ranch complex.

During ASM's evaluation of SDI-682, limited trenching and shovel test pits were conducted and various artifacts were identified. SDI-682 has previously been determined to be eligible for listing on both the California Register and the National Register of Historic Places (NRHP). The site is also considered a Resource Protection Ordinance (RPO) resource for the County, which requires it be protected and avoided. Radiocarbon dates previously indicated that the site is older than 5500 B.P. suggesting the locale is a Pauma site. Three loci of intact cultural deposits were identified and

referred to as Locus A, B and C. Loci A and B are located within the Pankey Ranch complex, while Locus C is slightly north. ASM concluded that Loci A and B likely contribute to the significance of the site and fall under the protection of the RPO. No evidence of human remains was reported on- or off-site in the 2004 cultural resources studies. Remains were later discovered in 2011 in preparation for the planned Horse Ranch Creek Road grading work. These discoveries were identified in proximity to Loci A and Loci C. Loci C was recently graded and capped during the construction of Horse Ranch Creek Road by the Palomar College in support of the proposed North Education Center. Roadwork for Horse Ranch Creek Road is substantially complete at this time. Horse Ranch Creek Road was approved for the Palomar Community College project by the County Board of Supervisors prior to Meadowood's approval. Both Loci A and Loci B, as mapped by ASM in 2004, will be preserved on-site as required by the County.

The SDI-16890 resource is the historical site of Rancho Monserate and more recently, the Pankey Ranch complex where nine historic structures were identified by ASM. Three of the buildings have been previously destroyed, while six buildings within the complex were determined to be at least 50 years old and therefore potentially eligible for the California Register of Historical Places and the County Local Register of Historical Resources. None of the buildings were recommended as being eligible for either register and would likely not be eligible for the National Register. Local registers were assessed and determined not to be significant as they are not associated with an important person or significant event in history.

The Corps' archaeologist is currently reviewing the adequacy of the 2004 ASM report that provided the recent discoveries of human remains. Once the study is accepted or updated for compliance with Section 106 of the National Historic Preservation Act, the Corps' archeologist will determine whether the proposed activity will have any adverse effect on historic properties listed on, or determined eligible for listing in the National Register. 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 September 11, 2012. Several have expressed concern about this area during past tribal consultations, and the Corps will address, as appropriate, 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.

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 (4) designated critical habitat for the federally listed as endangered arroyo toad (*Bufo californicus;* arroyo toad).

These preliminary determinations are based upon information contained within the Applicants evaluation of biological resources titled *A Biological Assessment of Anticipated Impacts on the Arroyo Toad, California Gnatcatcher, Least Bell's Vireo, and Southwestern Willow Flycatcher Associated within the Meadowood Project and Offsite Improvements Located in the Vicinity of Fallbrook, San Diego County, California* (Natural Resource Consultants; June 2012). At this time, the Corps anticipates initiating formal consultation with the U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the Endangered Species Act (ESA) to address the potential direct and indirect effects of the proposed project on the gnatcatcher, vireo, arroyo toad and on the designated critical habitat for the gnatcatcher and the arroyo toad.

Arroyo Toad
No arroyo toads were detected on-site between 2003 and 2006. In 2007, one arroyo toad was located on the Meadowood site using low quality foraging and aestivation habitat when the site was continuous with undeveloped agricultural land adjacent to the San Luis Rey River. However, no suitable breeding habitat was identified within the site boundaries. Since 2007, SR-76 has been realigned to the south and an arroyo toad barrier fence was installed pursuant to USFWS "Biological Opinion Concerning the Proposed Rosemary's Mountain Quarry and Associated SR-76 Extension". This fence will eliminate the use of the project site by the arroyo toad.

Due to the barrier fence along SR-76 and the San Luis Rey River, no direct effects to arroyo toad are anticipated as a result of the proposed project. However, the Corps will consult with the USFWS pursuant to Section 7 of the ESA regarding designated critical habitat which overlaps with a small portion of the project site between the previous and realigned alignment of SR-76.

Indirect project impacts, not accounted for by the Rosemary Mountain Quarry, may include incremental increase in nighttime lighting, noise, and dust, as well as potential impacts to hydrology and water quality that could affect the species. Construction best management practices including, but not limited to, the use of sandbags; sediment fencing and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the down slope side of disturbed areas, to prevent soil loss, are proposed by the Applicant to reduce the potential for indirect effects.

California Gnatcatcher
No gnatcatcher breeding pairs were observed within the proposed on-site and off-site development areas during eight years of consecutive protocol surveys between 2004 and 2012. However, in 2007 and 2009, an unpaired individual gnatcatcher was observed on the site within coastal sage scrub habitat. In addition, gnatcatchers were encountered in two locations adjacent to the off-site improvement located north of the site boundary during 2004 surveys. In 2007, two individual gnatcatchers (not a breeding pair) were observed adjacent to off-site improvement areas along Pankey Road.

Critical Habitat boundaries for gnatcatcher have been designated within approximately 166.4 acres of the Meadowood site including all but the central portion of the site. Of these 166.4, acres, 84.7 acres contain Primary Constituent Elements (PCEs) for the gnatcatcher. Off-site improvements areas containing PCEs include Pala Mesa Drive, Street R, Pankey Road, Pala Mesa Heights Drive, and grading and brush management along the western site boundary.

Approximately 11.3 acres of gnatcatcher habitat and 56.6 acres of designated Critical Habitat would be directly removed by the project. Indirect impacts include the construction activities, increased human presence and noise, nighttime lighting, and dust at the urban/natural edge. Other indirect adverse impacts may follow from increased public access into the proposed open space areas through existing and future trails. Additionally, the increase in human population within the area may also increase the potential for people and pets to leave trails and enter habitat areas.

The Applicant is proposing to preserve habitat on-site to mitigate impacts to the gnatcatcher and associated Critical Habitat for this species, the applicant will preserve coastal sage scrub habitat on the project site.

Least Bell's Vireo
Horse Ranch Creek is located off-site, but adjacent to the proposed project. The creek supports

dense high quality southern willow scrub and southern arroyo willow forest habitat with small components of invasive salt cedar (tamarisk spp). Protocol surveys for vireo have been conducted by various consultants since 1999 in support of the proposed projects in the vicinity including the Palomar College North Education Center, Campus Park, Campus Park West, and the Meadowood Project. These surveys occurred in 1999, 2004, 2007, and 2009 through 2012. Five pairs of vireo were observed in 2007 and 2008. In 2009, seven vireos were observed. In 2010, a minimum of three territorial vireos (two to three pairs) were recorded. In 2011, seven vireo pairs were observed and four of these seven pairs were observed nesting. In 2012, in support of the Campus Park Project, five vireos were documented.

No vireo or suitable habitat for the vireo occurs on site. However, off-site infrastructure improvements would impact approximately 2.0 acres of partially occupied southern willow scrub and southern arroyo willow riparian forest due to the "Street R", Pala Mesa Drive, Pankey Road, and grading and brush management along the western boundary of the project. The County Approved Project would have impacted approximately 4.2 acres of occupied habitat. The Applicant redesigned and moved the original location of "Street R" to the south in order to reduce impacts from over 2 acres of habitat in the County Approved Alternative to approximately 0.063 acre in the Corps application package. The original location of "Street R" would have impacted at least three pairs of vireo. By moving "Street R" to the south by over 100 feet, impacts to vireo are likely to be limited to indirect effects during construction and long-term effects due to development in proximity of occupied habitat. In addition, the Applicant rerouted Pankey Road to curve to the south instead of the north avoiding habitat associated with Horse Ranch Creek and at least three pairs of vireo. Instead the proposed Pankey Road would impact more degraded, isolated, and unoccupied habitat in "Drainage 16".

Construction related indirect impacts and long-term chronic effects may result from the increased human presence and noise in the vicinity of the vireo and their habitat, nighttime lighting, and dust. There is also an increased potential for people and pets to enter habitat areas. The Corps anticipates seeking "take" from the USFWS pursuant to Section 7 of the ESA for at least three pairs of vireo that occupy habitat near the proposed "Street R" and within habitat adjacent to the grading and brush management areas on the west side of the southern portion of the proposed residential development.

Southwestern Willow Flycatcher *(Empidonax Traillii extimus)*
Protocol surveys for Southwestern willow flycatcher (flycatcher) have been conducted by various consultants since 1999 in support of the proposed projects in the vicinity including the Palomar College North Education Center, Campus Park, Campus Park West, and the Meadowood Project. No flycatchers were detected on-site during protocol surveys conducted between 2007 and 2010. In 2011, two flycatchers were detected during the survey along Horse Ranch Creek and were determined to be a pair. Whether or not the pair was breeding could not be determined. No flycatchers or suitable habitat for the flycatchers occurs on-site. However, off-site infrastructure improvements would impact approximately 2.0 acres of southern willow scrub and southern arroyo willow riparian forest due to the "Street R", Pala Mesa Drive, Pankey Road, and grading and brush management along the western boundary of the project. The location of the pair observed in 2011 would be avoided by the Applicant's proposal to reroute Pankey Road to the south impacting primarily uplands with pockets of degraded, isolated, and unoccupied habitat in "Drainage 16". Therefore, the Corps does not anticipate direct impacts to the flycatcher as a result of the proposed project and would not likely initiate consultation with the USFWS pursuant to Section 7 of the ESA for this species.

Indirect impacts may result from the increased human presence and noise in the vicinity of the

flycatcher and their habitat, nighttime lighting, and dust. There is also an increased potential for people and pets to enter habitat areas.

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 (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material into a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). The basic project purpose for the proposed project is residential and commercial development. The project is not water dependent. The discharge of fill material is proposed to occur in special aquatic sites. Therefore, the applicant must rebut the presumption that practicable alternative sites or designs that do not affect special aquatic sites are not available, practicable, or less damaging.

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 Corps may modify the Applicant's stated overall project purpose pursuant to NEPA and the CWA Section 404(b)(1) Guidelines. The Applicants stated overall project purpose for the proposed project is to construct a residential and multi-use development with associated infrastructure in the Fallbrook area of northern County to accommodate housing demand based on projected population increases while retaining the existing rural atmosphere to the region.

Applicant's Preliminary Alternatives Analysis

Through the development of the Environmental Impact Report (EIR) with the County, the Meadowood Specific Plan Area project evaluated 7 alternatives with varying degrees of impacts to waters of the U.S. and other sensitive resources. The proposed project has further reduced impacts from the County approved project from approximately 5.13 acres (15,073 linear feet) of waters of the U.S. to approximately 0.953 acre (13,461 linear feet). The applicant has provided these alternatives to initiate the Corps' alternatives analysis pursuant to NEPA and the CWA Section 404(b)(1) Guidelines. Subsequently, the Corps may modify, add, or remove alternatives through our regulatory process.

Proposed Project

The proposed project includes approximately 844 single-family and multi-family residential homes, an elementary school, a neighborhood park, pocket parks, 5.9 miles of multi-use trails (hiking and horseback riding), a Waste Water Treatment Plant (WWTP), and supporting infrastructures on the 389.5-acre project that includes some off-site roadway and infrastructure improvements [Exhibit X]. Agricultural open space is proposed for 49.3 acres of existing citrus and avocado groves and biological open space is proposed for 122.4 acres of existing sensitive biological habitat. The off-site infrastructure includes the construction of "Street R" and the replacement and upgrade of Pankey Road, Pala Mesa Heights Drive, and utility improvements. "Street R" is a connection between the Meadowood project and the adjacent proposed Campus Park and has been required by the County for the project to meet traffic and safety standards.

The on-site portion of the proposed project would impact approximately 0.89 acre and 13,291 linear feet of jurisdictional waters of the U.S., of which 0.12 acre is jurisdictional wetlands. Off-site infrastructure and roads would permanently impact 0.063 acre of jurisdictional waters of the U.S. of which 0.01 acre is jurisdictional wetlands.

Alternative 1 - No project/No Federal Action

This alternative would avoid all impacts to waters of the U.S. by construction of six span bridges with an estimated cost by the applicant of $5.04 million. This alternative would allow for the development of 468 residential units. This alternative reduces the residential units by 53 percent, has no impacts to waters of the U.S, but would still require the off-site roadway improvements. However, this alternative would eliminate the extension of Pala Mesa Drive and Street R as a span bridge would still require impacts to waters of the U.S. The loss of Pala Mesa Drive and Street R would increase the response time for both fire and police to an unacceptable level for health and safety issues within the project as defined by the County.

Alternative 2 – Existing Zoning

The existing zoning separates the site into two classifications, S90 Holding Area Use Regulation and A70 Limited Agricultural Use Regulation. The westerly 92 acres are zoned S90 Holding Area Use Regulation, which means it's "holding" until a new specific plan is submitted. But, by current regulations this S90 allows one single family dwelling SFD per 20 acres or 4 dwelling units. The rest of the site or the 298 acres in the eastern section are zoned A70 Limited Agricultural Use Regulation, which allows one SFD per 2 acres or 149 units. Therefore, this alternative would yield approximately 153 units on large rural lots representing an 83 percent decrease of units. In addition, the cost of providing water and wastewater facilities, connections, and annexations of these residences in this area would likely result in the development of private wells and septic systems instead of sanitary sewer and water. None of the project area is currently zoned as biological open space; therefore, this alternative could cause the same or more impacts to waters of the U.S. as the proposed project. No off-site improvements would be required.

Alternative 3 – Avoid Drainage 1

Alternative Three would avoid impacts to Drainage 1 and its tributaries and a 100-foot buffer. The alternative would reduce impacts to 5.11 acres of waters of the U.S. totaling 13,526 linear feet of streams. Avoidance of the stream would result in a loss of 698 residential homes, totaling 21 percent of the proposed total. No bridges would be needed, as this drainage is adjacent to proposed open space. On-site impacts of this alternative would be approximately 0.78 acre of waters of the U.S., of which 0.14 acre is jurisdictional wetlands. The off-site infrastructure would remain the same as the proposed project with permanent impacts at 2.29 acres all of which is jurisdictional wetlands, and temporary impacts of 2.04 acre of which 2.00 acre is jurisdictional wetlands.

Alternative Four: Avoid Drainage 2

Alternative Four would avoid Drainage 2 and its tributaries and provide a 100-foot buffer. The alternative would reduce impacts to 5.1 acres of waters of the U.S. totaling 13,317 linear feet of streams. Avoidance of the stream would result in the development of approximately 714 residential units representing a 19 percent loss of residential units. One span bridge would be required over Drainage 2 of the most northerly development. A second span bridge would be required to allow an exit to the west of the project for a total of $1.68 million. The off-site infrastructure would remain the same as the proposed project with permanent impacts to 2.29 acres and temporary impact to 2.04 acres of waters of the U.S., of which 2.00 acres are jurisdictional wetlands.

Alternative Five: Avoid Drainage 3
Alternative Five would avoid Drainage 3 and its tributaries and provide a 100-foot buffer. The alternative would reduce impacts to 5.1 acres of waters of the U.S. totaling 14,346 linear feet of streams. Avoidance of the stream would allow for the development of approximately 738 residential units representing a 16 percent loss of residential units. At least one span bridge over Drainage 3 at a cost of $840,000 would be required to access the most northerly portion of the development. The off-site infrastructure would remain the same as the proposed project (2.29 acres permanent impact and 2.04 acres temporary impact to waters of the U.S. of which 2.00 acres are jurisdictional wetland).

6. Alternative Six: Avoid Drainage 4
Alternative Six would avoid Drainage 4 and its tributaries and provide a 100-foot buffer. The alternative would reduce impacts to 4.5 acres of waters of the U.S. totaling 9,393 linear feet of streams. Avoidance of the stream would allow for the development of approximately 443 residential units representing a 46 percent loss of residential units. At least one span bridge would be required to access the northern portions of Phase 4 and 5 of the development at additional cost of $840,000. Access to the preserved agricultural open space across waters of the U.S. would remain the same, which are Arizona crossings. The off-site infrastructure would remain the same as the proposed project (2.29 acres permanent impacts and 2.04 acres of temporary impacts to waters of the U.S. of which 2.00 acres are wetlands).

7. Alternative Seven: Meadowood Specific Plan – County of San Diego Approved Alternative
The proposed project is a mixture of residential and complementary uses on the approximately 389.5-acre site and includes off-site roadway improvements and water line upgrades. This alternative would impact 4.95 acres of jurisdictional waters of the U.S., totaling 15,073 linear feet. This plan would allow for the development of up to 886 residential units.

The Project Alternatives described above all include the WWTP, and the following off-site road improvements:

- Pala Mesa Drive Including Street R: Horse Ranch Creek Road to U.S. Highway 395 (Bridge Crossing;
- Pala Mesa Heights Drive-Horse Ranch Creek Drive to Meadowood Project; and
- Intersection of Old U. S. Highway 395 and Reche Road; placement of a traffic signal.

Pala Mesa Drive Street R Crossing Alternatives:
Proposed Pala Mesa Drive and Street R Improvements (Meadowood Specific Plan) proposed for Pala Mesa Drive between Horse Ranch Creek Road and U.S. Highway 395 consist of constructing an approximate 60-foot wide right-of-way with an additional 25 feet of permanent sloping on each side of the road for an approximate 110-foot wide permanent impact. Additionally, a 40-foot wide temporary grading footprint is proposed on either side of the road as remedial grading and construction impacts. The proposed road improvement would temporarily impact 2.00 acres of jurisdictional wetlands waters of the U.S., and permanently impact 2.02 acres all of jurisdictional wetlands waters of the U.S. In an effort to reduce impacts, the following alternatives may be applied to any of the on-site alternatives that contain an extension of Pala Mesa Drive.

A. Three Clear Span Structures: This alternative represents a compromise between the culvert solution and a full bridge solution. This proposal consists of three 48-foot by 10-foot high pre-cast concrete structures. These structures would require an eight-foot spread footing foundation within the flow area of the creek to support the center of the spans. This alternative

would retain the existing soft bottom channel, and the temporary impacts to vegetation would be restored. Wildlife movement would be maintained. No inlet or outlet protection is anticipated. The total permanent impacts associated with the Pala Mesa Drive Extension, Alternative A, are 197,929 square feet (4.54 acres), of which 176,782 square feet (4.06 acres) consist of jurisdictional wetlands waters of the U.S. The temporary construction impacts total 150,083 square feet (3.44 acres), of which 136,850 square feet (3.14 acres) consist of jurisdictional wetlands waters of the U.S. [Pala Mesa Alternative 1].

B. Span Bridge: This alternative is a 175-foot span bridge. This alternative would result in a soft bottom channel as it does not require any erosion protection within the creek bed. This alternative maintains the wildlife corridor and will cause no disturbance to existing vegetation. Permanent impacts associated with the Pala Mesa Drive Extension, Alternative B, are 194,295 square feet (4.46 acres), of which 174,051 square feet (4.00 acres) consist of jurisdictional wetlands waters of the U.S. Temporary construction impacts total 146,064 square feet (3.35 acres), of which 132,946 square feet (3.05 acres) consist of jurisdictional wetlands waters of the U.S. [Pala Mesa Alternative 2].

Summary of On-site Alternatives

Alternative	Number of Residential Units	Permanent Impacts to Waters of the U.S.	Temporary Impacts to Waters of the U.S.	Off-Site Permanent Infrastructure Impacts	Off-Site Temporary Infrastructure Impacts
1. No Federal Action	468	0	0	None	None
2. Existing Zoning	153	0.83-acre 13,191 lin. ft.)	0	None	None
3. Avoid Drainage 1	698	0.78-acre (11,676 lin. ft.)	0	2.29 acres (1,850 lin. ft.)	2.04 acres
4. Avoid Drainage 2	714	0.77-acre (11,467 lin. ft.)	0	2.29 acres (1,850 lin. ft.)	2.04 acres
5. Avoid Drainage 3	738	0.77-acre (12,496 lin. ft.)	0	2.29 acres (1,850 lin. ft.)	2.04 acres
6. Avoid Drainage 4	443	0.16-acre (7,543 lin. ft.)	0	2.29 acres (1,850 lin. ft.)	2.04 acres
7. Meadowood Specific Plan (County of San Diego Approved Project)	886	0.89 acre (13,300 lin. feet)	0	2.02 acres (1,782 lin. ft.)	2.04 acres
Proposed Project (Street R Realigned)	844-886	0.89 acre (13,291 lin. ft.)	0	0.063 acre (170 lin. ft.)	0

Additional Project Information

Baseline information- The 389.5 acre Meadowoood project site is comprised of mostly agricultural and disturbed lands (72 percent) with patches of native habitat (coastal sage scrub, southern mixed chaparral, and coast live oak woodland) on the steeper slopes to the east. Army

Corps geographic jurisdiction associated with the on-site Meadowood Project site totals 1.20 acres, of which 0.12 acre consist of jurisdictional wetlands. A total of 23,548 linear feet of streambed was mapped on-site. The on-site jurisdictional waters consist of mostly un-vegetated or upland vegetated ephemeral drainages that have been partially affected by agriculture.

Project description- The proposed project would be constructed on a 389.5-acre site and consist of a mixed-use community development of between 844-886 single- and multi-family homes, an area for an elementary school, a park, hiking and horseback riding trails, a waste water treatment plant, agricultural open space, and biological open space preserves. The project also includes off-site road and utility improvements [see Preferred Project Map].

The proposed project would impact 0.953 acre of waters of the U.S., including 0.823 acre (13,291linear feet) of non-wetland waters of the U.S. (ephemeral streams) and 0.13 acre (170 linear feet) of wetlands waters of the U.S. Included in the preferred project is the preservation of 0.25 acre (10,257 linear feet) of waters of the U. S. The project retains a portion of the existing agricultural uses and acreage, and preserves sensitive biological habitat. The plan also provides a park, multi-use trails (hiking and horseback riding), and an area for an elementary school site. Planning Area 1 (26.1 acres) consists of approximately 164 multi-family detached and a WWTP. Planning Area 2 (12.7 acres) consists of an elementary school. If the school decides to locate elsewhere, the zoning would allow 42 more multi-family detached units in this area. Planning Area 3 (10.1-acres) is planned for a neighborhood park. Planning Area 4 (24.0 acres) consists of approximately 325 multi-family attached units. Planning Area 5 (132.5 acres) consists of approximately 355 single-family detached units. Planning Area 6 (47.6 acres) would consist of agricultural open space. Planning Area 7 would consist of natural open space areas, totaling 128.5 acres. There are approximately 8.0 acres that will include roads and other infrastructure.

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 or the EPA and Corps “Mitigation Rule” (33 C.F.R. parts 325 and 332). In consideration of the above, the proposed mitigation sequence (avoidance/minimization/compensation), as applied to the proposed project is summarized below:

Avoidance: Avoidance measures under the Proposed Project include the preservation of 0.25 acre of jurisdictional waters of the U.S. on-site and the re-alignment of Street R off-site. The Applicant has redesigned and relocated “Street R” and Pankey Road to avoid sensitive resources for vireo and flycatcher, reducing impacts from the County Approved Project by over 2.0 acres.

Minimization: Construction-related best management practices, replanting graded slopes with native species, and including fencing, signage, and management along trails will be proposed by the Corps, the USFWS, and the RWQCB in consultation with the Applicant to minimize indirect and long-term chronic effects on habitat and species in proximity to the proposed development.

Compensation: Compensatory mitigation for unavoidable impacts to waters of the U.S., including habitat occupied by federally listed species, may include off-site permittee-responsible mitigation through the enhancement and/or restoration of habitat within Horse Ranch Creek and adjacent wetlands and tributaries AND through the purchase of in-kind habitat at the proposed Wildlands, Inc. San Luis Rey Mitigation Bank or other Corps-approved mitigation bank.

Proposed Special Conditions

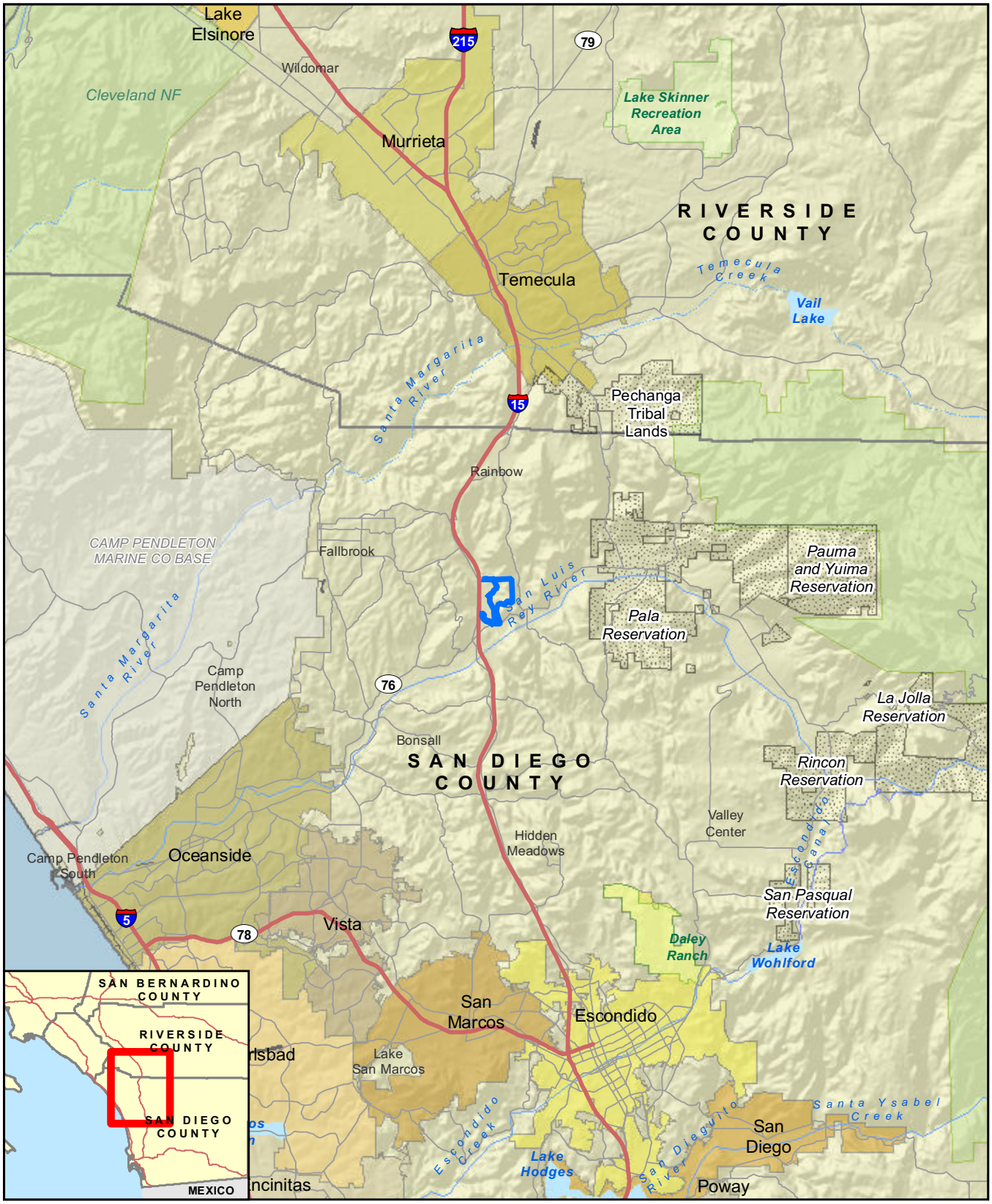
Special conditions providing for the avoidance, minimization and mitigation for impacts to threatened and endangered species, as well as to waters of the U.S. would likely be incorporated into any Corps permit authorization, if issued. No specific conditions are proposed at this time.

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
South Coast Branch, Carlsbad Field Office
6010 Hidden Valley Road, Suite 105
Carlsbad, California 92011
WWW.SPL.USACE.ARMY.MIL



Project Boundary

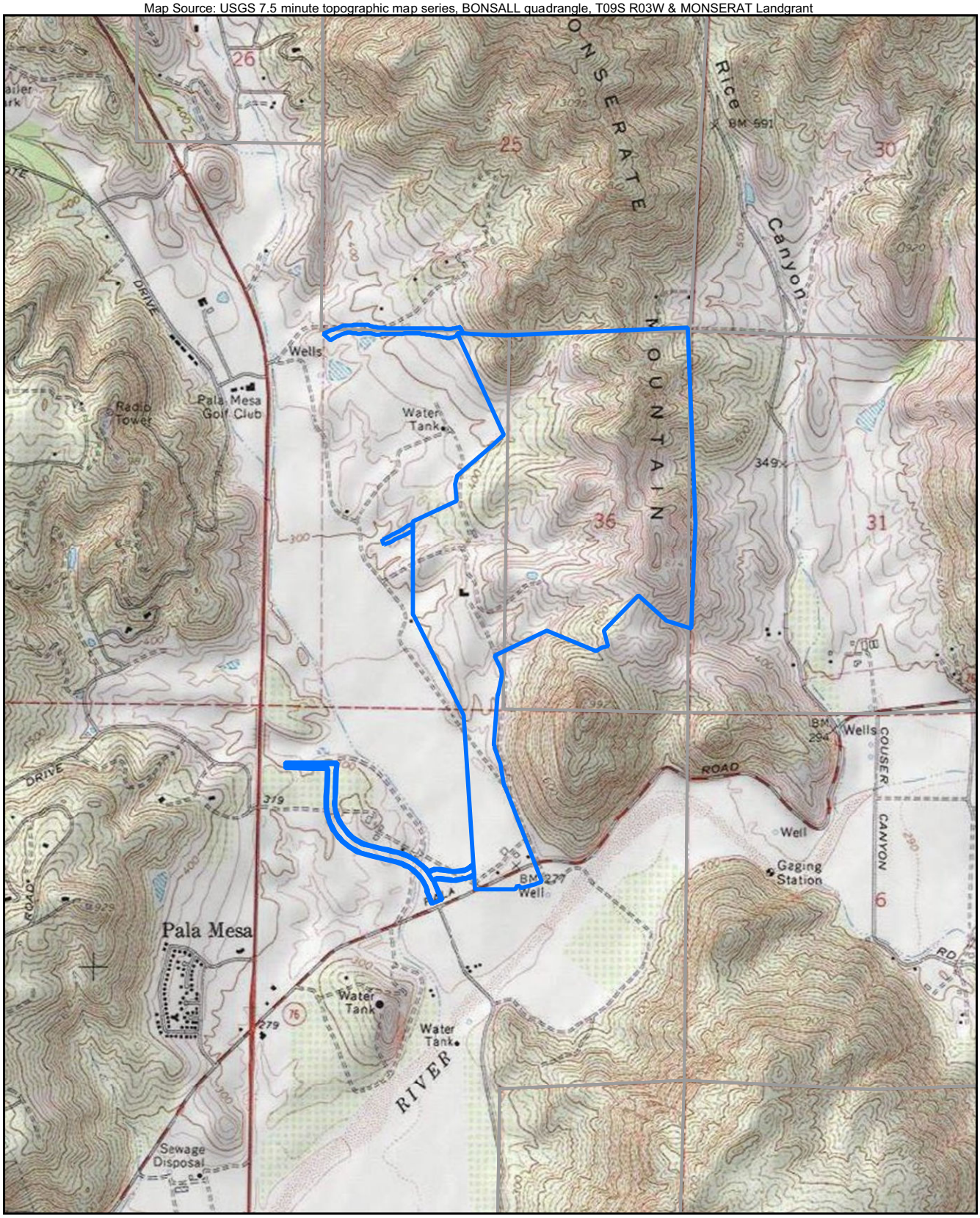
RECON

M:\JOBS2\3706\common_gis\Ex1_404.mxd 6/25/2012 sab

EXHIBIT 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, BONSALL quadrangle, T09S R03W & MONSERATE Landgrant



0 Feet 2,000

Project Boundary

EXHIBIT 2

Project Location on USGS Map

RECON

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Image source: Copyright 2010 AerialsExpress, All Rights Reserved (flown March 2010)

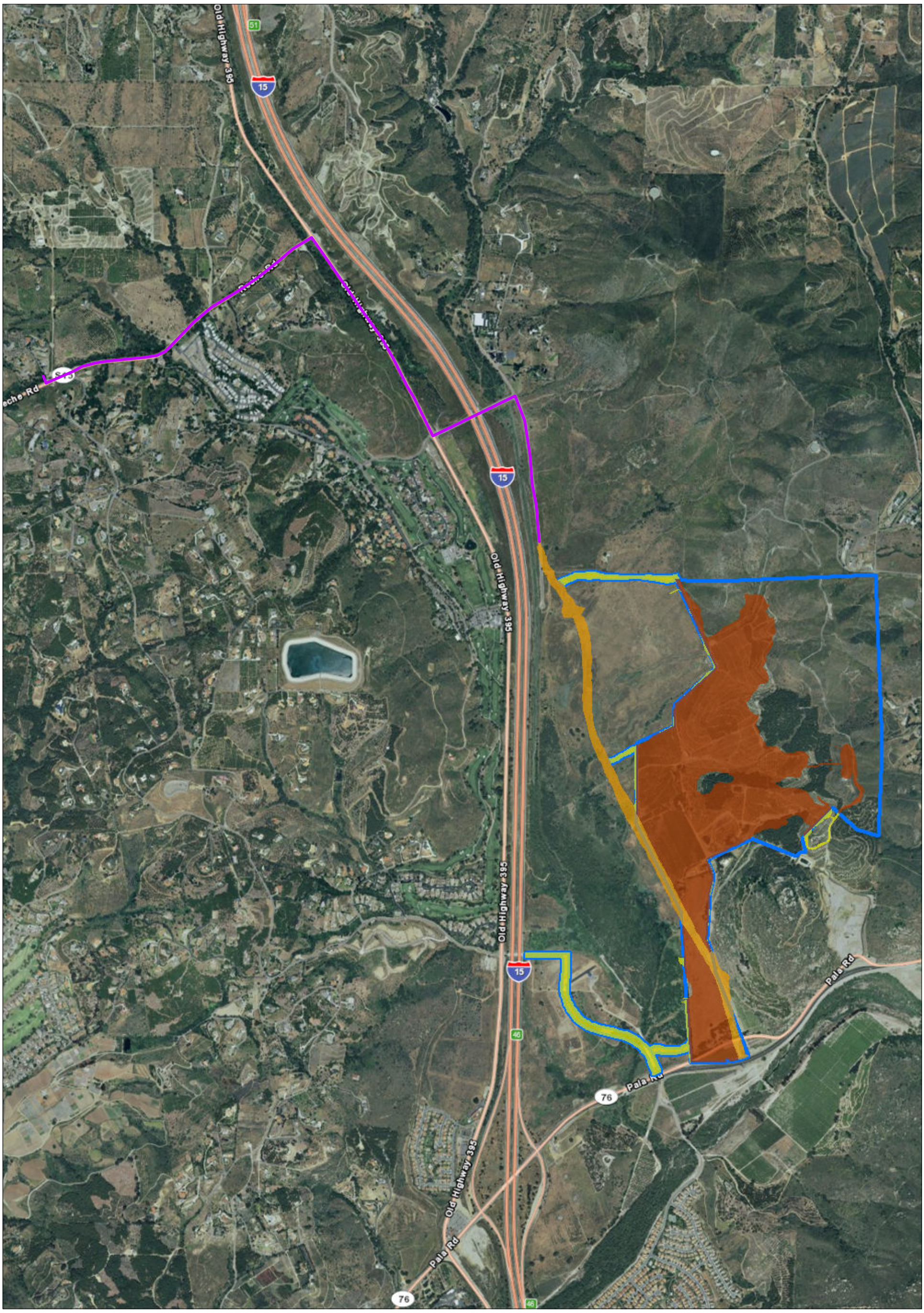

EXHIBIT 3

RECON

Meadowood Specific Plan Preferred Project Alternative

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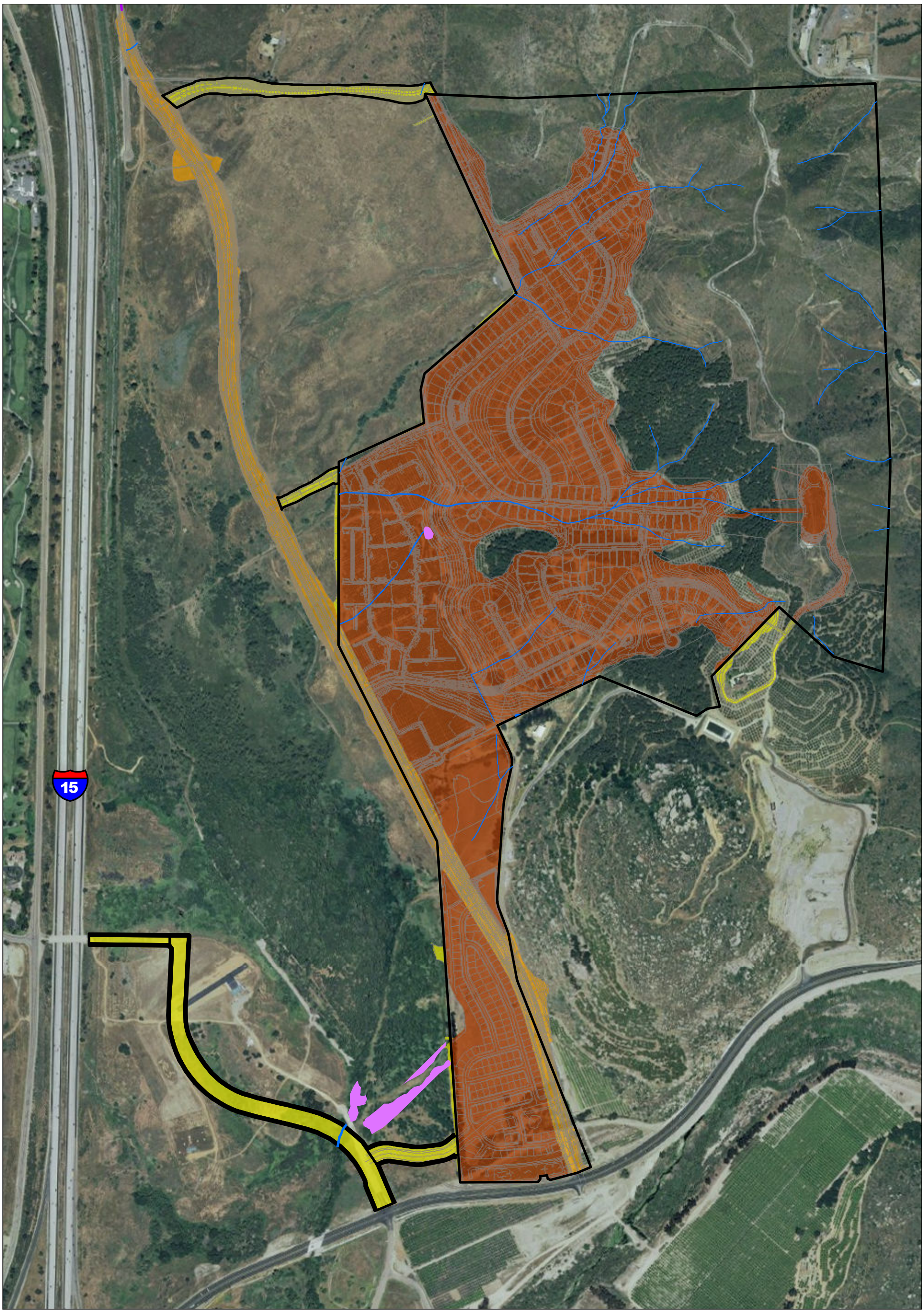


Preferred Project Boundary

Preferred Project Alternative
- Meadowood Development Limits
- Offsite Road Improvements
- Horse Ranch Creek Road (Under Construction)
- Offsite Water Line Improvements

ACOE Jurisdictional Resources
- Wetland
- Non-Wetland Waters

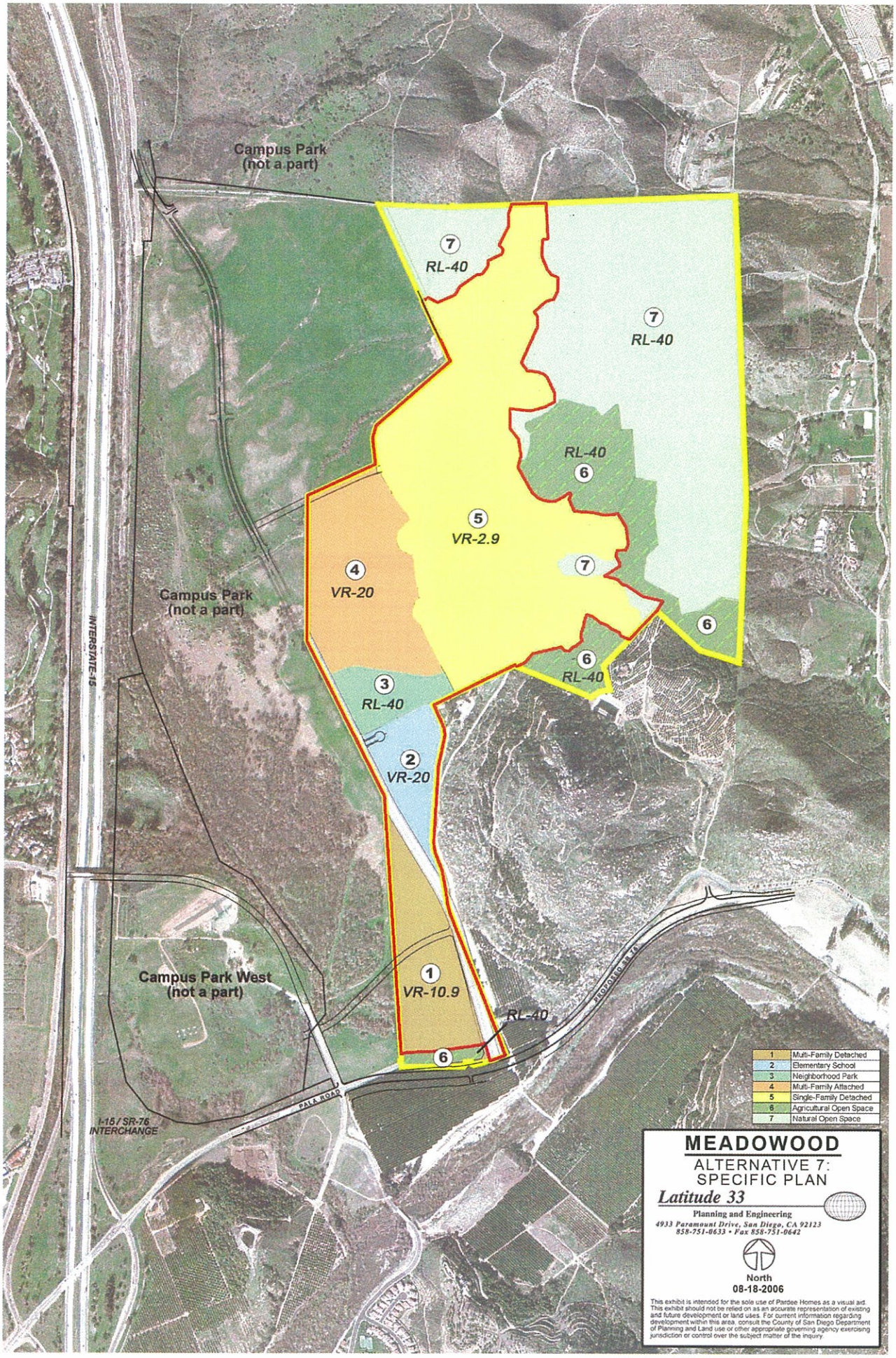
0 Feet 650

FIGURE 4

Meadowood Specific Plan Preferred Project Alternative
Location of Impacts to Waters of the U.S.

RECON

M:\JOBS2\3706\Bio\404 Permit\fig4_404_Alt-project.mxd 9/28/2012 gas


Campus Park
(not a part)
7
RL-40
7
RL-40
RL-40
6
5
VR-2.9
7
4
VR-20
Campus Park
(not a part)
INTERSTATE-15
6
6
RL-40
3
RL-40
2
VR-20
Campus Park West
(not a part)
1
VR-10.9
RL-40
6
PALA ROAD
I-15 / SR-76
INTERCHANGE
1 Multi-Family Detached
2 Elementary School
3 Neighborhood Park
4 Multi-Family Attached
5 Single-Family Detached
6 Agricultural Open Space
7 Natural Open Space
MEADOWOOD
ALTERNATIVE 7:
SPECIFIC PLAN
Latitude 33
Planning and Engineering
4933 Paramount Drive, San Diego, CA 92123
858-751-0633 • Fax 858-751-0642
North
08-18-2006
This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.