



# PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS  
LOS ANGELES DISTRICT

BUILDING STRONG®

## APPLICATION FOR PERMIT La Costa Town Square Project

**Public Notice/Application No.:** SPL-2008-00491-SAS

**Project:** La Costa Town Square Center

**Comment Period:** May 21, 2012 through June 21, 2012

**Project Manager:** Shanti Abichandani Santulli, 760-602-4834, [Shanti.A.Santulli@usace.army.mil](mailto:Shanti.A.Santulli@usace.army.mil)

### **Applicant**

Property Development Centers  
Attn: Jim Reuter  
5918 Stoneridge Mall Road  
Pleasanton, California 94588

### **Contact**

Glenn Lukos Associates  
Attn: Martin Rasnick  
29 Orchard  
Lake Forest, California 92630

### **Location**

The La Costa Town Square Project (project) is located at Latitude 33.081791° and Longitude -117.231840° within Section 6, Township 12 South, and Range 3 West in the City of Carlsbad, San Diego County, California.

The project site encompasses 83 acres and is located in the southeastern portion of the City of Carlsbad. The project site is generally bounded by Rancho Santa Fe Road to the north and west, La Costa Avenue to the south, and Sitio Lima Avenue to the east. Local access to the project site is provided by Rancho Santa Fe Road and La Costa Avenue (Exhibit 1 and Exhibit 2).

### **Activity**

Property Development Centers (PDC; the applicant) proposes to construct and operate a mixed-use center, including office and commercial/shopping facilities, and to construct single-family residential housing within the City of Carlsbad. The applicant proposes to include approximately 280,016 square feet of community shopping center, 50,000 square feet of office space, 63 single-family detached residential units, and a medium-density, single-family residential site located north of Rancho Santa Fe Road (Exhibit 3). The site will also support four on-site bio-retention basins and utilize one on-site detention basin. For more information, see page 3 of this notice.

Interested parties are hereby notified that an application has been received for a Department of the Army (DA) permit for the activity described herein and shown on the attached drawing(s). We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the United States (U.S.) Army Corps of Engineers (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, issued with special conditions, or denied under section 404 of the Clean Water Act (CWA). Comments should be mailed to:

CORPS OF ENGINEERS LOS ANGELES DISTRICT  
Regulatory Division, Carlsbad Field Office  
ATTN: SPL-2008-00491-SAS  
6010 Hidden Valley Road, Suite 105  
Carlsbad, California 92011

Alternatively, comments can be sent electronically to: Shanti.A.Santulli@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, or the discharge of dredged or fill material, 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 extent practicable. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration (i.e., rehabilitation or reestablishment), 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, the evaluation of the activity will include application of the Environmental Protection Agency (EPA) Guidelines (40 CFR 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, 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 CWA, from the California Regional Water Quality Control Board (RWQCB). 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 CWA section 404 jurisdiction, the applicant will be required to obtain water quality certification from the EPA. The applicant applied for their CWA section 401 water quality certification with the San Diego RWQCB on December 22, 2011. The San Diego RWQCB deemed the application complete on April 18, 2012.

**Coastal Zone Management**- For those projects in or affecting the coastal zone, the Federal Coastal Zone Management Act requires that prior to issuing the Corps authorization for the project, the applicant must obtain concurrence from the California Coastal Commission that the project is consistent with the State's Coastal Zone Management Plan. This project is located outside the coastal zone and preliminary review indicates that it will not affect coastal zone resources. A final determination of whether this project affects coastal zone resources will be made by the Corps, in consultation with the California Coastal Commission, after review of the comments received on this Public Notice.

### **Cultural Resources**-

No known historic properties have been identified or documented on site. RECON Environmental Services, Inc. (RECON) prepared a Phase I cultural resources report for the Project site in 1991 and three sites were identified consisting of Sites SDM-W-940 [SDi-4402], SDM-W-942 [CA-SDi-8697], and SDM-W-181. A Phase II archaeological test was also conducted for Site SDM-W-181 in 1991. RECON conducted an updated cultural resources survey for the project site in March 2012. RECON relocated Sites SDM-W-181 and SDM-W-942 [CA-SDi-8697] but did not relocate site SDM-W-940 [SDi-4402]. RECON also identified one new isolate, RDS-1, on site.

## Cultural Resource Recommendations/Mitigation Measures

### RDS-1

Cultural isolates are not considered significant because they generally lack characteristics that would qualify them for listing on the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or the City's inventory list; therefore, isolate RDS-1 is not a historic property under the NRHP, or a historical resource under the CRHR or the City's inventory requirements.

### Site SDM-W-940 [CA-SDi-4402]

The off-site portion of Site SDM-W-940 [CA-SDi-4402] has been determined significant and eligible for the CRHR and the City of Carlsbad historic resources inventory. It was recommended that the site be avoided and preserved in an open space easement. If preservation of all or part of the site was not feasible, a data recovery program was recommended (Kyle and Gallegos 1992). Based on current conditions, a portion of the site at a minimum appears to have been impacted by a housing development and a portion of the site does not have development. Both these areas are outside the project area. The portion of Site SDM-W-940 [CA-SDi-4402] within the project area has been impacted by erosion and a dirt road. Because the site appears to have been partially destroyed and lacks integrity, RECON considers that the portion of the site within the project to be not significant under the NRHP.

### Site SDM-W-942 [CA-SDi-8697] and Site SDM-W-181

Test evaluation excavations have been completed for Site SDM-W-942 [CA-SDi-8697] and Site SDM-W-181 in order to determine if the sites have the potential to yield important information to the prehistory of the area. As noted above, SDM-W-942 [CA-SDi-8697] and Site SDM-W-181 have been determined not significant as part of past cultural resources investigations. RECON agrees with this determination. In addition, the amount of disturbance to the sites has resulted in poor site integrity.

The Corps 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. The Corps shall initiate consultation with the State Historic Preservation Officer (SHPO) to determine the adequacy of the inventory of cultural resources located within the project's APE, and the Corps' evaluation of those resources. The Corps shall also consult with the appropriate Native American Tribes regarding the proposed impacts of the project. Mitigation measures may also be incorporated as part of project implementation to reduce potential impacts to cultural resources if deemed appropriate.

**Endangered Species-** RECON Environmental, Inc. (RECON) prepared a Biological Technical Report (BTR) for the project site in 2001. This report was updated in 2003 and 2006. The proposed project area is included in the Habitat Conservation Plan/On-going Multi-Species Plan (HCP/OMSP) developed by the City of Carlsbad, Fieldstone, La Costa Associates, California Department of Fish and Game, and the U.S. Fish and Wildlife Service (USFWS). The USFWS issued a section 10 Permit for the HCP/OMSP (PRT-795759) on June 7, 1995 with an expiration date of June 7, 2025. The plan provides for the conservation of sensitive wildlife and habitat in the context of a proposed large-scale development plan. The HCP/OMSP identifies 66 species of concern and provides an impact analysis of the proposed development in regard to these species. Additionally, the plan provides for the dedication of open space both on site and off site as mitigation for impacts to the species of concern and affiliated habitat.

A new population of thread-leaved brodiaea (*Brodiaea filifolia*; brodiaea), a federally listed (threatened) plant species, was observed on the project site during the 2006 field surveys, resulting in a total of 215 brodiaea individuals detected on site in 2006. The Corps is working with the USFWS to determine whether the new brodiaea population is covered by the HCP/OMSP. Coastal California gnatcatcher (*Polioptila californica*; CAGN), a federally listed (threatened) wildlife species, have been observed on site and are covered by the HCP/OMSP; RECON identified one pair of CAGN on site in 2006.

The Corps hereby requests concurrence from the USFWS that the HCP/OMSP covers the project site and proposed project impacts to the above-mentioned federally listed species.

**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 specific reasons for holding a public hearing.

### **Proposed Activity for Which a Permit is Required**

The proposed project consists of the construction of a mixed-use development and single-family residential housing to meet the City of Carlsbad's need for residential, office, and commercial/shopping facilities. The project is proposed to include approximately 280,016 square feet of community shopping space, 50,000 square feet of office space, 63 single-family detached residential units, and medium density, single-family detached and multi-family residential on the parcel located north of Rancho Santa Fe Road (Exhibit 3). The project will also include four new bio-retention basins and utilize one existing detention basin. The proposed project would require a DA permit for the permanent discharge of fill material into 0.41 acre of jurisdictional waters of the U.S. (3,037 linear feet), 0.08 acre (362 linear feet) of which are wetland waters of the U.S.

### **Existing Conditions:**

The project site elevation ranges from the low of approximately 260 feet above mean sea level (MSL) in the canyon north of the La Costa Avenue entrance to a high of approximately 400 feet MSL on the northern portion of the site. The site slopes generally from the north to the south and consists of vacant, undeveloped land. The northwest portion of the project site, including the parcel north of Rancho Santa Fe Road, was previously graded as a part of the realignment of Rancho Santa Fe Road. The project site is surrounded by existing or planned single-family residential communities on all sides, and a small commercial parcel at the southwest corner of the intersection of La Costa Avenue and Rancho Santa Fe Road. Small parks are scattered throughout the neighborhoods surrounding the site with the large Stagecoach Park near a La Costa High School approximately 0.5 mile south of the site. The steep San Elijo Hills begin approximately 0.3 mile northeast of the project site, separated from the site by a small residential community, and rising to over 1,000 feet MSL.

The project site supports four drainage features (labeled Drainages A, B, C, and D) and one basin totaling 0.41 acre of jurisdictional waters of the U.S. (3,037 linear feet), 0.08 acre (362 linear feet) of which are jurisdictional wetland waters of the U.S. (verified through a preliminary jurisdictional determination on January 24, 2012). Drainages A, B, C, and D are all ephemeral streams that flow in a southerly direction and eventually discharge into Encinitas Creek, which is tributary to Batiquitos Lagoon. Drainages B and C contain 0.02 and 0.06 acre of wetlands, respectively. Table 1 below summarizes the waters of the U.S. located on site, displayed on Exhibit 4.

**Table 1: Waters of the U.S. on the La Costa Town Square Project Site**

| <b>Drainage Name</b> | <b>Non-Wetland Waters of the U.S. (Acres)</b> | <b>Wetland Waters of the U.S (Acres)</b> | <b>Total Waters of the U.S. (Acres)</b> | <b>Linear Feet (Feet)</b> |
|----------------------|---|--|---|---------------------------|
| Drainage A           | 0.01  | 0.00                                     | 0.01                                    | 167                       |
| Drainage B           | 0.04  | 0.02                                     | 0.06                                    | 877                       |
| Drainage Complex C   | 0.12  | 0.06                                     | 0.18                                    | 1,742                     |
| Drainage D           | 0.01  | 0.00                                     | 0.01                                    | 251                       |
| Man-Made Basin       | 0.15  | 0.00                                     | 0.15                                    | N/A                       |
| <b>TOTAL</b>         | <b>0.33</b>                                   | <b>0.08</b>                              | <b>0.41</b>                             | <b>3,037</b>              |

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 discharges dredged or fill material in to a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). The basic project purpose for the proposed project is commercial/residential development. The project is not water dependent and will affect wetlands; therefore, the applicant has the burden of rebutting the presumption that there is a less damaging alternative for the proposed activity that would not affect jurisdictional wetlands [§40 CFR 230.10(a)(3)].

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 overall project purpose for the proposed project is to provide a residential and commercial center to fulfill the daily shopping needs of existing and future residents to minimize local vehicular trips, provide affordable housing units in compliance with the City of Carlsbad code, and conform to the City of Carlsbad's Growth Management Program and the HCP/OSMP.

**Applicant's Preliminary Alternatives Analysis**

The applicant has stated that the proposed project has gone through design revisions to attempt to avoid jurisdictional resources to the maximum extent possible. The applicant's designated agent is preparing an alternatives analysis in accordance with EPA's 404(b)(1) guidelines (40 CFR 230). That alternatives analysis will examine at least six on- and off-site alternatives. All alternatives will be analyzed with respect to the overall project purpose. The section below provides a brief description of the six alternatives identified by the applicant at this time. Detailed analysis of these alternatives will be completed independently by the Corps in accordance with EPA's 404(b)(1) Guidelines.

## **On-Site Alternatives**

A total of six on-site alternatives are being considered. In addition to the No Federal Action Alternative (Alternative 1), the applicant designed four additional on-site alternatives in addition to the applicant's proposed alternative (Alternative 6).

### **Alternative 1: No Federal Action Alternative (Exhibit 5)**

Alternative 1 would result in no impacts to waters of the U.S. and would require the applicant to construct span bridges over existing drainage features in order to provide ingress and egress throughout the project area. This alternative would consist of 114,802 square feet of commercial space, 50,300 square feet of office space, ten residential units, and three span bridges. This alternative would require 6,700 linear feet of water quality bio-swales.

### **Alternative 2: Avoidance of Drainage B (Exhibit 6)**

Alternative 2 would result in no impact to Drainage B, which would result in permanent impacts to 0.35 acre of waters of the U.S., 0.06 acre of which are wetlands, while preserving 0.06 acre of waters of the U.S., 0.02 acre of which are wetlands. This alternative would provide 224,004 square feet of commercial space, 54,000 square feet of office area, 64 residential units, two span bridges, and 8,600 linear feet of water quality bio-swales.

### **Alternative 3: Avoidance of Drainages C and D (Exhibit 7)**

Alternative 3 would avoid Drainages C and D and result in permanent impacts to 0.22 acre of waters of the U.S., 0.02 acre of which are wetlands, while preserving a total of 0.19 acre of waters of the U.S., including 0.06 acre of wetlands. This alternative would provide 277,206 square feet of commercial space, 55,000 square feet of office space, and ten residential units. This alternative would require two span bridges over Drainage Complex C and 8,900 linear feet of water quality bio-swales.

### **Alternative 4: Avoidance of Drainage B and a Portion of Drainage C (Exhibit 8)**

Alternative 4 would avoid Drainage B and a portion of Drainage C and would result in permanent impacts to 0.26 acre of waters of the U.S., including 0.06 acre of wetlands, while preserving 0.15 acre of waters of the U.S. on site (0.09 acre of Drainage C and 0.06 acre of Drainage B, which includes 0.02 acre of wetlands). This alternative would consist of 224,004 square feet of commercial space, 54,000 square feet of business space, 51 residential units, two span bridges, and 8,600 linear feet of water quality bio-swales.

### **Alternative 5: Avoidance of Drainage Complex C (Exhibit 9)**

Alternative 5 would avoid Drainage Complex C and would result in permanent impacts to 0.28 acre of jurisdictional waters of the U.S., including 0.02 acre wetlands, while preserving a total of 0.13 acre of waters of the U.S., including 0.06 acre of wetlands. This alternative would consist of 277,206 square feet of commercial space, 55,000 square feet of office space, 38 residential units, two span bridges over Drainage Complex C, and 8,900 linear feet of water quality bio-swales.

### **Alternative 6: Preferred Alternative (Exhibit 3)**

Alternative 6 is the applicant's proposed alternative and is described earlier in this public notice as the proposed project.

**Off-Site Alternatives:**

Considering the overall project purpose is specific to the City of Carlsbad, the applicant is proposing to evaluate off-site alternative sites within the City of Carlsbad. Off-site alternatives have yet to be identified and analyzed by the applicant for submission to the Corps. Off-site alternative locations will be evaluated according to specific criteria, such as the following: 1) existing land use; 2) land use designation and zoning; 3) environmental constraints; 4) availability for private development; 5) accessibility, and 6) ownership.

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 proposed project does not avoid any of the jurisdictional waters of the U.S. that occur throughout the site. The applicant believes that the scattered location of the on-site waters of the U.S. make avoidance infeasible.

**Minimization:** The proposed project does not minimize any impacts to the jurisdictional waters of the U.S. that occur throughout the site. The applicant believes that the scattered location of the on-site waters of the U.S. make avoidance infeasible.

**Compensation:** The applicant proposes to compensate for all impacts to waters of the U.S. through the purchase of credits at the North County Habitat Mitigation Bank. The number of credits required for compensatory mitigation shall be determined by the Corps during the permitting process.

**Proposed Special Conditions**

No Special Conditions are proposed at this time.

For additional information please call Shanti Abichandani Santulli at 760-602-4834 or via e-mail at Shanti.A.Santulli@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.



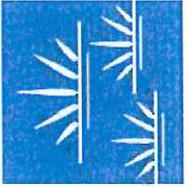
*Regulatory Program Goals:*

- 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.

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

Regulatory Division, Carlsbad Field Office  
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Carlsbad, California 92011  
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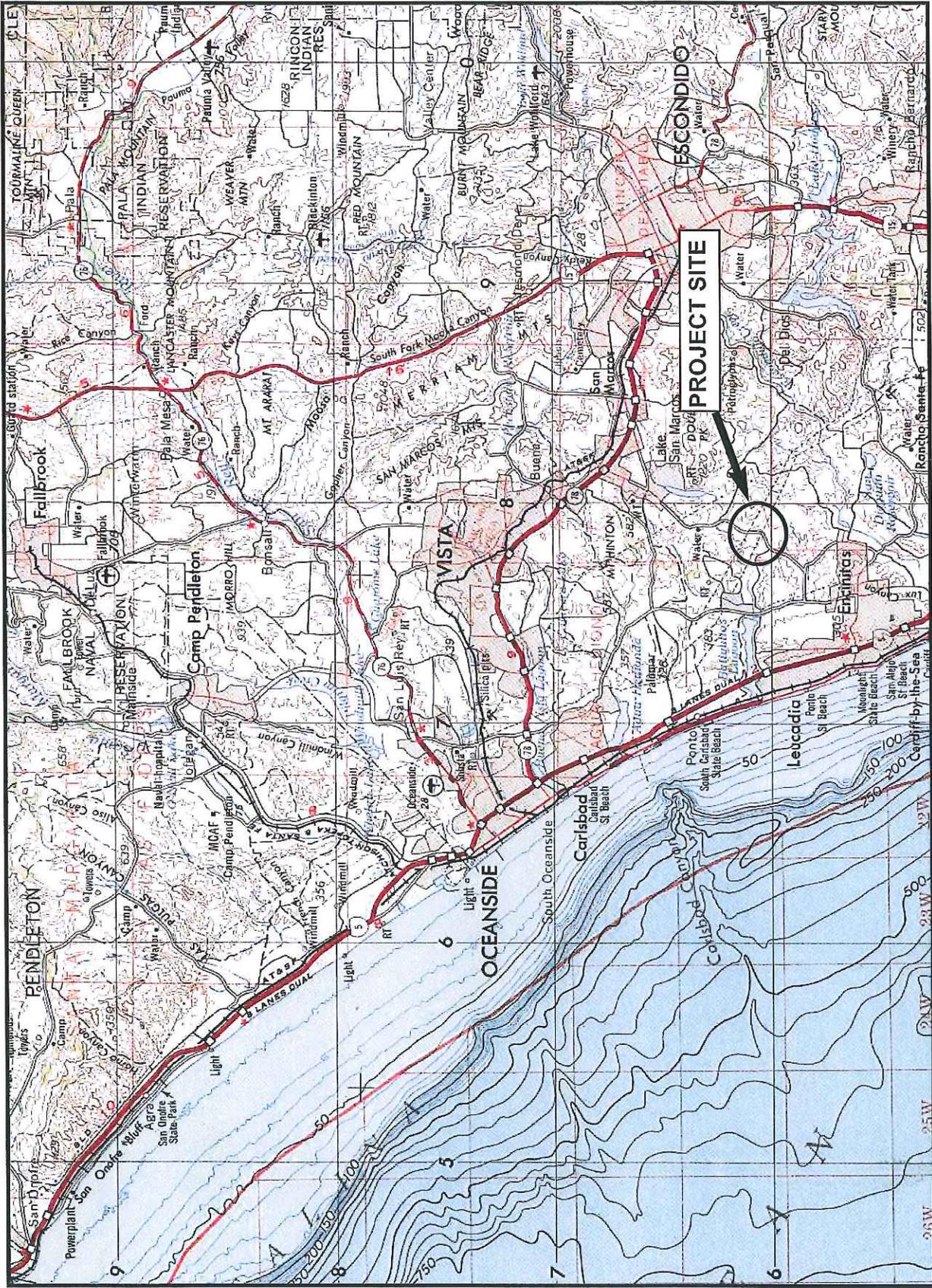


# GLENN LUKOS ASSOCIATES

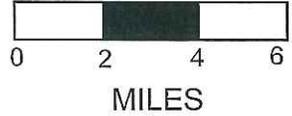
EXHIBIT 1

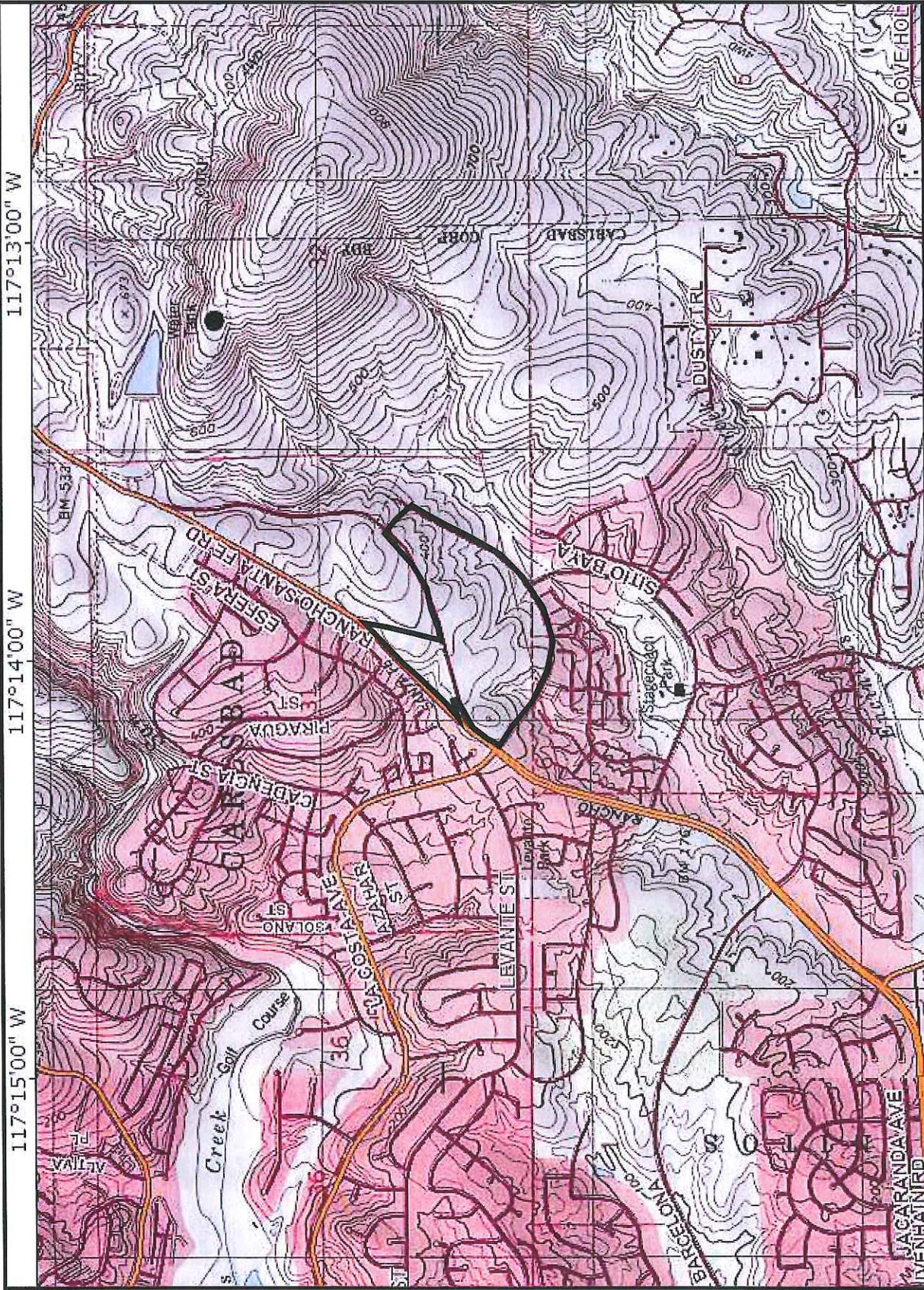
# LA COSTA TOWN CENTER

Regional Map

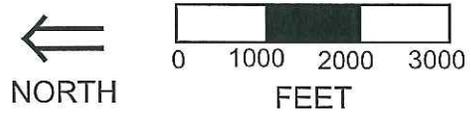


Adapted from USGS San Luis Rey quadrangle





Adapted from USGS San Luis Rey quadrangle



**LA COSTA TOWN CENTER**  
Vicinity Map



GLENN LUKOS ASSOCIATES  
EXHIBIT 2



NOT TO SCALE



**NOTE**

SEE SHEET 7 FOR SECTIONS A, B & C AND BIOSWALE DETAIL

**LEGEND**

- SITE BOUNDARY
- PROPOSED BIORETENTION SWALE
- PROPOSED BIORETENTION BASIN
- MITIGATION SWALE
- BIORETENTION UNIT
- EXISTING VORTECHS SEPARATOR
- PROPOSED LANDSCAPING
- PERVIOUS PAVEMENT
- DETENTION/HYDRMODIFICATION BASIN
- DETENTION BASIN
- HYDRMODIFICATION VAULT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- CORPS JURISDICTIONAL DRAINAGE COURSE

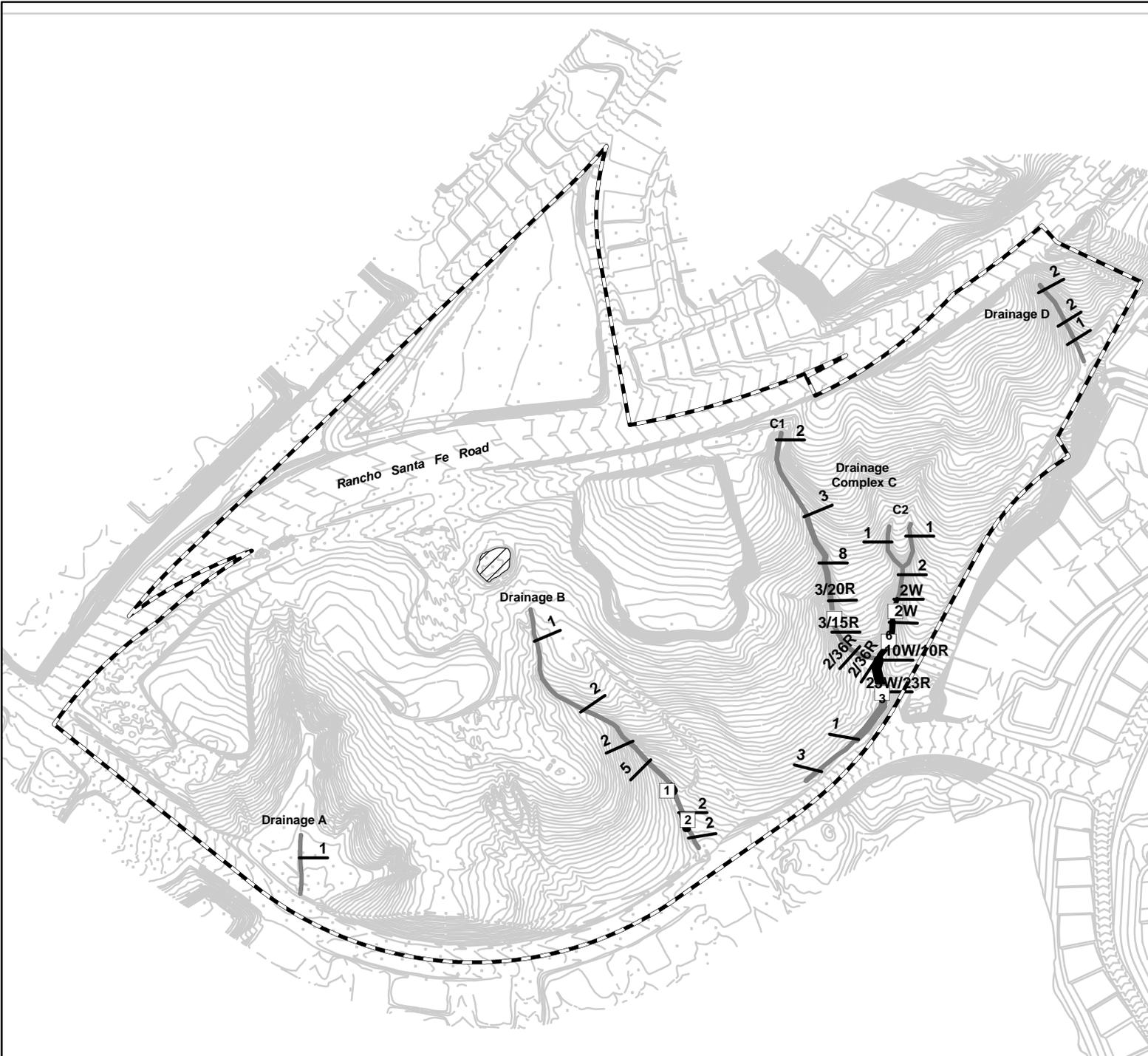
**LA COSTA TOWN SQUARE  
JURISDICTIONAL IMPACTS  
PROPOSED PROJECT  
ALTERNATIVE No. 6**

REVISED: MARCH 2012  
 REVISED: FEBRUARY 2012  
 REVISED: NOVEMBER 2011  
 REVISED: DECEMBER 2010  
 REVISED: NOVEMBER 2010  
 REVISED: JANUARY 2010  
 REVISED: DECEMBER 2009  
 PREPARED: MARCH 10, 2009

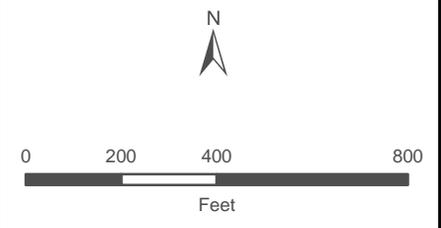
**O'Day**  
 CONSULTANTS

2710 Loker Avenue West  
 Suite 100  
 Carlsbad, California 92010  
 760-931-7700  
 Fax: 760-931-8680  
 ODayConsultants.com

Civil Engineering  
 Planning  
 Processing  
 Surveying



- Legend**
- Project Boundary
  - Corps Non-RPW Jurisdictional Feature
  - Corps Wetlands
  - Man Made Water Quality Basin
  - Data Pit Location

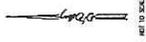


**LA COSTA TOWN CENTER**  
 Corps Jurisdictional Delineation Map

**GLENN LUKOS ASSOCIATES**

Exhibiti 3





**NOTE**

SEE SHEET 7 FOR SECTIONS A, B & C AND CROSSWALK DETAIL

**LEGEND**

- PROPOSED BURELATION
- EXISTING STREAM
- BURELATION DIRT
- EXISTING HORIZONTAL SWAMPING
- EXISTING INLET FILTER
- PROPOSED PAVEMENT
- DETERMINED BUSH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- OPEN JURISDICTIONAL DRAINAGE COURSE
- PROPOSED BRIDGE



**LA COSTA TOWN SQUARE  
JURISDICTIONAL IMPACTS  
ALTERNATIVE No. 1**

DESIGNED: NOVEMBER 2011  
 CHECKED: NOVEMBER 2011  
 DRAWN: NOVEMBER 2011  
 DATE: NOVEMBER 2011  
 PROJECT: LA COSTA TOWN SQUARE  
 SHEET: J-01-01

**CONSULTANTS**  
 O'Donovan  
 3710 LINDSEY AVE., SUITE 100  
 GARDEN GROVE, CA 92643  
 TEL: 949-451-7100  
 FAX: 949-451-7101  
 www.odonovan.com



**NOTE**

SEE SHEET 7 FOR SECTIONS A, B & C AND BUSHWICK DETAIL

**LEGEND**

-  SITE BOUNDARY
-  PROPOSED BARRIADON
-  CREATED STREAM
-  BARRIADON UNIT
-  EXISTING VERTICAL SEPARATOR
-  EXISTING INLET FILTER
-  PERVIOUS PAVEMENT
-  DETENTION BASIN
-  PROPOSED STORM DRAIN
-  EXISTING STORM DRAIN
-  CURBS, INTERSECTION DRAINAGE COVERAGE
-  PROPOSED BRIDGE



**LA COSTA TOWN SQUARE  
JURISDICTIONAL IMPACTS  
ALTERNATIVE No. 2**

REVISED: NOVEMBER 2011  
 REVISION: AUGUST 2010  
 REVISION: MAY 2010  
 REVISION: MARCH 2010  
 REVISION: JANUARY 2010  
 REVISION: OCTOBER 2009

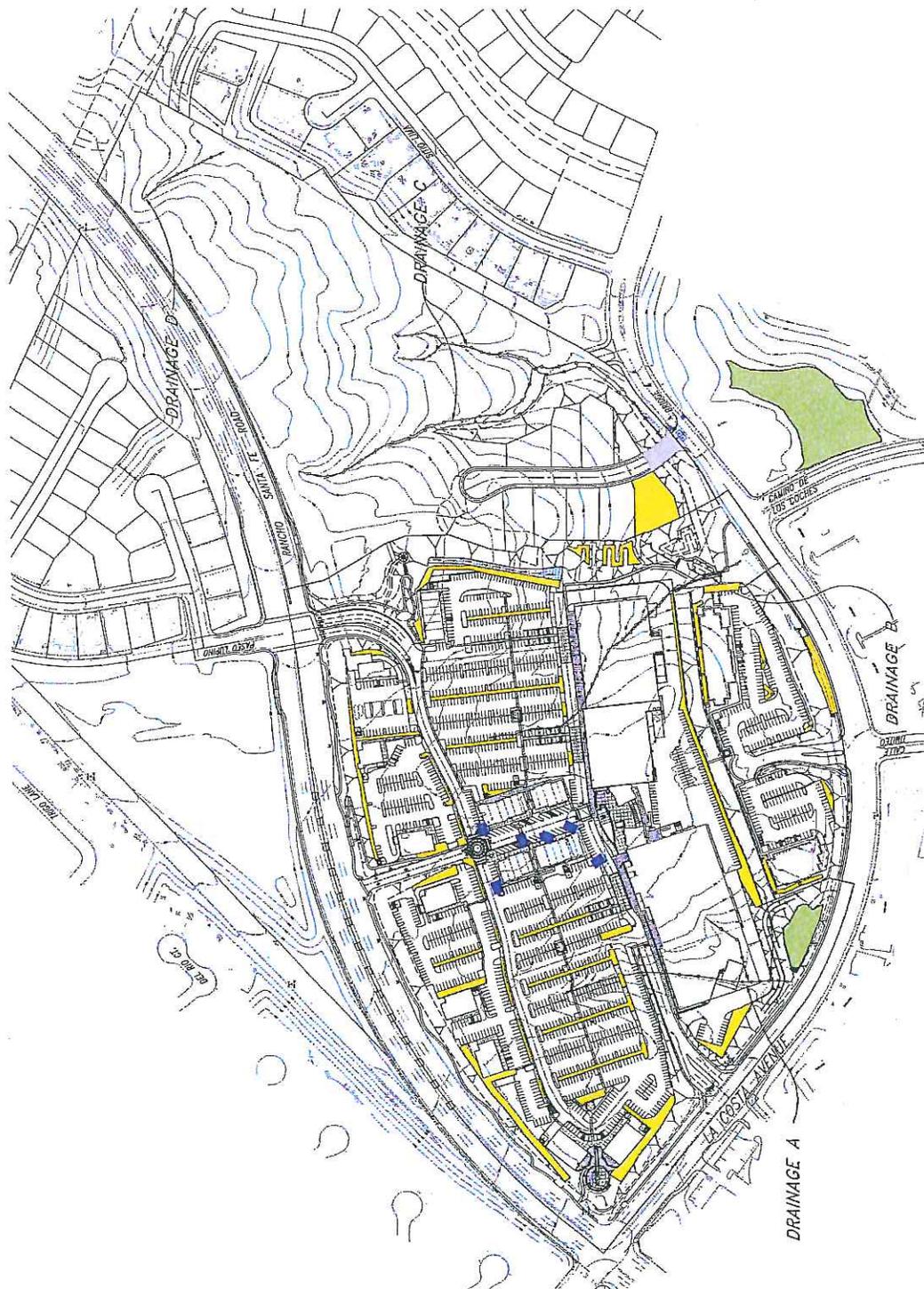
**O'Day**  
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 2710 Lark Avenue, Suite 100  
 Carlsbad, CA 92008-1700  
 Phone: 760-431-1600  
 Fax: 760-431-1608  
 info@odayconsultants.com



**NOTE**  
SEE SHEET 7 FOR SECTIONS A, B & C  
AND CROSS-SECTION DETAIL

**LEGEND**

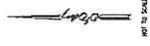
-  SITE BOUNDARY
-  PROPOSED IMPROVEMENT
-  EXISTING IMPROVEMENT
-  PROPOSED STORM DRAIN
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**LA COSTA TOWN SQUARE  
JURISDICTIONAL IMPACTS  
ALTERNATIVE No. 3**

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PROJECT: ALTERNATIVE No. 3

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**NOTE**  
SEE SHEET 7 FOR SECTIONS A, B & C  
AND BIOSWALE DETAIL

- LEGEND**
- SITE BOUNDARY
  - PROPOSED BIoretENTION
  - GRAVED CREEK
  - BIoretENTION UNIT
  - EXISTING VERTICAL SEPARATOR
  - EXISTING INLET FILTER
  - PERVIOUS PAVEMENT
  - BIoretENTION BASIN
  - PROPOSED STORM DRAIN
  - EXISTING STORM DRAIN
  - CORNER SUBSTITUTIONAL DRAINAGE CURBAGE
  - PROPOSED BRIDGE

**LA COSTA TOWN SQUARE  
JURISDICTIONAL IMPACTS  
ALTERNATIVE No. 4**

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