



# PUBLIC NOTICE

## APPLICATION FOR PERMIT

*LOS ANGELES DISTRICT*

**Public Notice/Application No.** SPL-2006-02030

**Comment Period:** September 22 through October 21, 2008

**Project Manager:** Terry Dean: 858-674-5386; Terrence.Dean@usace.army.mil

---

### Applicant

Pardee Homes  
Attn: Jimmy Ayala  
12626 High Bluff Drive  
Suite 100  
San Diego, California 92130

### Contact

Glenn Lukos Associates  
Attn: Darlene A. Shelley  
949.837.0404, Ext 24  
29 Orchard  
Lake Forest, CA 92630

### Location

The 389.5-acre Meadowood Specific Plan Area (SPA) is located approximately 45 miles north of downtown San Diego, 20 miles from the Pacific Ocean at Oceanside, about 13 miles from Temecula in Riverside County, and five miles south of the Riverside County line. It lies within the Fallbrook Community Plan area of the unincorporated area of San Diego County about a quarter-mile east of Interstate Highway 15 (I-15), on the north and south sides of State Route 76 (SR-76), otherwise known as Pala Road [Exhibits 1 and 2 Regional and Vicinity Maps].

### Activity

To construct residential development and associated infrastructure associated with the Meadowood Specific Plan and the Horse Ranch Creek Road Extension (On-Site Project). Also proposed is to construct off site road improvements and a Waste Water Treatment Plant.

### **On-Site Impacts:**

Corps jurisdiction associated with the Meadowood Specific Plan Area and the Horse Ranch Creek Road Extension (On-Site Project) totals approximately 52,718 square feet (1.21 acres), of which 12,498 square feet (0.29 acre) consist of jurisdictional wetlands. Approximately 45,998 square feet (1.06 acres) of Corps jurisdiction occur within the Meadowood Specific Plan Area and 6,720 square feet (0.15 acre) are within the Horse Ranch Creek Road Extension. This consists of 15 drainage features within the proposed project, of which six are subject to regulation by the Corps. These six drainages are Drainage 1, 2, 3, 4, 10, 12, as well as the adjacent Campus Park Property for the Horse Ranch Creek Road extension are shown on [Figure 4 Jurisdictional Delineation Map].

The project will permanently impact approximately 1.06 acres of Corps jurisdiction including 0.14 of jurisdictional wetlands, and temporarily impact 0.04 acre of Corps jurisdiction all of which are jurisdictional wetlands [Figure 4 Delineation Map].

## **Off-Site Project Impacts:**

Construction of the off site road improvements and proposed Waste Water Treatment Plant would temporarily impact a total of 83,512 square feet (1.91 acres) of Corps jurisdiction, of which 83,200 square feet (1.91 acres) consist of jurisdictional wetlands, and permanently impact 106,100 square feet (2.44 acres) of Corps jurisdictional waters, of which 105,900 square feet (2.43 acres) consist of jurisdictional wetlands. Permanent linear-foot impacts associated with the Project total 2,446 linear feet.

See attached drawings. For more information see pages 6-14 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 drawing(s). 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, Historical. Comments should be mailed to:

US Army Corps of Engineers, Regulatory Division  
South Coast Branch, San Diego Section  
Attn: SPL-2006-2030-TCD  
6010 Hidden Valley Road, Suite 105  
Carlsbad, California 92011

Alternatively, comments can be sent electronically to: [Terrence.Dean@usace.army.mil](mailto:Terrence.Dean@usace.army.mil)

## **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 EPA Guidelines (40 CFR 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers 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 of Engineers 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. Environmental Protection Agency.

**Coastal Zone Management**- This project is located outside of the coastal zone and will not affect coastal zone resources.

**Cultural Resources**- According to the CEQA document there is one significant archaeological resource present on site, CA-ADI-682, Loci A and B. The majority of this site is located within the adjacent property to the east of the project site and not adjacent to any waters of the United States. Two small sites, Loci A and B are located on the project site and will be preserved as required by the County of San Diego. Therefore there will be no disturbance to any cultural resources due to the issuance of a 404 permit.

Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by the Public Resources Code Section 21083.2.

This review constitutes the extent of cultural resources investigations by the District Engineer, and he is otherwise unaware of the presence of such resources.

**Endangered Species**- A Bio Tech Report entitled *A Biological Assessment of Anticipated Impacts on the Arroyo Toad, California Gnatcatcher, Least Bell's Vireo, and Southwestern Willow Flycatcher Associated with the Meadowood Project and Offsite Improvements Located in the Vicinity of Fallbrook, San Diego County, California* by Natural Resource Consultants, May, 2008, has been prepared for the Project. According to this document, surveys were conducted for the following endangered and/or threatened species:

#### **Arroyo Toad (*Bufo californicus*)**

No arroyo toads have been 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 south of SR-76. No suitable breeding habitat occurs within the site boundaries, nor have any arroyo toads been recorded using any of the upland habitats north of State Route 76 during breeding months between 2003 and 2007. The nearest arroyo toad locations to the site boundary were recorded south of the site along the San Luis Rey River and adjacent dirt roads. Based on these data no direct impacts are anticipated to the arroyo toad as result of this project. However, the Corps is consulting with the US Fish and Wildlife Service under Section 7 of the Endangered Species Act to determine whether or not the Service agrees that the project may adversely affect the Federally listed species. The action area is not within the critical habitat boundaries for the arroyo toad and no impacts to the designated critical

habitat for this species would occur as a result of this project.

On June 27, 2007 the USFWS issued the “Biological Opinion Concerning the Proposed Rosemary’s Mountain Quarry and Associated State Route 76 Expansion,” for the realignment and widening of SR-76 located adjacent to the Meadowood site. Construction of the realignment of SR-76 will proceed prior to the grading of the Meadowood site and will result in the construction of a permanent barrier between the south side of the realigned SR-76 and the Meadowood site. This barrier will consist of fence 24-inches high with an additional 12 inches buried into the soil running the length of the SR-76 construction area. This barrier will eliminate use of the entire Meadowood site by arroyo toad and eliminate any potential for direct impacts to the toad as a result of the SR-76 realignment. The Meadowood project would not result in removal of any designated Critical Habitat for this species.

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.

### **California Gnatcatcher (*Polioptila californica*)**

No California gnatcatchers were detected during protocol-level surveys conducted on the site in 2003, 2004, 2005 and 2006. In 2007, one gnatcatcher was observed on-site and two were observed adjacent to off-site improvement areas along Pankey Road. One breeding pair was also located approximately 0.4 miles northwest of the site in Pankey Wash just east of I-15 in previous years.

Critical Habitat boundaries for the California 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, 86.8 (per Bio Tech Report, Section 1.4.6.1) acres contain Primary Constituent Elements (PCEs) for the gnatcatcher. Off-site improvements areas containing PCEs include Horse Ranch Creek Road, Pala Mesa Drive including Street R, Pankey Road, Pala Mesa Heights Drive, grading along the site edge, the residential connection road, and water lines.

Approximately 13.3 acres of occupied gnatcatcher habitat would be removed by the project; 12.2 acres on site and 1.1 acres in off-site improvements (per Bio Tech Report Section 3.2.1.2). Based on the presence of gnatcatchers within the development area, the proposed project is expected to result in the loss of one gnatcatcher pair.

Approximately 81.8 acres of designated Critical Habitat for the gnatcatcher would be impacted within the action area. Within these 81.8 acres, approximately 12.1 acres of Critical Habitat consists of scrub vegetation that contains PCE’s for this species. These 12.1 acres are included within the 13.3 acres identified above. (We cannot confirm the 12.1-acre amount, as the Bio Tech Report states that there are 13.8 acres of Critical habitat. However, this includes on- and off-site areas.)

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 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.

### **Least Bell's Vireo (*Vireo Bellii pusillus*)**

No least Bell's vireo (vireo) or suitable habitat for the least Bell's vireo occurs on site and no direct impacts to this species are anticipated as a result of the proposed project.

In 2004 six pairs of vireos were recorded in the southern willow scrub along the San Luis Rey River south of the site. Two additional pairs were located in similar habitat along Horse Ranch Creek just west of the southern portion of the site. In 2007 thirteen vireos were observed in the southern willow scrub along the San Luis Rey River and east of Horse Ranch Creek in the vicinity of the proposed Pala Mesa Drive and Street R extension.

The proposed road extension, improvements, and grading along the project site edge would pass through occupied vireo habitat and Designated Critical Habitat. The proposed off-site improvements will follow existing roads, agricultural areas, and other inappropriate vegetation communities for the vireo within the Designated Critical Habitat that do not contain Primary Constituent Elements (PCE)

No direct impacts to the vireo are anticipated on the site as a result of the proposed project. However, 3.3 acres of occupied southern willow scrub and southern arroyo willow riparian forest habitat would be removed due to the construction/widening of Horse Ranch Creek Road, Pala Mesa Drive, and grading along the site edges just off-site.

Indirect impacts 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.

### **Southwestern Willow Flycatcher (*Empidonax Traillii extimus*)**

No southwestern willow flycatchers have been detected on-site adjacent to the site within riparian woodland habitats, or within the off-site improvement areas. No on-site or off-site project impacts would have any direct or indirect adverse impacts on southwestern willow flycatcher and would not remove any suitable habitat for this species.

No Critical Habitat for the southwestern willow flycatcher would be adversely affected by the onsite project or the offsite roadway improvements.

### **Section 7 Consultation (Endangered Species Act)**

The Corps is consulting with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act to determine whether or not the project will adversely affect the Arroyo Toad, California Gnatcatcher, and Least Bell's Vireo. The applicant has provided a biological assessment/biotechnical report discussing the resources on the site and proposed project impacts. The Service will review the project and materials concurrently with the Corps' public interest review in order to promulgate its Biological Opinion for the Meadowood SPA.

**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**

The proposed project would require placement of fill onsite including the Horse Ranch Creek Road extension of approximately 1.06 acres of jurisdictional waters of the United States, of which 0.14 acre is jurisdictional wetlands and temporary impacts of 0.04 acre all of which is jurisdictional wetland.

Construction of the off site road alignments and proposed wastewater treatment plant would permanently impact 2.44 acres of waters of the United States, of which, 2.43 are jurisdictional wetlands. Temporary impacts total 1.91 acres of waters of the United States, of which, 1.91 acres are jurisdictional wetlands.

**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 residential development. The 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 overall project purpose for the proposed project is to construct residential and multi-use development and associated infrastructure in the Fallbrook area of northern San Diego County, California.

### **Additional Project Information**

#### **Proposed Impacts and Mitigation Measures:**

##### **On-Site Project:**

The project will permanently impact approximately 1.06 acres of Corps jurisdiction including 0.14 of jurisdictional wetlands, and temporarily impact 0.04 acre of Corps jurisdiction all of which are jurisdictional wetlands [Exhibit 4 Delineation Map].

**Table One – Proposed On-Site Impact to Corps Jurisdiction**

<b>Drainage Number</b>	<b>Total Corps Jurisdiction (in square feet)</b>	<b>Total Impacts to Corps Jurisdictional Waters (in square feet)</b>	<b>Total Linear Feet of Drainage (in feet)</b>	<b>Total Impacts to Linear Feet of Drainage (in feet)</b>
<b>Drainage 1 and its Tributaries</b>	2,893	2,892	2,323	2,323
<b>Drainage 2 and its Tributaries</b>	3,607	2,479	3,051	1,922
<b>Drainage 3 and its Tributaries</b>	3,488	3,303	1,776	1,591
<b>Drainage 4 and its Tributaries</b>	32,547	32,547	9,237	9,237
<b>Drainage 5 and</b>	2,572	0	3,141	3,141

<b>its Tributaries</b>				
<b>Drainage 6 and its Tributary</b>	433	0	405	405
<b>Drainage 8 and its Tributary</b>	247	0	246	0
<b>Drainage 9 and its Tributary</b>	681	0	340	0
<b>Drainage 10 and its Tributary</b>	2,698	0	1,890	0
<b>Drainage 12</b>	765	0	765	0
<b>Total</b>	<b>49,931 (1.15 acre)</b>	<b>41,221 (0.95 acre)</b>	<b>23,174</b>	<b>18,899</b>

**Table Two – Proposed Impact Horse Creek Road Extension**

<b>Drainage Number</b>	<b>Total Corps Jurisdiction (in square feet)</b>	<b>Temporary Impacts to Corps Jurisdictional Waters (in square feet)</b>	<b>Total Permanent Impacts to Corps Jurisdictional Waters (in square feet)</b>	<b>Total Linear Feet of Drainage (in feet)</b>	<b>Total Impacts to Linear Feet of Drainage (in feet)</b>
<b>Horse Ranch Creek Road Extension</b>	6,720 (0.15 acre)	1,680 (0.04 acre)	5,040 (0.11 acre)	160	160

The applicant will provide offsite mitigation for impacts to waters of the United States. A federal Endangered Species Act Section 7 Consultation with the United States Fish and Wildlife Service (USFWS) has been initiated by the Corps. A report titled “A Biological Assessment of Anticipated Impacts on the Arroyo Toad, California Gnatcatchers Least Bell’s Vireo and Southwestern Willow Flycatcher Associated with the Meadowood Project and Offsite Improvements Located in the Vicinity of Fallbrook, San Diego County, California” has been prepared by Natural Resource Consultants, May 2008, for the Project and will be submitted to the USFWS.

On Site Project

The project proposes residential and complementary uses in the approximate 389.5-acre site and includes a portion of offsite roadway improvement (Horse Ranch Creek Road from the northern boundary of the project north across the adjacent Campus Park Property to the terminus of existing Pankey Road). The land plan proposes a variety of different housing types and uses and will impact approximately 1.06 acre of jurisdictional waters of the United States, of which 0.14 acre is jurisdictional wetlands and temporarily impacts 0.04 acre all of which is jurisdictional wetland. The plan also includes the necessary on- and off-site infrastructure and maintains much of the existing agricultural uses and acreage, and preserves sensitive biological habitat. The plan also provides parks, multi-use trails (hiking and horseback riding), and area for an elementary school. Planning

Area 1 (26.6 acres) consists of approximately 178 multi-family detached and the Waste Water Treatment Plant. 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 is planned for a 10-acre park. Planning Area 4 (24.0 acres) consists of approximately 325 multi-family attached units. Planning Area 5 (135.2 acres) consists of approximately 355 single-family detached units. Planning Areas 6 will include 45.1 acres of remaining agricultural open space. Planning Area 7 will consist of several preserved open space areas, totaling 128.3 acres. There are approximately 7.6 acres that will include roads and other infrastructure. This plan would allow for the development of up to 900 residential units. [Alternative 7, Preferred Project]

Additionally, the Project is in conformance with the County's Resource Protection Ordinance, which requires that where ten-percent or more of a lot contains steep slopes, that portion of the lot containing such lands shall be placed in an open space easement. A steep slope area is defined as all lands having a slope with a natural gradient of 25-percent or greater and a minimum rise of 50-feet, unless that land has been substantially disturbed by previous legal grading.

#### Sewer/Water Pipe Lines and Facilities

The proposed WWTP and its associated wet weather ponds are located immediately south of the Project along the southern side of existing State Highway 76. Once improvements occur along State Highway 76, the WWTP and its associated wet weather ponds will be north of the proposed highway [Exhibit 3]. The site supports a functioning citrus grove and is dominated by citrus trees (Holland code 18100) and ruderal vegetation (Holland code 11000) [Figure 3].

#### **Off-Site Project Impacts:**

Construction of the off site road improvements and proposed WWTP plant would temporarily impact a total of 83,512 square feet (1.91 acres) of Corps jurisdiction, of which 83,200 square feet (1.91 acres) consist of jurisdictional wetlands, and permanently impact 106,100 square feet (2.44 acres) of Corps jurisdictional waters, of which 105,900 square feet (2.43 acres) consist of jurisdictional wetlands. Permanent linear-foot impacts associated with the Project total 2,446 linear feet. Table Three below outlines temporary and permanent impacts to Corps jurisdictional waters related to this project.

**Table Three – Corps Off-Site Impacts Road Alignments and Water and Sewer Facilities**

<b>Drainage Number</b>	<b>Total Corps Jurisdiction (in square feet)</b>	<b>Temporary Impacts to Non-Wetland Corps Jurisdiction (in square feet)</b>	<b>Temporary Impacts to Wetland Corps Jurisdiction (in square feet)</b>	<b>Permanent Impacts to Non-Wetland Corps Jurisdiction (in square feet)</b>	<b>Permanent Impacts to Wetland Corps Jurisdiction (in square feet)</b>	<b>Linear Feet of Drainage On Site (in feet)</b>	<b>Linear Foot Impacts On Site (in feet)</b>
<b>Horse Ranch Creek Road: Northern Campus Park Boundary to Stewart Canyon Rd.</b>	112	112	0	0	0	56	56
<b>Horse Ranch Creek Road: Old to New SR 76 Alignment</b>	0	0	0	0	0	0	0
<b>Stewart Canyon Rd.: Pankey Road to U.S. Highway 395</b>	0	0	0	0	0	0	0
<b>Pala Mesa Drive Including Street R: Horse Ranch Creek Road to U.S. Highway 395</b>	189,100	0	83,200	0	105,900	2,350	2,350
<b>Pala Mesa Heights Road: Horse Ranch Creek Road to Meadowood Boundary</b>	0	0	0	0	0	0	0
<b>Intersection of Old U.S.</b>	0	0	0	0	0	0	0

Drainage Number	Total Corps Jurisdiction (in square feet)	Temporary Impacts to Non-Wetland Corps Jurisdiction (in square feet)	Temporary Impacts to Wetland Corps Jurisdiction (in square feet)	Permanent Impacts to Non-Wetland Corps Jurisdiction (in square feet)	Permanent Impacts to Wetland Corps Jurisdiction (in square feet)	Linear Feet of Drainage On Site (in feet)	Linear Foot Impacts On Site (in feet)
Highway 395 at Reche Road							
Intersection of Old U.S. Highway 395 at Mission Road	400	200	0	200	0	40	40
Intersection of I-15 Southbound Ramp at Mission Road & 395	0	0	0	0	0	0	0
WWTP and its Associated Wet weather storage ponds	0	0	0	0	0	0	0
<b>Total</b>	<b>189,612 (4.35 acres)</b>	<b>312 &gt;(0.01 acre)</b>	<b>83,200 (1.91 acres)</b>	<b>200 &gt;(0.01 acre)</b>	<b>105,900 (2.43 acres)</b>	<b>2,446</b>	<b>2,446</b>

Off-Site Roadway Construction and/or Widening [Exhibit 3a]

- The extension of Horse Ranch Creek Road from the northern boundary of the Campus Park Property (Campus Park) to the end of proposed improvements at Stewart Canyon Road. This alignment will consist of a two-lane 60-foot wide permanent impact and 20-foot wide temporary impact along the eastern side of the road;
- The construction of Horse Ranch Creek Road (Pankey Road) from its existing location at the intersection of Pankey Road and State Highway 76 to the realigned location of Horse Ranch Creek Road associated with the realignment of State Highway 76. This alignment will consist of a 106-foot wide permanent impact and 20-foot wide temporary impact to existing resources, if any;

- The upgraded alignment of Stewart Canyon Road from its eastern boundary at Pankey Road to its western boundary across Interstate 15 at U.S. Highway 395. This alignment will consist of a 60-foot wide permanent impact and a 20-foot wide temporary impact;
- The widening and extension of Pala Mesa Drive, including Street R, from Horse Ranch Creek Road to U.S. Highway 395. The widening of Pala Mesa Drive consists of widening Pala Mesa Drive from U.S. Highway 395 from west to southeast across the Pappas Property (Pappas) boundary. Pala Mesa Drive and Street R will be extended across Pappas to the existing terminus of Pankey Road and then will turn to the east across Campus Park, and terminate at Horse Ranch Creek Road. Pala Mesa Drive and Street R will support an approximate 70-foot wide right-of-way with an additional 25 feet of permanent sloping on each side of the road for an approximate 120-foot wide permanent impact. Additionally, a 15-foot wide temporary grading footprint is proposed on either side of the road for remedial soils and construction impacts [Exhibit 3b].
- The construction of the Pala Mesa Heights Drive from Horse Ranch Creek Road to the Meadowood Project area. The construction of the Pala Mesa Heights Drive consists of constructing a roadway from Horse Ranch Creek Road to the Meadowood Project. The road will extend for 530 linear feet across Campus Park until its terminus at Horse Ranch Creek Road and will result in a 60-foot wide permanent impact and a 10-foot wide temporary impact on both sides of the road alignment.
- Intersection of Old U.S. Highway 395 at Reche Road: Placement of a signal on the eastern side of Old U. S. Highway 395 within an existing Caltrans right-of-way.
- Intersection of Old U.S. Highway 395 at Mission Road: Placement of a signal, with widening of Mission Road by 12-feet north of US Highway 395 and Mission Road intersection to provide an additional southbound left turn lane and widening of Mission Road to the South by 12-feet to provide for an additional westbound right turn lane. The existing Mission Road right -of-way varies in width from 60- to 140-feet at the intersection with Old Highway 395.
- Intersection of I-15 Southbound Ramp at Mission Road: Old Highway 395 will be widened to provide a single dedicated right turn lane onto the I-15 southbound.
- The proposed WWTP and its associated wet weather ponds are located immediately south of the Project along the southern side of existing State Highway 76. Once improvements occur along State Highway 76, the WWTP and associated wet weather ponds will be north of the proposed highway (See Exhibit 3c).

**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 avoidance sequence is considered during the alternatives analysis procedure (see below).

Minimization: Minimization of jurisdictional impacts is considered during the alternatives analysis procedure (see below).

Compensation: The applicant proposes to provide offsite mitigation for impacts to waters of the United States. A conceptual mitigation plan has not been provided by the applicant, but will be provided once the Corps has determined the amount of mitigation necessary for authorized impacts.

### **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 United States would likely be incorporated into any Corps permit authorization, if issued. No specific conditions are proposed at this time.

### **Project Alternatives:**

#### **On-Site Alternatives**

The applicant has provided a total of seven on-site alternatives for consideration, including the following:

1. No Federal Action: No impacts to jurisdictional waters, but 48% loss of proposed residential units
2. Existing General Plan: Same jurisdictional impacts, but 83% loss of residential units and no off-site improvements
3. Avoid Drainage 1: No bridge proposed, but 24% of proposed residential units lost; 0.85 acre jurisdictional impacts, including 0.14 ac. wetlands.
4. Avoid Drainage 2: Two span bridges required; 21% loss of proposed residential units; 0.84 ac. jurisdictional impacts incl. 0.14 ac. wetlands.
5. Avoid Drainage 3: At least one span bridge required, or 18% loss of proposed residential units; 0.84 ac. jurisdictional impacts incl. 0.14 ac. wetlands.
6. Avoid Drainage 4: At least one span bridge required, or 51% loss of proposed residential units; 0.18 ac. jurisdictional impacts, none of which is wetlands.
7. Meadowood Specific Plan: Current proposal; 1.06 ac. permanent jurisdictional impacts on-site, incl. 0.14 ac. wetlands, 0.04 ac. temporary jurisdictional wetland impacts on-site; 2.44 ac. permanent jurisdictional impacts off-site, incl. 2.23 ac. wetlands, 1.91 ac. temporary jurisdictional wetland impacts off-site.
8. Pala Mesa Drive Crossing Alternative

In addition, the following alternatives may be applied to any of the on-site alternatives that contain an extension of Pala Mesa Drive:

1. Three Clear Span Structure: Compromise between culvert and full bridge solution
2. Span Bridge: 175-foot span bridge resulting in soft bottom channel

#### **Off-Site Alternatives**

The draft alternatives analysis also examined several off-site alternatives. A search was performed for other available locations within a ten-mile radius of the Project site where the Project purpose and need could be practicably satisfied with less impact to the aquatic environment and without significant adverse environmental consequences. A total of six off-site alternatives have been considered in this evaluation:

1. Vessels Ranch: 1380 acres in the San Luis Rey River Valley located directly in the 100-year flood zone currently used for livestock and agriculture. This property is five miles from the proposed site, but is not for sale and is not available.
2. National Quarry: 210 Acre site 3 miles west of I-15 is a multi-million dollar quarry with 75 years of mining potential remaining.
3. Rainbow Heights: Approximately 5 miles northeast of the proposed project site, south of SR-79. Over 400 acres vacant, but large percent National and local park land, eliminating necessary acreage for proposed project.
4. Lancaster Mountain: Southeast of proposed project, across SR-76. 500 acres agricultural, grove, vacant land with steep hillsides. County slope ordinance not favorable for development.
5. Rainbow Glen: At the north edge of San Diego County, west of I-15, bordering the Santa Margarita Ecological Reserve. 600 acres of vacant land and 200 acres of grove and agricultural land on steep hillsides. Development on this site will be limited due to its proximity to a Resource Conservation Area (RCA).
6. Rice Canyon: 700 acres less than one mile east of the proposed project site, immediately north of SR-76. Numerous existing homes and multiple property owners make development of this property impracticable.

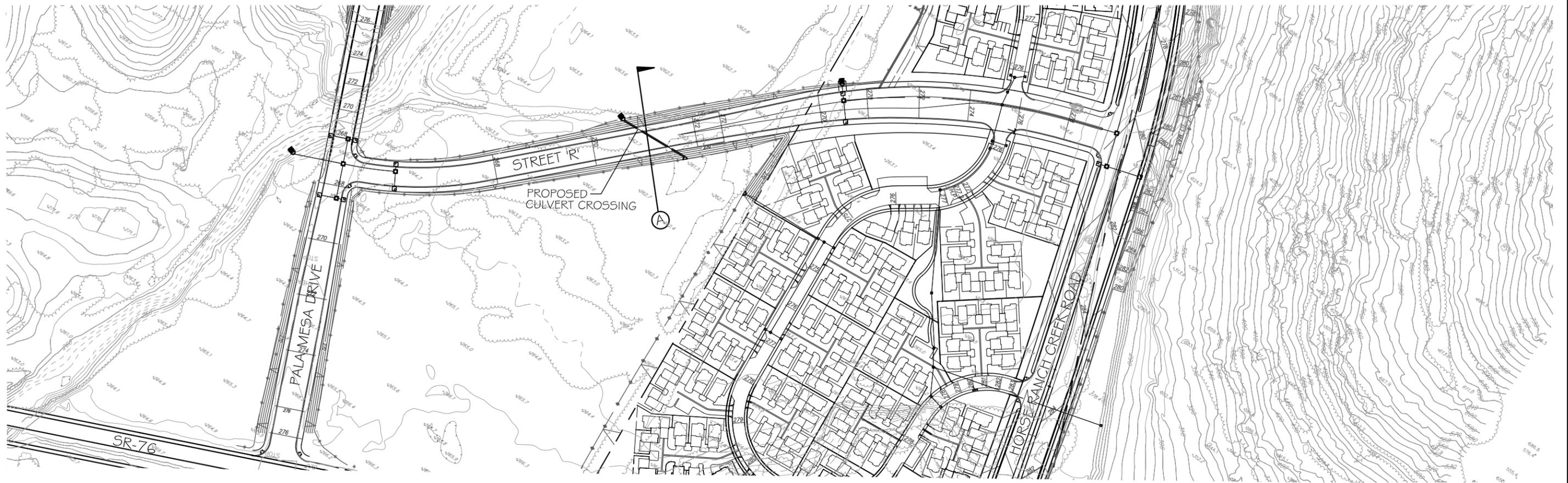
**Table Four - Summary of Off-site Alternatives**

Site #	Location	Size	Zoning	Availability	Constraints
1. Vessels Ranch	Five miles west of proposed project	1,380 acres	A70 Limited Ag/4 acre min. lot size	Not for Sale	Located within Flood Zone Zoning Environmental
2. National Quarry	Three miles south of proposed project	210 acres	S-88 SPA Extractive Uses	Not for Sale	75-years left of mining
3. Rainbow Heights	Five miles southeast of proposed project	460 acres	A70 Limited Ag/4 acre min. lot size	National & Local Park Land Not for Sale	60-acres Mobile Homes Existing Recreational Area National & Local Park Land
4. Lancaster Mountain	Southeast of proposed project across Highway 76	500 acres	A702 General Ag. 8 acre min. lot size	Multiple owners Not for Sale	Topography Multiple Owners
	North Edge San Diego County, west of I-15	800 acres	A70 Limited Ag/4 acre min. lot size	Multiple owners	Existing rural residential Zoning National Park
6. Rice Canyon	One mile east of the proposed	700 acres	A70 Limited Ag/4 acre	Multiple owners	Existing rural residential Mobile Homes

	project		min. lot size		Ag uses
--	---------	--	---------------	--	---------

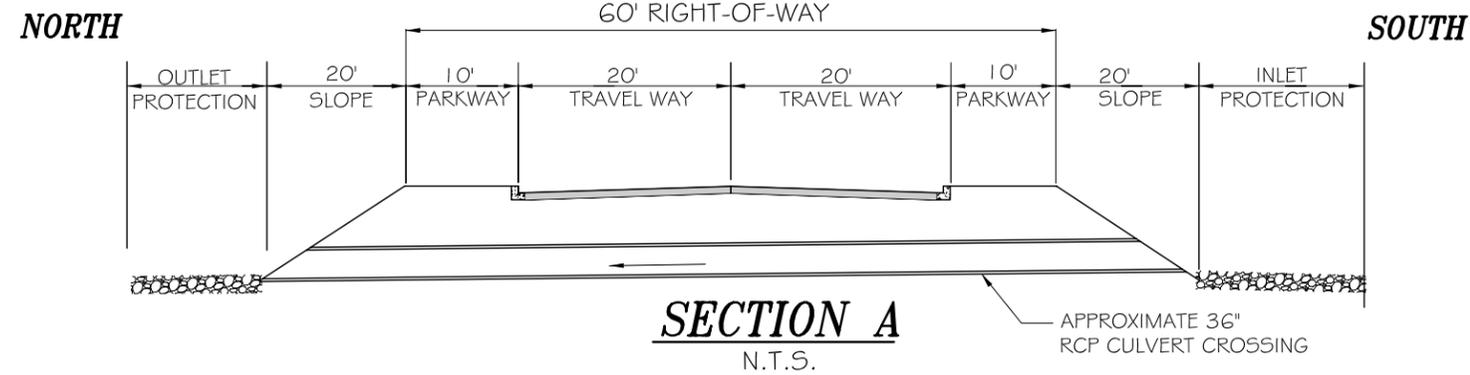
This analysis concludes that no other less environmentally damaging, practicable alternative sites are available that meets the applicant's stated purpose and need.

For additional information please call Terry Dean of my staff at 760.602.4833 or contact him via email at [Terrence.Dean@usace.army.mil](mailto:Terrence.Dean@usace.army.mil). This public notice is issued by the Chief, Regulatory Division.



**PLAN: STREET 'R'**

SCALE 1"=200'



**SECTION A**  
N.T.S.

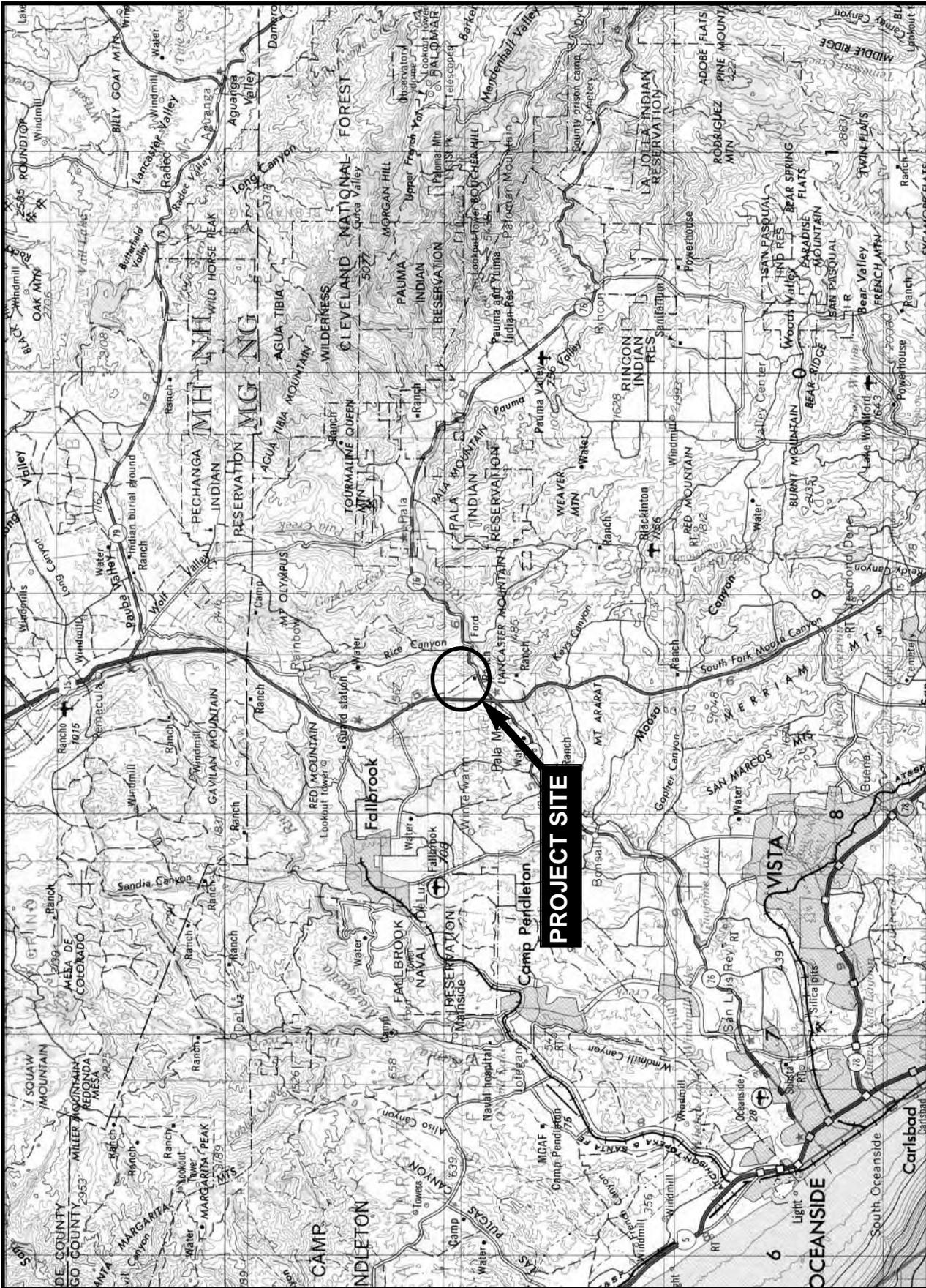
**MEADOWOOD**  
STREET 'R' CULVERT CROSSING

*Latitude 33*  
Planning and Engineering

4933 Paramount Dr. 2nd Flr.  
San Diego, Ca. 92123  
858-751-0633 Fax 858-751-0634



SCALE:	1"=200'
DATE:	9-2-08
JOB NO.:	660.10
SHEET:	1 OF 1

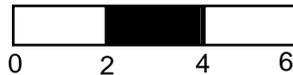


GLENN LUKOS ASSOCIATES

EXHIBIT 1

**PANKEY PROPERTY**  
Regional Map

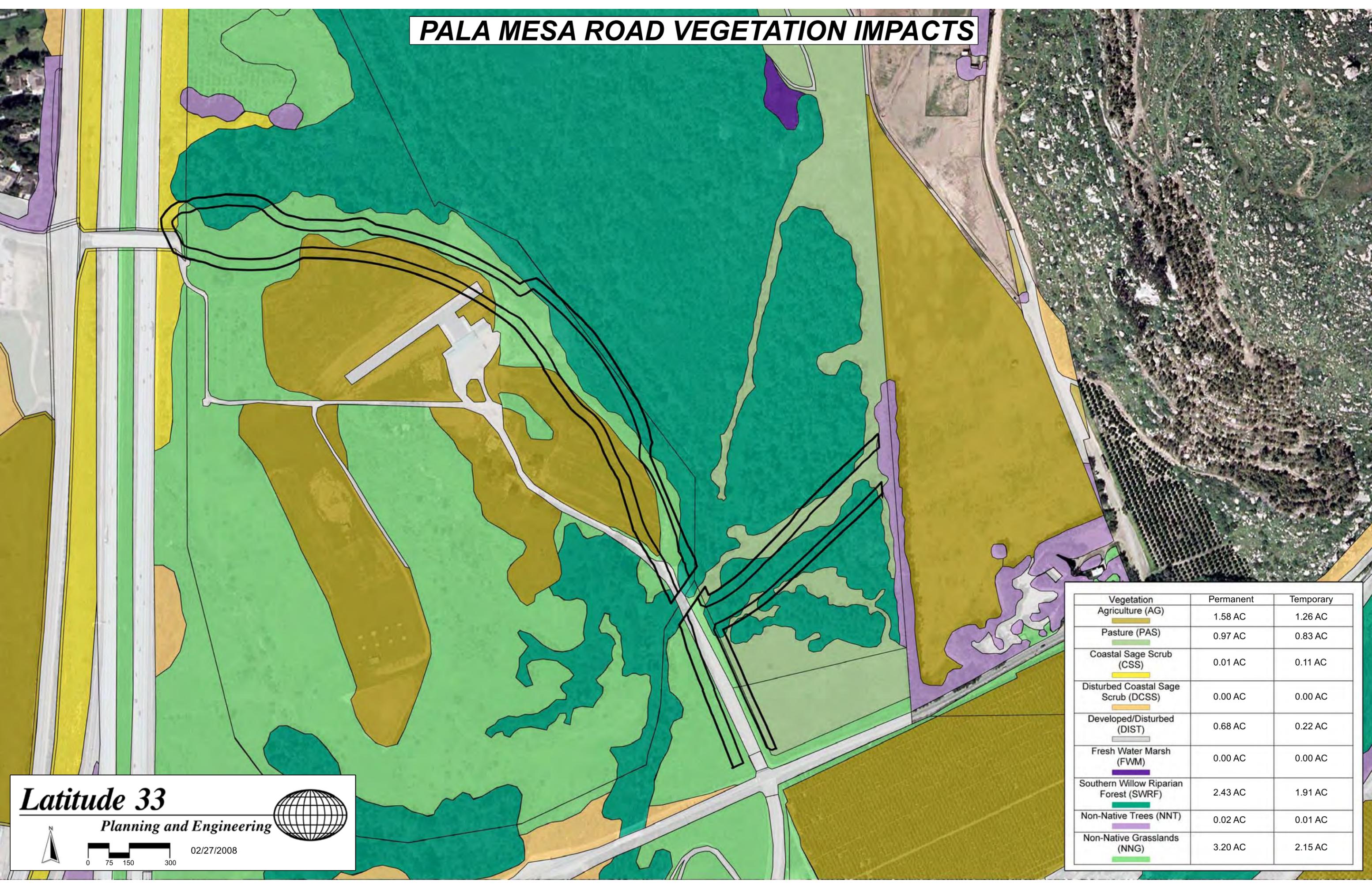
Adapted from USGS Santa Ana Quadrangle

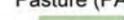
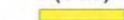
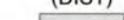
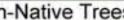
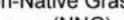


MILES



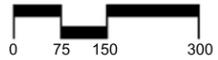
# PALA MESA ROAD VEGETATION IMPACTS



Vegetation	Permanent	Temporary
Agriculture (AG) 	1.58 AC	1.26 AC
Pasture (PAS) 	0.97 AC	0.83 AC
Coastal Sage Scrub (CSS) 	0.01 AC	0.11 AC
Disturbed Coastal Sage Scrub (DCSS) 	0.00 AC	0.00 AC
Developed/Disturbed (DIST) 	0.68 AC	0.22 AC
Fresh Water Marsh (FWM) 	0.00 AC	0.00 AC
Southern Willow Riparian Forest (SWRF) 	2.43 AC	1.91 AC
Non-Native Trees (NNT) 	0.02 AC	0.01 AC
Non-Native Grasslands (NNG) 	3.20 AC	2.15 AC

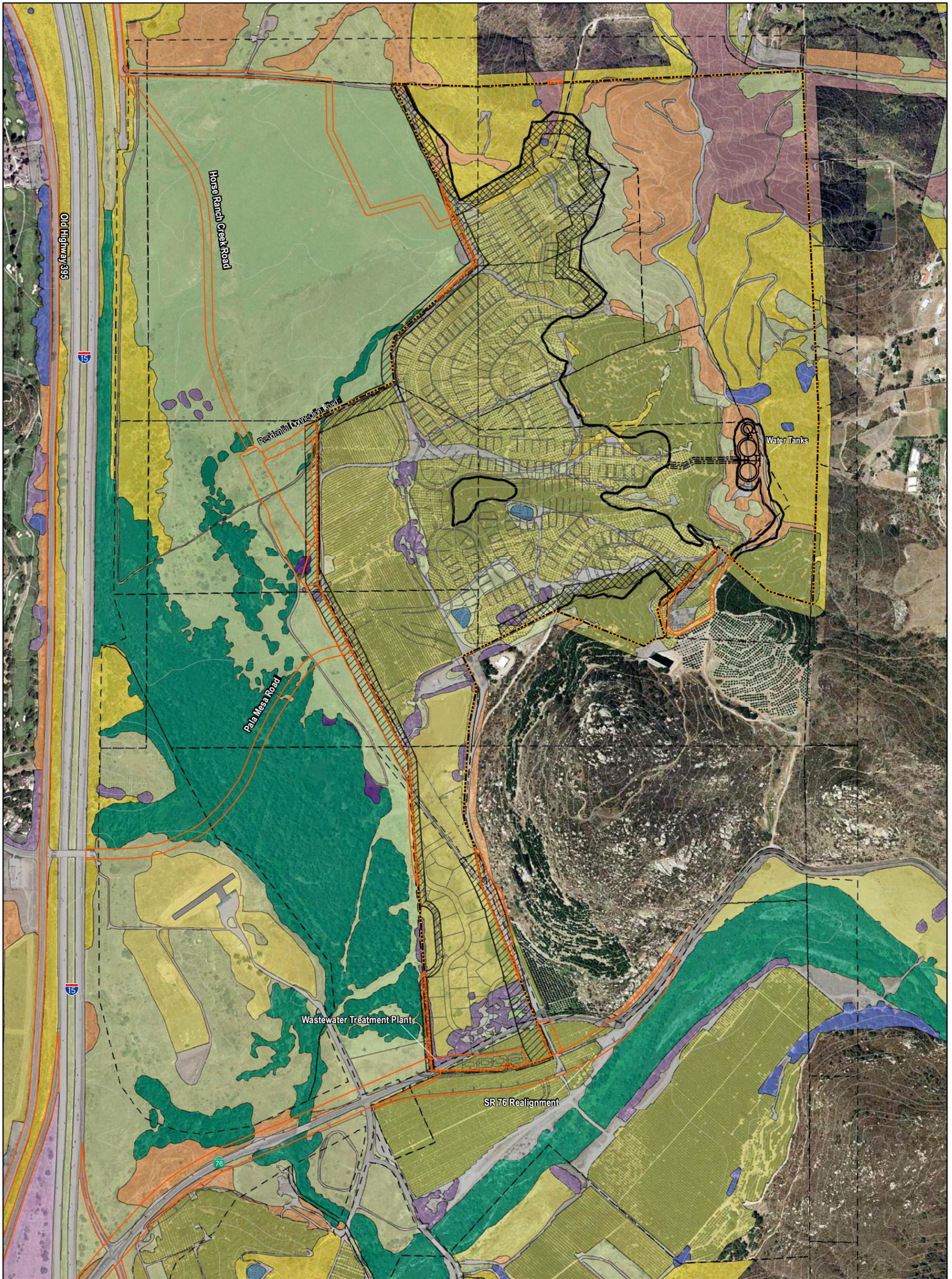
**Latitude 33**

Planning and Engineering



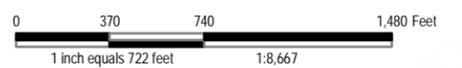
02/27/2008





Eric Kline, Natural Resource Consultants, Feb. 19, 2008, Proj\_GIS\pardee\meadowood\workspaces\2008\site\_map.mxd

- |                       |   |  |
|-----------------------|---|--|
| Boundary              | (AG) Agriculture - 18000/18100              | (OW) Coast Live Oak Woodland - 71160                   |
| On-site Impact Area   | (NNG) Non-native Grassland - 42200          | (WMS) Willow and Mulefat Scrub - 63300                 |
| Temporary Impact Area | (CSS) Coastal Sage Scrub - 32500            | (SAWRF) Southern Arroyo Willow Riparian Forest - 61320 |
| Lot Plan              | (DCSS) Disturbed Coastal Sage Scrub - 32500 | (SWS) Southern Willow Scrub - 63320                    |
| Off-site Improvements | (CHP) Southern Mixed Chapparal - 37120      | (FWM) Freshwater Marsh - 52400                         |
| Limited Building Zone | (NNT) Non-native Trees - 11000              | (OWP) Open Water Ponds - 13100                         |
| Brush Management Zone | (PAS) Pasture - 18310                       | (DIST) Disturbed - 11000/12000/13000                   |
| Parcel Boundaries     |   |  |



**EXHIBIT 3: PROJECT IMPACTS**  
**MEADOWOOD | SAN DIEGO COUNTY, CALIFORNIA**



# OFF-SITE ROADWAY IMPROVEMENT MAP

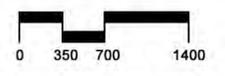
MEADOWWOOD

Latitude 33

Planning and Engineering  
4933 Paramount Drive, San Diego, CA 92123  
858-751-0633 • Fax 858-751-0634



4-8-08



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.

MISSION ROAD

OLD HIGHWAY 395

RECHE ROAD

STEWART CANYON ROAD

CAMPUS PARK

PALA MESA HEIGHTS ROAD

CAMPUS PARK

MEADOWWOOD

HORSE RANCH CREEK ROAD

PALOMAR COLLEGE

OLD HIGHWAY 395

PALA MESA DRIVE

CAMPUS PARK

CAMPUS PARK WEST  
(NOT A PART)

STREET R

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED OFF-SITE ROAD IMPROVEMENT

