PUBLIC NOTICE

APPLICATION FOR PERMIT

LOS ANGELES DISTRICT

Public Notice/Application No.: SPL-2008-00232-JPL
Comment Period: September 29, 2008 through October 14, 2008
Project Manager: Jason Lambert; 213-452-3361; Jason.P.Lambert@usace.army.mil

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Applicant
Waad Nadhir
Bosq Equities, LLC
719 Griswold Street, Suite 530
Detroit, Michigan 48226

Contact
Jon Petke
The Planning Associates
3151 Airway Avenue Ste R1
Costa Mesa, California 92626-4627

Location
The proposed Orange County Loftus Channel Improvement project site consists of approximately 0.628 acre of jurisdictional waters of the U.S. and is located directly adjacent to the western side of Associated Road and is bound to the south by Imperial Highway (Highway 90) and is bordered to the east by Brea Plaza shopping center within the City of Brea, Orange County, California. The project site begins approximately 780 feet upstream from the northwest corner of Imperial Highway and Associated Road. See the attached drawings for a map of the project location.
(at: lat: 33.7027141351463, lon: -117.760914143404).

Activity
The applicant, California Brea Partners, LP, has applied to the U.S. Army Corps of Engineers, Los Angeles District (Corps), for a section 404 Individual Permit to discharge fill material into "waters of the United States." The applicant proposes to place an approximately 780 linear foot segment of the Brea Loftus channel into a box culvert in order to install additional parking and landscaping (see attached drawings). The proposed project would permanently impact 0.628 acre of jurisdictional wetlands by placing the open trapezoidal channel into a box culvert. The installation of a box culvert would allow for an increase in parking lot size of approximately 2 acres. The applicant also intends to install water quality treatment basins within the expanded parking lot area to deal with increased surface runoff.

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 of the Clean Water Act of 1972 (33 U.S.C. 1344). Comments should be mailed to:

U.S. Army Corps of Engineers, Los Angeles District
Regulatory Branch
ATTN: CESPL-RG-S-200800232-JPL
P.O. Box 532711
Los Angeles, California 90053-2325

Alternatively, comments can be sent electronically to: Jason.P.Lambert@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.

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

Cultural Resources- The latest version of the National Register of Historic Places has been consulted and this site is not listed. 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- Preliminary determinations indicate that the proposed activity would not affect federally-listed endangered or threatened species, or their critical habitat. Therefore, formal consultation under Section 7 of the Endangered Species Act does not appear to be required at this time.

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

Proposed Activity for Which a Permit is Required

Implementation of the applicant's preferred project would result in impacts to approximately 0.628 acre of jurisdictional wetlands. The proposed alternative would place fill in the form of a concrete box culvert into the Brea Loftus Channel in order to expand the existing parking lot.

Site Description: The site is found within a developed portion within the city of Brea at the northwest corner of Associated Road and Imperial Highway. The site is a trapezoidal channel which has rip rap sides and a soft bottom. The entire channel bottom consists of jurisdictional wetlands, most of which are vegetated with Cattail (*Typha sp.*) species. The average width at the channel bottom over the stretch proposed for development is approximately 35 feet.

Additional Project Information

Proposed Mitigation - The proposed project intends on mitigating for the loss of jurisdictional wetlands associated with the construction of the proposed parking lot expansion project by contributing funds to an in lieu fee program with the San Gabriel Mountains Conservancy for the enhancement of 2 acres of riparian habitat. 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.

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 commerce. The project is not water dependent.

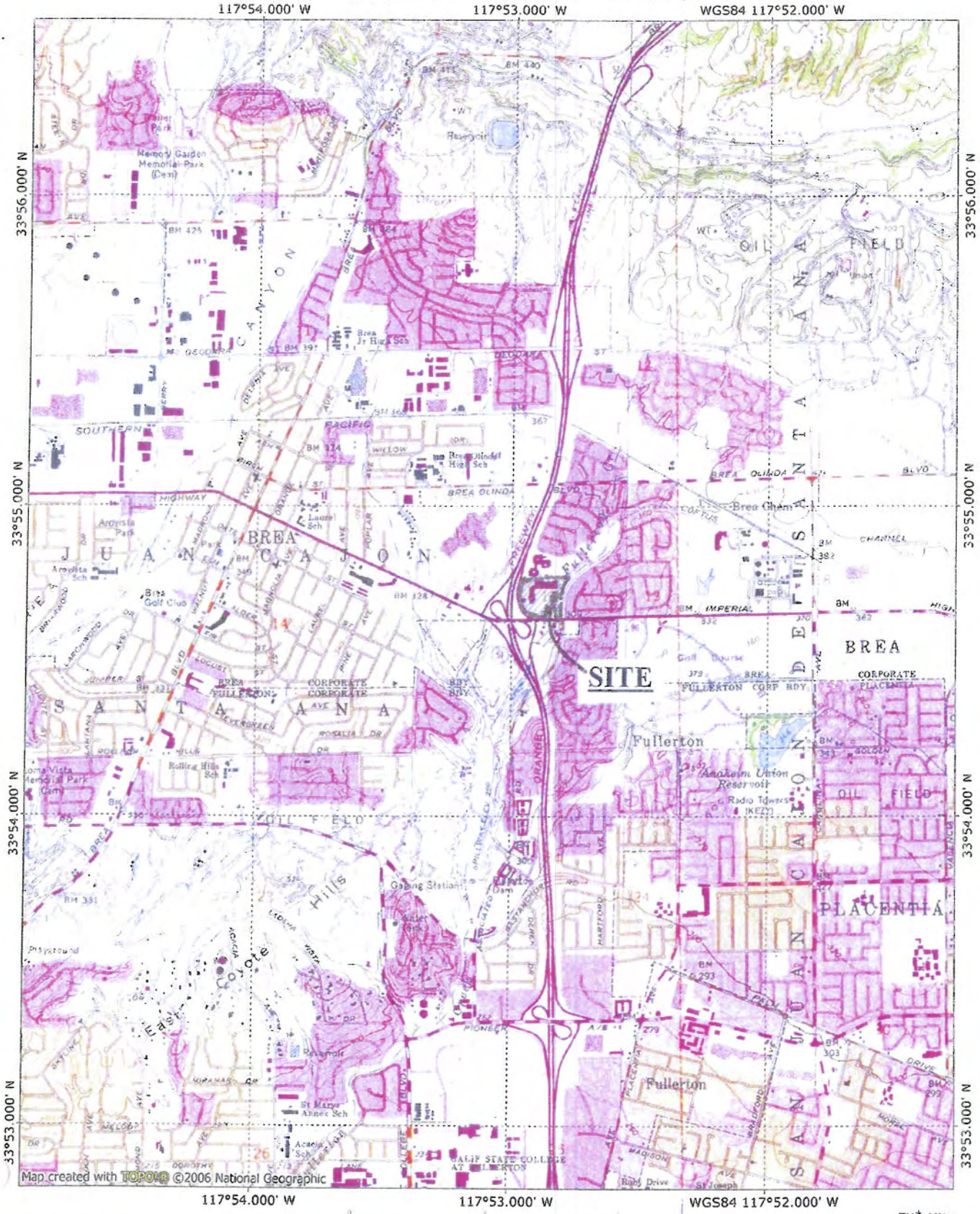
Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose for the proposed project is to increase the number of available parking spaces for the existing Brea Plaza shopping center.

Proposed Special Conditions

No special conditions are proposed at this time.

For additional information please call Jason Lambert of my staff at 213-452-3361 or via e-mail at Jason.P.Lambert@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.

TOPO! map printed on 12/27/07 from "Untitled.tpo"



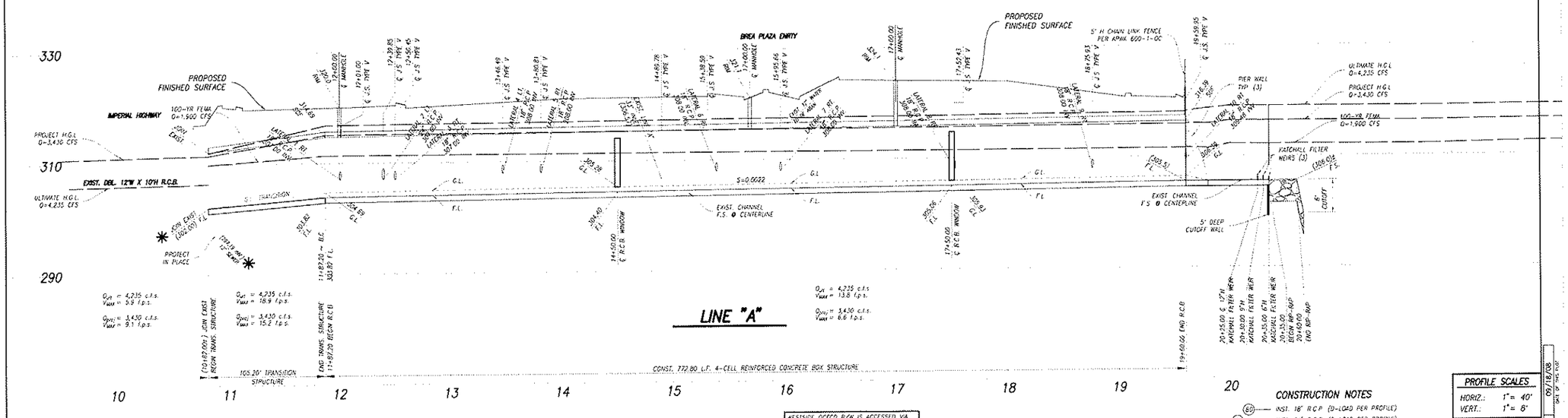
NATIONAL GEOGRAPHIC

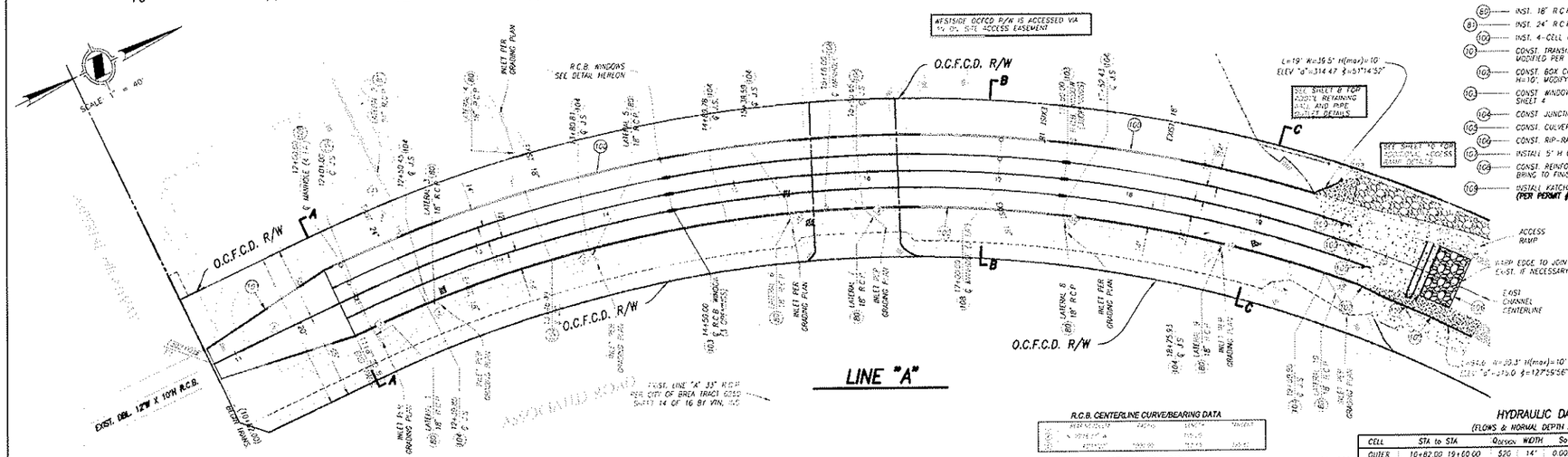
TN* MN
13°
12/27/07

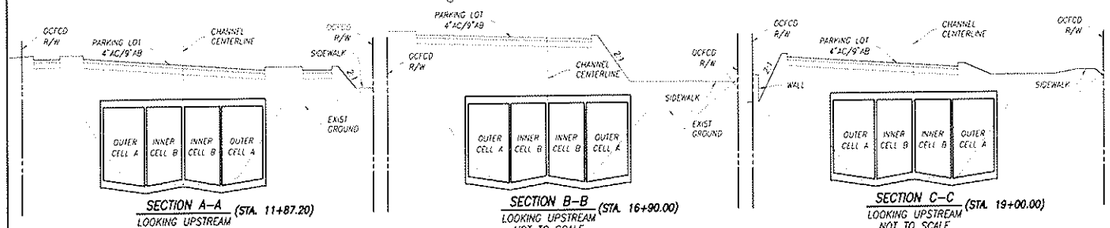
LA HABRA YORBA LINDA

S Associated Rd
E Imperial Hwy
90

* CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO START OF ANY CONSTRUCTION.







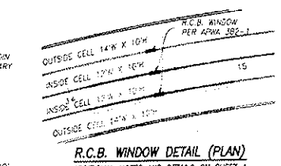
SECTION A–A (STA. 11+87.20)
LOOKING UPSTREAM
NOT TO SCALE

SECTION B–B (STA. 16+90.00)
LOOKING UPSTREAM
NOT TO SCALE

SECTION C–C (STA. 19+00.00)
LOOKING UPSTREAM
NOT TO SCALE

CONSTRUCTION NOTES

- (E0) — INST. 18" R.C.P. (D-LOAD PER PROFILE)
- (B1) — INST. 24" R.C.P. (D-LOAD PER PROFILE)
- (1C) — INST. 4-CELL R.C. BOX PER DETAIL ON SHEET NO. 2
- (1D) — CONST. TRANSITION STRUCTURE PER A.P.W.A. STD. PLAN 343-1 ON SHEET 4 MODIFIED PER DETAIL SHEET NO. 3
- (1G) — CONST. BOX CULVERT WARPED WINGWALL PER CALTRANS STD. PLAN D86A SHEET 4 H=10', MODIFY CUTOFF WALL TO 5'
- (1G) — CONST. WINDOW DETAIL FOR MULTIPLE RCB STRUCTURES PER A.P.W.A. STD. PLAN 382-1 SHEET 4
- (1G) — CONST. JUNCTION STRUCTURE TYPE V PER OCFA STD. PLAN 1314
- (1G) — CONST. CULVERT DEBRIS NOSE PER DETAIL ON SHEET NO. 3
- (1G) — CONST. RIP-RAP PER DETAIL ON SHEET NO. 4
- (1G) — INSTALL 5' H CHAIN LINK FENCE PER APWA STD. PLAN 600-1-CC
- (1G) — CONST. REINFORCED CONCRETE BOX MANHOLE PER OCFA STD. PLAN 1506 BRING TO FINISH GRADE TO THE SATISFACTION OF COUNTY INSPECTOR
- (1G) — INSTALL KATCHALL CHANNEL FILTER WEIRS PER DETAILS ON SHEET NO. 5 (PER PERMIT #2008-01230)



R.C.B. WINDOW DETAIL (PLAN)
ADDITIONAL NOTES AND DETAILS ON SHEET 4
NOT TO SCALE

R.C.B. CENTERLINE CURVE/BEARING DATA

LATERAL CURVE DATA

HYDRAULIC DATA TABLE

(FLOWS & NORMAL DEPTH ASSUMED SYMMETRIC)

	CELL	STA to STA	Q_{DESIGN}	WIDTH	So	n	Dc	Fr	Sc	Dn	Vn
FEMA DISCHARGE	OUTER	10+82.00 19+60.00	520	14'	0.0022	0.014	3.50	0.82	0.0032	4.00	9.18
	INNER	10+82.00 19+60.00	430	12'	0.0022	0.014	3.42	0.79	0.0034	4.01	8.93
PROJECT DISCHARGE	OUTER	10+82.00 19+60.00	945	14'	0.0022	0.014	5.21	0.78	0.0034	6.15	10.98
	INNER	10+82.00 19+60.00	770	12'	0.0022	0.014	5.04	0.74	0.0037	6.15	10.44
ULTIMATE DISCHARGE	OUTER	10+82.00 19+60.00	1168.5	14'	0.0022	0.014	6.00	0.76	0.0036	7.20	11.59
	INNER	10+82.00 19+60.00	949	12'	0.0022	0.014	5.79	0.72	0.0039	7.21	10.98

GRAPHIC SCALE 1"=40'

NO.	DESCRIPTION	SHT.	APPROVED	DATE

REVISIONS

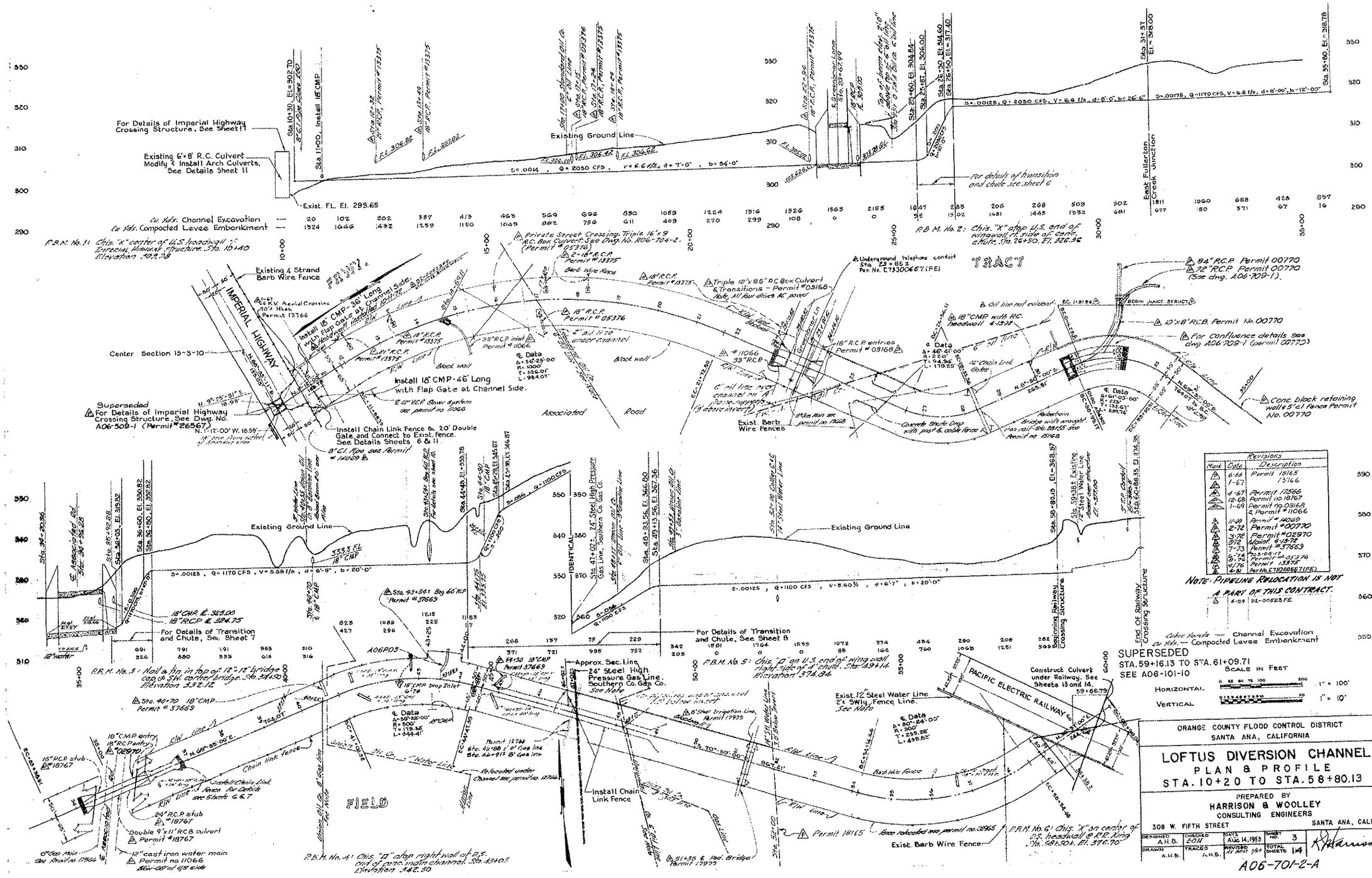
PROFILE SCALES	
HORIZ.:	1"= 40'
VERT.:	1"= 8'

SHEET 6 OF 10
STA. 10+82 TO STA. 19+60
LOFTUS DIVERSION CHANNEL
FACILITY A16
CITY OF BREA

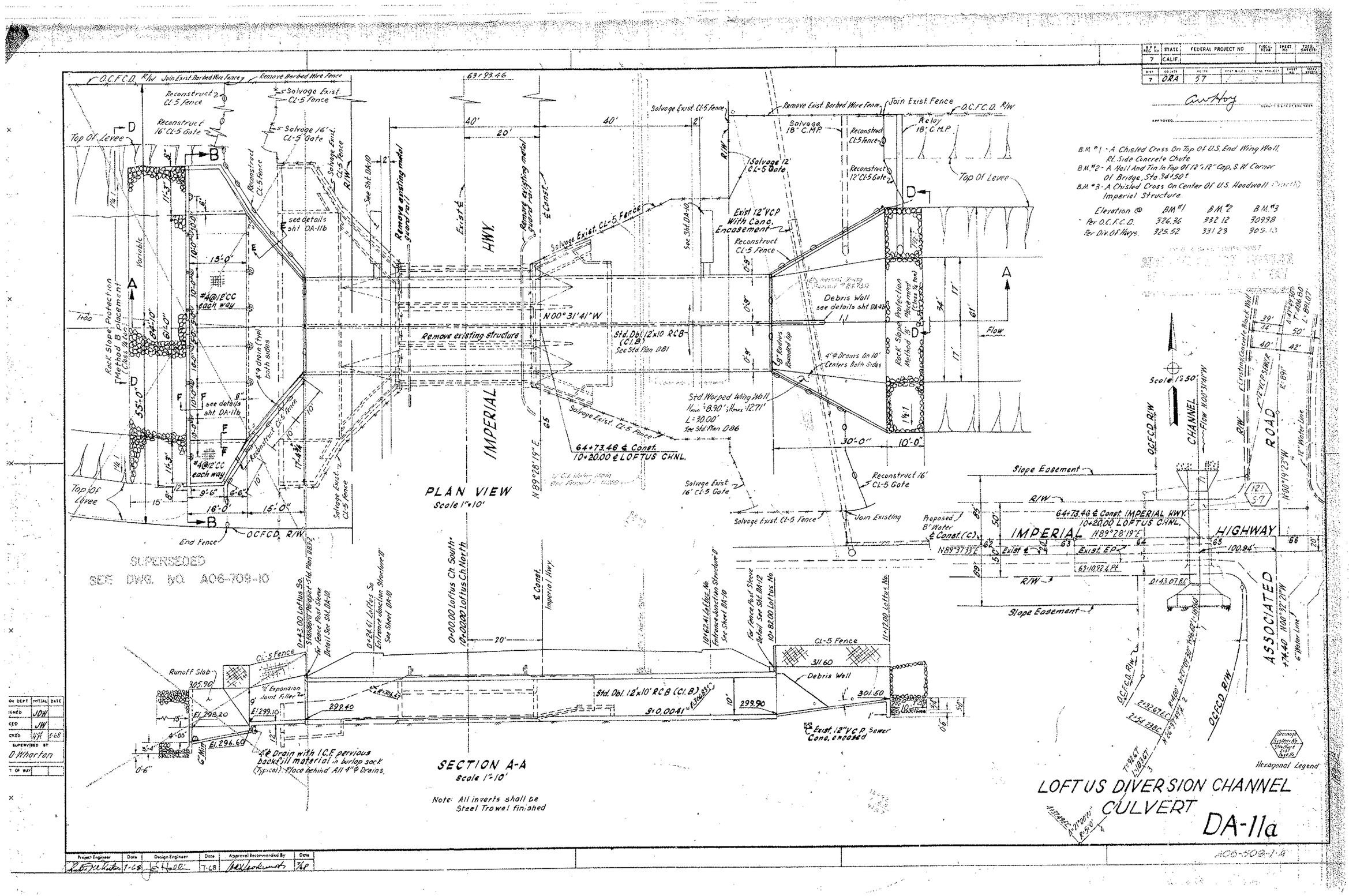
MAP DATE IDENTIFIER | 09/12/08 | BY/P.E. | DATE OF PLANS

STORM DRAIN IMPROVEMENTS FOR LOFTUS DIVERSION CHANNEL - CITY OF BREA
GR 3216-2 BN XX XXX RW XXX DSC XXXXX

F:\0381\Engineering\ST_Channel\SH106.dwg



For Details of Imperial Highway Crossing Structure, See Sheet 11
Existing 6'x8' R.C. Culvert Modify & Install Arch Culverts, See Details Sheet 11
Exist. F.L. El. 299.65
Existing Ground Line
Cu. Yds. Channel Excavation
Cu. Yds. Compacted Levee Embankment
P.B.M. No. 1: Chis. "X" center of U.S. headwall of Imperial Highway Structure. Sta. 10+40 Elevation 302.98
P.B.M. No. 2: Chis. "X" atop U.S. end of wingwall, rt. side of conc. chute, Sta. 26+50. El. 326.36
Existing 4 Strand Barb Wire Fence
IMPERIAL HIGHWAY
Center Section 13-3-10
Install 18" CMP-36' Long with Flap Gate at Channel Side.
Install 18" CMP-46' Long with Flap Gate at Channel Side.
Superseded For Details of Imperial Highway Crossing Structure, See Dwg. No. A06-509-1 (Permit #26567)
Install Chain Link Fence & 20' Double Gate and Connect to Exist. Fence. See Details Sheets 6 & 11
Private Street Crossing, Triple 16'x9' R.C. Box Culvert, See Dwg. No. A06-704-2 (Permit #05376)
Triple 12'x8.5' R.C. Box Culvert & Transitions - Permit #03168
Underground telephone conduit Sta. 23+85± Per. No. E7530065 7(FE)
TRACT
Associated Road
Exist. Barb Wire Fences
84" R.C.P. Permit 00770
72" R.C.P. Permit 00770 (See dwg. A06-709-1).
10'x8' R.C.B. Permit No. 00770
For Confluence details see dwg. A06-709-1 (permit 00770)
Conc. block retaining wall & 5' cl. fence Permit No. 00770
Existing Ground Line
For Details of Transition and Chute, See Sheet 7
For Details of Transition and Chute, See Sheet 8
Approx. Sec. Line
24" Steel High Pressure Gas Line, Southern Co. Gas Co. See Note
Install Chain Link Fence
Exist. 12" Steel Water Line 2'± SWly. Fence Line. See Note
PACIFIC ELECTRIC RAILWAY
Construct Culvert under Railway. See Sheets 13 and 14.
Exist. Barb Wire Fence
FIELD
P.B.M. No. 3: Nail & tin in top of 12"-12" bridge cap of S.W. corner bridge. Sta. 34+50 Elevation 332.12
P.B.M. No. 4: Chis. "D" atop right wall of R.S. end of conc. main channel. Sta. 43+05 Elevation 342.30
P.B.M. No. 5: Chis. "D" on U.S. end of wing wall right side of 4' chute. Sta. 49+14 Elevation 374.84
P.B.M. No. 6: Chis. "X" on center of R.S. headwall @ R.R. Xing Sta. 58+50±. El. 376.70
Revisions
Mark | Date | Description
6-66 | Permit 18165
1-67 | 13766
4-67 | Permit 17566
12-68 | Permit no. 18767
1-69 | Permit no. 03168 & Permit #11066
11-69 | Permit #14069
2-72 | Permit #00770
3-72 | Permit #02970
5-72 | Maint. 4-13-72
7-73 | Permit #37669
6-74 | Permit #05376
8-76 | Permit 13375
4-76 | Permit 13375
6-81 | Per. No. E7530065 7(FE)
NOTE: PIPELINE RELOCATION IS NOT A PART OF THIS CONTRACT.
6-84 | DL-00523 FE
Cubic Yards — Channel Excavation
Cu. Yds. — Compacted Levee Embankment
SUPERSEDED
STA. 59+16.13 TO STA. 61+09.71
SEE A06-101-10
SCALE IN FEET
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'
ORANGE COUNTY FLOOD CONTROL DISTRICT
SANTA ANA, CALIFORNIA
LOFTUS DIVERSION CHANNEL
PLAN & PROFILE
STA. 10+20 TO STA. 58+80.13
PREPARED BY
HARRISON & WOOLLEY
CONSULTING ENGINEERS
308 W. FIFTH STREET
SANTA ANA, CALIF.
DESIGNED A.H.B.
CHECKED EOH
DATE AUG 14, 1953
SHEET NO. 3
DRAWN A.H.B.
TRACED A.H.B.
REVISED
TOTAL SHEETS 14
A06-701-2-A

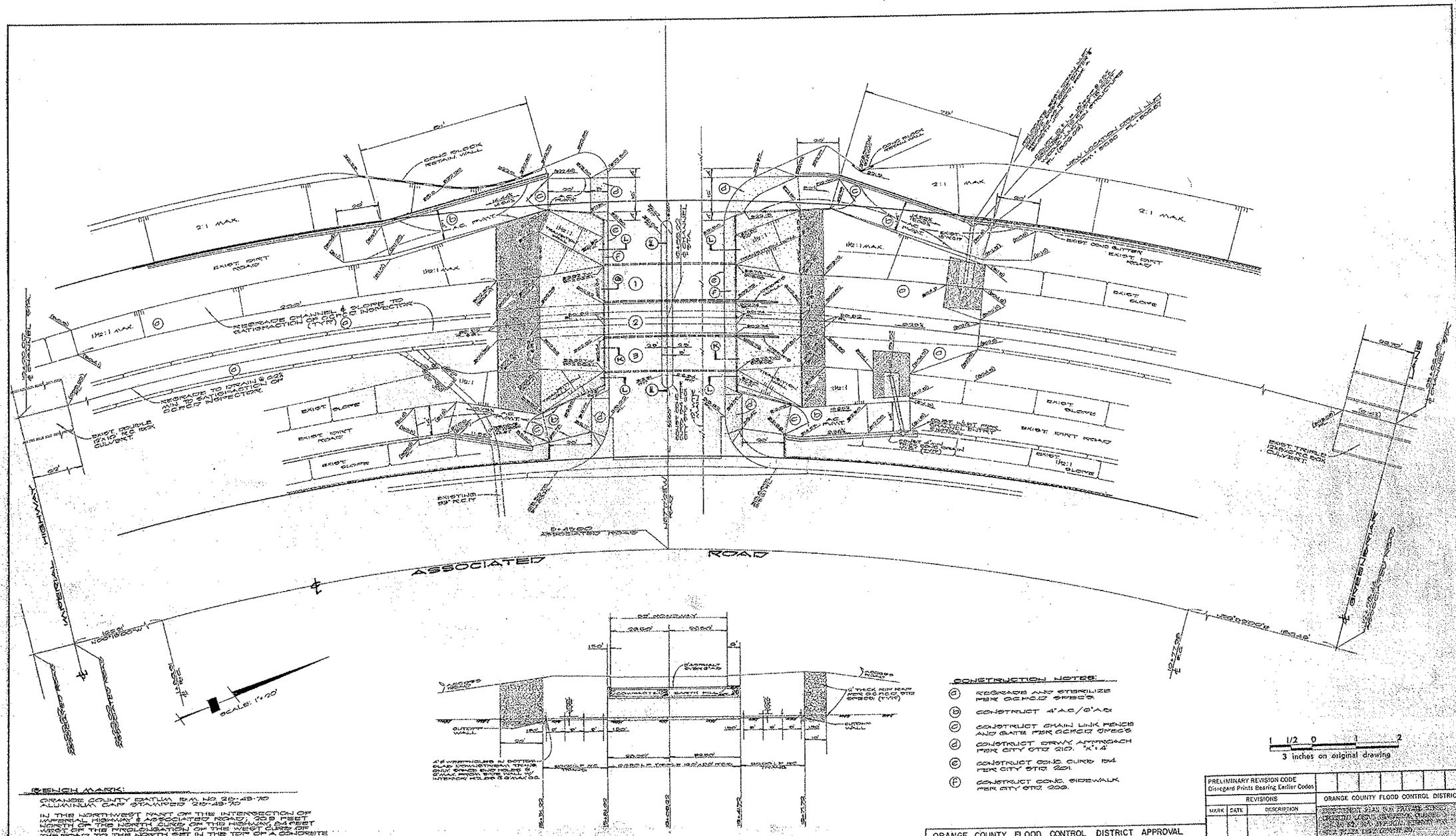


B.M. #1 - A Chisled Cross On Top Of U.S. End Wing Wall, Rt. Side Concrete Chute
B.M. #2 - A Nail And Tin In Top Of 12"x12" Cap, S.W. Corner Of Bridge, Sta. 34+50±
B.M. #3 - A Chisled Cross On Center Of U.S. Headwall (North) Imperial Structure.

Elevation @	B.M. #1	B.M. #2	B.M. #3
Per O.C.F.C.D.	326.36	332.12	309.98
Per Div. Of Hwys.	325.52	331.23	305.13

Project Engineer	Date	Design Engineer	Date	Approval Recommended By	Date
[signature]	7-68	[signature]	7-68	[signature]	7/68

A06-509-1-A



BENCH MARK:

ORANGE COUNTY DATUM B.M. NO 215-49-70
ALUMINUM CAP STAMPED 215-49-70

IN THE NORTHWEST NANT OF THE INTERSECTION OF IMPERIAL HIGHWAY & ASSOCIATED ROAD, 203 FEET NORTH OF THE NORTH CURB OF THE HIGHWAY, 64 FEET WEST OF THE PROLONGATION OF THE WEST CURB OF THE ROAD TO THE NORTH, SET IN THE TOP OF A CONCRETE RETAINING WALL, ABOUT 0.8 OF A FOOT NORTH OF THE WEST END OF A CONCRETE HEADWALL OF A FLOOD CONTROL CHANNEL, ABOUT 2.0 FEET LOWER THAN THE HIGHWAY.

ELEVATION ASSUMED AT 819.FEET. (NGVD) 812.619

CONSTRUCTION NOTES:

(a) REGRADE AND STABILIZE PER OCFCD SPEC'S.
(b) CONSTRUCT 4" A.C./8" A.B.
(c) CONSTRUCT CHAIN LINK FENCE AND GATE PER OCFCD SPEC'S
(d) CONSTRUCT DRWY APPROACH PER CITY STD. 210. "X" 4"
(e) CONSTRUCT CONC. CURB PER CITY STD. 201.
(f) CONSTRUCT CONC. SIDEWALK PER CITY STD. 202.

APPROVED: CITY OF ORANGE
ARLO K. KEITH
CITY ENGINEER
CITY OF ORANGE
8/18/76
DATE

PREPARED BY:
ALACLE ENGINEERING CO.
PO BOX 5628 (222 E. LINCOLN AVE)
ANAHEIM, CALIFORNIA, 92805
(714) 774-1769
UNDER THE SUPERVISION OF:
CARL CAPLINGER R.C.E. 24427
7-16-76
DATE

ORANGE COUNTY FLOOD CONTROL DISTRICT APPROVAL
SUBJECT TO PROVISIONS OF O.C.F.C.D. PERMIT № 05376

J.W. WILLIAMS, DESIGN BRANCH MANAGER
ENVIRONMENTAL MANAGEMENT AGENCY,
DEVELOPMENT DIVISION

PRELIMINARY REVISION CODE
Disregard Prints Bearing Earlier Codes

REVISIONS		
MARK	DATE	DESCRIPTION

ORANGE COUNTY FLOOD CONTROL DISTRICT

DESIGNED
DRAWN CHECKED
SUBMITTED
DESIGN ENGINEER

RECOMMENDED
DESIGN DIVISION ENGINEER

SCALE AS SHOWN | TL | DWG. NO.

1153-05 SHEET 2 OF 4