



PUBLIC NOTICE

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

BUILDING STRONG®

APPLICATION FOR PERMIT

Public Notice/Application No.: SPL-2016-00090-AJS

Project: East Area One Specific Plan

Comment Period: September 14, 2016 through October 14, 2016

Project Manager: Antal Szijj; 805-585-2147; Antal.J.Szijj@usace.army.mil

Applicant

Limoneira Lewis Community Builders, LLC
Attn: Tim Jones
133 North 10th Street
Santa Paula, California 93060

Contact

Martin Rasnick
Glenn Lukos Associates, Inc.
29 Orchard
Lake Forest, California 92630-8300

Location

The Project site is located between latitudes 34.361790° and 34.374901° and longitudes -119.043278° and -119.046217° within Sections 1, 2, 11, and 12, Township 3 North, and Range 21 West. The Property is bounded by undeveloped land and agricultural land to the north, the Southern Pacific Rail Line and East Telegraph Road to the south, Haun Creek to the east, and Santa Paula Creek to the west, in the City of Santa Paula, Ventura County, California [Exhibit 1]. The Property encompasses approximately 501 acres and contains two blue-line drainages (as depicted on the U.S. Geological Survey (USGS) topographic map Santa Paula, California [dated 1951 and photorevised in 1967]) [Exhibit 2].

Regional access to the Project Site is provided by SR 126, with local access provided from Hallock Drive and Telegraph Road. Padre Lane currently provides access to East Area 1 from Telegraph Road. The Project Site is bounded by Haun Creek to the east; by Telegraph Road, the Santa Paula Branch Line (SPBL) rail line, and SR 126 to the south; and by Santa Paula Creek to the west.

Activity

To permanently discharge fill material onto 1.00 acre of non-wetland waters of the United States for the construction of the "East Area 1 Specific Plan" (East Area 1) on approximately 501 acres of land. The East Area 1 Specific Plan allows for up to 1,500 residential development units, parks, schools, public facilities, and a small amount of neighborhood commercial and business park uses. The Plan also includes roadway and utility infrastructure and flood control improvements to serve the development (see attached drawings). For more information see Additional Information section below.

Interested parties are hereby notified an application has been received for a Department of the Army 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 Corps Regulatory Division, you provide information that supports 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. Comments should be mailed to:

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
ATTN: Antal Szijj
Ventura Field Office
2151 Alessandro Drive, Suite 110
Ventura, CA 93001

Alternatively, comments can be sent electronically to: Antal.J.Szijj@usace.army.mil

The mission of the U.S. Army Corps of Engineers 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 water 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 United States. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system 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 EPA Guidelines (40 CFR Part 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 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 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 the coastal zone and preliminary review indicates it would not affect coastal zone resources. After a review of the comments received on this public notice and in consultation with the California Coastal Commission, the Corps will make a final determination of whether this project affects coastal zone resources after review of the comments received on this Public Notice.

Essential Fish Habitat- No Essential Fish Habitat (EFH), as defined by the Magnuson-Stevens Fishery Conservation and Management Act, occurs within the project area and no EFH is affected by the proposed project.

Cultural Resources- The latest version of the National Register of Historic Places has been consulted and this site is not listed. As part of their submittal the applicant has provided the following information. The Corps of Engineers has not made a determination regarding the eligibility of any potential historic properties within our permit area.

W&S Consultants (W&S) conducted a cultural resources assessment of the Project site in 2006, which included Phase I and II archaeological investigations. ASM Affiliates (ASM) also conducted a cultural resources assessment in 2014 to determine whether the existing conditions of the Project site have changed since the assessment conducted in 2006. ASM's review was conducted to fulfill the regulatory requirements for project review in compliance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA).

ASM conducted a records search from the South Central Coastal Information Center (SCCIC), as well as a review to determine whether any previously recorded cultural resources identified within the

Specific Plan area were listed on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The records search indicated that no additional projects had taken place within the Study area, and no additional resources had been documented since the previous study conducted in 2006. An updated Sacred Lands File search was also conducted in June 2014. Based on the NAHC response dated June 26, 2014, the Sacred Lands File search failed to indicate that the presence of Native American traditional sites/places within the Project Site or within areas of potential effect.

The Phase I Archaeological Survey and Phase II Archaeological Test Excavations, which identified archaeological sites within the Project site, were conducted as part of the East Area 1 Environmental Impact Report (EIR). The Phase I archaeological survey was an intensive survey that conducted an investigation of the entire 501-acre area and immediate surroundings. The records search revealed that the Project site and surrounding area had not been subject to previous archaeological surveys and no archaeologically significant sites had been previously documented within the Project site.

Field survey of the Study area resulted in the discovery and recording of one prehistoric archaeological site, identified as Site L-1 (ID No. P-56-001792), and four archaeologically historical sites, identified as L- 2 (Site No. P-56-001793), L-3 (Site No. P-56-001794), L-4 (Site No. P-56-001795), and L-5 (Site No. 56- 001796)]. Of these, L-1 is a prehistoric midden site, and the remainder (L-2 through L-5) are historical artifact scatters related to the early 20th-century farming occupation of the property. It was determined that the single prehistoric site (L-1) would be preserved within an open-space portion of the project plan, requiring no further treatment or mitigation. However, further testing would be required for the historical sites, as they could not be avoided by the project. As such, a Phase II archaeological test excavation and determinations of significance was conducted on the above-mentioned sites to determine the level of significance and whether any specific treatment was necessary. The sites were determined not significant or unique, and did not meet the legal definition of a historical property. As such, following CEQA, development within the area of these four historical sites does not have the potential to result in adverse impacts to significant or unique cultural resources.

Further information regarding Sites L-1 through L-5 have been extracted from the EIR and are provided below.

Site L-1

During the Phase I Assessment, Site L-1 was found to contain significant prehistoric remains, and also a low density scatter of historical artifacts on the ground surface. However, this site falls within the proposed project's planned open space area and would therefore be slated for preservation. Therefore, this site was not evaluated in the Phase II Assessment as it would not be potentially impacted by development of the proposed project. Implementation of the proposed project would thus result in no significant impact to this site.

Site L-2

This site is associated with a farm worker cottage dating between 1920 and 1940, which was relocated to its current spot and converted into an office. Most of the topsoil at the site has deflated. Existing remnants of the topsoil contain a high mixture of modern/contemporary trash, dominated by broken glass, with a very small quantity of historical artifacts. The site lacks integrity and cannot contribute to the understanding local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-3

Site L-3 consists of a linear deposit of modern/contemporary trash mixed with a small quantity of historical artifacts. These were apparently originally discarded in and around a small irrigation ditch that borders the site. Maintenance of this ditch has resulted in the mixing of materials of various ages. The site thus lacks integrity and cannot contribute information useful for understanding local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-4

Site L-4 is associated with an enclave of workers' cottages that were constructed between 1920 and 1940, and demolished in the 1970s. With the demolition of these houses, the site area was further graded and leveled for orchards. Archaeological specimens at the site consist primarily of modern/contemporary trash mixed with a small quantity of historical artifacts. The site lacks integrity and cannot contribute to the understanding of local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

Site L-5

This site is associated with a second enclave of workers' cottages that similarly were constructed between 1920 and 1940, and demolished in the 1970s. The site area was also graded and leveled for orchards. Archaeological specimens at this site were found to consist entirely of modern/contemporary trash. This site lacks integrity and cannot contribute to the understanding of local history. Therefore, implementation of the proposed project would result in no significant impact to this site.

In the 2014 updated review and analysis, ASM concluded that the CEQA mitigation measures previously approved for the proposed project would remain adequate and applicable in light of the proposed amendment to the Santa Paula East Area 1 Specific Plan. The Applicant will abide by the previously approved mitigation measures as part of the 106 process as well.

Endangered Species- Preliminary determinations indicate the proposed activity would not affect federally-listed endangered or threatened species, or their critical habitat. Focused surveys conducted on the project site in 2006 and 2007, and updated in 2014 did not find and federally listed threatened or endangered plant or animal species present.

Future construction of a secondary access to the site to be proposed by the City of Santa Paula would include a bridge over Santa Paula Creek, which is within designated critical habitat for the southern California distinct population segment of steelhead trout (*Oncorhynchus mykiss*), a federally listed endangered species. As the proposed project and associated discharges of fill material may be constructed without need of the secondary access, 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

Basic Project Purpose- Because no fills are proposed within special aquatic sites, identification of the basic project purpose is not necessary.

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 a community development on approximately 500 acres which could support a mixture of residential units as well as parks, schools, public facilities, and limited neighborhood commercial and business park uses to the City of Santa Paula.

Proposed Impacts-

The Project, as proposed, would result in the impacts to 1.0 acre of Corps jurisdictional waters, none of which consist of jurisdictional wetlands, along a cumulative total of 9,379 linear feet of streambed. Table 1 below outlines Corps impacts and a graphic depicting proposed Project impacts is attached as Exhibit 5.

Table 1: Potential Impacts to Corps Jurisdiction

Drainage Name	Potential Permanent Impact to Corps Non-Wetland Waters (acres)	Potential Permanent Impact to Corps Wetlands (acres)	Total Potential Permanent Impact to Corps Jurisdiction (acres)	Permanent Impact to Linear Feet of Streambed
Haun Creek (and its tributary)	0.18	0	0.18	786
Drainage 1	0.33	0	0.33	3,512
Drainage 2	0.47	0	0.47	4,899
Tributary 2-1	0	0	0	0
Tributary 2-2	0	0	0	0
Tributary 2-3	0.01	0	0.01	182
TOTAL*	1.0	0	1.0	9,379

* Total acreage has been rounded to the nearest tenth place.

Additional Project Information

Baseline information- The topography on the property ranges from relatively flat or gentle sloping in the south to rugged in the northern portion of the Project site. The Property comprises approximately 501 acres and consists of an active citrus and avocado orchard that has been in operation since the late 1800s. The main sources of water for irrigation on-site include three water wells. In addition, conveyance and ancillary support facilities were also constructed throughout the project site to support the on-site farming activities.

The Property includes steep hillsides on the northern portion of the site with the majority of the site consisting of land that slopes gently to the south towards the Santa Clara River. The Property is located between Santa Paula Creek to the west and Haun Creek to the east, both of which originate in the foothills below Santa Paula Ridge. The Project site is located within the Santa Paula-Fillmore Greenbelt Agreement area. The Santa Paula-Fillmore Greenbelt Agreement area was established in 1980. This agreement covers approximately 34,200 acres and is the largest greenbelt in Ventura County.

Surrounding land uses consist of natural lands and agriculture to the north, while uses to the south are comprised of light industrial, highway commercial and residential. Land use located to the west

(across Santa Paula Creek) include residential, while land uses to the east are agricultural in nature.

The project has also been designed in anticipation of a future bridge crossing over Santa Paula Creek, which based on current designs would include a central support pier impacting approximately 0.18 acre of waters of the U.S. within Santa Paula Creek. The City of Santa Paula has indicated they would be the applicant for the proposed bridge, which would facilitate access between the core of the city and the public amenities within East Area One, and further that the proposed development could be completed without the bridge.

Jurisdictional Delineation

A jurisdictional delineation of the Project site was conducted by Glenn Lukos Associates (GLA) in June and July of 2013, and again in December of 2015 to update the limits of jurisdiction. The Corps verified GLA’s jurisdictional delineation subsequent to a site visit on February 18, 2016. An updated jurisdictional delineation report was finalized for the Project on February 25, 2016 and revised on June 3, 2016.

The Property contains three drainage features (Haun Creek, Drainage 1, and Drainage 2 [and the tributaries to Drainage 2]). All of the subject drainages ultimately connect to the Santa Clara River. The Santa Clara River is a “relatively permanent water” (RPW), which is tributary to the Pacific Ocean (a “traditional navigable water” or TNW). Potential Corps jurisdiction associated with the Property totals 3.92 acres, none of which consists of jurisdictional wetlands. A total of 15,795 linear feet of streambed is present. Table 2 below summarizes the total area of potential Corps jurisdiction within the Property. The boundaries of potential Corps jurisdiction are depicted on the enclosed jurisdictional delineation map provided as Exhibit 4.

Table 2: Potential Corps Jurisdiction

Drainage Name	Potential Corps Non-Wetland Waters (acres)	Potential Corps Wetlands (acres)	Total Potential Corps Jurisdiction (acres)	Linear Feet of Streambed
Haun Creek (and its tributary)	2.72	0	2.72	3,439
Drainage 1	0.44	0	0.44	4,370
Drainage 2	0.67	0	0.67	6,675
Tributary 2-1	0.05	0	0.05	657
Tributary 2-2	0.02	0	0.02	265
Tributary 2-3	0.02	0	0.02	389
TOTAL	3.92	0	3.92	15,795

1. Haun Creek and its Tributary

Potential Corps jurisdiction associated with Haun Creek and its tributary totals 2.72 acres, none of which consists of jurisdictional wetlands. A total of 3,439 linear feet of streambed is present.

Haun Creek is an intermittent drainage feature that originates below Santa Paula ridge to the north. Haun Creek enters the Property from the northeast, and flows in a southerly direction within and adjacent to the eastern Property boundary before discharging beneath State Highway 126/East Telegraph Road. Ultimately, Haun Creek (a RPW), is tributary to the Santa Clara River (a RPW), which is tributary to the Pacific Ocean (a TNW). Haun Creek is depicted as a blue-line stream on the

U.S. Geological Survey (USGS) topographic map Santa Paula, California (dated 1951 and photorevised in 1967). Haun Creek exhibits an ordinary high water mark (OHWM) averaging approximately 50 feet in width as evidenced by the presence of litter and debris, watermarks, changes in soil characteristics, and shelving. The drainage bottom contains sediment deposits, large cobbles, boulders, and a sandy substrate. Riparian trees and shrubs occur along the entire reach, and flowing water was present within the channel during the 2013 field investigation. Areas immediately adjacent to Haun Creek consist of non-native upland species and/or actively managed citrus/avocado orchards.

Haun Creek has an associated tributary that contains approximately 0.39-acre of Corps jurisdiction and consists of approximately 1,700 linear feet of non-wetland streambed. Vegetation within the Haun Creek tributary consist primarily of eucalyptus species (*Eucalyptus sp.*), bare ground, and a small number of coast live oaks (*Quercus agrifolia*).

Upland species within and adjacent to Haun Creek include red brome (*Bromus madritensis*, UPL), fennel (*Foeniculum vulgare*, FACU), tocalote (*Centaurea solstitialis*, UPL), tree tobacco (*Nicotiana glauca*, FAC), Peruvian pepper tree (*Schinus molle*, FACU), eucalyptus (*Eucalyptus ssp.*, UPL), laurel sumac (*Malosma laurina*, UPL), white sweetclover (*melilotus albus* FACU), various citrus species, and avocado trees.

Riparian species observed within Haun Creek include mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix lasiolepis*, FACW), red willow (*Salix laevigata*, FACW), rabbits foot grass (*Polypogon monspeliensis*, FACW), barnyard grass (*Echinochloa crus-galli*, FACW), Mexican sprangletop (*Leptochloa fusca ssp. Uninervia*, FACW), coast live oak (*Quercus agrifolia*, UPL), and Fremont cottonwood (*Populus fremontii*, FAC).

2. Drainage 1

Potential Corps jurisdiction associated with Drainage 1 totals 0.44 acre, none of which consists of jurisdictional wetlands. A total of 4,370 linear feet of streambed is present.

Drainage 1 is an ephemeral drainage feature that originates from a narrow, incised canyon just north of the Property and extends south for approximately 940 linear feet before becoming channelized. The drainage continues in a south/southeasterly direction for another 3,430 linear feet. Ultimately, Drainage 1 is tributary to Haun Creek (RPW), which is tributary to the Santa Clara River (RPW), which is tributary to the Pacific Ocean (TNW). The drainage exhibits an OHWM which in the northern unchannelized section, ranges from three to eight feet in width as evidenced by the presence of debris, changes in soil characteristics, and shelving. The channelized southern section also ranges in width from three to eight feet.

The northern un-channelized portion of the drainage supports riparian and upland vegetation including mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix lasiolepis*, FACW), and black willow (*Salix gooddingii*, FACW), smilo grass (*Stipa miliacea*, UPL), laurel sumac (*malosma laurina*, UPL), poison oak (*Toxicodendron diversilobum*, FACU), tree tobacco (*Nicotiana glauca*, FAC), Russian thistle (*Salsola tragus*, FACU), California brickell bush (*Brickellia californica*, FACU), little horseweed (*Conyza bonariensis*, UPL), coyote brush (*Baccharis pilularis*, UPL), blue elderberry (*Sambucus nigra*, FACU), eucalyptus (*Eucalyptus ssp.*, UPL), lemonade berry (*Rhus integrifolia*, UPL), salt cedar (*Tamarix chinensis*, FAC), fennel (*Foeniculum vulgare*, FACU), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*), and red brome (*Bromus madritensis*, UPL).

No soil pits were evaluated within Drainage 1 since the drainage does not exhibit wetland hydrology or a predominance of hydrophytic vegetation.

3. Drainage 2 and its Tributaries

Potential Corps jurisdiction associated with Drainage 2 totals 0.67 acre, none of which consists of jurisdictional wetlands. A total of 6,675 linear feet of streambed is present.

Drainage 2 is an ephemeral drainage feature that originates from a narrow, incised canyon just north of the Property. Drainage 2 enters the Property from the northwest, and traverses the Property in a general north to south direction for approximately 2,043 linear feet before becoming channelized. The drainage continues in a south/southeast direction for another 4,632 linear-feet. Drainage 2 is tributary to Haun Creek (RPW), which is tributary to the Santa Clara River (RPW), which is tributary to the Pacific Ocean (TNW). The drainage exhibits an OHWM ranging from three to five feet in width as evidenced by the presence of litter and debris, changes in soil characteristics, and shelving. The channelized portion of the drainage is unvegetated, with portions of the channel bottom consisting of cemented cobble with localized sand, and sediment deposits.

A majority of the un-channelized portion of the drainage upstream is highly vegetated with various riparian species including mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix lasiolepis*, FACW), black willow (*Salix gooddingii*, FACW), and poison oak (*Toxicodendron diversilobum*, FACU). Upland species include coyote brush (*Baccharis pilularis*, UPL), elderberry (*Sambucus nigra*, FACU), tree tobacco (*Nicotiana glauca*, FAC), cheese weed (*Malva parviflora*, UPL), lemonade berry (*Rhus integrifolia*, UPL), salt cedar (*Tamarix chinensis*, FAC), fennel (*Foeniculum vulgare*, FACU), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), little horseweed (*Conyza bonariensis*, UPL), and red brome (*Bromus madritensis*, UPL).¹

No soil pits were evaluated within Drainage 2 since the drainage does not support wetland hydrology and contains well drained soils.

Tributary 2-1

Potential Corps jurisdiction associated with Tributary 2-1 totals 0.05 acre, none of which consists of jurisdictional wetlands. A total of 657 linear feet of streambed is present.

Tributary 2-1 is an ephemeral drainage feature that originates onsite within a narrow, incised canyon located within the northwestern portion of the Property. Tributary 2-1 receives runoff from adjacent agricultural areas located immediately northwest of the tributary's headwaters. Tributary 2-1 traverses the site in a general north to southeast direction for approximately 657 linear feet before its confluence with Drainage 2. Tributary 2-1 is tributary to Drainage 2 (Non-RPW), which is tributary to Haun Creek (RPW), which is tributary to the Santa Clara River (RPW), which is tributary to the Pacific Ocean (TNW). The tributary exhibits an OHWM averaging one foot in width as evidenced by the presence of litter and debris, changes in soil characteristics, and shelving. The channel bottom contains cobble, sand, and sediment deposits.

Vegetation within Tributary 2-1 includes mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix*

¹ Upstream portions of Drainage 2 were delineated by line of site including the use of binoculars and aerial imagery due to topographical constraints.

lasiolepis, FACW), black willow (*Salix gooddingii*, FACW), and poison oak (*Toxicodendron diversilobum*, FACU). Upland species include coyote brush (*Baccharis pilularis*, UPL), elderberry (*Sambucus nigra*, FACU), tree tobacco (*Nicotiana glauca*, FAC), lemonade berry (*Rhus integrifolia*, UPL), tamarisk (*Tamarix chinensis*, FAC), fennel (*Foeniculum vulgare*, FACU), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), and red brome (*Bromus madritensis*, UPL).

No soil pits were evaluated within Tributary 2-1 since the drainage does not exhibit wetland hydrology and contains sandy well drained soils.

Tributary 2-2

Potential Corps jurisdiction associated with Tributary 2-2 totals 0.02 acre, none of which consists of jurisdictional wetlands. A total of 265 linear feet of streambed is present.

Tributary 2-2 is an ephemeral drainage feature that originates onsite within a narrow, incised canyon located within the northwestern portion of the Property. Tributary 2-2 is an erosional feature that receives runoff from adjacent agricultural areas as evidenced by a discharge pipe that is located at the tributary's headwaters. Tributary 2-2 traverses the site in a westerly direction for approximately 265 linear feet before its confluence with Drainage 2. Tributary 2-2 is tributary to Drainage 2 (Non-RPW), which is tributary to Haun Creek (RPW), which is tributary to the Santa Clara River (RPW), which is tributary to the Pacific Ocean (TNW). The tributary exhibits an OHWM averaging three feet in width as evidenced by the presence of litter and debris, changes in soil characteristics, and shelving.

Vegetation within Tributary 2-2 includes mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix lasiolepis*, FACW), black willow (*Salix gooddingii*, FACW), and poison oak (*Toxicodendron diversilobum*, FACU).

Upland species include coyote brush (*Baccharis pilularis*, UPL), elderberry (*Sambucus nigra*, FACU), tree tobacco (*Nicotiana glauca*, FAC), lemonade berry (*Rhus integrifolia*, UPL), tamarisk (*Tamarix chinensis*, FAC), fennel (*Foeniculum vulgare*, UPL), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, FACU), and red brome (*Bromus rubens*, UPL).²

No soil pits were evaluated within Tributary 2-2 since the drainage does not support wetland hydrology and contains sandy well drained soils.

Tributary 2-3

Potential Corps jurisdiction associated with Tributary 2-3 totals 0.02 acre, none of which consists of jurisdictional wetlands. A total of 389 linear feet of streambed is present.

Tributary 2-3 is an ephemeral drainage feature that originates onsite from a concrete spillway located within the northwestern portion of the Property. Tributary 2-3 is an erosional feature that receives runoff from areas below the Santa Paula ridge to the north as well as additional irrigation flows from the existing avocado/citrus orchards onsite. Tributary 2-3 traverses the site in a southwesterly direction for approximately 389 linear feet before its confluence with Drainage 2. Tributary 2-3 is tributary to Drainage 2 (Non-RPW), which is tributary to Haun Creek (RPW), which is

² The majority of Tributary 2-2 was delineated by line of site including the use of binoculars and aerial imagery due to topographical constraints.

tributary to the Santa Clara River a (RPW), which is tributary to the Pacific Ocean (a TNW). The tributary exhibits an OHWM averaging three feet in width as evidenced by the presence of litter and debris, and shelving.

Vegetation within Tributary 2-3 includes mulefat (*Baccharis salicifolia*, FAC), arroyo willow (*Salix lasiolepis*, FACW), black willow (*Salix gooddingii*, FACW), and poison oak (*Toxicodendron diversilobum*, FACU). Upland species include coyote brush (*Baccharis pilularis*, UPL), elderberry (*Sambucus nigra*, FACU), tree tobacco (*Nicotiana glauca*, UPL), lemonade berry (*Rhus integrifolia*, UPL), tamarisk (*Tamarix chinensis*, FAC), fennel (*Foeniculum vulgare*, FACU), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), and red brome (*Bromus madritensis*, UPL).

No soil pits were evaluated within Tributary 2-3 since the drainage does not support wetland hydrology.

Project description- East Area 1 includes a combination of land uses, building scales and streetscape designs, organized into three planning areas: the Civic District, the Hallock Center and the Neighborhood. The Neighborhood planning area, in turn, consists of three neighborhood subareas: the Haun Creek Neighborhood, the Foothill Neighborhood, and the Santa Paula Creek Neighborhood. East Area 1 also includes four open space designations that regulate the design and use of common open space areas: the Agricultural Preserve, the Open Space Preserve, Parks/Greenways, and School Athletic Fields. Finally, there are three special frontage overlays that provide some additional standards and guidelines for selected street frontages: the West Center Overlay, the East Center Overlay, and the Pedestrian Priority Overlay.

A description of the proposed planning areas is from the Amended East Area 1 Specific Plan SP-3 (January, 2015) and is outlined below.

The Hallock Center - Hallock Center is planned to include a mix of neighborhood-serving commercial uses, institutional uses such as a community college and medical clinic, and a range of multi-family housing types.

The Civic District - The Civic District, generally located in the southwest quadrant of East Area 1, would include a large sports park with sites reserved for new elementary and high school facilities.

The Neighborhood - The Neighborhood would consist of three residential neighborhood subareas, the Haun Creek Neighborhood, the Santa Paula Creek Neighborhood, and the Foothill Neighborhood.

The Haun Creek Neighborhood is located in the southeast quadrant of East Area 1. This neighborhood is intended to include a variety of residence types, ranging from single-family detached residences along the creek, to multi-family residential types and row-houses as it transitions to the Hallock Center to the west.

The Santa Paula Creek Neighborhood is located in the northwest quadrant of East Area 1, along the east bank of Santa Paula Creek, north of the Civic District and west of the foothills. It is planned to include a range of residence types, but will be characterized by a predominance of single family residences, some attached but most detached. The Perimeter Trail would run through a linear park along the creek, the Hallock Trail would run along the foot of the east side of Hallock Drive, connecting to trailheads leading to the foothills to the north and to the Santa Paula Branch Line Trail

to the south. The neighborhood is anticipated to include a neighborhood park and one or more smaller neighborhood greens.

The Foothill Neighborhood occupies the northeast quadrant of East Area 1. This neighborhood rises from the relatively flat terrain of the southerly half of East Area 1 up the shallower portions of the slopes of the hills to the north. Development is limited to those portions of the foothills that require only moderate grading. The steeper and more visible portions of the hills would remain in agricultural production. This neighborhood would be comprised primarily single-family detached residences. The Perimeter Trail runs along the north edge of this neighborhood, connecting to multiple trailheads leading to recreational trails in the foothills to the north and to the Haun Creek Greenway to the east.

Undeveloped Land/Open Space Districts - Approximately 225.3 acres (45%) of the East Area 1 Specific Plan area will consist of undeveloped land, consisting of open space uses (including parks and greenways, shared athletic fields, and open space preserve) and agricultural preserve. A total of approximately 93.0 acres would be parkland that includes the following: approximately 55.2 acres of neighborhood parks and greenways in the three Neighborhoods and Civic District; and approximately 37.8 acres of shared use athletic fields in the Community Park, available for school and community use. Approximately 77.3 acres would remain open space preserve. Approximately 55.0 acres would remain in active agricultural operations and will not be open to the public.

The proposed Project site plan (Alternative 4: Preferred Alternative) is attached as Exhibit 3.

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: Complete avoidance of waters of the U.S. is not proposed under the applicant's preferred alternative. Alternative

Minimization: Haun Creek, the major drainage feature on the project site, would be avoided under the applicant's preferred alternative. Impacts would be limited to filling of smaller ephemeral drainage features that have been subject to prior anthropogenic disturbance associated with agricultural operations. Of the total 3.92 acres of jurisdiction present within the project site, 1.0 acre would be permanently impacted by the proposed action.

Compensation: As mitigation for the permanent loss of 1.00 acres of non-wetland waters of the U.S., the applicant has proposed to provide 3:1 mitigation at the Santa Paula Creek Mitigation Bank, a Corps-approved mitigation bank in the Santa Clara River Watershed (including Santa Paula Creek). The Corps has not made any determination regarding the type or amount of mitigation that would be required if the proposed action is authorized.

Project Alternatives:

The applicant will be submitting a draft alternatives analysis to the Corps; however the required alternatives analysis information is summarized below, for consideration as part of the permit application. This is provided for the purpose of soliciting comments and does not represent the Corps' final determination of its adequacy.

On-Site Alternatives

Through coordination with the Applicant, a total of four on site alternatives are being considered. In addition to the No Federal Action Alternative (Alternative One), two additional on site alternatives (Alternatives Two and Three) were designed to provide varying levels of development as well as the preferred alternative (Alternative Four).

Alternative 1, No Federal Action Alternative [Exhibit 7]

The No Federal Action Alternative (Alternative 1) would result in no impacts to Corps jurisdiction and would require the Applicant to construct upwards of 18 bridges over existing drainage features. Alternative 1 would allow for the development of approximately 1,065 residential units and associated infrastructure on 330 acres of land.

Alternative 2, Avoid Drainage 1 Alternative [Exhibit 8]

Under the Avoid Drainage 1 Alternative (Alternative 2), a total of 1,324 development units and associated infrastructure would be constructed. Seven bridges would be constructed over existing drainage features. Alternative 2 would result in permanent impacts to 0.89 acre of Corps jurisdictional waters, none of which consists of jurisdictional wetlands, on 362 acres of land.

Alternative 3, Avoid Drainage 2 Alternative [Exhibit 9]

Under the Avoid Drainage 2 Alternative (Alternative 3), a total of 1,244 development units and associated infrastructure would be constructed, but the proposed school site would either be eliminated or relocated, which would result in a further reduction of residential units. Twelve bridges would be constructed over existing drainage features. Alternative 3 would result in permanent impacts to 0.75 acre of Corps jurisdictional waters, none of which consists of jurisdictional wetlands, on 355 acres of land.

Alternative 4, Preferred Alternative [Exhibit 3]

The preferred alternative (Alternative 4) is described on pages two through four of this Public Notice and consists of 382 acres of proposed development. Alternative 4 meets the Project's stated purpose and need.

Off-Site Alternatives:

In addition to examining six on site alternatives, the alternatives analysis prepared for the Project is examining off site alternatives within the City of Santa Paula with the potential to meet the Project's overall project purpose.

Proposed Special Conditions

Special conditions providing for the avoidance, minimization and mitigation for impacts 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.

For additional information please call Antal Szijj of my staff at 805-585-2147 or via e-mail at Antal.J.Szijj@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.

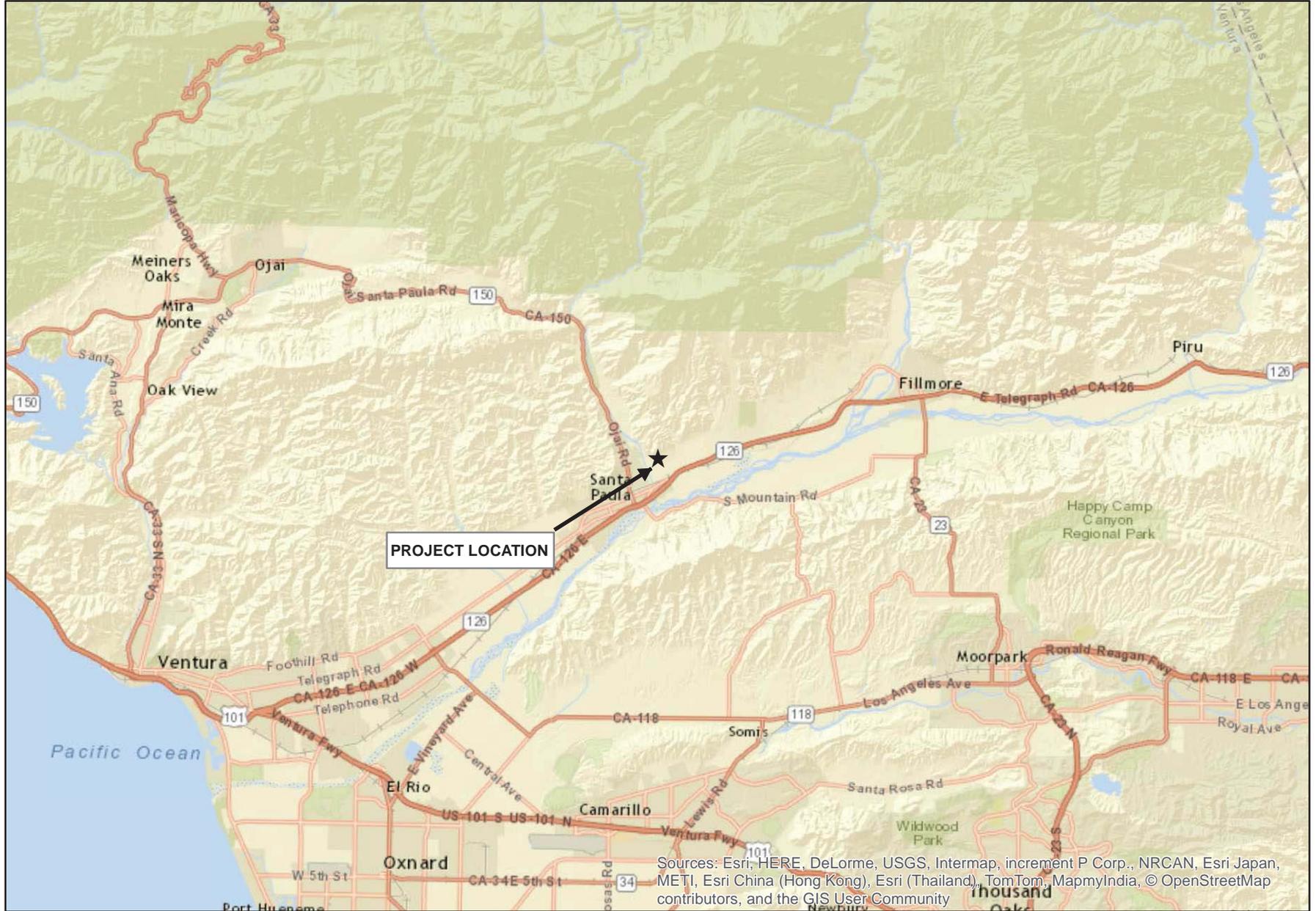
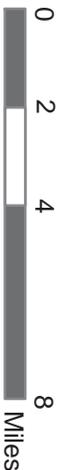


Regulatory Program Goals:

- 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.

DEPARTMENT OF THE ARMY
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Source: ESRI World Street Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

EAST AREA 1 SPECIFIC PLAN PROJECT

Regional Map

GLENN LUKOS ASSOCIATES

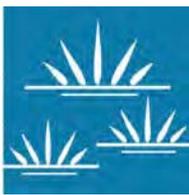
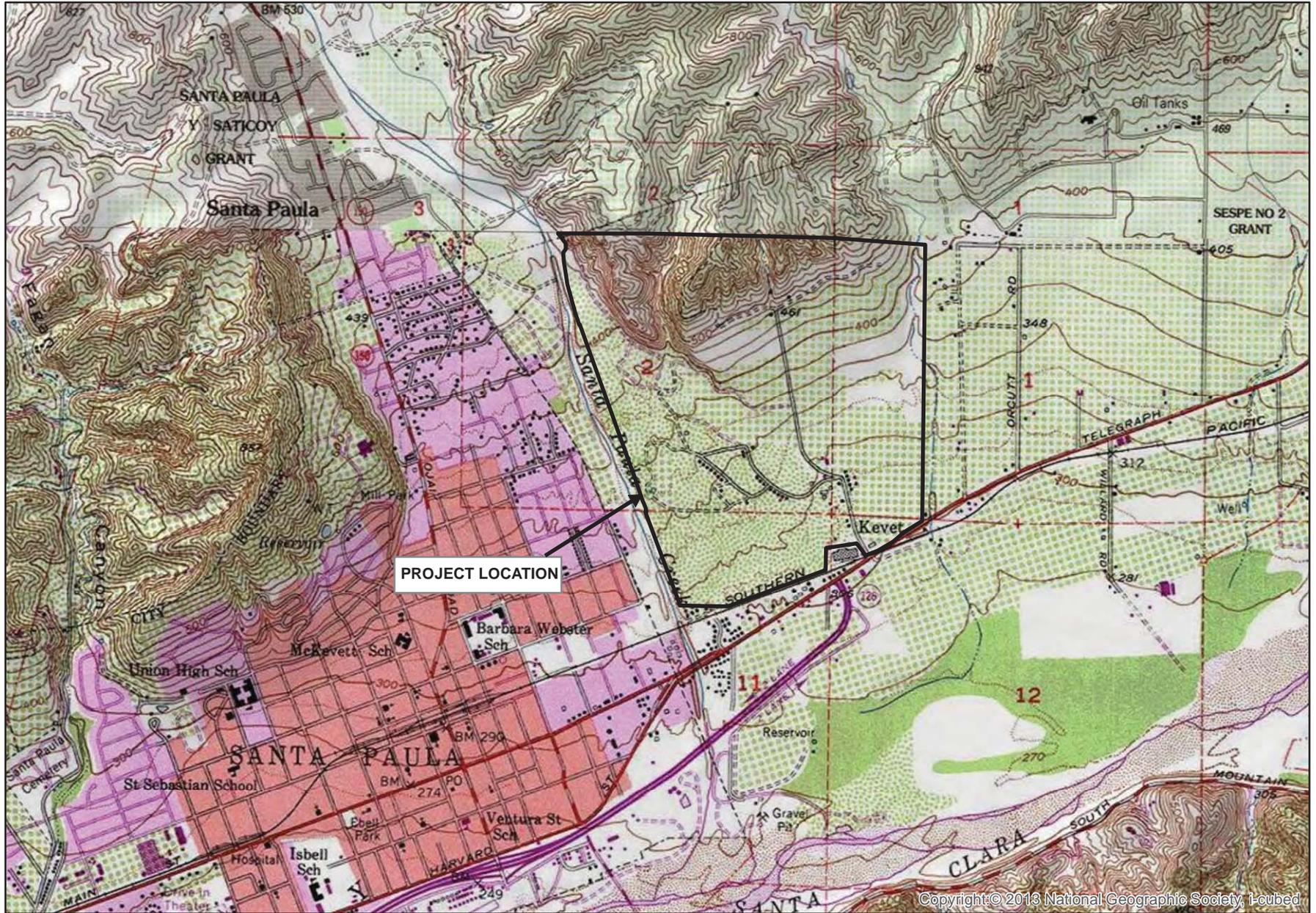


Exhibit 1

Adapted from USGS Santa Paula, CA quadrangle



EAST AREA 1 SPECIFIC PLAN PROJECT

Vicinity Map

GLENN LUKOS ASSOCIATES

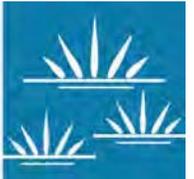


Exhibit 2

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1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 FAX 805/654-6979

SCALE: 1"=300'
 DATE: 3/30/2016

J.N.: LIM01.4521
 DWG. NAME: 4521_Impact Areas Lukos.dwg

RWQCB & CORPS
 FOR
EA1 - HARVESTLANDS

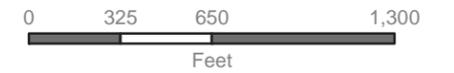
City of Santa Paula
 COUNTY OF VENTURA STATE OF CALIFORNIA

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Legend

- Project Boundary
- Corps/RWQCB Non-Wetland Waters
- / 5 Width of OHWM (in Feet)



1 inch = 650 feet

Aerial Photo: Google Earth
 Reference Elevation Datum: State Plane 5 NAD 83
 Map Prepared by: C. Lukos, GLA
 Date Prepared: January 6, 2016

EAST AREA 1 SPECIFIC PLAN PROJECT

Corps/RWQCB Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES



Exhibit 4

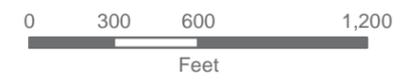
Google

Imagery ©2016, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Legend

- Project Boundary
- Project Impact Limits
- Corps/RWQCB Non-Wetland Waters
- / / Width of OHWM (in Feet)



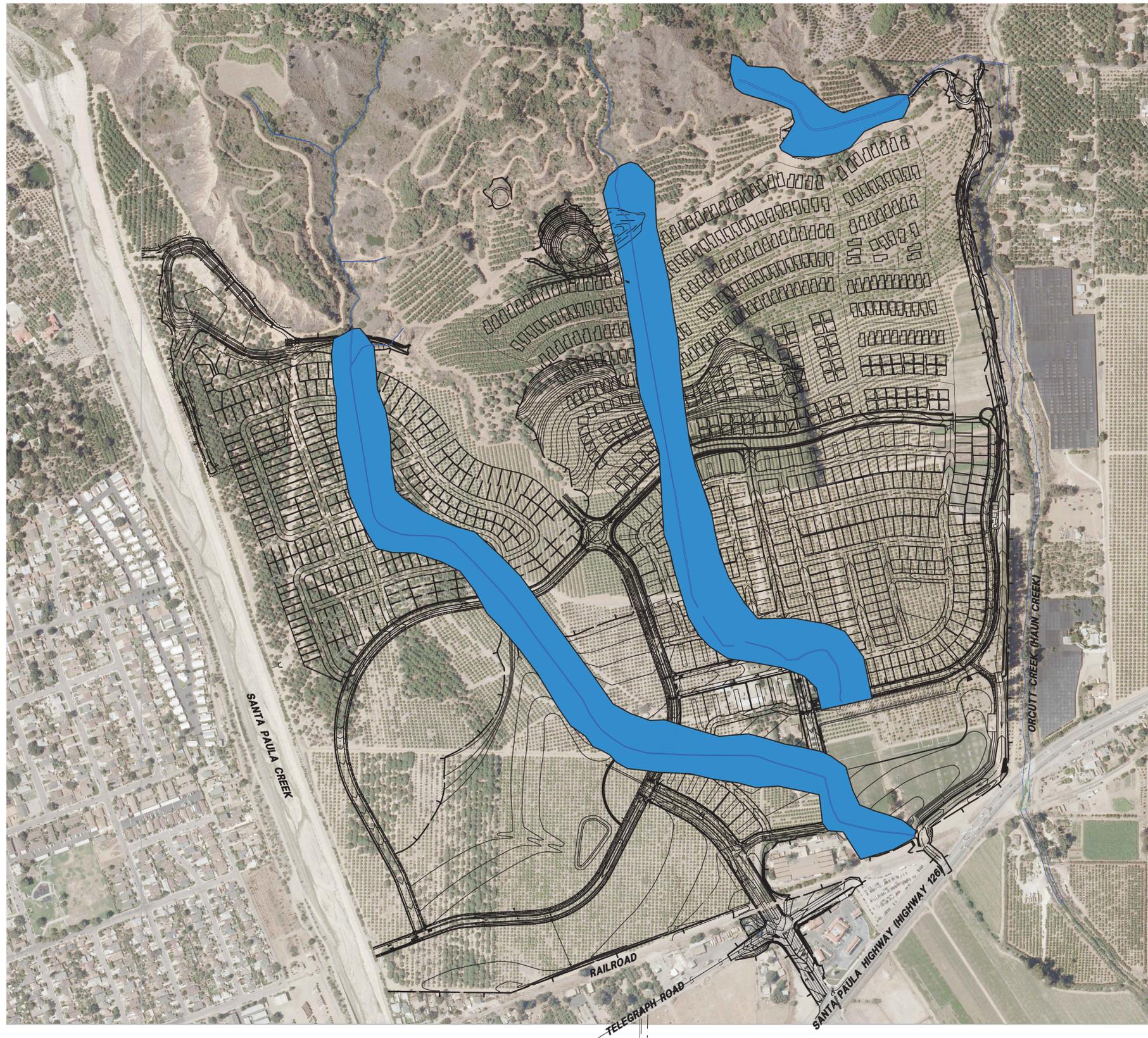
1 inch = 650 feet

Coordinate System: State Plane 5 NAD 83
 Projection: Lambert Conformal Conic
 Datum: NAD83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: March 26, 2016

**EAST AREA 1 SPECIFIC
 PLAN PROJECT**
 Corps/RWQCB Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 5



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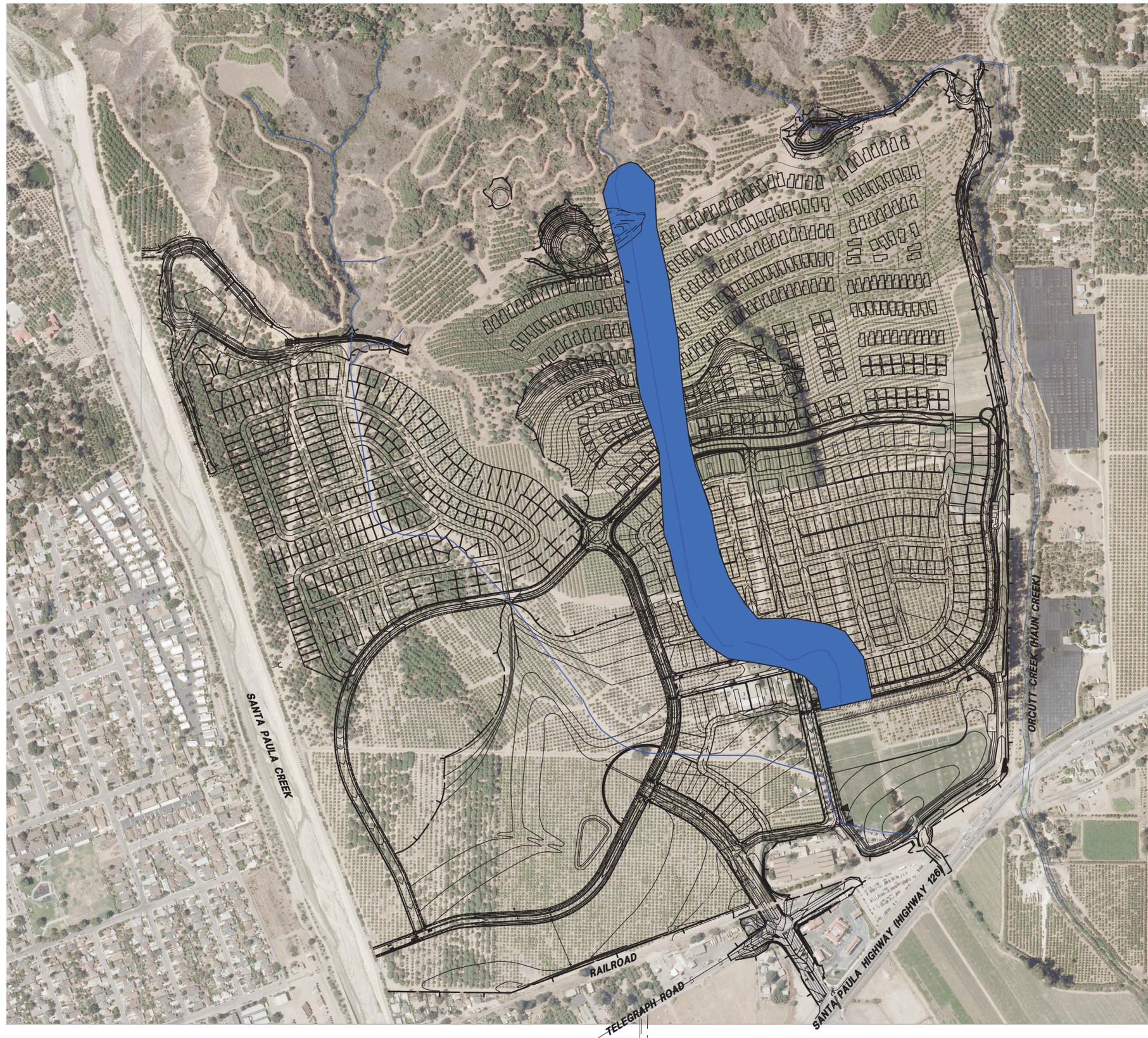
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J.N.: LIM01.4521
 DWG. NAME: 4521_Impact Areas Lukos.dwg

**ALTERNATIVE 1
 FOR
 EA1 - HARVESTLANDS**

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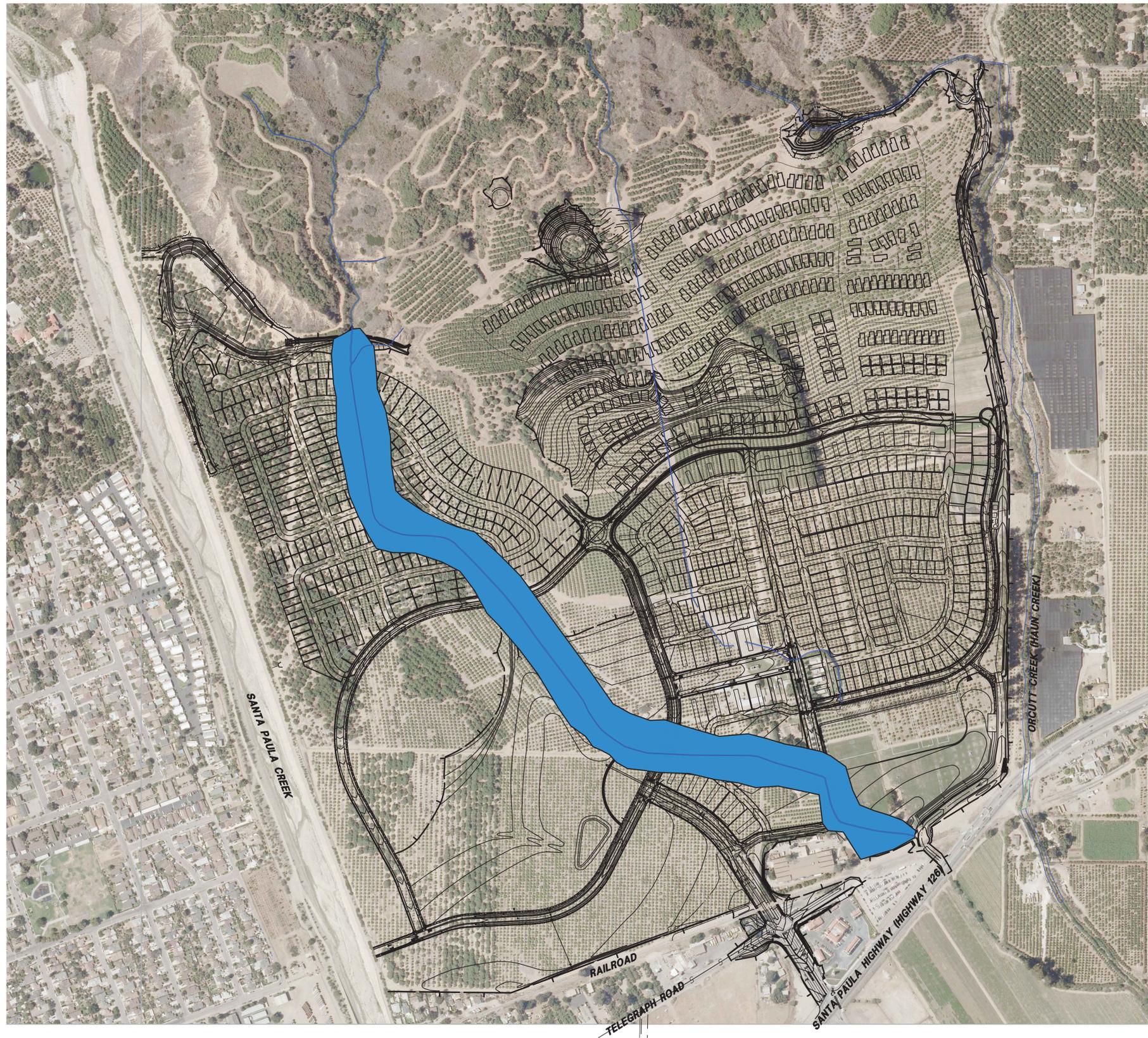
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**ALTERNATIVE 2
 FOR
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**ALTERNATIVE 3
 FOR
 EA1 - HARVESTLANDS**

City of Santa Paula
 COUNTY OF VENTURA STATE OF CALIFORNIA

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