



PUBLIC NOTICE

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

BUILDING STRONG®

APPLICATION FOR PERMIT Campus Park West

Public Notice/Application No.: SPL-2013-00582-WSZ

Project: Campus Park West

Comment Period: September 4, 2015 – October 4, 2015

Project Manager: Winston Zack; 760-602-4838; Winston.S.Zack@usace.army.mil

Applicant

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Location

The Proposed 118-acre Campus Park West Project (Project) is located within the unincorporated County of San Diego Community of Fallbrook, San Diego County, California. The Project is located within the U.S. Geological Survey 7.5-minute Bonsall quadrangle (Figures 1 and 2). Specifically, the Project is east of Interstate 15, north and south of SR-76, and west of Horse Ranch Creek in the unincorporated Community of Fallbrook (Latitude, Longitude: 33.343546, -117.154649). The Project is within the San Diego County's Village Core Mixed Use (VCMU) designation, established in the County of San Diego General Development Plan (GDP).

Activity

The applicant proposes to permanently impact approximately 3.56 acres of wetland waters of the U.S. in order to construct a mixed-use development including ancillary sewer and storm drain facilities on approximately 118 acres (Figures 3 and 4). The Project includes the development on parcels owned by the applicant (Assessor's Parcel Numbers 108-121-14, 125-061-01, 125-063-01, 125-063-07 and 125-063-08), referred to as "onsite."

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 U.S. Army Corps of Engineers (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: Winston Zack
5900 LA PLACE COURT, SUITE 100
CARLSBAD, CALIFORNIA 92008

Alternatively, comments can be sent electronically to: Winston.S.Zack@usace.army.mil

The mission of the Corps Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps Regulatory Division 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 U.S. Environmental Protection Agency (EPA) Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps Regulatory Division 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 Regulatory Division 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 (EIS) 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 EIS 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 (RWQCB). Section 401 requires any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps Regulatory Division prior to permit issuance. The applicant submitted a Section 401 Water Quality Certification Notification package to the San Diego RWQCB (File no. R9-2015-0044) on February 26, 2015.

Coastal Zone Management- This Project is located outside the coastal zone and would not affect coastal zone resources.

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- Sue A. Wade of Heritage Resources prepared a Phase I cultural resources report for the Project site in 2004 with updates in 2012 based on additional field work and updates in 2014 to address tribal communications and requests. Prior field survey work on this Project site was conducted in 1979 as part of the Sycamore Springs development and in 1982 for Hewlett-Packard. Within the Corps' Permit Area/Area of Potential Effect (APE), two previously recorded isolated prehistoric manos finds were uncovered in 1979, but were found not to be associated with any visible sites. Upon intensive re-inspection of the areas in 1982, 2004 and 2012, no further cultural evidence and no prehistoric finds were discovered. During the archaeological studies for the Campus Park West property, no archival or archaeological evidence was discovered to indicate that the offsite cultural site CA SDI-682 (Tom-Kav village) extends on to the Campus Park West property. Similarly, no evidence of independent and *in situ* milling features, stone quarries and lithic tool process areas, ceremonial locations and landmarks, and temporary or seasonal camps were discovered during site surveys. Further, 19th and 20th century ranch structures on this property were found to be isolated, significantly demolished, or missing and found to be of little or no cultural significance.

The Corps initiated coordination with all tribes listed on the Native American Heritage Commissions (NAHC) Native American contact list on April 9, 2015. The Corps received a response email from the Pauma Band of Luiseno Indians and the Pala Band of Mission Indians. The Corps received a formal letter from the Pala Band of Mission Indians on June 24, 2015 expressing their concern about this Projects location relative to nearby sensitive cultural resources. In addition, the Corps met with members of the Pechanga Band of Luiseno Mission Indians at their office on April 23,

2015 and members of the San Luis Rey Band of Mission Indians at the Corps office on March 17, 2015 to further discuss the potential effects of this Project and the potential impacts of this Project to sacred cultural resources. The Corps also met with interested tribal representatives at the Project site on July 30, 2015 to further discuss this Project. The Corps has not yet received additional tribal correspondence but expects to continue tribal coordination and consultations through the permit evaluation process given the cultural sensitivity of the area. The Applicant has agreed to have an archaeologist and a Luiseño tribal monitor onsite during ground-disturbing activities based on tribal input and conditions of approval pursuant to the California Environmental Quality Act (CEQA). Furthermore, the Applicant has developed a grading monitoring and data recovery program in the event of inadvertent discoveries to comply with their requirements under CEQA.

The Corps has not yet initiated consultation with the State Historic Preservation Office (SHPO).

Endangered Species- Surveys for California gnatcatcher (*Poliioptila californica californica*; CAGN), least Bell's vireo (*Vireo bellii pusillus*; LBVI), southwestern willow flycatcher (*Empidonax traillii extimus*; SWFL), and southwestern arroyo toad (*Bufo californicus*; ARTO) were conducted by REC consultants and Natural Resource Consultants in accordance with the U.S. Fish and Wildlife Service (USFWS) Protocol for presence/absence surveys (USFWS 1997). Between 2004 and 2013 over 30 protocol surveys for the above identified species were conducted on the Project site.

Suitable CAGN habitat, including Diegan coastal sage scrub (DCSS), was surveyed. In total 99.95 acres of CAGN critical habitat occurs on site of which 89.90 acres would be affected by implementation of the Action. Focused protocol surveys for CAGN were negative in June and August of 2004. In the spring of 2013, additional protocol surveys were initiated but not completed because it was found that most of the CAGN habitat onsite was lost due to wildfires in 2007 or was heavily disturbed as to make it unlikely that CAGN would become established in this area. Open space areas would preserve approximately 1.29 acres of DCSS onsite within an easement and approximately 3.25 acres of DCSS offsite within an easement, both of which would be subject to a Resource Management Plan (RMP). As such, no CAGN occur within the Project impact areas. Approximately 2.27 acres of DCSS would be permanently impacted, including 2.03 acres onsite and 0.24 acre offsite.

Focused protocol surveys for LBVI were conducted in 2004 and 2012. At least seven LBVI, including a pair, were detected in Horse Ranch Creek and one of its northern tributaries in 2004 (Figure 5). The locations of previously identified LBVI were confirmed during 2012 surveys. In total 19.09 acres of LBVI critical habitat occurs on site of which 13.30 acres would be affected by implementation of the Action. Suitable LBVI habitat, including southern riparian forest (SRF) and southern willow scrub (SWS) were surveyed. Approximately 8.18 acres of SRF and 3.31 acres of SWS would be permanently impacted due to grading. Impacts to SRF include 7.22 acres onsite and 0.96 acre offsite. All impacts to SWS are onsite. The applicant has proposed to offset direct impacts to LBVI by conducting the following activities: onsite enhancement of 10.95 acres of southern riparian forest; onsite enhancement of 1.21 acres of southern riparian scrub; offsite creation of 8.18 acres of southern riparian forest; offsite creation of 3.31 acres of southern riparian scrub; offsite enhancement of 5.41 acres of southern riparian forest; and 5.41 acres of southern riparian scrub.

Focused protocol surveys for SWFL were conducted in 2012. One SWFL was detected by Natural Resource Consultants during USFWS protocol surveys along Horse Ranch Creek (Figure 5). This bird was not seen, but was heard repeatedly calling at several spots in a line along the edge of the western riparian area. All observed locations of the SWFL calls are within the riparian habitat

proposed to remain in open space. In total 5.15 acres of SWFL critical habitat occurs on site of which 0.28 acre would be affected by the Action.

Focused protocol surveys for ARTO were conducted between March and June of 2004. Surveys were conducted to USFWS standards and were all negative for the presence of the ARTO. In total 116.89 acres of ARTO critical habitat occurs on site of which 102.66 acres would be affected by the implementation of the Action. Per the applicant's submitted February 2015 Campus Park West Action Biological Assessment report, while the drainage with a sandy substrate appears to be appropriate for arroyo toads, the lack of water appears to limit the habitation on these areas. In the drainage that contains water, the substrate appears to consist of heavier silt that would not be appropriate for burrowing. No sign of adult, juvenile, larval or egg masses of ARTO were discovered during the surveys. Therefore, these drainages and the surrounding vicinity, including the Project site, may not be able to support the ARTO.

The applicant proposes the following conservation measures to reduce impacts to endangered species and their designated critical habitat: preconstruction monitoring; breeding-season avoidance; fencing around the limits of grading/construction; shielded lighting; implementation of a Resource Management Plan including measures specific to these species; the presence of a biological monitor during brushing; clearing and grading; and the installation of two noise barrier walls, a noise wall/soundwall along Pankey Road and signage between the development and the open space.

Pursuant to Section 7 of the Endangered Species Act of 1973, as amended, the Corps expects to conduct formal consultation with the USFWS for the Project.

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

Proposed Activity for Which a Permit is Required

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the Proposed Project, and is used by the Corps to determine whether the applicant's Project is water dependent (i.e., requires access or proximity to or sitting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material into a special aquatic site (e.g., wetlands). The basic project purpose for the Proposed Project is commercial, industrial, and 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 the development of approximately 283 residential units, approximately 520,000 square feet of general commercial space, and approximately 120,000 square feet of limited-impact industrial/business professional space in northern San Diego County.

Additional Project Information

Baseline information- The Project site is approximately 118 acres and includes 9.16 acres of wetland waters of the U.S. onsite according to the applicant's April 2013 Campus Park West Property TM 5424 Jurisdictional Delineation. There are several habitat types/vegetation communities on the

property. This includes 19.61 acres of southern riparian forest, 4.52 acres of southern riparian scrub, 0.21 acre of coast live oak woodland, 3.12 acres of Diegan coastal sage scrub, 45.47 acres of non-native grassland, 3.25 acres of agriculture/orchard, 0.58 acre of pasture, 39.48 acres of disturbed land, 2.41 acres of developed land, 0.57 acre of eucalyptus, and 0.40 acre of ornamental non-native areas (Figure 5).

Project description- The applicant's Proposed Project land uses for the Campus Park West Project include multi-family residential uses, a central mixed-use core, general commercial, limited impact industrial/business professional uses, and open space on an approximately 118-acre Project site. The land uses would be divided into six Planning Areas (PAs). Limited impact industrial uses (approximately 120,000 square feet [s.f.] of light industrial/office space) would be located within PA 1 on 12.6 acres of land in the northern portion of the Project site, north of Pala Mesa Drive. PA 2 would consist of general commercial uses with a mixed-use core, and would be sited on approximately 46.1 acres in the southwestern portion of the site north of SR-76 and west of Pankey Road. PA 3 would be dedicated to multi-family residential development and includes a total of 248 units on 12.4 acres of land, in the southeastern portion of the site north of SR-76 and east of Pankey Road. PAs 4 and 5, south of SR-76, also would be dedicated to general commercial uses. Combined with PA 2, these areas would total 52.4 acres, and contain approximately 503,500 s.f. of commercial space. The mixed-use core integrated into PA 2 would contain commercial and office space, as well as up to 35 multi-family residences. Three homeowner association-maintained lots (approximately 1.4 acres) would contain manufactured slopes, landscaped areas, and drainage facilities. There would also be four biological open space lots totaling approximately 31 acres. Open space areas are located adjacent to the San Luis Rey River and the Campus Park Project open space easement (Figure 6).

Development of the Project as proposed would be completed in six phases (Figure 6). Dedication of Project biological open space areas would occur as a first action prior to each phase of grading, with concurrent monitoring of construction activities adjacent to any open space. Phases are tentative, and may be combined and occur out of sequence, due to the fact that market conditions will be the driving factor for the different phases of development. Phase I would involve mass grading of the entire Project site, including approximately 850,000 cubic yards of cut and fill, balanced onsite, and driving piles for bridge footings. Phase II involves backbone improvements to the property including building and improving roads and intersection, offsite connections to potable water source and sewer lines, pump station construction and connection of all utility lines between these facilities and the Project boundary and storm drain construction. Phases III through VI involve development. These phases are tentative, and may be combined and occur out of sequence due to the fact that market conditions will be the driving factor for the different phases. Phase III involves commercial development south of Pala Road. Phase IV involves commercial development in the southwestern portion of the property. Phase V involves residential development in the east-central portion of the property. Phase VI involves light industrial/office development in the northern portion of the property.

Based on the applicant's delineation of onsite waters of the U.S., the Proposed Project would permanently impact approximately 3.56 acres of wetland waters of the U.S.

Applicant's Preliminary Alternatives Analysis

The applicant's designated agent prepared an alternatives analysis, for compliance with CEQA, including examining the Proposed Project with four alternatives. The proposed alternatives are: 1) No Project/No Development Alternative, 2) General Plan Update Alternative, 3) Reduced Footprint Alternative, and 4) Fewer Residential Units Alternative. Provided below is a brief description of the four alternatives. Each alternative was analyzed with respect to the applicant's proposed overall project purpose. The Corps may require the applicant to consider additional alternatives to those

provided below if deemed necessary for the 404(b)(1) alternatives analysis to determine the least environmentally damaging practicable alternative.

Applicant's Proposed Project

The Proposed Project would result in permanently impacting five locations where there are wetlands on the Project site. Table 1 compares the available land uses under the Proposed Project with those available for each alternative (described below) and Table 2 identifies the impacts on waters of the U.S. for the Proposed Project. Figure 7 depicts the Proposed Project. The Proposed Project has been approved under CEQA, and would occur in six phases as stated in the "Additional Project Information" section above.

Alternative 1: No Project/No Development

The No Project/No Development Alternative would retain the site under existing conditions and no development would occur under this alternative. The No Project/No Development Alternative would avoid all of the wetland waters of the U.S. and the potentially significant biological resource impacts identified for the Proposed Project because no development would occur and the site would remain in its existing condition.

Alternative 2: General Plan Update

The General Plan Update Alternative (Figure 9) would allow for a density of 7.3 dwelling units per acre on 12.4 acres (approximately 90 multi-family dwelling units), 56 acres general commercial and three acres light industrial uses. No open space would be designated on the Project site. Impacts to biological resources under the General Plan Update Alternative would encompass similar areas as those identified for the Proposed Project, although the portion of the site located south of SR-76 could potentially experience fewer impacts to DCSS and non-native grassland, depending on the nature of the planned uses in that portion of the site. As a result of this plan, the potential reduction of dedicated open space would result in greater impacts to biological resources and wetlands. The General Plan Update Alternative would have the potential to result in direct and/or indirect impacts to special status plant and wildlife species, riparian habitat, other sensitive natural communities and wetlands from the development of proposed land uses.

Alternative 3: Reduced Footprint

The Reduced Footprint Alternative (Figure 10) would pull the northernmost boundary of the Project southerly, removing approximately six acres of industrial use north of Pala Mesa Drive and increasing onsite open space in the northernmost area of the site. All other uses would remain the same as the Project. When compared to the Proposed Project, the Reduced Footprint Alternative would reduce impacts to Palmer's sagewort, coastal sage scrub, non-native grassland, southern riparian forest and coast live oak woodland, due to the proposed increase in open space onsite. The Reduced Footprint Alternative would result in similar impacts to wildlife corridors as the Proposed Project because the small, southeastern portion of the site that functions as a regional wildlife corridor would remain protected as open space. Overall, when compared to the Proposed Project, the increase in open space preservation under the Reduced Footprint Alternative would result in fewer direct and indirect biological resource and wetland impacts.

Alternative 4: Fewer Residential Units

The Fewer Residential Units Alternative (Figure 11) would eliminate all residential use (35 units) from the commercial area in PA 2, and 25 units from the PA 3 multi-family residential. Although residential development would be reduced under this alternative, the development footprint and open space footprint would remain the same as the Proposed Project. When compared to the Proposed Project, impacts related to special status plant and wildlife species, riparian habitat, other sensitive natural communities, federally protected wetlands, wildlife movement corridors, and local policies and

ordinances would be the same. This is due to the fact that although residential development would be reduced under this alternative, the development footprint and open space footprint would remain the same as the Proposed Project. Impacts to wetlands would also be reduced from the Proposed Project.

Table 1: Comparison of Land Uses for Each Alternative

	Proposed Project	Alternative 1: No Project/No Development		Alternative 2: General Plan Update		Alternative 3: Reduced Footprint		Alternative 4: Fewer Residential Units	
	Land Use	Land Use	Change from EIR-approved Project	Land Use	Change from EIR-approved Project	Land Use	Change from EIR-approved Project	Land Use	Change from EIR-approved Project
Multi-family Residential (Gross Acres/Target Residential Units)	<ul style="list-style-type: none"> 12.4 acres 248 dwelling units 	0	<ul style="list-style-type: none"> - 12.4 acres - 248 dwelling units 	<ul style="list-style-type: none"> 12.4 acres 90 dwelling units 	<ul style="list-style-type: none"> - 158 dwelling units 	<ul style="list-style-type: none"> 12.4 acres 248 dwelling units 	No change	<ul style="list-style-type: none"> 12.4 acres 223 dwelling units 	<ul style="list-style-type: none"> -25 dwelling units
General Commercial with mixed-use core (Square Feet/Gross Acres)	<ul style="list-style-type: none"> 54.8 acres 513,000 square feet 35 dwelling units 	0	<ul style="list-style-type: none"> - 54.8 acres - 513,000 square feet - 35 dwelling units 	<ul style="list-style-type: none"> 79.2 acres 741,416 square feet 	<ul style="list-style-type: none"> + 24.4 acres +228,416 square feet - 35 dwelling units 	<ul style="list-style-type: none"> 54.8 acres 513,000 square feet 35 dwelling units 	No change	<ul style="list-style-type: none"> 58 acres 513,000 square feet 	<ul style="list-style-type: none"> - 35 dwelling units
Limited impact industrial/business professional (Gross Acres/ Square Feet)	<ul style="list-style-type: none"> 12.6 acres 120,000 square feet 	0	<ul style="list-style-type: none"> - 12.6 acres -120,000 square feet 	<ul style="list-style-type: none"> 5.6 acres 53,333 square feet 	<ul style="list-style-type: none"> - 7 acres - 66,667 square feet 	<ul style="list-style-type: none"> 6 acres 57,142 square feet 	<ul style="list-style-type: none"> - 6.6 acres - 62,858 square feet 	<ul style="list-style-type: none"> 12.6 acres 120,000 square feet 	No change
Open space (Gross Acres)	<ul style="list-style-type: none"> 31 acres 	118	+87 acres	0	-31 acres	31 acres	No change	31 acres	No change
HOA-maintained Open Space	<ul style="list-style-type: none"> 1.42 acres 	0	-1.42 acres	0	-1.42 acres	1.42 acres	No change	1.42 acres	No change
Right-of-Way	<ul style="list-style-type: none"> 6.7 acres 	0	-6.7 acres	6.7 acres	No change	6.7 acres	No change	6.7 acres	No change

Table 2: Permanent Impacts to Jurisdictional Waters and Wetlands by Alternatives

	Existing Conditions		Proposed Project		Alternative 1: No Project/No Development		Alternative 2: General Plan Updates		Alternative 3: Reduced Footprint		Alternative 4: Fewer Residential Units	
	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet
Wetland 1	0.81	486	0.09	89	0	0	0.81	486	0	0	0.05	60
Wetland 2	4.34	840	2.61	710	0	0	4.34	840	2.18	636	2.18	636
Wetland 3	0.72	603	0.62	358	0	0	0.72	603	0	0	0	0
Wetland 4	1.39	977	0.23	208	0	0	1.39	977	0.12	104	0.12	104
Wetland 5	1.9	1345	0.00	0	0	0	1.90	1345	0	0	0	0
TOTAL¹	9.16	4,251	3.56	1,365	0	0	9.16	4,251	2.30	740	2.35	800

¹Total acreage may not add up; total is reflective of rounding GIS raw data in each category

Proposed Mitigation– The applicant’s 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 Project site includes 9.16 acres of wetland waters of the U.S., of which 5.60 acres (61 percent) would be avoided by the Proposed Project (Figure 8).

Minimization: The applicant proposes to implement the following measures to unavoidable impacts to waters of the U.S. through onsite storm drain facilities including a series of graded pads, public/private streets, gutters, curb inlets and catch basins, all of which would tie into an underground storm drain system of pipelines and related structures. The proposed storm drain system would accommodate peak 100-year storm flows and would be designed so that offsite flows from the west do not comingle with onsite flows. The design encompasses drainage facilities to retain the overall existing drainage features, including the use of similar outlet points for flows discharged from the site. The Project would include four detention basins to prevent post-project peak flow rates from exceeding pre-project peak flows. There are eight proposed outfall (or discharge) points within the Project site and energy-dissipation facilities (e.g., riprap aprons) will be used at the proposed discharge locations to prevent increased downstream erosion.

Compensation: The applicant proposes to mitigate for the loss of wetland waters of the U.S. at a 3:1 ratio to achieve a no net loss of wetlands. All mitigation associated with impacts to wetland waters of the U.S. would occur prior to or concurrent with impacts to those resources. Proposed compensatory mitigation to offset impacts to jurisdictional areas would include the following: onsite enhancement of 10.95 acres southern riparian forest; onsite enhancement of 1.21 acres of southern riparian scrub; offsite establishment of 8.18 acres of southern riparian forest; offsite establishment of 3.31 acres of southern riparian scrub; offsite enhancement of 5.41 acres of southern riparian forest; and offsite establishment of 5.41 acres of southern riparian scrub. Onsite biological open space easements would total approximately 31 acres and would be located along the eastern edge of the Project site,

adjacent to an existing biological open space easement, and along the southern portion of the Project area, adjacent to the San Luis Rey River.

The applicant is currently working on a mitigation site proposal which will be reviewed by the Corps. However, the Proposed Project is located within the primary service area of the San Luis Rey Mitigation Bank, which may be used to provide compensatory mitigation through the purchase of credits. The Corps will determine the appropriate mitigation and the final mitigation ratio for impacts to Federal jurisdictional wetland waters of the U.S. per the Corps Regulatory South Pacific Division's Mitigation Ratio Checklist.

Proposed Special Conditions

No permit special conditions are proposed at this time. For additional information please call Winston Zack of my staff at 760-602-4838 or via e-mail at Winston.S.Zack@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
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
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5900 LA PLACE COURT, SUITE 100
CARLSBAD, CALIFORNIA 92008

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Attachments:

- Figure 1: Regional Vicinity
- Figure 2: USGS Topographic Map
- Figure 3: Proposed Project Site Plan
- Figure 4: Corps Jurisdictional Delineation Map, Impact Area and Corps Permit Area
- Figure 5: Biological Resources, Sensitive Species and Onsite Habitats
- Figure 6: Land Use
- Figure 7: EIR-Approved/Proposed Project
- Figure 8: Jurisdictional Acreage and Impacts to Wetland Waters of the U.S.
- Figure 9: Alternative 2: General Plan Update
- Figure 10: Alternative 3: Reduced Footprint
- Figure 11: Alternative 4: Fewer Residential Units

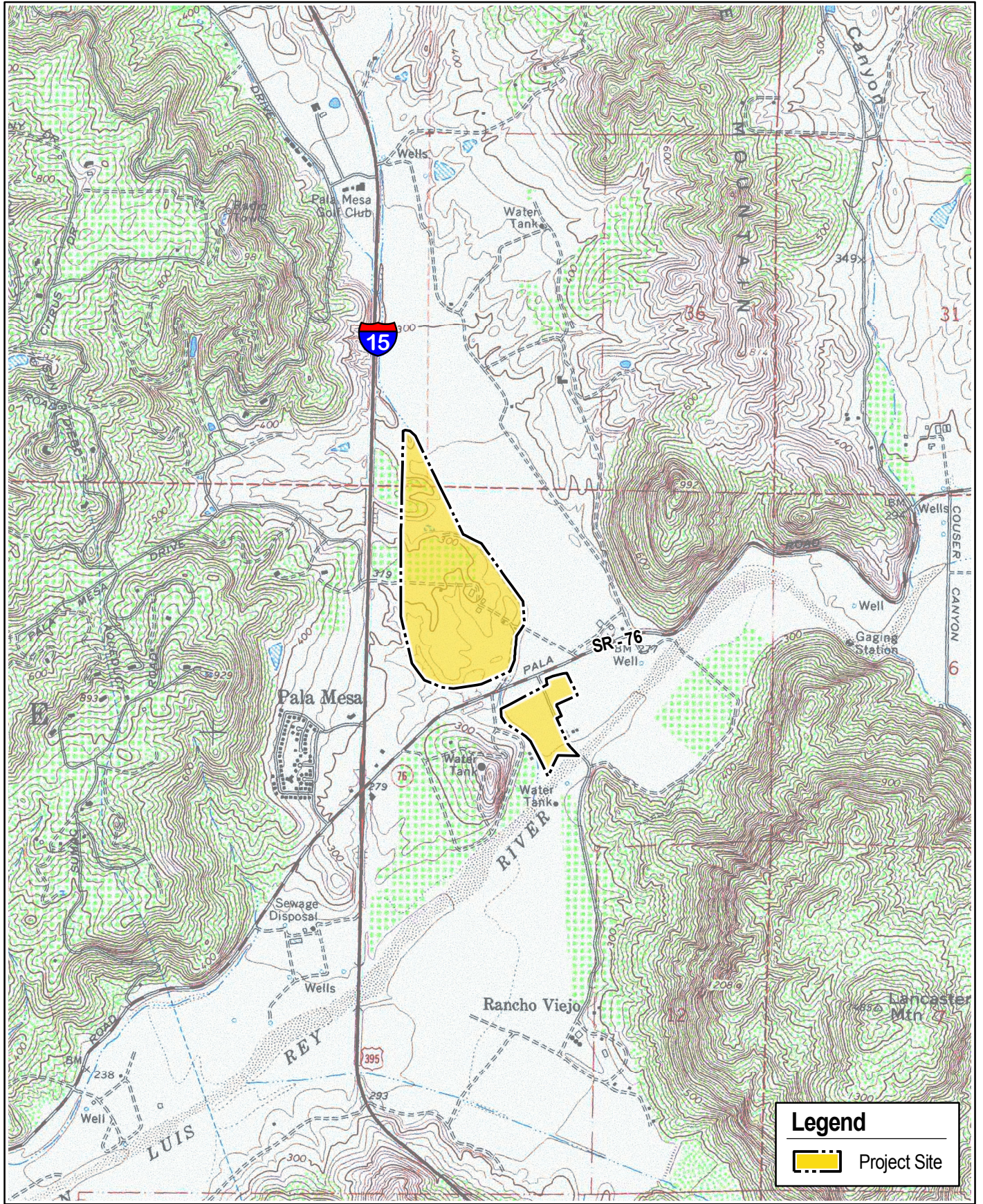


Regional Vicinity

0 3 6 Miles



FIGURE 1



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USGS Topographic Map

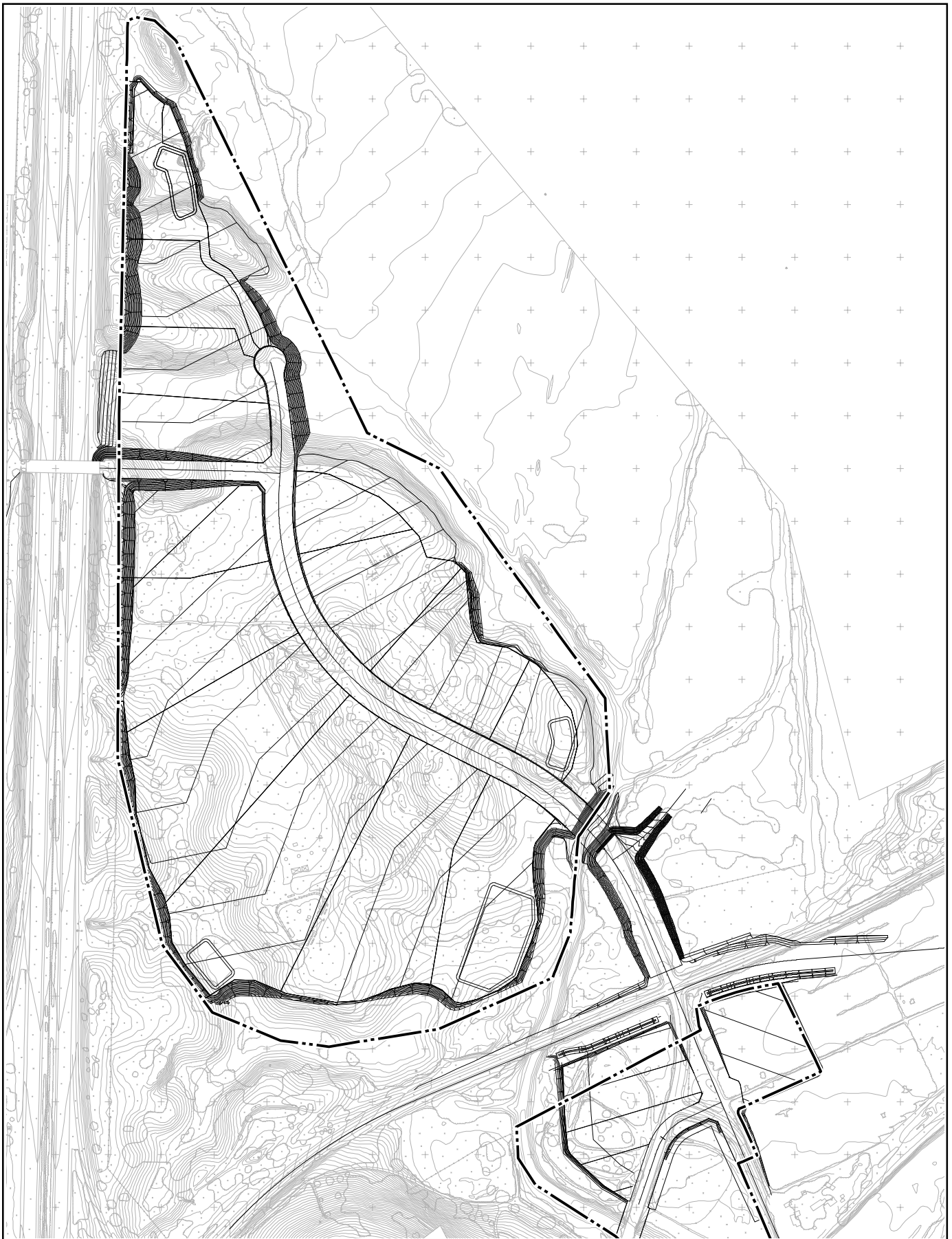
ACOE Public Notice

0 1,000 2,000 Feet



FIGURE 2

September 2015



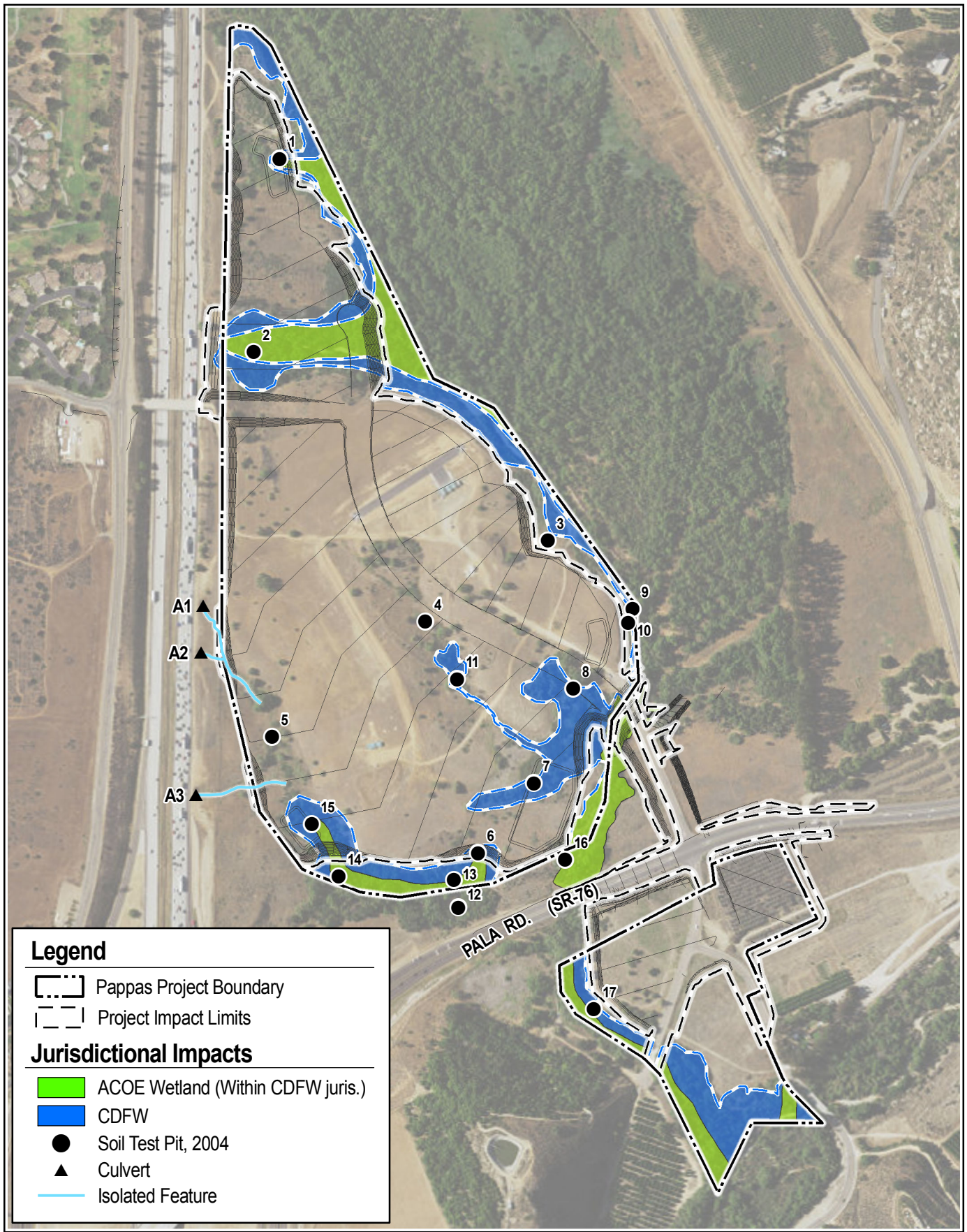
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Proposed Project Site Plan

0 250 500 Feet



FIGURE 3



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Jurisdictional Impacts

ACOE Public Notice

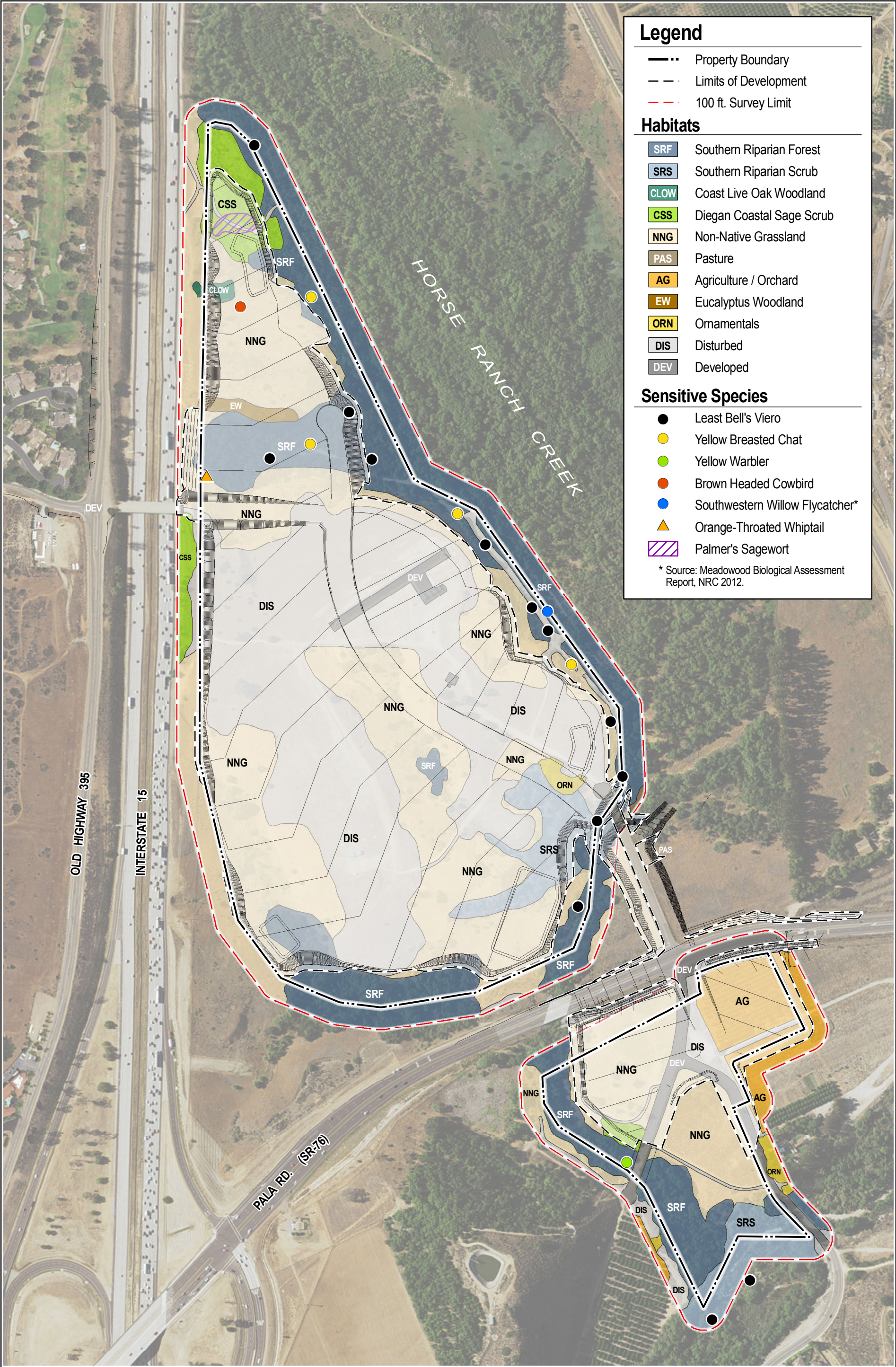
0 300 600 Feet



FIGURE 4

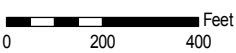
Source: Esri Basemap

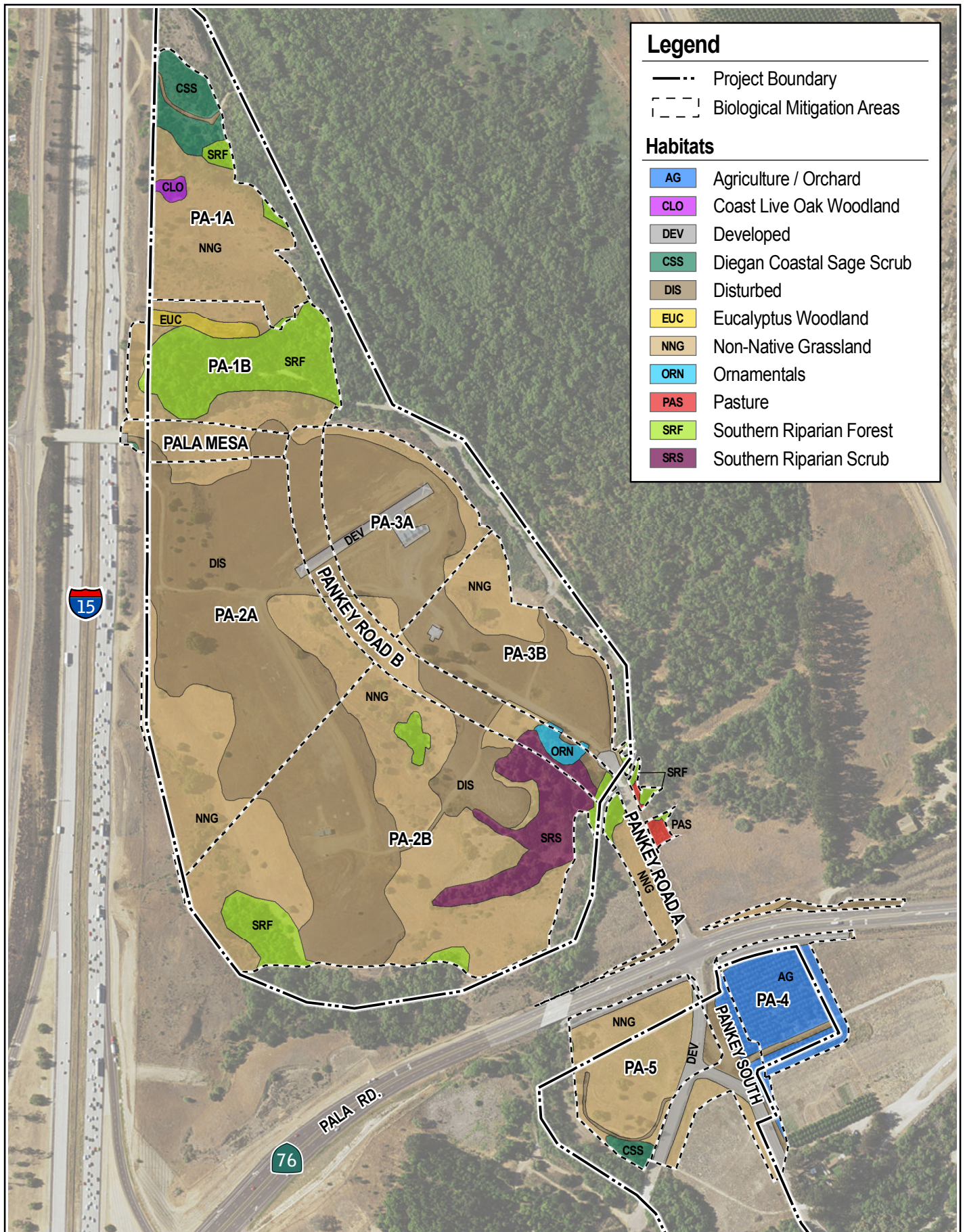
September 2015



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Impacts to Biological Resources





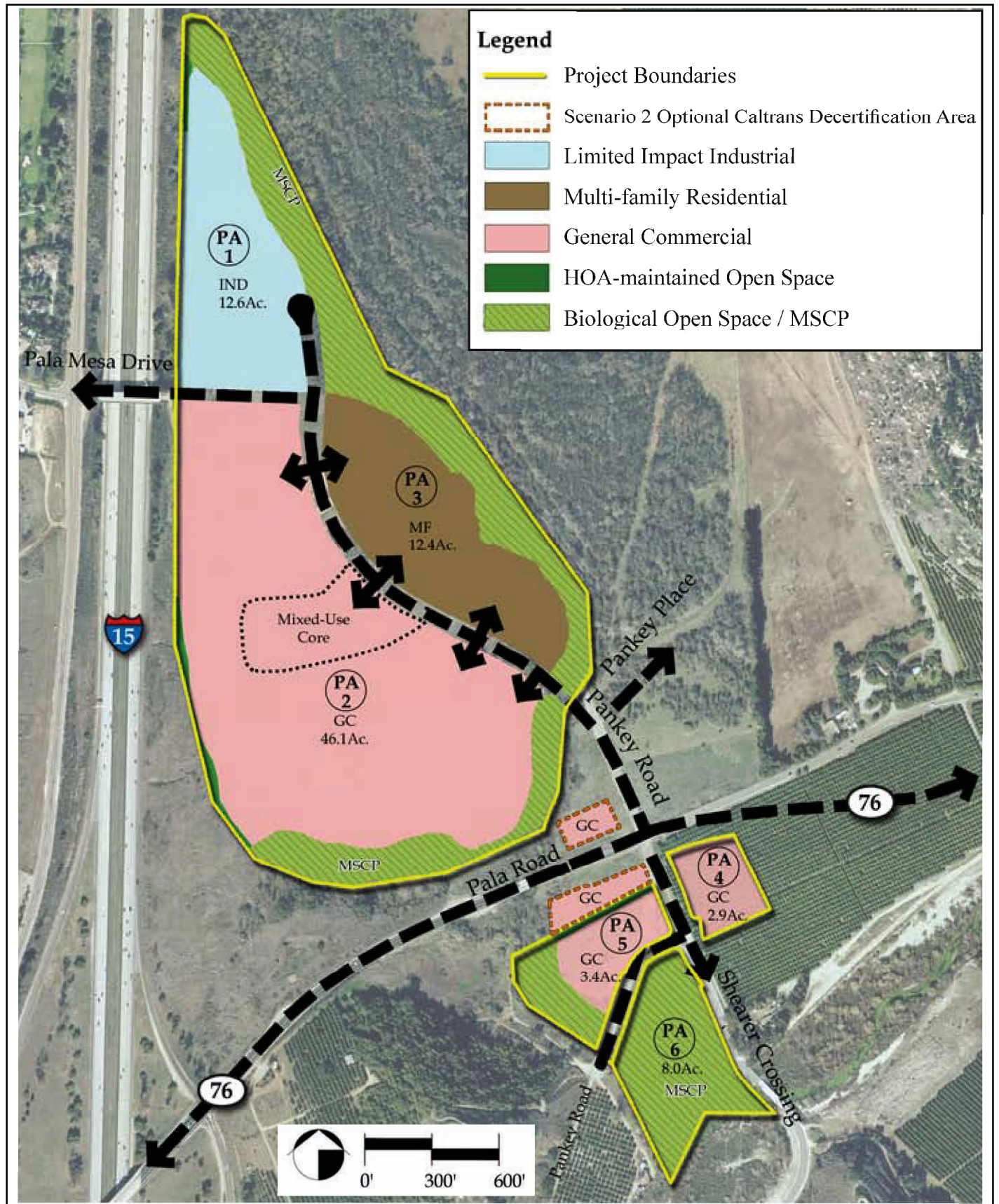
T:\Project_Data\Campus_Park_West\Final_Maps\ACOE_Public_Notice_Figures_090115\CPW_Fig-06_Phasing_090115.mxd

Land Use Phasing

0 250 500 Feet



FIGURE 6



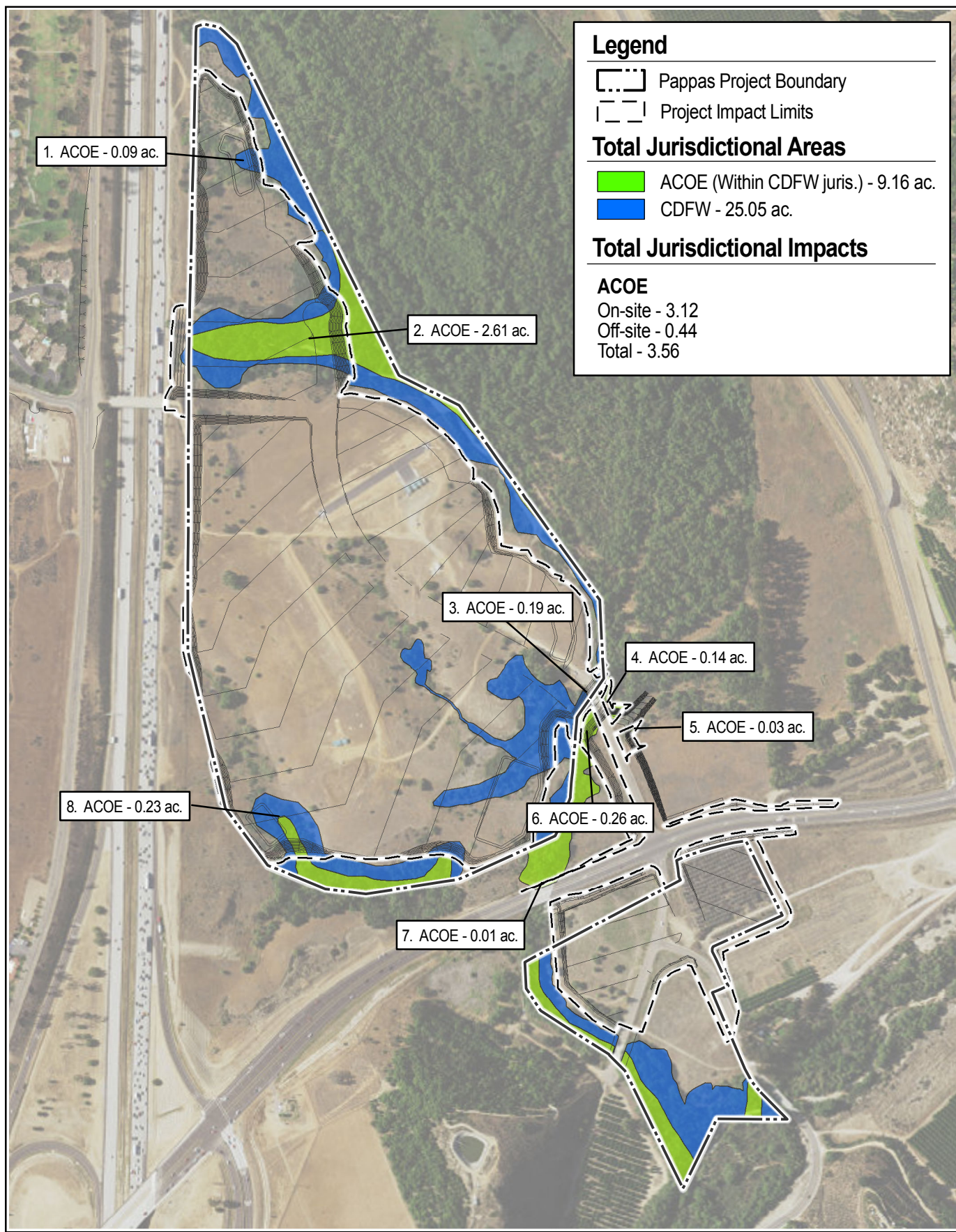
T:\Project_Data\Campus_Park_West\Final_Maps\ACOE_Public_Notice_Figures_090115\CPW_Fig-07_EIR_Approved_090115.mxd

EIR Approved/Proposed Project

0 300 600 Feet



FIGURE 7



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Jurisdictional Acreages & Impacts

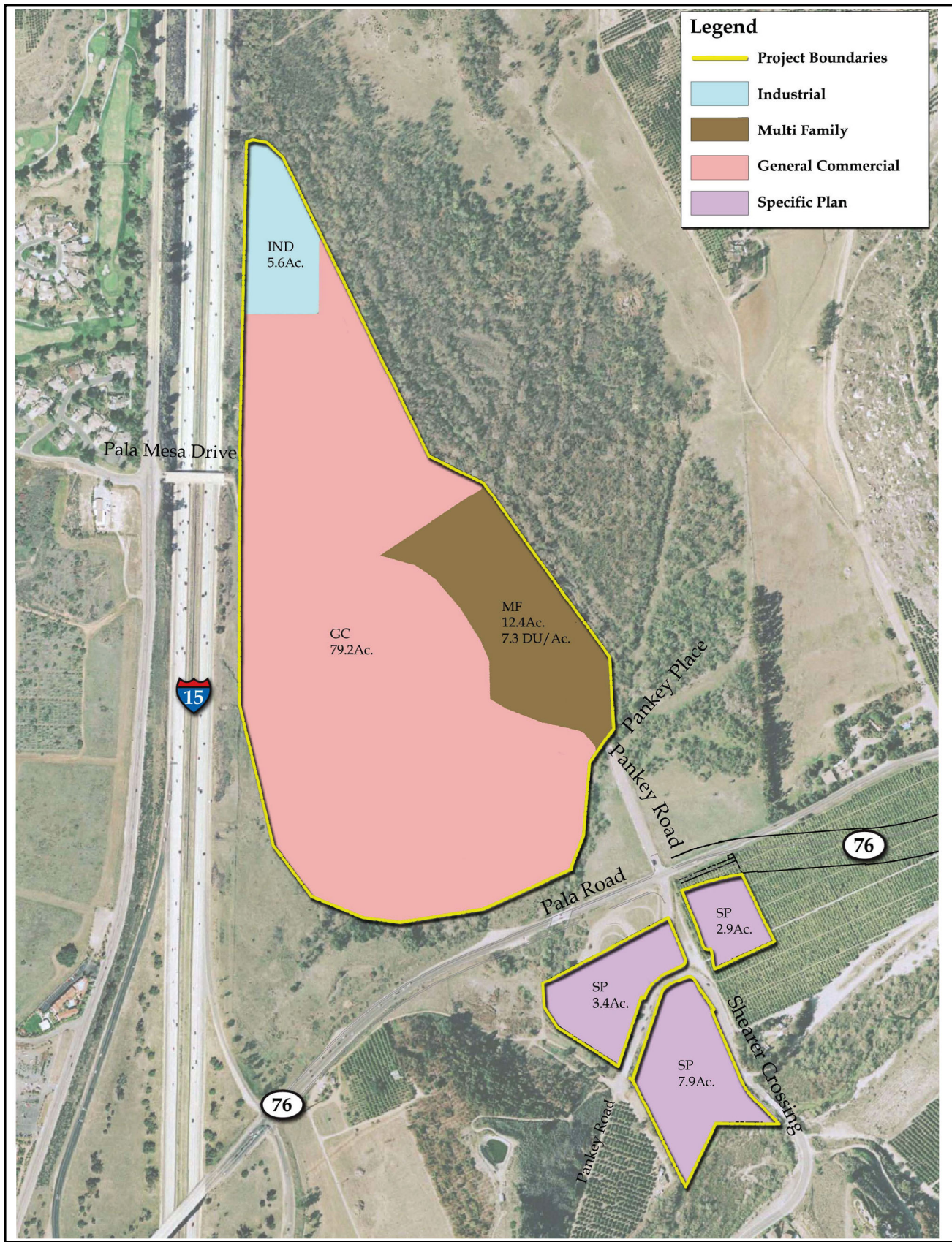
ACOE Public Notice



Source: Esri Basemap

FIGURE 8

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Alternative 2: General Plan Update

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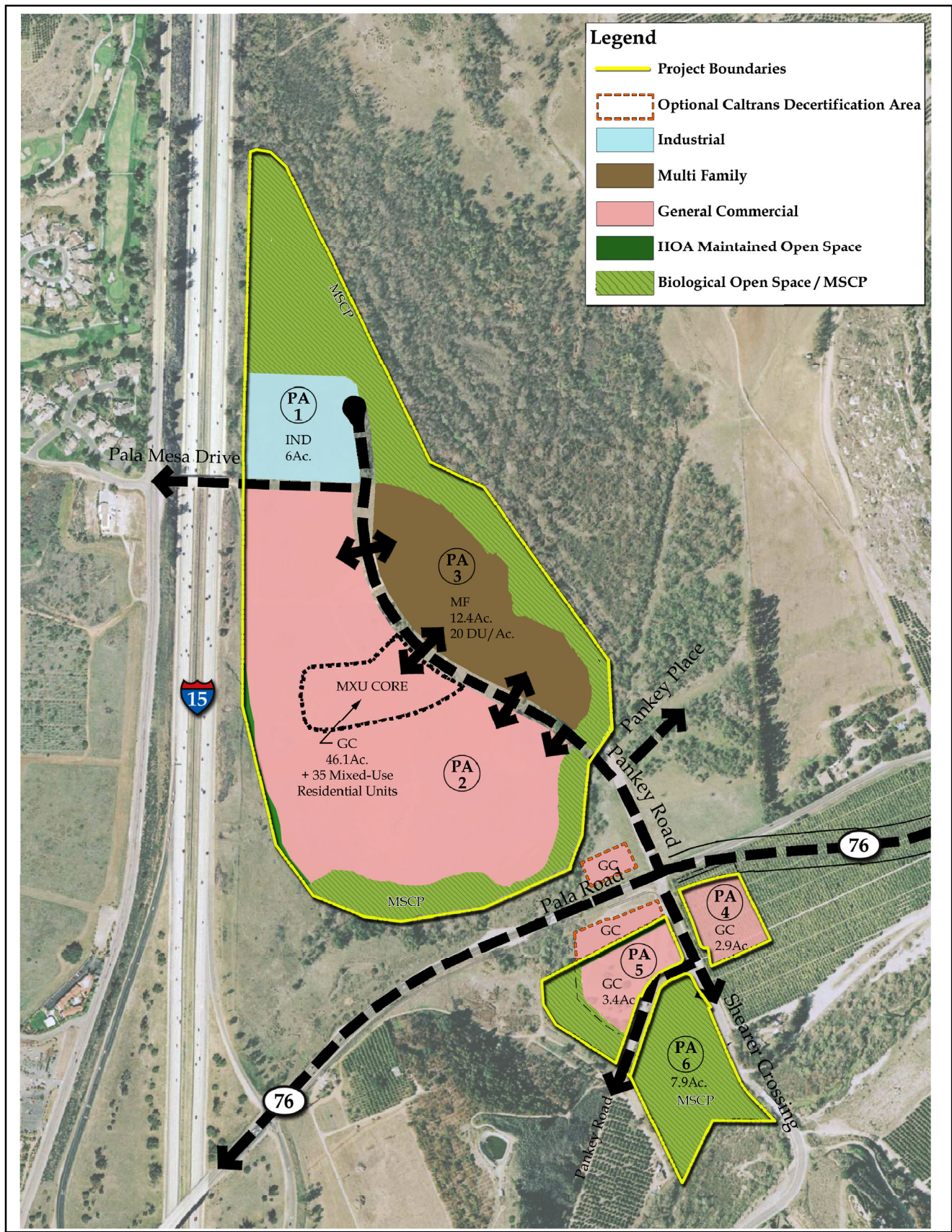
0 350 700 Feet



FIGURE 9

Source: PDC 2012

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Alternative 3: Reduced Footprint Alternative

ACOE Public Notice

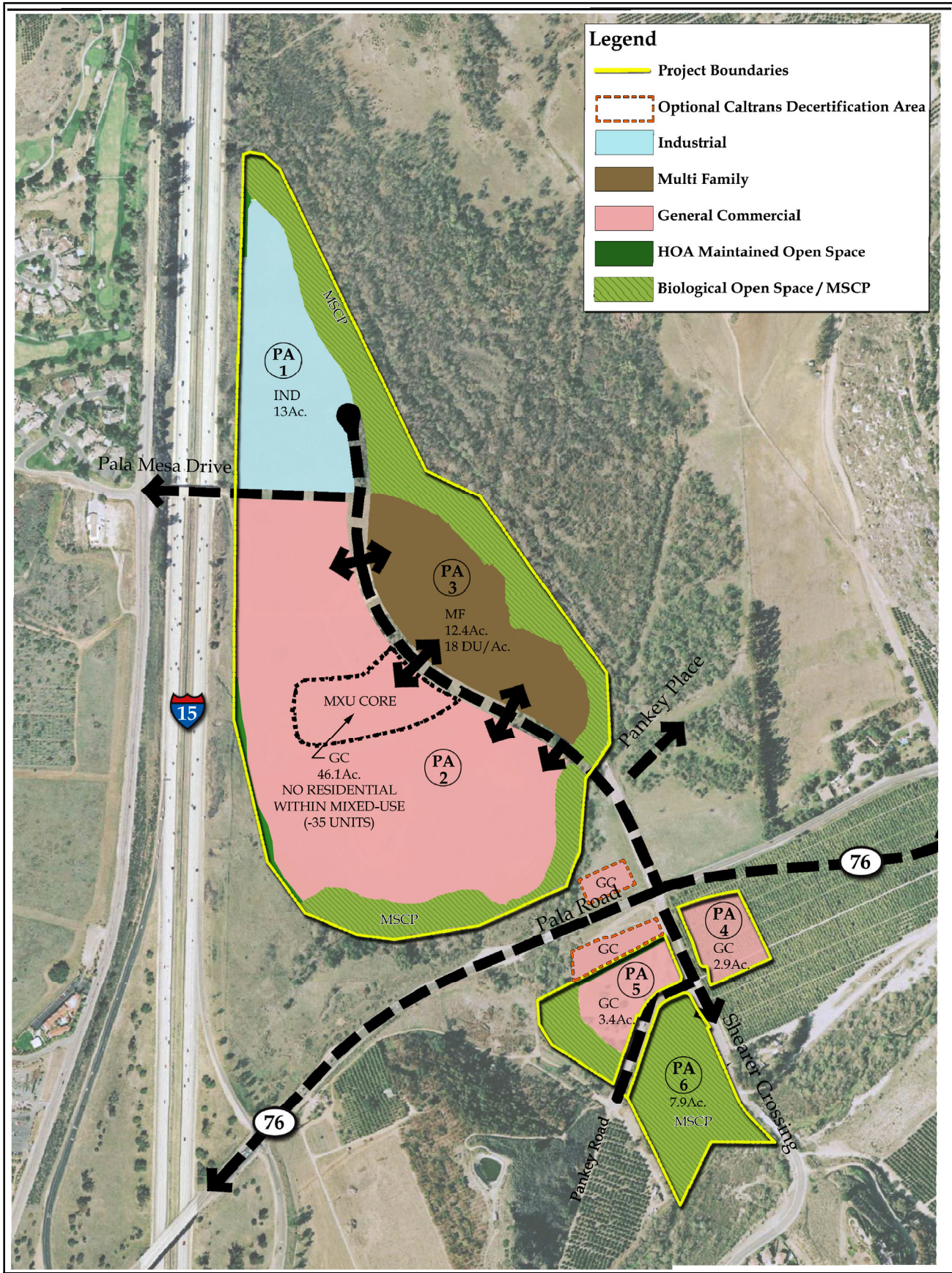
0 350 700 Feet



Source: PDC 2012

FIGURE 10

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Alternative 4: Fewer Residential Units

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0 350 700 Feet



FIGURE 11

Source: PDC 2012

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