



PUBLIC NOTICE

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

BUILDING STRONG®

**APPLICATION FOR PERMIT
International Industrial Park Development**

Public Notice/Application No.: SPL-2014-00150-CJA

Project: International Industrial Park Development

Comment Period: September 8, 2020 through October 8, 2020

Project Manager: Christopher J. Allen, (760) 602-4836; Christopher.J.Allen@usace.army.mil

Applicant

David Wick
International Industrial Park, Inc.
5440 Morehouse Drive, Suite 4000
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Contact

Christopher Allen
U.S. Army Corps of Engineers
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Carlsbad, California 92008

Location

The International Industrial Park Project (project) is comprised of 135-acre of vegetated and currently undeveloped lands. The proposed project area is located in the City of San Diego, south of Donovan State Prison Road, west of Alta Road, and north of Otay Mesa Road (32.574124°, -116.927701°).

Activity

The proposed project would develop five industrial pads including access roads and infrastructure associated with the subdivision, including six detention basins. The proposed project would also include the construction of single story tilt up industrial buildings, construction of internal access roads, construction of vehicular and truck parking, and water quality features. A access road would also be constructed in the southern portion of the project site and would be used by vehicles, personnel, and equipment during construction activities. After the construction of the industrial infrastructure, the access road would be further modified into a permanent extension of Lonestar Road and serve as a local circulatory roadway. The proposed project would also include the construction of a County of San Diego Fire Department Station and a County of San Diego Sheriff Department substation, supporting structures, and attendant features. The project proposes the grading of the entire 135 acres site. The proposed project would also include a continuation of the underground stormwater system from the adjacent project to the east. Lastly, habitat restoration would occur within upland and aquatic habitat on the proposed project site. See below for a detailed project description.

Submittal of Public Comments

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 drawings. 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.

During the Coronavirus Health Emergency, Regulatory Program staff are teleworking. Please do not mail hard copy documents, including comments to any Regulatory staff.

Instead, your comments should be submitted electronically to:

Christopher.J.Allen@usace.army.mil. Should you have any questions or concerns about the Corps' proposed action or our comment period, you may contact Michael LaDouceur directly at (760) 602-4840.

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 not located within the coastal zone and preliminary review indicates it would not affect coastal zone resources.

Essential Fish Habitat- Essential Fish Habitat (EFH), as defined by the Magnuson-Stevens Fishery Conservation and Management Act, does not occur within the proposed project area.

Cultural Resources- Cultural resources are located within the proposed project area boundary. The applicant has conducted a cultural resource inventory and evaluated the resources for their eligibility for listing on the National Register of Historic Places (NRHP). Preliminary findings of the cultural report indicate that there are no historic properties listed or eligible for listing on the NRHP. The Corps would coordinate with the State Historic Preservation Office as to satisfy obligations pursuant to Section 106 of the National Historic Preservation Act.

Endangered Species- Federally listed threatened and endangered species exist within the proposed project area boundary. The applicant has prepared a Biological Assessment to determine the proposed actions potential to effect listed species that occur within the Corps action area. A preliminary determination indicates the proposed project may affect listed threatened and endangered species. The Corps would cooperate with the United States Fish and Wildlife Service to satisfy obligations pursuant to Section 7 of the Endangered Species Act.

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

Proposed Activity for Which a Permit is Required

The proposed project would result in the permanent discharge **2,515-Cubic Yards (CY)** of native soil material into **0.25-acre** of wetland waters of the U.S. and **0.53-acre** (2,830-linear feet) of jurisdictional non-wetland waters of the U.S., specifically an unnamed ephemeral tributary to the Otay River, for the purpose of constructing an industrial and institutional infrastructure complex and attendant features. Project related impacts will result in a permanent loss of **0.25-acre** of wetland waters of the U.S. and **0.53-acre** of non-wetland waters of the U.S.

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material into a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs).

The basic project purpose is to construct industrial and institutional infrastructure. The proposed 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 applicant's overall project purpose is to provide industrial warehousing and transportation facility infrastructure in south San Diego County within the U.S./Mexico international border region. In addition, the applicant's overall project purpose includes constructing a San Diego County Fire Department Station and A San Diego County Sherriff's Department sub-station to serve south San Diego County within the U.S./Mexico international border region.

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 and Minimization Measures

According to the applicant, of the existing 3.43-acre of wetland and non-wetland waters located onsite, the proposed project would avoid 2.65 acres (77%) of wetland and non-wetland waters. The Corps will work with the applicant during the permit evaluation phase to develop additional avoidance and minimization measures.

Compensatory Mitigation

To ensure all compensatory mitigation is commensurate with the level of impact, the Notification will include a compensatory mitigation concept. The proposed mitigation concept will be consistent with the Compensatory Mitigation for Losses of Aquatic Resources Final Rule (33 C.F.R. 332) and the South Pacific Division's, "12501-SPD Regulatory Program Standard Operating Procedure for Determination of Mitigation Ratios". Compensatory mitigation concepts and associated mitigation ratios will be determined on a case-by-case basis.

The applicant has proposed that impacts to wetland waters be mitigated at a 3:1 ratio through 0.75 acre of combined rehabilitation (0.43 acre) and establishment (0.32 acre). All of which would be located on site and meet the criteria for wetland waters of the U.S. In addition, the applicant has proposed that impacts to non-wetlands be mitigated at a 2:1 ratio through 1.06 acres of combined rehabilitation (0.53 acre) and establishment (0.53 acre). All of which would be located on site and meet the criteria for non-wetland waters of the U.S.

For additional information please call Christopher Allen at 760-602-4836 or via e-mail at christopher.allen@usace.army.mil.

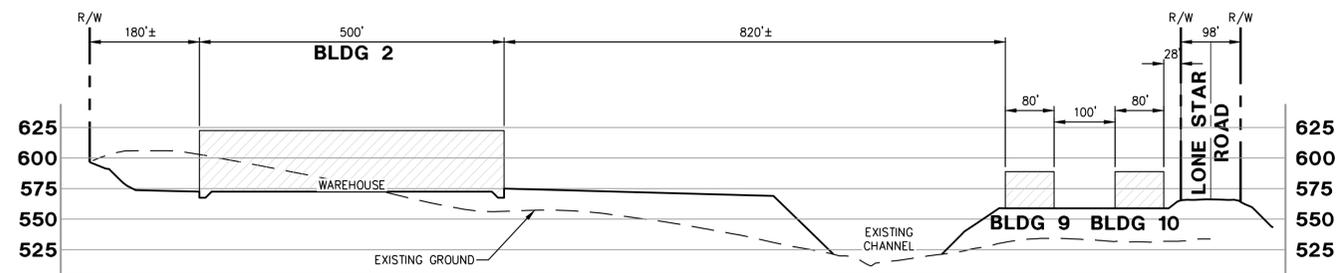
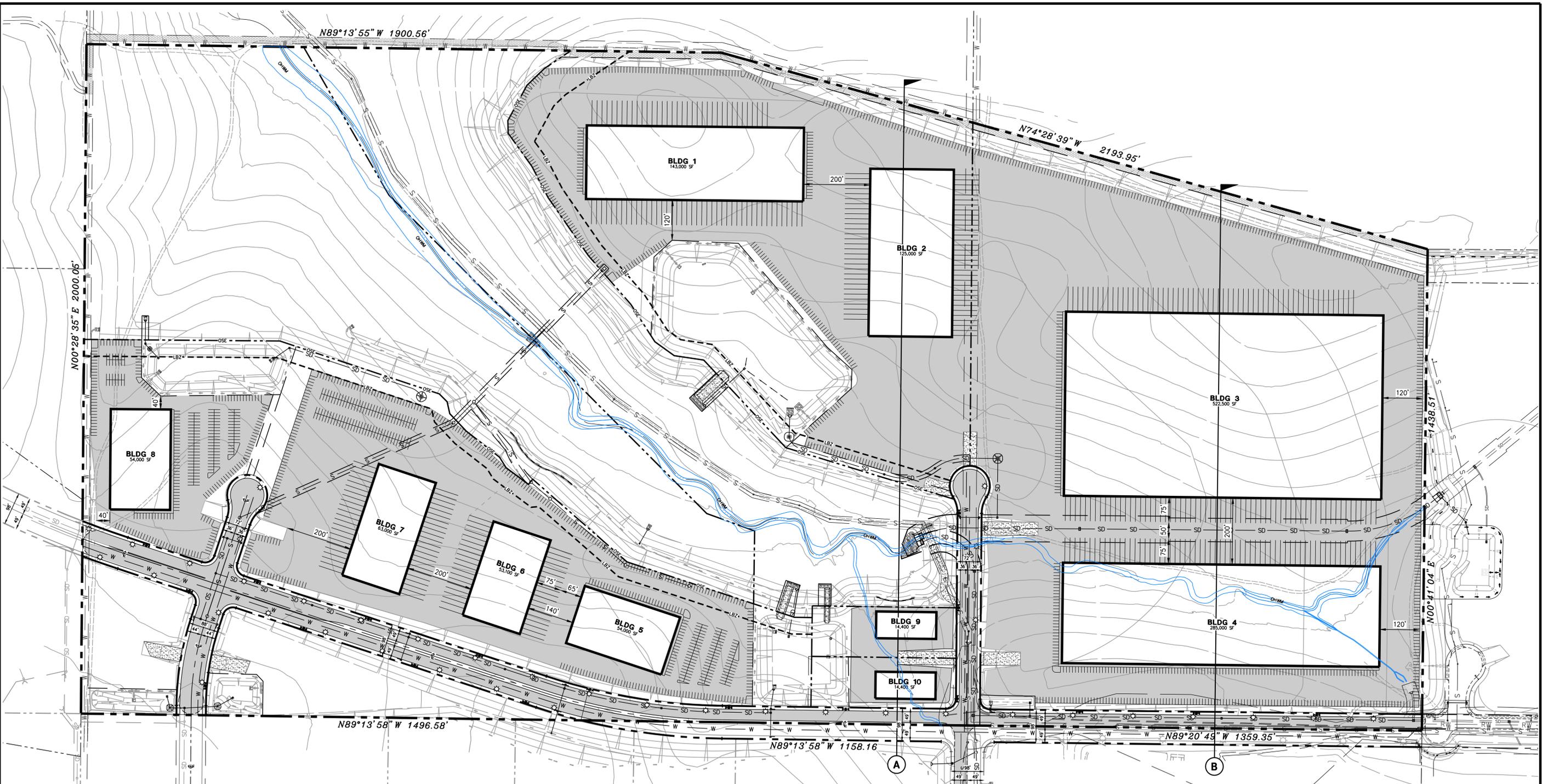


Regulatory Program Goals:

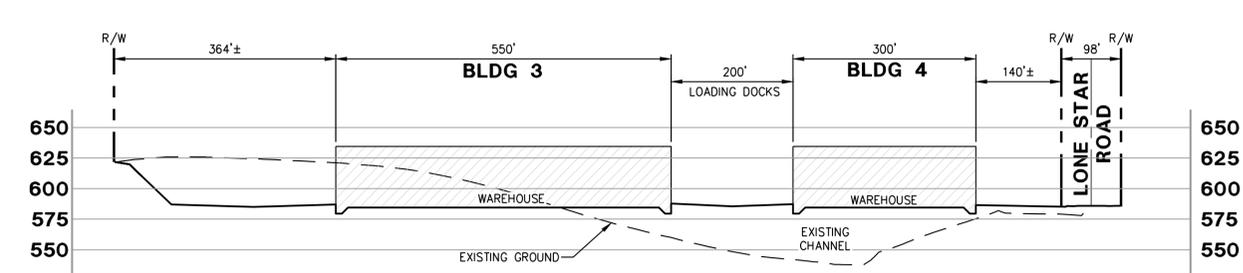
- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

DEPARTMENT OF THE ARMY
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CARLSBAD, CALIFORNIA 92008

WWW.SPL.USACE.ARMY.MIL/MISSIONS/REGULATORY



A SECTION
NO SCALE



B SECTION
NO SCALE



SCALE: 1"=150'
11x17 SCALE: 1"=300'



INTERNATIONAL INDUSTRIAL PARK
OTAY MESA, CALIFORNIA

CONCEPT BUILDING EXHIBIT