



PUBLIC NOTICE

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

BUILDING STRONG®

APPLICATION FOR PERMIT Paseo Del Sol Specific Plan Project

Public Notice/Application No.: SPL-2014-00423-PJB

Project: Paseo Del Sol Specific Plan Project

Comment Period: November 6, 2015 through December 6, 2015

Project Manager: Peggy Bartels; 951-276-6624 ext. 269; Peggy.J.Bartels@usace.army.mil

Applicant

Michael L. Rust
Cal-Paseo Del Sol, LLC
4790 Eastgate Mall Suite 150
San Diego, California 92121
(858) 217-2706

Contact

Richard Beck, Vice President
Michael Baker International
14725 Alton Parkway
Irvine, California 92618
(949) 855-3687

Location

The project site is located at the northwest corner of the intersection of Temecula Parkway and Butterfield Stage Road in the City of Temecula, County of Riverside, California (at lat: 33.486918°N; long: - 117.082011°W. See attached map (Exhibit 1, Regional Vicinity and Exhibit 2, Project Site).

Activity

The proposed project would discharge fill material into 0.10 acre of non-wetland waters of the U.S. and 0.61 acre of wetland waters of the U.S. in association with the construction of the Paseo Del Sol Specific Plan Project, a single family residential development on approximately 42.64 acres. The proposed development includes 174 single-family residences, infrastructure improvements, 3.12 acre detention basin/barrier channel, and a 2.31 acre pad for a park (Exhibit TMM 36483). For more information see page 4 of this notice.

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). 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 support 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(b)(1) of the Clean Water Act. Comments should be mailed to:

Riverside Field Office
1451 Research Park Drive, Suite 100
Riverside, California 92507-2154

Alternatively, comments can be sent electronically to: Peggy.J.Bartels@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 that an environmental impact statement is not required for the proposed work.

Water Quality- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers prior to permit issuance. The proposed activity is not located on Tribal lands.

Coastal Zone Management- This project is located outside the coastal zone and preliminary review indicates that 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- Preliminary determinations indicate the proposed activity would not adversely affect essential Fish Habitat. Therefore, formal consultation under Section 305(b)(2) of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) is not required at this time.

Cultural Resources- The Applicant consulted the latest version of the National Register of Historic Places and there are no sites listed within the permit area. The applicant has submitted an archaeological survey and evaluation of cultural resources report to be reviewed by the Corps' archaeologist for compliance with Section 106 of the National Historic Preservation Act, as amended (NHPA). A Cultural Resource Assessment prepared by Brian F. Smith and Associates, Inc. (2015) concluded that the proposed undertaking within the boundaries of the project site would not represent an adverse effect to any archaeological sites listed on or eligible for listing on the National Register of Historic Places. Compliance with Section 106 of the NHPA will be a requirement of a permit decision.

Endangered Species- Based on a Habitat Assessment prepared by Michael Baker International (2015), the site primarily consists of vacant, undeveloped land that has been disturbed by human activities and no longer provides natural plant communities. There is no suitable habitat for the federally listed species such as endangered Stephens' kangaroo rat (*Dipodomys stephensi*) or other federally listed species. As such, protocol surveys for the Stephens' kangaroo rat or other federally listed species would not be conducted. Pursuant to Section 7 of the Endangered Species Act of 1972, as amended (ESA), the Corps has determined that the proposed project is a "no effect" to federally listed endangered or threatened species.

The proposed project site is located within the boundary of the Multiple Species Habitat Conservation Plan (MSHCP). Specifically, the project site is located within Subunit 2 of the Southwest Area Plan of the MSHCP and is partially located within Criteria Cell 7273. Subunit 2 encompasses Temecula and Pechanga Creeks. Conservation within Criteria Cell 7273 is intended to contribute to the assembly of Proposed Constrained Linkage 24, and focuses on the conservation of riparian scrub, woodland, forest, and Riversidean alluvial fan sage scrub habitat along Temecula Creek and in adjacent grasslands. Therefore, mitigation under Section 10 of the ESA would be required.

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 activity requiring a permit is to discharge fill material into waters of the U.S. in association with the construction of single family homes within the boundaries of the Paseo Del Sol Specific Plan Project.

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent. The basic project purposes are housing and commerce. The project is not water dependent.

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

The overall project purpose is to construct housing units with some recreational and commercial development located within the Temecula area.

Additional Project Information

Baseline information- The approximately 42.64-acre proposed project site is located at the northwest corner of the intersection of Temecula Parkway and Butterfield Stage Road in the City of Temecula, County of Riverside, California (Exhibit 2, Site Vicinity). The existing stormwater drainage system was installed as part of a previously approved stormwater runoff program. The trench has conveyed water from the development to the north of De Portola Road, through the project site, and then offsite through an existing culvert under Temecula Parkway (Exhibit 3, Project Site).

The project site consists of vacant, undeveloped land that has been disturbed by grading activities and is now primarily comprised of non-native grassland. The on-site manmade drainage feature is comprised of emergent wetland dominated by broadleaf cattail (*Typha latifolia*).

Within the proposed project site, preliminarily jurisdictional areas include approximately 0.10 acres of non-wetland and 0.61 acres of wetland waters of the U.S., along a total of approximately 1,374

linear feet (see Table 1). Of these 0.71 acres of preliminarily jurisdictional waters of the U.S., 0.71 acres are proposed to be permanently filled.

TABLE 1. Preliminarily Jurisdictional Waters of the U.S. Onsite and Proposed Permanent Impacts

Jurisdiction Type	Present Onsite		Proposed Permanent Impacts	
	Area (acres)	Length (feet)	Area (acres)	Length (feet)
Non-Wetland Waters	0.10	24	0.10	24
Wetland Waters	0.61	1,350	0.61	1,350
Total	0.71	1,374	0.71	1,374

Project description- The proposed project comprises approximately 42.64 acres of high density residential development and approximately 174 dwelling units, including a 3.12 acre detention basin/barrier channel and a 2.31 acre area for a park (Exhibit TM 36483).

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 in the paragraphs below.

Avoidance: The project Applicant has evaluated avoidance of jurisdictional areas on-site and proposed alternatives would be evaluated by the Corps in compliance with the 404(b)(1) Guidelines.

Minimization: The Applicant has proposed to minimize effects to riverine ecology by leaving the stormwater drainage conveyance system open rather than placing flows in a closed pipe. Therefore, some ecological functions and services to waters of the U.S. would remain.

Compensation: The Applicant proposes to purchase mitigation credits at the San Luis Rey Mitigation Bank located in the San Luis Rey Watershed.

Proposed Special Conditions

No specific special conditions are proposed at this time. If issued, the permit would likely include special conditions addressing mitigation for impacts to waters of the U.S. as well as other measures to avoid and minimize effects to the aquatic environment and federally listed species and/or their critical habitat.

For additional information please call Peggy Bartels of my staff at 951-276-6624, extension 269 or via e-mail at Peggy.J.Bartels@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.

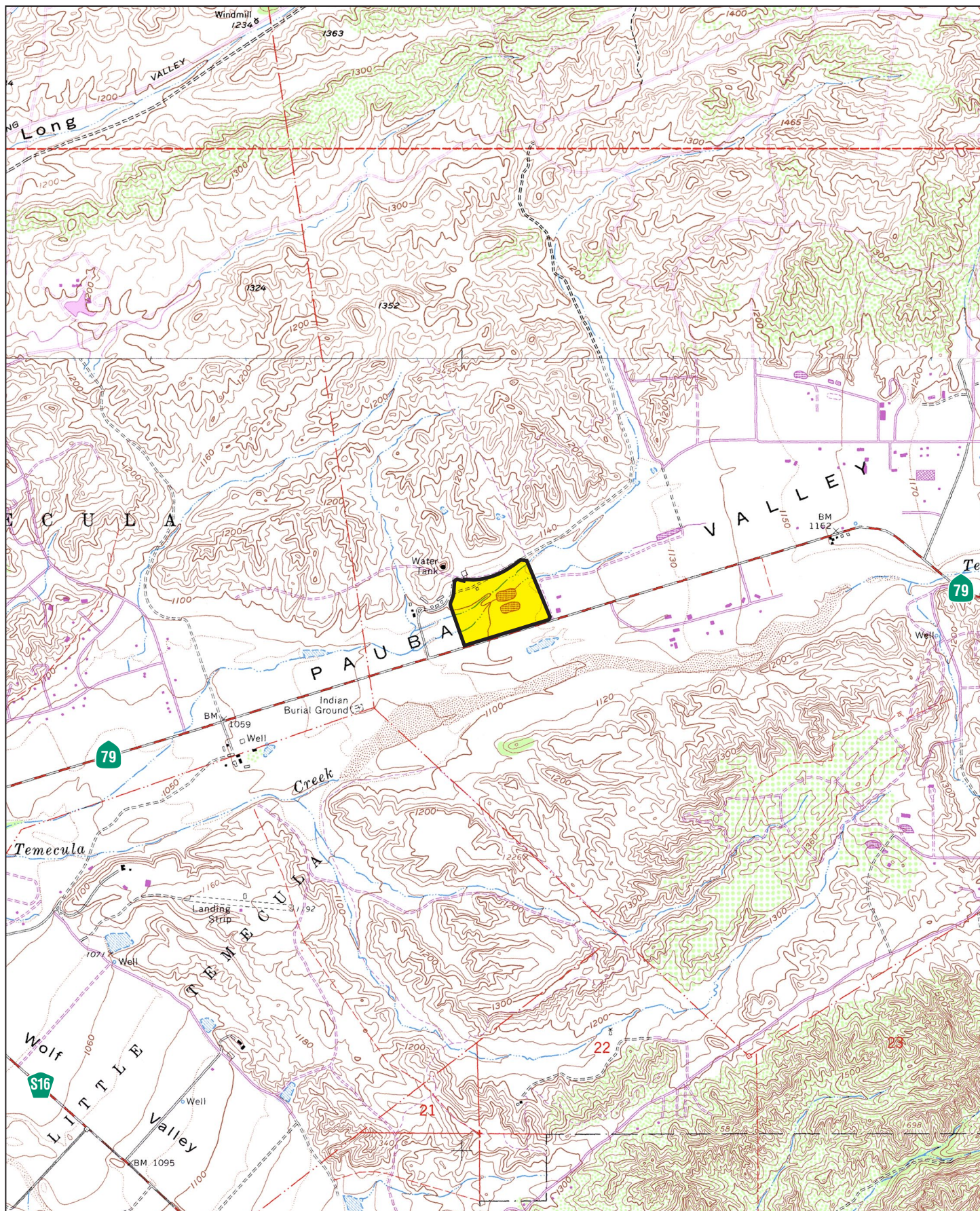
U.S. ARMY CORPS OF ENGINEERS – LOS ANGELES DISTRICT

1451 Research Park Drive, Suite 100

Riverside, California 92507-2154

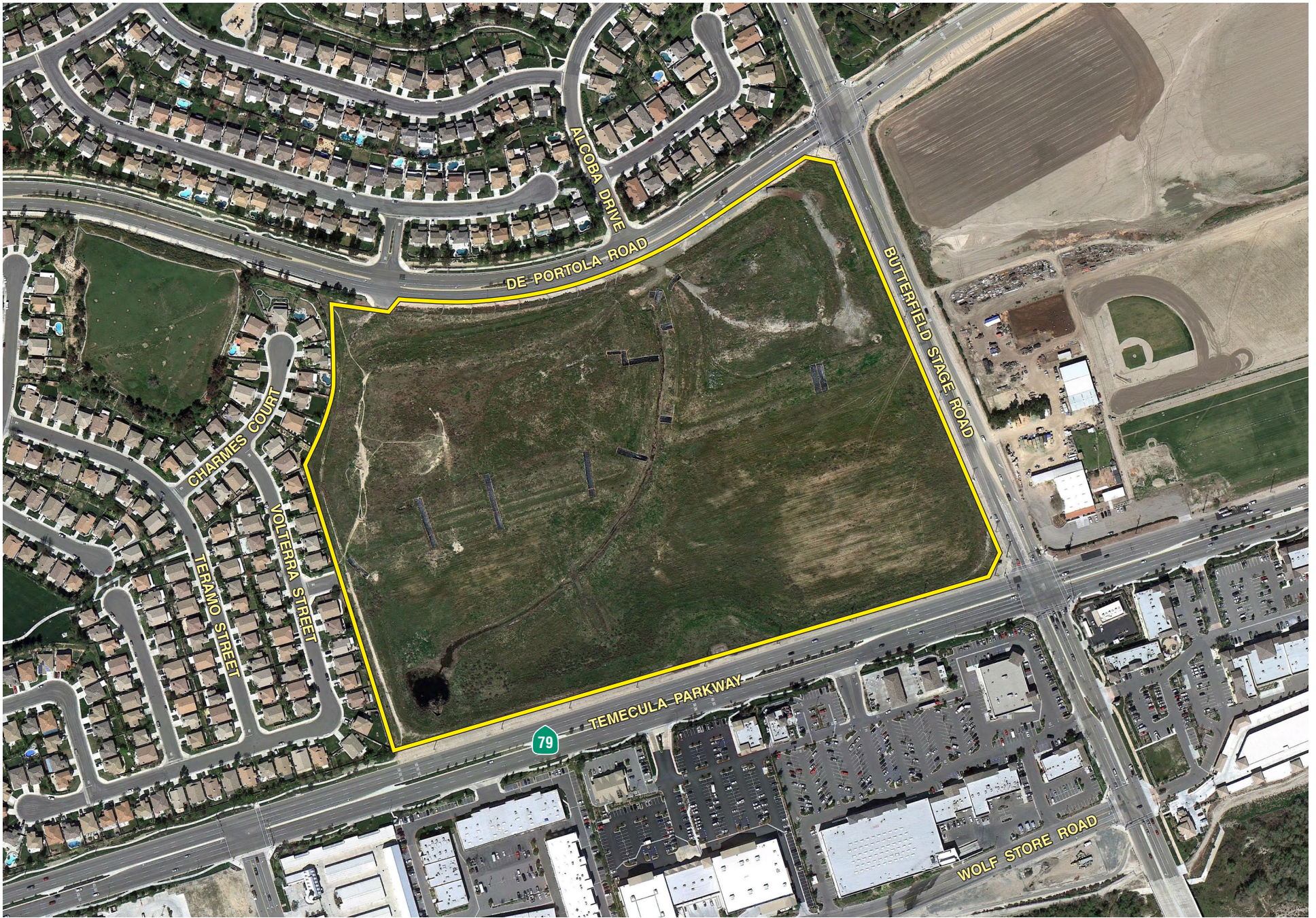
WWW.SPL.USACE.ARMY.MIL





Source: USGS Pechanga, Calif. Quadrangle, Revised 1988,
and Bachehor Mtn., Calif. Quadrangle, Revised 1973.

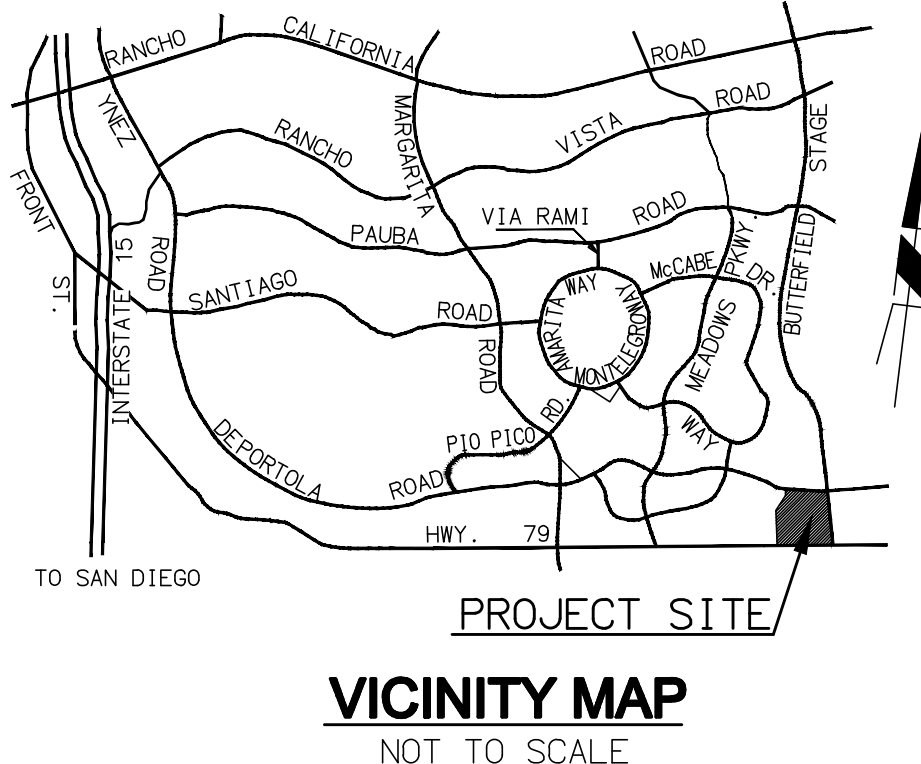
 Project Site



IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36483
FOR RESIDENTIAL PURPOSES

RBF
CONSULTING
APRIL 2014

LEGEND
SEWER LINE S
WATER LINE DW
FIRE LINE F
STORM DRAIN LINE SD
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE



PROPOSED EASEMENT NOTES:

- INDICATES STORM DRAIN CONSTRUCTION AND MAINTENANCE EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATES SIDEWALK AND LANDSCAPE EASEMENT TO BE DEDICATED TO CITY OF TEMECULA ON FINAL MAP.
- INDICATES ACCESS EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TO BE DEDICATED ON FINAL MAP.
- INDICATED SEWER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT TO BE DEDICATED ON FINAL MAP.

EXISTING EASEMENT NOTES

- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED APRIL 14, 1971 AS INST. NO. 38303 O.R. AND RE-RECORDED JUNE 17, 1971 AS INST. NO. 35511 O.R. (WITHIN BUTTERFIELD STAGE ROAD)
- INDICATES EASEMENT FOR DRAINAGE AND FLOWAGE PURPOSES TO THE PUBLIC PER DOCUMENT RECORDED JUNE 16, 1989 AS INST. NO. 199267 O.R.
- EASEMENT FOR UNRESTRICTED ACCESS PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361203 O.R. (LANDSCAPE EASEMENT OVER PARCELS 45 AND 46 OF P.M. NO. 23432)
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361204 O.R.
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361205 O.R.
- INDICATES EASEMENT FOR STORM DRAIN FACILITIES PER DOCUMENT RECORDED JULY 2, 2008 AS INST. NO. 2008-0361206 O.R. TO BE VACATED AND REPLACED BY Δ & Δ

GENERAL NOTES

- THE BASIS OF THIS MAP IS A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER NO. 930022395-USD DATED APRIL 29, 2011. NO RESPONSIBILITY AS TO THE ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP.
- THE SUBJECT PROPERTY IS DESIGNATED AS LIVING WITHIN ZONE "X" ON U.S. DEPARTMENT OF HUD FLOOD INSURANCE BOUNDARY MAP, COMMUNITY PANEL NUMBER 06055C 3305 G, DATED AUGUST 28, 2008, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE. ZONE "X" BEING DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THE APPROXIMATE AREA OF THE LAND TO BE SUBDIVIDED IS: 42.64 ACRES GROSS, AND 34.368 ACRES NET.
- CONTOUR INTERVAL = 1 FOOT
- EASEMENT NO. Δ IS ALSO WITHIN THE LANDSCAPE MAINTENANCE AREA AND CONTAINS 1.68 ACRES OR LESS.

GENERAL DESCRIPTION

- EXISTING LAND USE: VACANT
- GENERAL PLAN: LM - LOW MEDIUM RESIDENTIAL
- EXISTING / PROPOSED ZONING: SP-4 (PALOMA DEL SOL/PASEO DEL SOL)
- PROPOSED LAND USE: COMMUNITY RESIDENTIAL/SINGLE FAMILY
- PROPOSED WATER SERVICE WILL BE PROVIDED BY: RANCHO CALIFORNIA WATER DISTRICT (RCWD)
- PROPOSED SEWER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT (EMWD)
- ALL UTILITIES WILL BE UNDERGROUND
SEWER ----- EASTERN MUNICIPAL WATER DISTRICT (EMWD)
WATER ----- RANCHO CALIFORNIA WATER DISTRICT
GAS ----- SOUTHERN CALIFORNIA GAS
ELECTRICITY ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- VERIZON
CATV ----- ADDELPHIA
- SCHOOLS: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
- PROPOSED NUMBER OF LOTS: 179 NUMBERED LOTS (175 BUILDABLE LOTS AND 4 OPEN SPACE LOTS) AND 10 LETTERED LOTS
- ASSESSOR'S PARCEL NUMBERS: 959-400-001 & 002
- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THOMAS BROTHER'S GUIDE - 2008 EDITION RIVERSIDE COUNTY PAGE 979 - G1, G2, H1

LEGAL DESCRIPTION

PARCELS 45 AND 46 OF PARCEL MAP NO. 23432, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

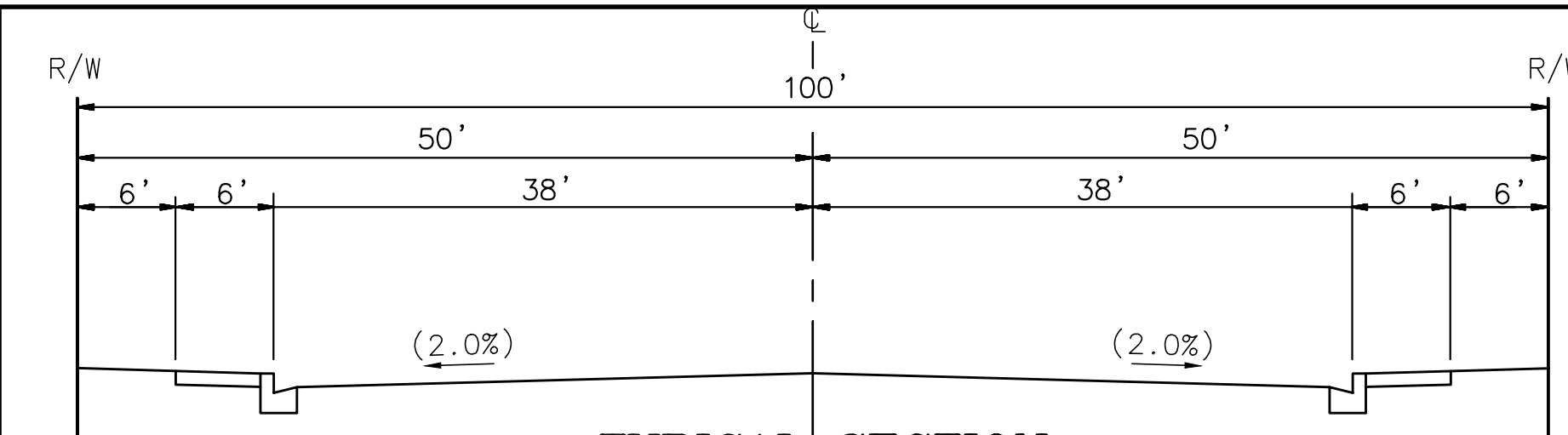
OWNER AND DEVELOPER

CAL-PASEO DEL SOL, LLC
9820 TOWNE CENTRE DRIVE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (658) 217-2706

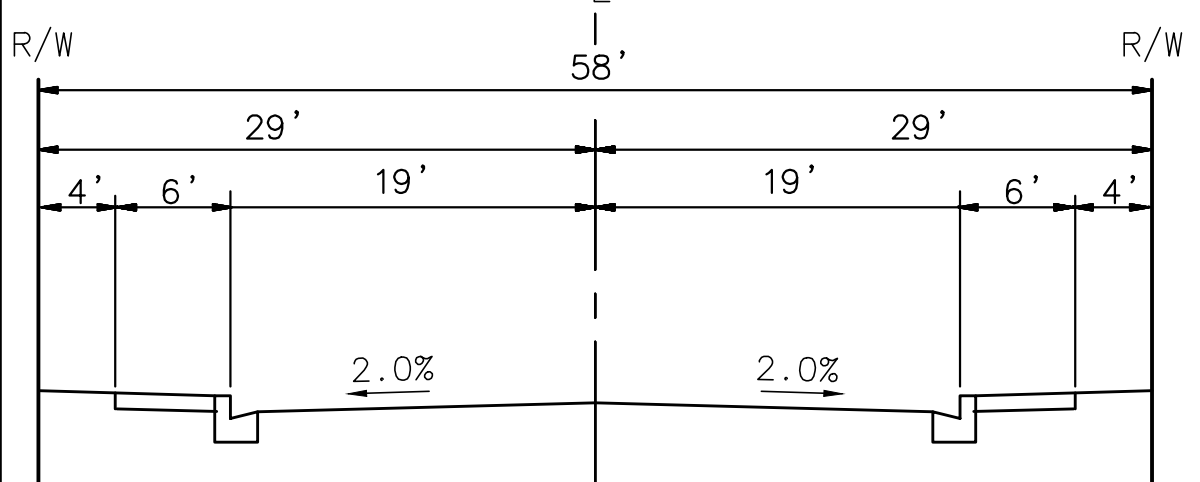
TENTATIVE TRACT NO. 36483
FOR RESIDENTIAL PURPOSES
PLANNING AREA 4

DATE:

PLANNING APPLICATION NO. PA13-_____



TYPICAL SECTION
DEPORTOLA ROAD
EXISTING IMPROVEMENTS



TYPICAL SECTION
STREET 'B' THRU 'J'

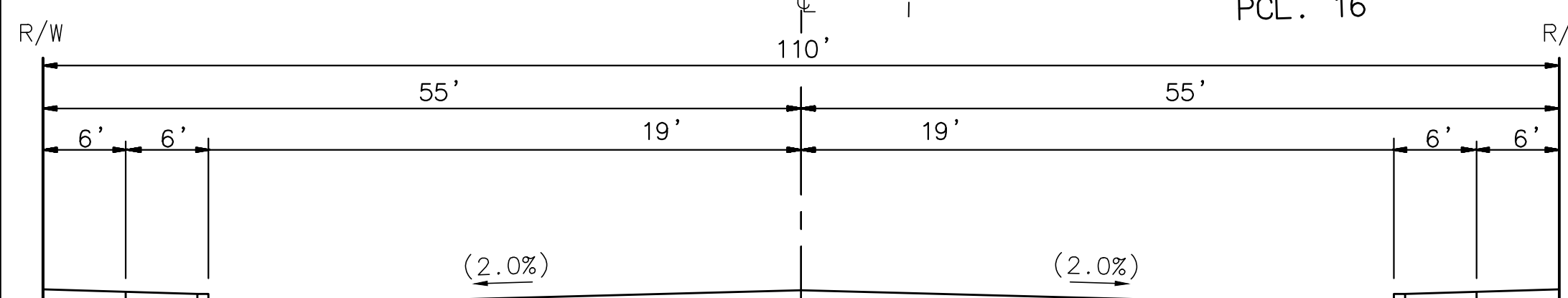
AREA TABLE

LOTS	SQ FT	ACRES
1	5,261.71	0.121
2	4,690.69	0.108
3	4,683.26	0.108
4	4,691.79	0.108
5	4,553.68	0.105
6	4,500.00	0.103
7	4,599.95	0.106
8	4,501.99	0.103
9	6,330.46	0.145
10	13,295.24	0.305
11	7,094.96	0.163
12	4,797.93	0.110
13	4,499.03	0.103
14	4,500.00	0.103
15	4,500.00	0.103
16	4,500.00	0.103
17	4,500.00	0.103
18	4,501.31	0.103
19	4,631.80	0.106
20	4,976.62	0.114
21	5,222.02	0.120
22	4,500.78	0.103
23	5,653.48	0.130
24	5,603.98	0.128
25	6,417.70	0.147
26	4,504.01	0.103
27	4,576.62	0.105
28	4,576.68	0.105
29	4,597.56	0.106
30	5,175.18	0.119
31	4,516.04	0.104
32	4,500.00	0.103
33	4,500.00	0.103
34	4,500.00	0.103
35	5,265.36	0.121
36	5,396.53	0.124
37	5,368.21	0.123
38	4,602.06	0.106
39	4,540.99	0.104
40	4,537.12	0.104
41	4,762.48	0.109
42	5,240.84	0.120
43	5,932.68	0.136
44	6,857.37	0.157
45	8,354.25	0.192
46	5,928.94	0.136
47	4,583.70	0.105
48	4,500.00	0.103
49	4,500.00	0.103
50	4,508.15	0.103
51	5,185.25	0.119
52	5,943.05	0.136
53	4,509.84	0.104
54	4,506.38	0.103
55	4,506.38	0.103
56	4,506.38	0.103
57	4,506.38	0.103
58	5,115.61	0.117
59	7,150.34	0.163
60	5,034.78	0.116
61	4,916.72	0.113
62	4,798.66	0.110
63	4,690.60	0.107
64	4,581.54	0.105
65	4,597.51	0.106
66	4,654.67	0.107
67	4,680.78	0.107
68	8,184.19	0.188
69	7,333.94	0.170
70	9,878.49	0.227
71	4,585.13	0.105
72	6,420.12	0.147
73	5,131.91	0.118
74	5,723.94	0.131
75	6,067.22	0.139
76	4,500.00	0.103
77	5,567.06	0.128
78	4,591.80	0.106
79	4,515.20	0.104
80	4,704.94	0.108
81	4,500.00	0.103
82	4,500.00	0.103
83	5,946.17	0.137
84	5,864.33	0.135
85	4,500.00	0.103
86	4,500.00	0.103
87	4,500.00	0.103
88	4,593.79	0.105
89	4,611.16	0.106
90	4,621.96	0.106
91	5,094.92	0.117
92	6,500.00	0.150
93	5,500.00	0.126
94	5,500.00	0.126

TRACT BOUNDARY AREA	
1,857,482.35 SF	42.642 AC

LINE/CURVE DATA TABLE

LINE	BEARINGS/Delta	RADIUS	LENGTH	TANGENT
1	100°31'36"	45.00'	78.95'	54.13'
2	10°07'42"	200.00'	35.35'	17.72'
3	83°28'51"	45.00'	66.57'	40.15'
4	26°14'14"	200.00'	91.53'	46.58'
5	04°23'31"	630.00'	40.63'	20.32'
6	11°46'30"	200.00'	41.10'	20.62'
7	26°50'16"	150.00'	70.26'	35.79'
8	27°05'05"	150.00'	70.81'	36.13'
9	26°50'16"	150.00'	70.26'	35.79'
10	90°00'00"	45.00'	70.69'	45.00'
11	04°56'43"	500.00'	43.16'	21.59'



TYPICAL SECTION
BUTTERFIELD STAGE ROAD
EXISTING IMPROVEMENTS

UNADJUSTED EARTHWORK QUANTITIES

CUT-----264,500 C.Y.
FILL-----264,500 C.Y.
BALANCED SITE: 0 EXPORTS & IMPORT

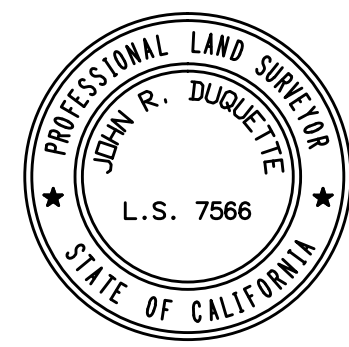
BENCHMARK

RIVERSIDE COUNTY BENCHMARK 600-6-81 INSIDE FREEWAY R/W AT THE SW CORNER OF THE INT. OF HIGHWAY 78 AND INTERSTATE 15E, 300' N OF OVERPASS BRIDGE, 87.9' SE OF BEGINNING OF 6' FREEWAY R/W FENCE, 2' N OF FREEWAY R/W FENCE 75.4' S OF LIGHT POLE.
ELEVATION = 997.721

SOURCE OF TOPOGRAPHY

TOPO WAS COMPILED BY INLAND AERIAL SURVEY IN OCTOBER 2007.

PREPARED UNDER THE
SUPERVISION OF:
JOHN R. DUQUETTE
JOB # 139600



DATE	REVISIONS	DATE	APP'D

SHEET 1 OF 1 SHEET
PLANNING ■ DESIGN ■ CONSTRUCTION