



Public Notice

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG®

PROJECT DESCRIPTIONS:

On-Site and Off-Site Infrastructure: The proposed on-site and off-site infrastructure project would involve the construction of sewer, water and drainage improvements, a water treatment plant, water wells, a sewer pump station and on- and off-site roadway improvements. On- and off-site infrastructure would result in the following impacts to waters of the U.S.

<u>Type</u>	<u>Existing</u>	<u>On-Site Impacts</u>	<u>Off-Site Impacts</u>	<u>Total Impacts</u>
Wetlands				
Vernal Pool	5.348	4.408	0.930	5.338
Seasonal Wetland	0.510	0.417	0.093	0.510
Swale	1.545	1.430	0.115	1.545
Other Waters				
Ephemeral Drainage	0.156	0.156	0.000	0.156
Intermittent Drainage	0.164	0.164	0.000	0.164
Stream	0.647	0.569	0.078	0.647
Total:	8.360	7.144	1.216	8.360

Sierra Sunrise: The proposed Sierra Sunrise project would involve the development of a residential development on approximately 194 acres of the site, and the creation of an approximately 48 acre on-site preserve. The proposed project would result in the following impacts and preservation of waters of the U.S.:

<u>Type</u>	<u>Existing (Acres)</u>	<u>Preserve (Acres)</u>	<u>Impact (Acres)</u>
Wetlands:			
Vernal Pools	3.031	1.259	1.772
Seasonal Wetland	0.226	0.222	0.004
Swale	1.877	1.032	0.845
Other Waters:			
Intermittent Drainage	0.802	0.794	0.008
Pond	<u>2.056</u>	<u>0.000</u>	<u>2.056</u>
Total:	7.992	3.307	4.685

In addition to the impacts from the construction of a residential development on the proposed Sierra Sunrise development, approximately 1.940 acres of waters of the U.S. would be filled within the Sierra Sunrise project area as a result of the construction of the backbone infrastructure, which is being evaluated in a separate permit application as described above.

Jaeger Ranch: The proposed Jaeger Ranch project would involve construction of a mixed-use residential and commercial development on approximately 201 acres of the site, and the creation of

an approximately 39 acre on-site preserve. The proposed project would result in the following impacts and preservation of waters of the U.S.:

<u>Type</u>	<u>Existing (Acres)</u>	<u>Preserve (Acres)</u>	<u>Impact (Acres)</u>
Wetlands:			
Vernal Pools	2.611	1.369	1.242
Seasonal Wetland	0.362	0.185	0.177
Swale	0.220	0.070	0.150
Other Waters:			
Stream	<u>1.551</u>	<u>1.448</u>	<u>0.103</u>
Total:	4.744	3.072	1.672

In addition to the impacts from the construction of a mixed-use development on the proposed Jaeger Ranch development, approximately 1.663 acres of waters of the U.S. would be filled within the Jaeger Ranch project area as a result of the construction of the backbone infrastructure, which is being evaluated in a separate permit application as described above.

Shalako: The proposed Shalako project would involve construction of a mixed-use residential and commercial development on approximately 245.5 acres of the site, and the creation of an approximately 75.5 acre on-site preserve. The proposed project would result in the following impacts and preservation of waters of the U.S.:

<u>Type</u>	<u>Existing (Acres)</u>	<u>Preserve (Acres)</u>	<u>Impact (Acres)</u>
Wetlands:			
Vernal Pools	9.575	7.897	1.678
Seasonal Wetland	1.303	1.038	0.265
SW Swale	0.167	0.021	0.146
Other Waters:			
Ephemeral Drainage	0.038	0.00	0.038
Stream	<u>1.217</u>	<u>1.058</u>	<u>0.159</u>
Total:	12.300	10.014	2.286

In addition to the impacts from the construction of a mixed-use development on the proposed Shalako development, approximately 1.457 acres of waters of the U.S. would be filled within the Shalako project area as a result of the construction of the backbone infrastructure, which is being evaluated in a separate permit application as described above.

Smith: The proposed Smith property project would involve construction of a high school site and community park on approximately 73.6 acres of the site, and the creation of an approximately 10.4 acre on-site preserve. The proposed project would result in the following impacts and preservation of waters of the U.S.:

<u>Type</u>	<u>Existing (Acres)</u>	<u>Preserve (Acres)</u>	<u>Impact (Acres)</u>
Wetlands:			
Vernal Pools	1.097	0.329	0.768
Seasonal Wetland	0.007	0.000	0.007
Swale	1.707	0.589	1.118
Other Waters:			
Intermittent Drainage	<u>0.016</u>	<u>0.014</u>	<u>0.002</u>
Total:	2.827	0.932	1.895

In addition to the impacts from the construction of a mixed-use development on the proposed Smith property development, approximately 0.766 acres of waters of the U.S. would be filled within the Smith property project area as a result of the construction of the backbone infrastructure, which is being evaluated in a separate permit application as described above.

ADDITIONAL INFORMATION:

Environmental Setting.

On-Site and Off-Site Backbone Infrastructure: The majority of the backbone infrastructures is located within the SPA, although a small portion of proposed roads are located outside of the boundaries of the SPA. The backbone infrastructure area is dominated with annual grasslands. Vernal pools, seasonal wetlands, swales, intermittent drainages and seasonal drainages occur throughout the backbone infrastructure area. There are approximately 8.360 acres of waters of the U.S. present within the on- and off-site backbone infrastructure area, consisting of: 5.338 acres of vernal pools, 0.510 acre of seasonal wetlands, 1.545 acres of swales, 0.156 acre of ephemeral drainages, 0.164 acre of intermittent drainages and 0.647 acre of streams.

Sierra Sunrise: The Sierra Sunrise site is comprised of gently rolling terrain and is situated at elevations ranging from approximately 150 to 190 feet above mean sea level. A single rural residence is located in the southern portion of the site, and two abandoned rural residences and a barn occur in the central portion of the site. The site is dominated by annual grasslands and is heavily utilized by cattle for grazing. Two stock ponds exist on the Sierra Sunrise site, one located in the southeastern corner of the property and the other located near the east-central portion of the property. An intermittent drainage system bisects the northern half of the property. Several vernal pool complexes, seasonal wetlands and swales are located adjacent to the drainage and are also scattered throughout the rest of the property. There are approximately 9.932 acres of waters of the U.S. present on the Sierra Sunrise property, consisting of: 4.060 acres of vernal pools, 0.289 acre of seasonal wetlands, 2.584 acres of swales, 0.943 acre of intermittent drainages and 2.056 acres of ponds. Approximately 1.940 acres of waters of the U.S. on the Sierra Sunrise site are included within the on-site and off-site backbone infrastructure application:

Sierra Sunrise Waters of the U.S.			
Type	<u>Sierra Sunrise Project Acreage</u>	<u>Backbone Infrastructure</u>	<u>Total Site Acreage</u>
Wetlands:			
Vernal Pools	3.031	1.029	4.060
Seasonal Wetland	0.226	0.063	0.289
Swale	1.877	0.707	2.584
Other Waters:			
Intermittent Drainage	0.802	0.141	0.943
Pond	<u>2.056</u>	<u>0.000</u>	<u>2.056</u>
Total:	7.992	1.940	9.932

Jaeger Ranch: The Jaeger Ranch property is comprised of rolling annual grasslands and pastures at elevations ranging from approximately 140 to 170 feet above MSL. The site is dominated by annual grassland and it currently utilized by cattle for grazing. A seasonal stream bisects the property diagonally from the northeastern to the southwestern corner of the site. Vernal pool complexes are found along the stream and are also scattered throughout the site with concentrations along the southern border. In addition, seasonal wetlands and swales are also scattered throughout the site. There are approximately 6.407 acres of waters of the U.S. present on the Jaeger Ranch property, consisting of: 3.661 acres of vernal pools, 0.455 acre of seasonal wetlands, 0.291 acre of swales, and 2.000 acres of streams. Approximately 1.663 acres of waters of the U.S. on the Jaeger Ranch site are included within the on-site and off-site backbone infrastructure application:

Jaeger Ranch Waters of the U.S.			
Type	<u>Jaeger Ranch Project Acreage</u>	<u>Backbone Infrastructure</u>	<u>Total Site Acreage</u>
Wetlands:			
Vernal Pools	2.611	1.050	3.661
Seasonal Wetland	0.362	0.093	0.455
Swale	0.220	0.071	0.291
Other Waters:			
Stream	<u>1.551</u>	<u>0.449</u>	<u>2.000</u>
Total:	4.744	1.663	6.407

Shalako: The Shalako property is comprised of gently sloping to semi-flat terrain and is situated at an elevation of approximately 120 to 150 feet above MSL. The site is dominated by annual grassland and has historically been used for cattle grazing, and is currently used for this purpose. A seasonal stream bisects the project area into two relatively equal halves and an ephemeral stream is located in the southwestern corner of the site. The Shalako site supports several vernal pool complexes, many of which are associated with the seasonal stream in the center of the property, but which are also scattered randomly throughout the site. In addition, seasonal wetlands, swales and ephemeral drainages also occur throughout the site. There are approximately 13.757 acres of waters of the U.S. present on the Shalako property, consisting of: 10.654 acres of vernal pools, 1.502 acres of seasonal wetland, 0.225 acre of swale, 0.038 acre of ephemeral drainage and 1.338 acres of streams.

Approximately 1.457 acres of waters of the U.S. on the Shalako site are included within the on-site and off-site backbone infrastructure application:

Shalako Waters of the U.S.			
<u>Type</u>	<u>Shalako Project Acreage</u>	<u>Backbone Infrastructure</u>	<u>Total Site Acreage</u>
Wetlands:			
Vernal Pools	9.575	1.079	10.654
Seasonal Wetland	1.303	0.199	1.502
Swale	0.167	0.058	0.225
Other Waters:			
Ephemeral Drainage	0.038		0.038
Stream	<u>1.217</u>	<u>0.121</u>	<u>1.338</u>
Total:	12.300	1.457	13.757

Smith: The Smith property is comprised of relatively flat to slightly rolling topography and is situated at an elevation of approximately 160 to 170 feet above MSL. A single rural residence is located in the south-central portion of this site. The site is dominated by annual grassland which is utilized by cattle for grazing. The property is divided by several swale systems that run vertically from north to south throughout the property. Vernal pools and seasonal wetlands are scattered throughout the site along the swale systems. There are approximately 3.593 acres of waters of the U.S. present on the Smith property, consisting of: 1.350 acres of vernal pools, 0.023 acre of seasonal wetland, 2.181 acres of swale, and 0.039 acre of intermittent drainage. Approximately 0.766 acres of waters of the U.S. on the Smith property site are included within the on-site and off-site backbone infrastructure application:

Smith Property Waters of the U.S.			
<u>Type</u>	<u>Smith Project Acreage</u>	<u>Backbone Infrastructure</u>	<u>Total Site Acreage</u>
Wetlands:			
Vernal Pools	1.097	0.253	1.350
Seasonal Wetland	0.007	0.016	0.023
Swale	1.707	0.474	2.181
Other Waters:			
Intermittent Drainage	<u>0.016</u>	<u>0.023</u>	<u>0.039</u>
Total:	2.827	0.766	3.593