



PUBLIC NOTICE

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

BUILDING STRONG®

APPLICATION FOR PERMIT West Coyote Hills Project

Public Notice/Application No.: SPL-2019-00531

Project: West Coyote Hills Project

Comment Period: April 11, 2023, through May 11, 2023

Project Manager: Miriam Yemane; (213) 610-8019; Miriam.Yemane@usace.army.mil

Applicant

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Location

The West Coyote Hills project is located within the northeast portion of Orange County, California, and is incorporated within the municipal boundary of the City of Fullerton (and occurs within the northwest portion of the City). The project area is bounded by West Nicklaus Avenue to the north, Rosecrans Avenue to the south, North Euclid Street to the east and northeast, and residential development which abuts State Route 39 (South Beach Boulevard) to the west. The approximate geographic centerpoint of the survey area is 33.903572 -117.958225 (Figures 1- 2).

Activity

The project is a planned multi-use development, which includes streets, service roads, residential uses, open space, nature preserve, and other uses, including some limited commercial development. The project has been approved by the City of Fullerton. For more information see Additional Project Information section below.

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 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.

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: Miriam.Yemane@usace.army.mil. Should you have any questions or concerns about the Corps' proposed action or our comment period, you may contact Miriam Yemane directly at (213) 610-8019.

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 (LAD) 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 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 Corps' preliminary determination indicates that the proposed project would have no effect on historic properties. Therefore, the Corps will initiate consultation with the California State Historic Preservation Officer (SHPO). Additionally, the Corps will coordinate with the Native American Heritage Commission (NAHC) to determine the presence of sacred lands and receive a list of tribal contacts which will be consulted with.

Endangered Species- The Corps preliminary determinations indicate the proposed action may affect federally-listed endangered or threatened species, or their critical habitat, namely federally listed (Endangered) Coastal California Gnatcatcher (*Polioptila californica californica* [CAGN]). Therefore, the Corps will initiate consultation with the U.S. Fish and Wildlife Service under 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

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. The basic project purpose of the proposed project is 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 to develop a residential and mixed-use subdivision, approximately 510-acre in size, and to provide public access to recreational trails and open space, an Interpretive Center, and significant other public benefits as required under the conditions of approval of Vesting Tentative Tract Map (VTTM) No. 17609. Of the 510- acre project area most of the development footprint would occur within the 357-acre western portion and some development would occur in the 153-acre eastern portion.

Additional Project Information

An objective of the project is to meet the policy statements and objectives included in the West Coyote Hills (WCH) Specific Plan (MP-2A) developed by the City of Fullerton, PCH, and the public interest. These project objectives include:

A. West Coyote Hills Specific Plan:

- Transform an extensively disturbed former oil field site into a master-planned residential community that combines residential development with open space, recreational amenities, and potential public use.
- Integrate the development into the natural setting consistent with the Greenbelt Concept designation adopted for the West Coyote Hills.
- Establish a comprehensive open space conservation area for the preservation of coastal sage habitat.
- Develop a multi-use trail and pathway system that would allow residents of Fullerton and Orange County to experience the educational and recreational aspects of the natural habitat.
- Develop a master-planned residential community where neighborhoods have individual identity, yet overall aesthetic values are maintained throughout the architecture, landscaping, fencing, and signage by conformance to a cohesive set of design guidelines.
- Provide for a range of housing types, which would allow for broad market appeal and meet a variety of housing needs.
- Design a functional yet aesthetic circulation system that complements the existing topographic character of the site, minimizes through-traffic, and utilizes cul-de-sacs where possible to create a sense of privacy.
- Facilitate the City of Fullerton's long-range recreational goals by providing an array of public and private recreational amenities, including Key Vistas, trails, bikeways, and neighborhood recreational areas.
- Provide domestic water reservoir sites within the project, which would allow for the implementation of the City of Fullerton's Master Plan of Water Facilities.

B. Robert E. Ward Nature Preserve:

- Ensure the continued preservation of the 72.3-acre property within the City of Fullerton that has value as habitat, open space, recreation, aesthetic resources.
- Enhance the site with low intensity (i.e., passive) open space amenities (e.g., trails, habitat restoration, interpretative center, etc.) that are accessible to the public, consistent with the goals and objectives articulated in the Resource Management Element of the General Plan.
- Facilitate habitat preservation through public education programs that would be implemented in the Nature Preserve.

Baseline information- Project area topography ranges from gently sloping low-lying areas to relatively steep hillslopes and bluffs. The natural topography has been altered significantly over the past century by oilfield activities. These alterations generally consist of graded and compacted dirt access roads, well pads, canyon fills, and steep cuts into natural slopes. Elevations within the project area

range from approximately 300 feet above mean sea level (amsl) at the southern boundary to approximately 600 feet amsl at the crest of the hills adjacent to the northern boundary.

The WCH project footprint was an active oil field for over a century ceasing operation in 1994. Extensive service road networks, landing areas, degraded derrick foundations, well-caps, and other relic oilfield infrastructure such as legacy aboveground conveyance pipes, currently occur throughout the project area. Since deactivation and abandonment of oilfield operations in the mid-1990s, a majority of the survey area has reverted to native coastal scrub vegetation communities (California sagebrush, coast prickly pear, deerweed, coyote bush, and buckwheat). Small underdeveloped and discontinuous ephemeral and intermittent drainages abate into upland or are directed into the municipal separate storm sewer system (MS4) via five culvert intakes placed throughout the entire project area.

In 1998, after deactivation and abandonment of oil extraction operations, the West Coyote Hills-Fullerton oilfield underwent remediation activities (remediation project) associated with prior oilfield operations. The remediation project comprised excavation and removal of contaminated soil which underlain an approximate 10-acre former oil processing area. Chevron removed the contaminated soil by excavating a large (approximately 2,600-foot long and approximately 175-foot wide [on average]) concave terraformed feature where the oil production infrastructure and facilities were once located.

After completion of the remediation project, sediment basins were installed within the former remediation area as a construction measure (construction Best Management Practice [BMP]) to function and perform as small check dams that impound stormwater flow for sediment drop prior to entering the MS4 (adjacent Rosecrans Avenue [33.895814 -117.972985]). By 2007, a small discontinuous intermittent tributary (with a channel ranging in 1-3 feet in width and an approximate total area of 0.18 acre) had formed within the former remediation area. During the rainy season, a small portion of the existing sediment basins receive stormwater sheetflow runoff from the surrounding landscape and impound the discontinuous drainage creating three small areas of shallow inundation (≤ 1 foot in depth) collectively totaling approximately 0.66 acre of impounded, unvegetated standing open water. This collective 0.84 acre of aquatic features is connected by the sediment basin culverts creating a flow-through system to the MS4 intake adjacent to Rosecrans Avenue which in turn creates an indirect connection to Brea and Coyote Creeks (downstream receiving waters).

The project area supports 0.003 acres of wetland and 2.98 acre of non-wetland waters of the United States, a total of 2.98 acres of waters of the United States. The proposed project would result in permanent impacts to approximately 0.003 acres of wetland and approximately 1.26 acres of non-wetland waters of the United States.

Project description- A combination of single-family detached and attached residential dwelling units is proposed on the site. A maximum of 760 dwelling units are approved under West Coyote Hills Specific Plan Amendment No. 8, with a maximum of 757 units approved under VTTM No. 17609; however, the Applicant plans to construct a maximum of 685 dwelling units. Open space and recreational amenities are also proposed, including habitat conservation areas, key vista lookouts, bikeways, recreational trails, and recreation areas located within residential neighborhoods. The developed areas of the property encompass 312 acres (including circulation improvements). This area includes both impervious and pervious surfaces within the project grading limits.

Project impacts would include the permanent discharge of fill material into 1.229 acres of wetland and non-wetland waters of the United States.

The project also proposes the establishment (creation) and enhancement of 3.25 acres of aquatic habitat (of which approximately 1.85 acres will be composed of waters of the U.S.) and the approximate 378-acre West Coyote Hills Preserve that will encompass natural and restored open space areas of limited passive recreation use. As described above, the existing 72.3-acre Ward Nature Preserve will be incorporated into and is a component of the West Coyote Hills Preserve.

Proposed Mitigation- Compensatory mitigation, for all unavoidable impacts to waters of the U.S. as a result of the project, would be through on-site/in-kind permittee-responsible mitigation (PRM).

Of the total approximately 1.23 acres of permanently impacted Waters of the U.S. 1.226 acres are composed of unvegetated other waters (impounded water and intermittent and ephemeral tributaries) and 0.003 acre is composed of mulefat scrub wetland. Based on the impacts being more than minimal and the mitigation opportunities presented by the project design a 1.5:1 ratio would address timelapse and result in an increase in area and ecologic functions to meet the goal of no net loss of wetlands and other waters and to reduce impacts to minimal levels.

The project has proposed three categories of establishment/re-establishment (creation) PRM and one category of enhancement PRM which would result in the expansion (in area and ecological function) of all jurisdictional aquatic resources than the existing aquatic resources to be permanently impacted by the project. The three categories of establishment/re-establishment PRM would be accomplished through in-kind/on-site trade-off and are summarized below:

1. Unvegetated Waters (riverine) Establishment and Re-establishment
2. Wetland Establishment and Re-Establishment
3. Riparian Establishment and Wetland Buffer Creation (CDFW jurisdictional aquatic habitat)

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: The project area supports a total of 2.98 acres of wetland and non-wetland waters of the United States. A total of 1.75 acres of waters of the United States would be avoided in the project area. Impacts to waters were avoided to the maximum extent practicable. The proposed design is the minimum necessary in order to achieve the overall project purpose.

Minimization: During construction impacts to waters would be minimized using best management practices (BMPs).

Specific Direct Minimization Measures

Additional project specific best management practices (BMPs) to protect waters of the U.S. through erosion and sediment control would be employed during all grading, contouring, and construction phases of the project:

- A copy of all permits must be on site during any construction activities.
- A waters monitor shall be onsite during construction activities occurring within jurisdictional aquatic habitat.
- Minimization of areas that are cleared and graded to only the portion of the site that is necessary for construction.
- All proposed work in and directly adjacent to jurisdictional aquatic habitat would be conducted in dry weather only.
- All proposed work would not be conducted in streams that exhibit flowing or standing water.
- Minimization of temporary disturbance in upland (non-jurisdictional) areas that are cleared and graded to only the portion of the site that is necessary for construction of the project.
- No import would be utilized as temporary fill. Where possible topsoil would be conserved and replaced during re-contouring in order to preserve the existing seedbank.

- In the rainy season, prior to the commencement of any daily construction related work daily weather tracking shall occur through monitoring the National Weather Service for Fullerton (<https://forecast.weather.gov/MapClick.php?lat=33.87194&lon=-117.98472#.YBDCC-iQGUK> and www.weather.gov) for the probability of precipitation. When a rain event is predicted (forecast predicts a greater than 50% probability of precipitation), the project must be inspected and BMPs must be maintained or deployed as needed to protect the project from discharging pollutants into jurisdictional aquatic habitat under the purview of RWQCB (including off-site downstream receiving waterbodies).
- Detention Basin 1 would be utilized as on-site/in-kind permittee-responsible mitigation (PRM) for project impacts WOUS. Detention Basin 1 would be constructed first prior to grading and filling the existing sediment basins (and occur within the dry season). Accordingly, it is anticipated that all three planned detention Basins would be constructed in the dry season and operational within 6 months of impacting aquatic resources. BMPs would address the surface water runoff which would be sediment/silts and dirt at the time during the Rough Grading phase. Sediment basins, check dams, gravel bags, and/or chevrons would deter and collect the sediment runoff at localized points throughout the phase. The ultimate onsite collection points would be all three planned Detention Basins. Storm drain piping would be provided in portions of the respective neighborhoods, A street (including feeder streets), and stormwater infrastructure in order to convey runoff to these ultimate detention basins. Detention Basin 1 would be connected to the MS4 adjacent to Rosecrans Avenue (creating/maintaining a conveyance to Brea Creek), Detention Basin 2 would be connected to the MS4 adjacent to Somerset Lane (creating/maintaining a conveyance to Brea Creek), and Detention Basin 3 would be enlarged and retain its downward subsurface infiltration gradient towards Brea Creek.
- PRM would also be accomplished through the enhancement of on-site drainages (ephemeral tributaries and swales) that would not be impacted as a result of the project.
- Crews would utilize soil erosion control BMPs as specified by all applicable stormwater BMP manuals and guidebooks in order to reduce/control sedimentation/erosion potential. All BMPs shall be inspected pursuant to the Orange County, California Construction Runoff Guidance Manual after every storm event and maintained in good working order.
- Installation of erosion control BMPs would be available and installed as appropriate in the event of an unforeseen precipitation event. Silt fences and straw wattles would be appropriately placed and staked down in all areas of cleared soil within the project disturbance areas. Silt fencing and straw wattles would be placed along the up-gradient and down-gradient perimeter of all disturbance areas to reduce the accidental discharge of material or liquids into the basins.
- Installation of perimeter sediment controls such as gravel bags, fiber rolls, and silt fences would be installed as applicable at appropriate areas of sediment movement and prevent runoff. In the event of higher-than-normal precipitation, an adequate supply of sand bags would be utilized and placed within the project disturbance areas to reduce downstream erosion of sediment into public facilities (e.g., MS4). The work shall be planned to minimize the length of time any temporary impoundment/flow barriers would be used.
- Sediment control BMPs shall be implemented at all appropriate locations along the site perimeter, at all operational storm drain inlets and at all non-active slopes.
- Construction crews would avoid overland travel across/through jurisdictional aquatic habitat when soils are wet/muddy. Soils must be firm enough to support the vehicles being considered for work, without creating ruts. Cribbing would be available to prevent rutting soils.
- Construction crews would maximize the use of existing access roads or disturbed/developed areas to stage materials and equipment to avoid or minimize driving over and crushing vegetation. Construction crews must enter and exit the project site at the same points and on the same path to the extent that is practicable.

- All exposed/disturbed areas within the action area shall be stabilized to the greatest extent possible. Modification, repairs and improvements to erosion control measures shall be made as necessary. At no time shall silt-laden runoff be allowed to enter the MS4 or directed to where it may enter the MS4.
- Culvert inlet protection would be provided. Gravel bags or fiber rolls would be used to prevent erosion or damage to culvert inlets in the event of an unexpected precipitation event. The culvert inlets would be inspected by a qualified site supervisor to ensure that unnecessary erosion would not occur beneath the culvert and weaken the integrity of the vehicle crossing platforms.
- The applicant shall not stockpile excavation spoils, brush, loose soils, or other similar debris material within jurisdictional aquatic habitat that is not designated for grading or filling.
- During construction activities, measures would be in place to ensure that contaminants (e.g., fuel, crushed concrete, asphalt) are not discharged from the project site.
- All excavation debris would be removed daily from their respective disturbance areas.
- All heavy equipment and vehicles would be stored, fueled and serviced outside all waters and work areas.
- Runoff, sedimentation, and erosion would be minimized through the use of BMPs such as water bars, silt fences, staked straw bales, and wattles. These measures would be designed to minimize ponding, and avoid on-site (and adjacent properties) and downstream erosion and siltation. BMPs would also be applied to all landing and stockpile areas.
- All temporary BMP related works would be removed at the conclusion of the related construction activity after it is determined that they have properly stabilized the action area footprint extent where employed.
- Equipment storage, fueling, and staging areas would be located in upland sites away from jurisdictional waters (including aquatic habitat not considered waters of the U.S. [e.g., swales and riparian areas]) and would include a minimum clearance of 300 feet from any riparian fringe. These designated areas would be located in such a manner as to prevent any runoff from entering waters of the U.S.
- Where vehicle maintenance (excluding fueling) cannot be avoided in areas outside those previously specified, these maintenance activities shall be performed at least 50 feet from all aquatic resources or as specified by resource agency permits, on an impermeable bladder or tarp specified for such maintenance activities.
- All project-related spills of hazardous materials would be cleaned up immediately and contaminated soils removed to approved disposal areas.
- The excavation/grading/contouring contractor shall implement measures such as sandbags, silt screens, cleanup of spills of hazardous materials, and cleanup of sediment to prevent polluted (with sediment or hazardous materials) runoff from work areas in paved streets from entering the storm drain system.
- The excavation/grading/contouring contractor shall implement measures such as silt screens, cleanup of spills of hazardous materials, cleanup of sediment, secondary containment for hazardous materials, and avoidance of activities that disturb sediment or have a high potential for hazardous materials spills immediately before or during rain to prevent polluted (with sediment or hazardous materials) runoff from staging areas from draining into water ways such as washes, drainages, and ditches and from entering municipal storm drain systems.
- In order to minimize disturbance, all work areas occurring outside of the basin would be clearly delineated. These areas include: staging, driving, parking, excavation, and storage. Activity would be restricted to these delineated areas. All trash, waste, and other materials would be contained at all times and removed from the project area in a timely fashion upon completion of the project.

- Mulching would be applied to graded and filled areas of the project site that would be idle for 14 or more consecutive days to prevent erosion during lag times in grading and/or construction operations.
- Inactive exposed areas: All exposed areas not being actively worked in shall be protected from erosion with temporary or permanent BMPs (erosion and sediment control). The ability to deploy standby BMP materials is not sufficient for these areas; erosion and sediment control BMPs must actually be deployed.
- Active exposed areas: Sufficient materials needed to install standby erosion and sediment control BMPs necessary to protect all active exposed areas from erosion and to reduce or prevent sediment discharges shall be stored on site. The total active exposed area shall not exceed that which can be adequately protected by deploying standby erosion control and sediment control BMPs prior to a predicted rain event.
- As applicable, construction crews shall adhere to the following Erosion Control and Waste Management BMP Measures outlined by the California Stormwater Quality Association (CASQA).

Specific Indirect Minimization Measures

- A biological monitor is required to survey the workspace and be present as needed. In addition, tailboard with the biological monitor is required prior to ground or vegetation disturbing activities.
- During daily tailboard briefings all issued permits must be kept on site. The conditional environmental requirements shall be read to the construction crews to ensure requirements are understood prior to starting work. If unexpected problems develop in the field or modifications are proposed during project implementation that would result in potential non-authorized and/or non-permitted impacts to waters of the U.S. and state, construction crews would stop work and contact the biological monitor for review and assessment.
- Stockpiled soil shall be covered in tarps during the rainy season.
- Storage of equipment or stockpiling of fuels, lubricants, cement, excavated materials, or other materials is not authorized inside or adjacent to any jurisdictional waters and aquatic habitat.
- Debris, vegetation cuttings/wood chippings, and/or construction materials shall not be stored or disposed of within any jurisdictional waters or aquatic habitat, or slopes above and adjacent to these features.
- Vegetation disturbance shall be minimized to the greatest extent possible.
- Where applicable, prior to project completion, all non-constructed disturbed areas shall be returned to meet pre-existing contours (i.e., original line and grade). All vehicles and any ground or vegetation disturbing equipment/tools must be cleaned and free of mud, soil, and plant material prior to entering the project site.
- Drip pans or spill kits would be used during construction to prevent leaks and spills from equipment within the project disturbance areas. Drip pans are to be placed beneath stationary machinery to inhibit accidental release of hydraulic fluids, oil, or fuel into the ephemeral drainage. A spill kit would be required at all times on site to control any spills that may occur during the project activities involving machinery.
- As applicable, minimize work area size, do not move or disturb downed organic debris (stems, branches, and leaf litter), do not touch or feed any wildlife, and dispose of all trash (e.g., old equipment, water bottles, food, or other project/equipment related) within appropriate containers. Avoid driving and walking over or working near all animal burrows. Vehicle speed within the access routes is 15 mph, unless otherwise posted.
- Construction crews would use certified weed-free materials (e.g., gravel, straw, and fill) to the extent practicable and maintain facilities and infrastructure to limit the introduction and spread of weeds.

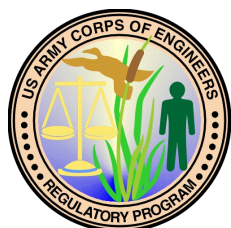
- No visible dust plumes are allowed. If dust plumes are observed, then slow speeds on dirt roads, water dirt/work areas, or work when the soil is not extremely dry. If visible dust is present during demolition and grading activities, standard dust suppression techniques (e.g., water spraying) would be used in all ground disturbance areas.
- Vehicles/equipment must be inspected for leaks (e.g., fuel, oil, hydraulic fluids, etc.) and repaired prior to work. Fueling should not be conducted near a drainage feature. Spill kits/absorbent clean-up materials shall be available on-site and if used, disposed of properly. Contact 1-800-GOT-SPILL for any potential hazardous material or spills that cannot be cleaned up by spill kits alone.
- All equipment (e.g., rebar, pipes or conduit) with a 1.5-inch diameter or greater must be covered with netting, capped, or otherwise enclosed at the end of the workday. In addition, containers (e.g., water buffalos, water tanks, slurry dumpsters) must be covered or put in a position (e.g., tipped on side) to prevent wildlife from becoming trapped.
- Sanitary systems, such as the portable toilet, would be located approximately a minimum of 200 feet from waters of the U.S. and all aquatic habitat (riparian areas and swales) to prevent accidental spillage or run-off into WOUS.

Compensation: The proposed project would require compensatory mitigation for project-related losses of waters of the United States (1.23-acres) via on-site permittee responsible mitigation (Figure 3).

Proposed Special Conditions

Special conditions would be added based on public notice comments and environmental considerations.

For additional information please call Miriam Yemane of my staff at (213) 610-8019 or via e-mail at Miriam.Yemane@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.

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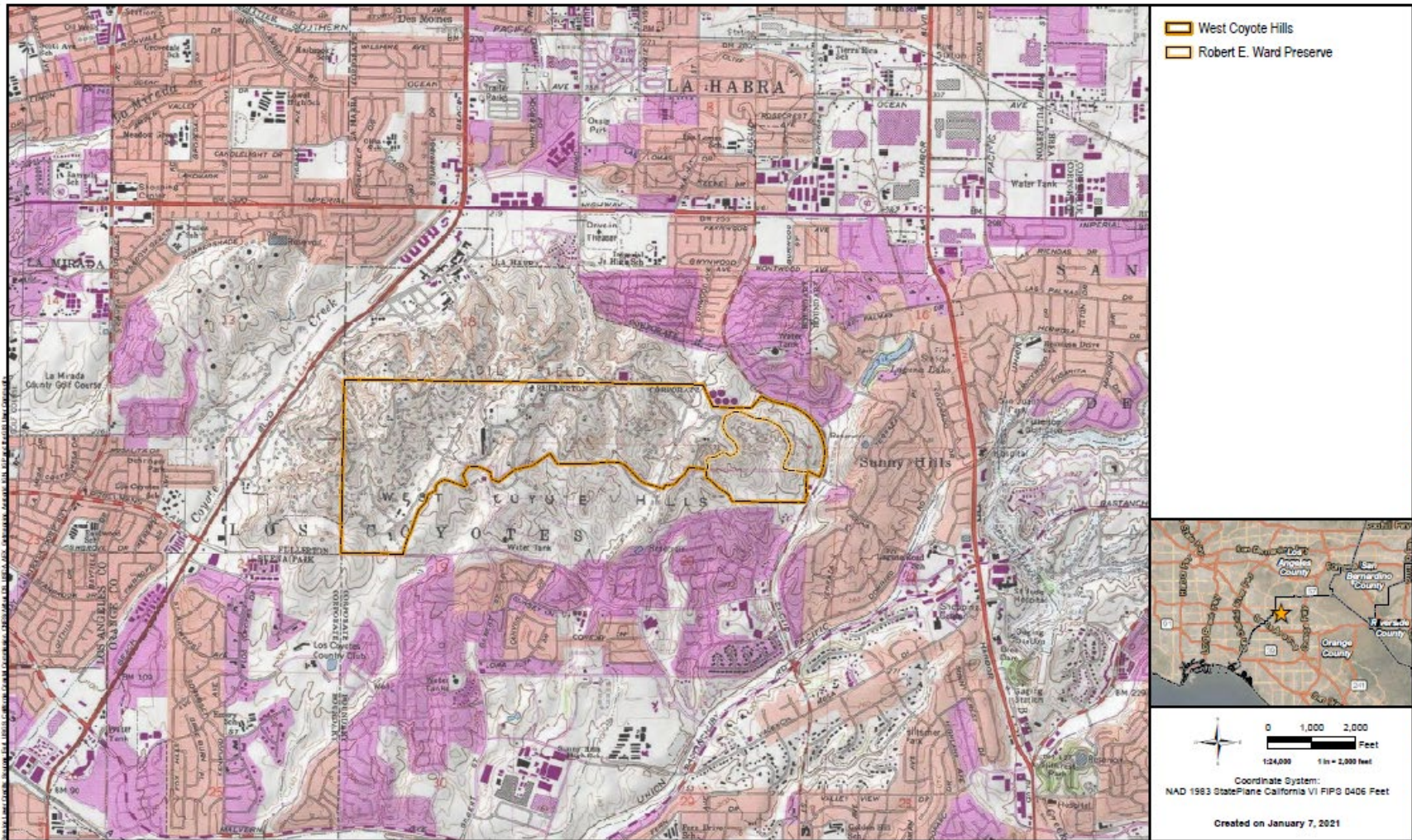


Figure 1: Project Vicinity



Figure 2: Project Area

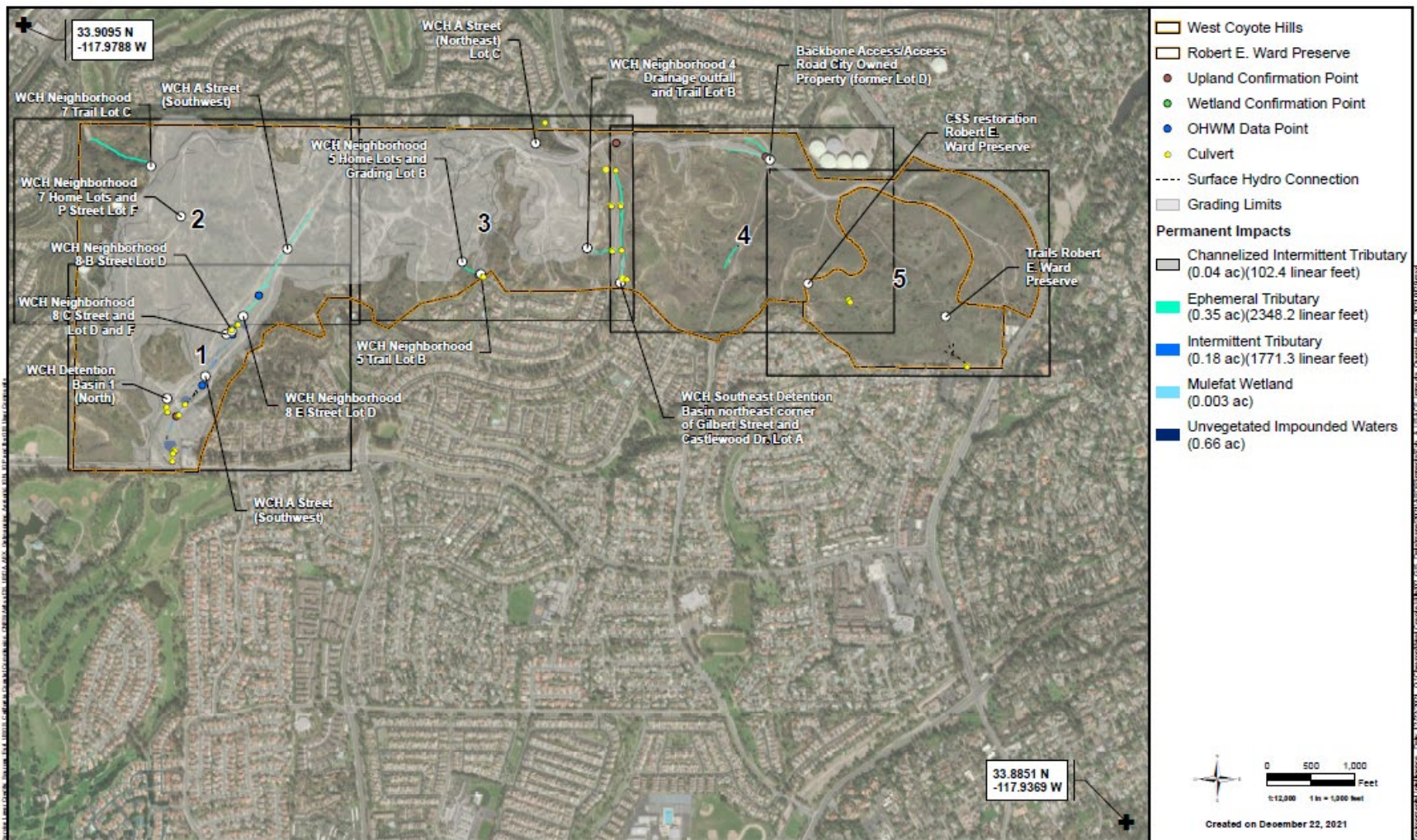


Figure 3: Impacts to Waters of the U.S. (USACE)(Overview)

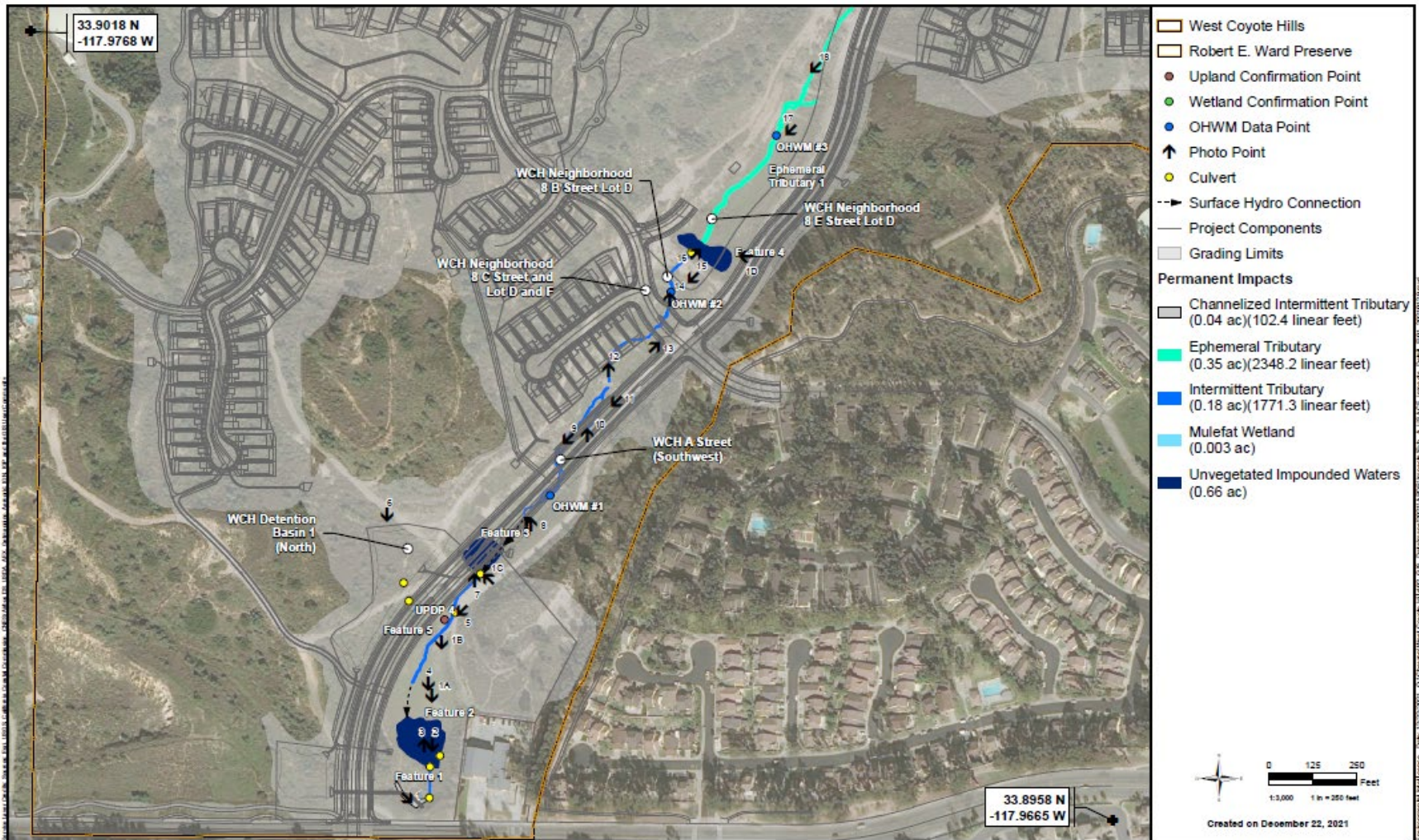


Figure 3: Impacts to Waters of the U.S. (USACE)(Page 1 of 5)

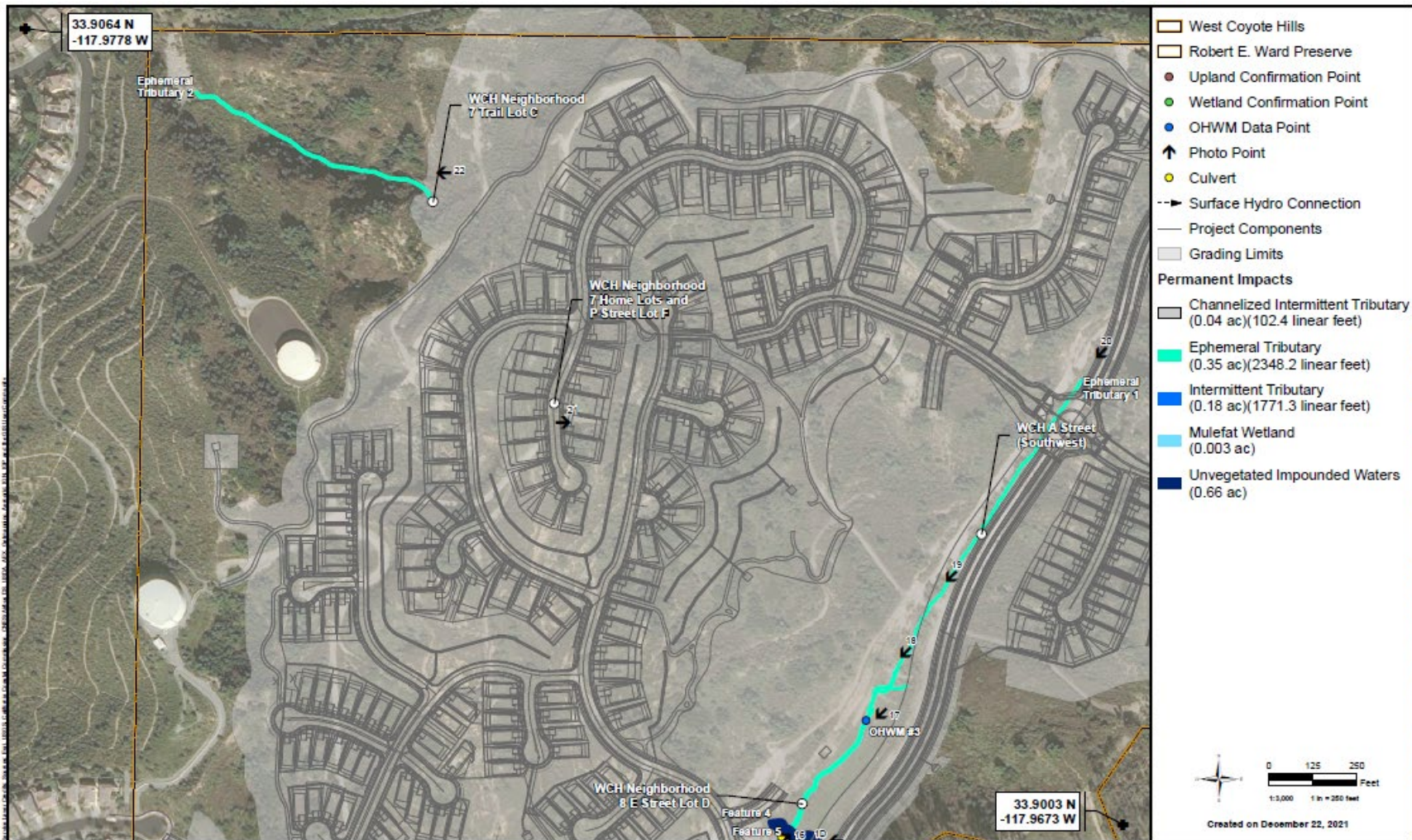


Figure 3: Impacts to Waters of the U.S. (USACE)(Page 2 or 5)

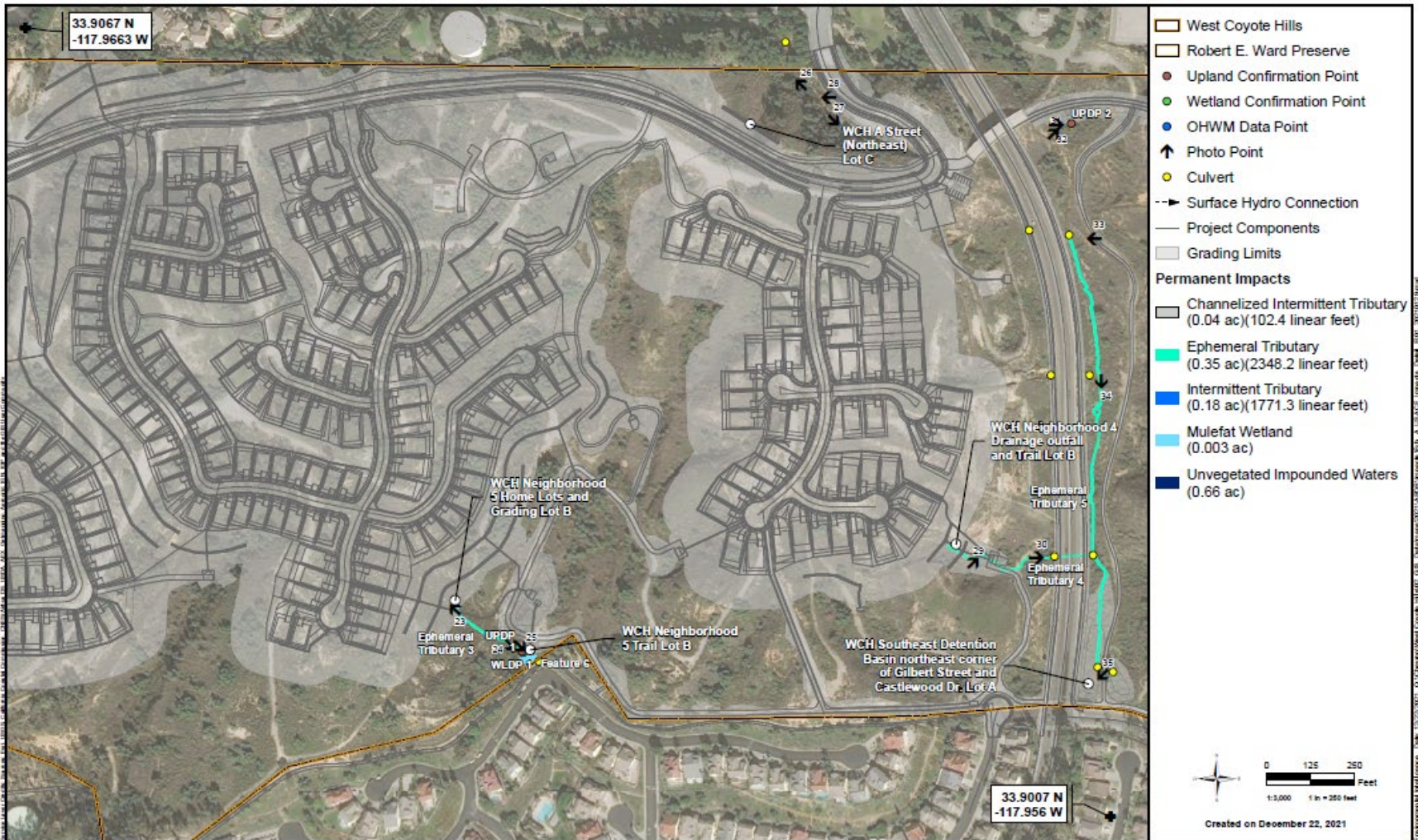


Figure 3: Impacts to Waters of the U.S. (USACE)(Page 3 of 5)



Figure 3: Impacts to Waters of the U.S. (USACE) (Page 4 of 5)



Figure 3: Impacts to Waters of the U.S. (USACE) (Page 5 of 5)