



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for PERMIT APPLICATION

Issue Date: Sept. 17, 2008

Expiration Date: Oct. 17, 2008

Corps of Engineers Action ID: NWP-2008-446

30 Day Notice

Oregon Department of State Lands Number: Not available

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
ATTN: CENWP-OD-GP (Ms. Debra Henry)
P.O. Box 2946
Portland, Oregon 97208-2946

Applicant: Icon Holdings L.L.C., Jayme Bennett

Location: The project is located in The Dalles in Wasco County, Oregon (Section 1, Township 13 North, Range 1 East and in Section 36, Township 13 North, Range 2 East).

Project Description: The proposed project will place fill material into Wetland D, which is approximately 0.11 acre in size to develop a 51-lot subdivision. Approximately 1,800 cubic yards of fill material will affect waters of the U.S. The project involves removing six inches of topsoil and stock piled for reuse in the project area. Fill material consisting of crushed rock and sand will be placed in eight-inch lifts by use of standard dump trucks and bulldozers. The fill material will be compacted to 95% of the maximum dry density per ASTM D-1557 using a sheep's foot and drum roller. Next, the stockpile of topsoil will be placed over the fill and hydro seeded with a mix of native grasses. The proposed impacts will be mitigated using Department of State Lands payment to provide mitigation method.

If a permit is issued, the Corps will determine what is appropriate and practicable compensatory mitigation. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project.

Purpose: The Lone Pine Village is an approved mixed-use community on a pre-developed 60-acre site in The Dalles, Oregon. The approval allows for 248 maximum residential units and 175,000 square feet of commercial space, of which roughly 30 acres will be maintained in its natural condition for open space.

Drawing(s): Nine drawings labeled Corps no. NWP-2008-446.

Additional Information: Additional information may be obtained from Ms. Debra Henry, U.S. Army Corps of Engineers at 503-808-4391.

Authority: This permit will be issued or denied under the following:

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water 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 hearings shall state, with particularity, the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the proposed activity will not affect endangered species or critical habitat. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) is not required for the described activity.

Cultural Resources: An initial evaluation of the proposed project area indicates that the described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to affect an undisturbed historic property or any other type of cultural resource.

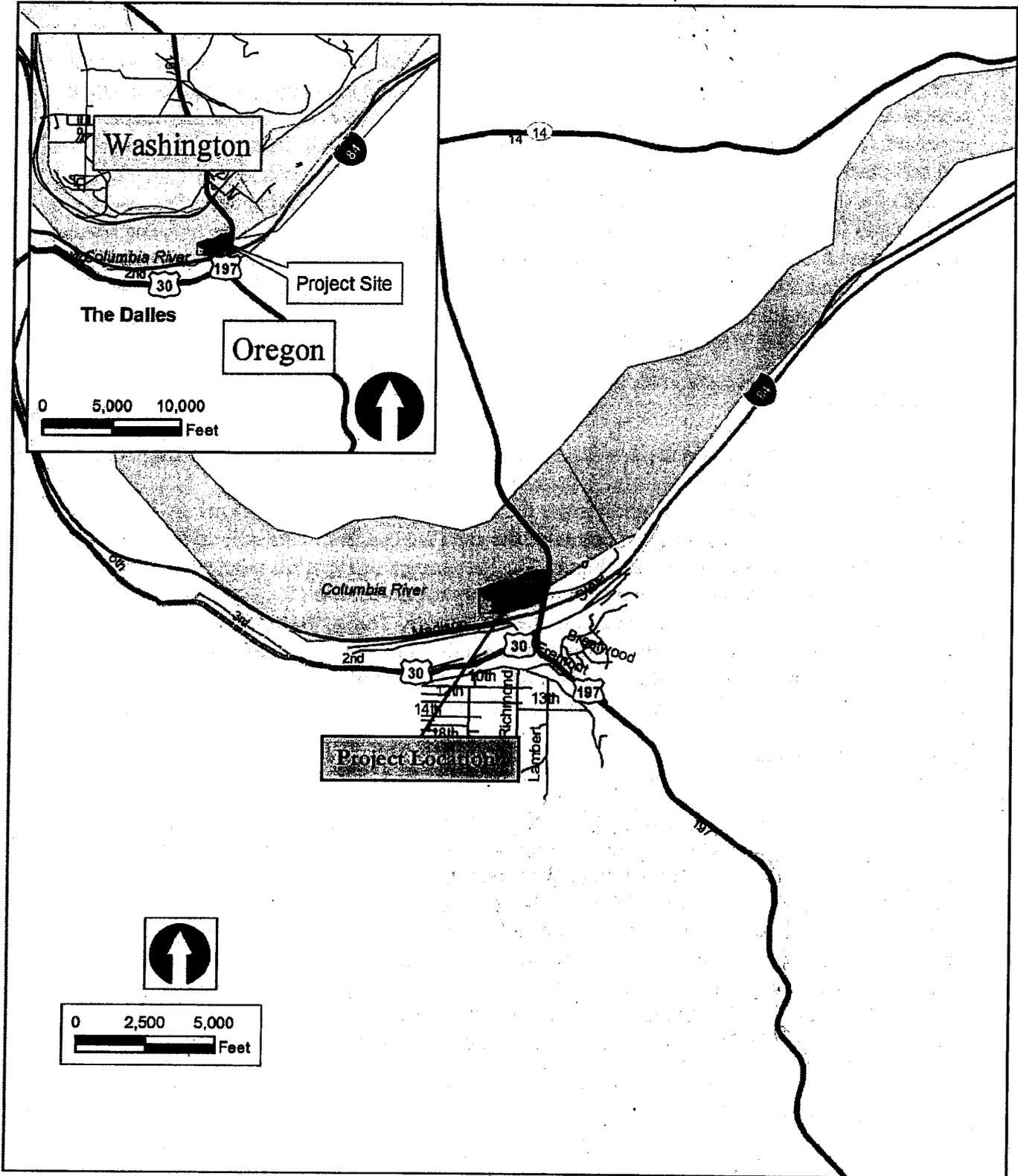
This notice has been provided to the State Historic Preservation Office, interested Native American Indian Tribes, and other interested parties. If you have information pertaining to cultural resources within the permit area, please provide this information to the Corps project manager (identified on page 1 of this notice) to assist in a complete evaluation of potential affects.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described 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 described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use,

navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

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.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met, where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority, previously indicated, may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.



Lone Pine Property Project

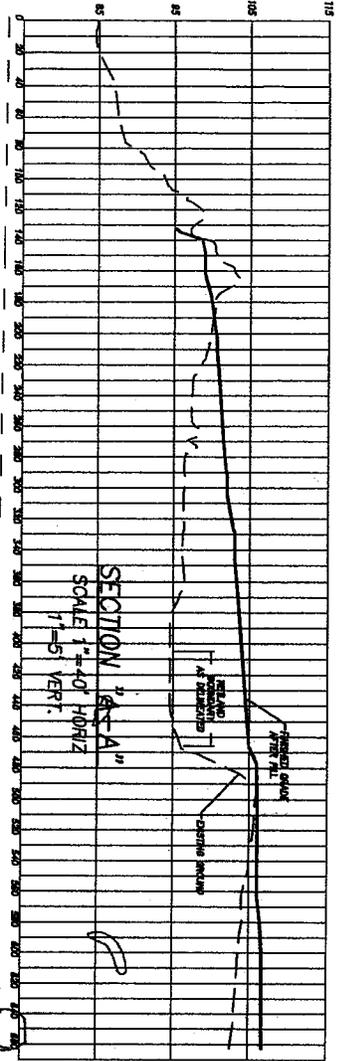
APPLICANT:
 Icon Holdings
 Robert Gilham
 PO Box 1608
 Hood River, OR 97058

Location Map
Lone Pine Property Project
Wasco County, Oregon

 **The Resource Company, Inc.**
Environmental Services
 2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
 Columbia Basin
LEGAL: Section 1 T01N,
 R13E, and Section 36 T02 N,
 R13E W.M.
NEAR: The Dalles, OR
COUNTY: Wasco, OR

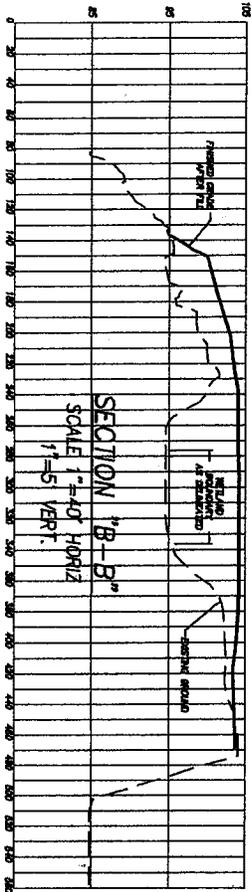
F1



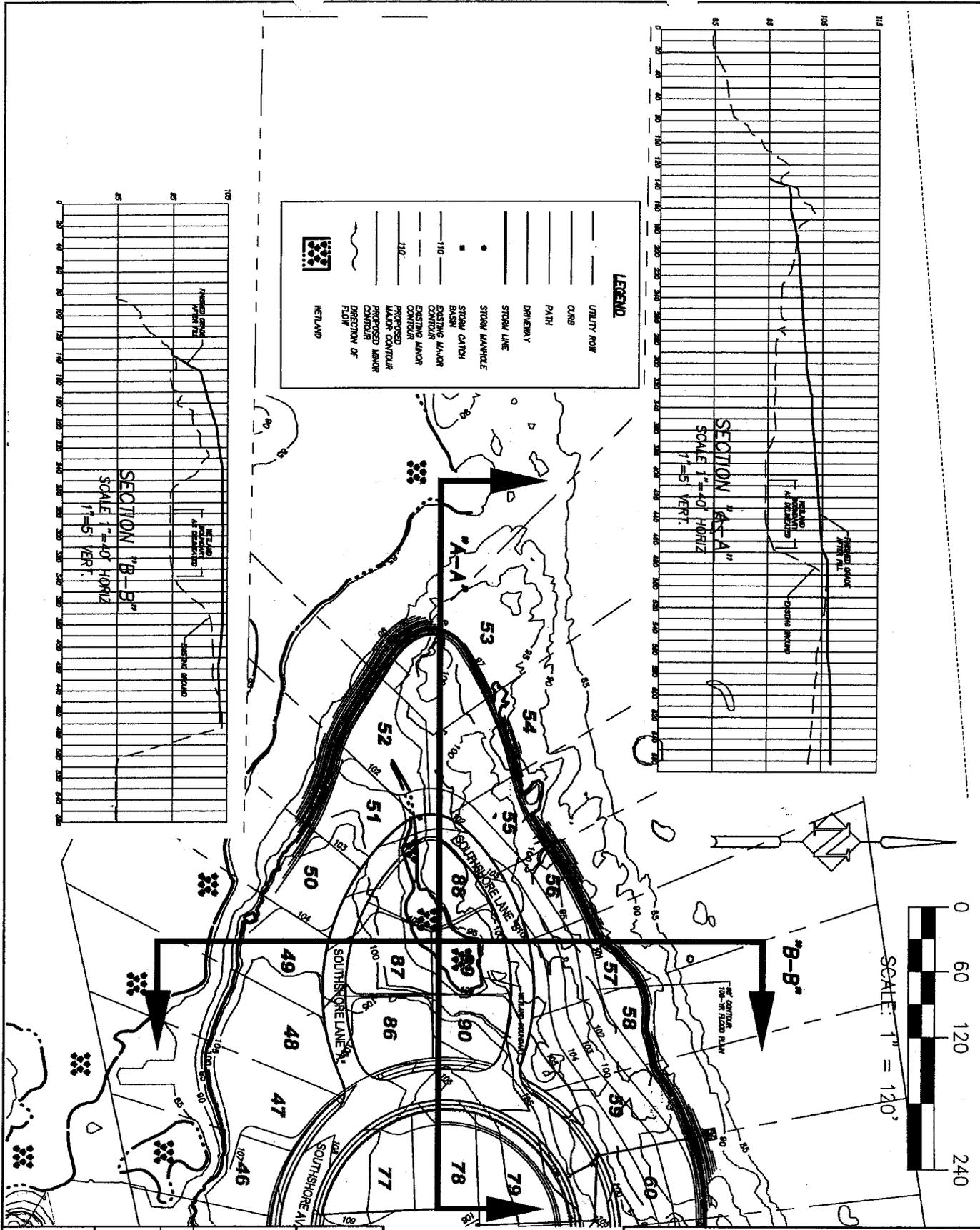
SECTION "A-A"
SCALE 1"=40' HORIZ
1"=5' VERT.

LEGEND

- UTILITY ROW
- CLUB
- PATH
- DRAINWAY
- STORM LINE
- STORM MANHOLE
- STORM CATCH
- EXISTING MAJOR CONTIGUA LAMOR
- PROPOSED MAJOR CONTIGUA LAMOR
- MAJOR CONTIGUA LAMOR
- CONTIGUA LAMOR
- PROPOSED MAJOR CONTIGUA LAMOR
- MAJOR CONTIGUA LAMOR
- CONTIGUA LAMOR
- DIRECTION OF FLOW
- WETLAND



SECTION "B-B"
SCALE 1"=40' HORIZ
1"=5' VERT.

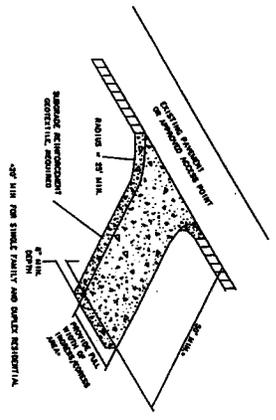


SHEET NO.	F3		
JOB NO.	ICO-04		
DATE	NO.	DESCRIPTION	
REVISIONS			

DESIGNED:	KKV/JLV
DRAWN:	HHPR
CHECKED:	KKV
DATE:	JUNE 2008

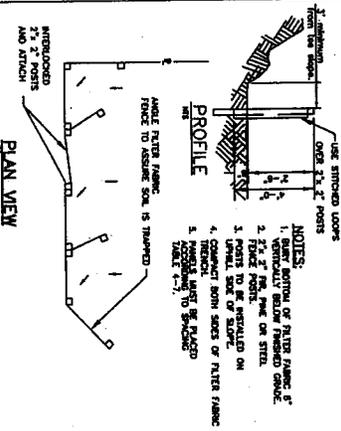

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 12901 SE 97th Avenue, Suite 180, Clackamas, OR 97015
 phone: 503.785.1131 www.hhpr.com fax: 503.785.1141

WETLAND CROSS SECTION
Lone Pine Village Phases 5-7
THE DALLES, OREGON



NOTES:
 1. USE 1/2" MESH SCREEN FOR CURB AND APRON.
 2. CURB AND APRON SHALL BE 24" WIDE.
 3. CURB SHALL BE 2" HIGH.
 4. APRON SHALL BE 2" THICK.
 5. BASE SHALL BE 2" THICK.

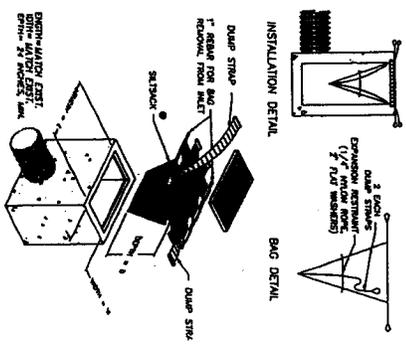
CONSTRUCTION ENTRANCE
 Detail Drawing 1-3



PLAN VIEW
 INTERLOCKED 24" x 24" POSTS AND BRICKS
 3/4" MESH SCREEN
 24" HIGH CURB
 24" WIDE APRON

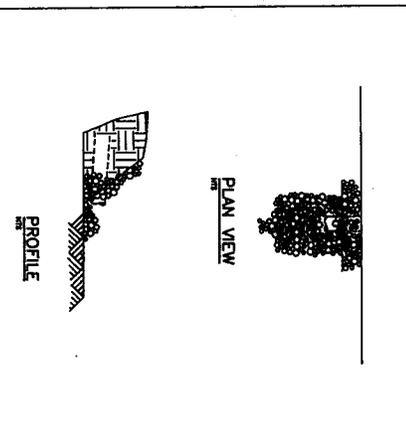
PROFILE
 3/4" MESH SCREEN IS THINNING
 24" HIGH CURB
 24" WIDE APRON

SEDIMENT FENCE
 Detail Drawing 1-18



INLET SEDIMENT CONTROL SACK, USE FOR ALL CATCH BASINS.

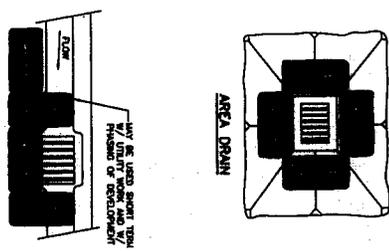
CONSTRUCTION ENTRANCE
 Detail Drawing 1-3



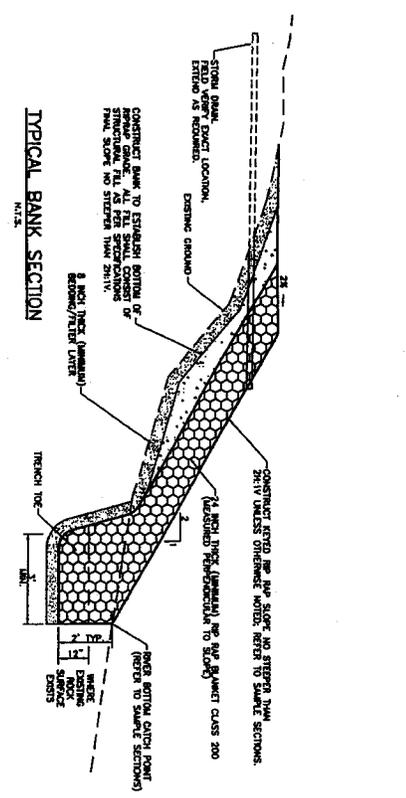
PLAN VIEW
 24" HIGH CURB
 24" WIDE APRON

PROFILE
 24" HIGH CURB
 24" WIDE APRON

OUTLET PROJECTION
 Detail Drawing 1-9



TEMPORARY INLET SEDIMENT CONTROL



TYPICAL BANK SECTION

CONSTRUCTION ENTRANCE
 Detail Drawing 1-3

EROSION AND SEDIMENT CONTROL DETAILS
 Lone Pine Village Phases 5, 6 & 7
 THE DALLES, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS-PLANNERS
 LANDSCAPE ARCHITECTS-SURVEYORS
 1201 SW 9th Avenue, Suite 200, Clatskanie, OR 97113
 Phone: 503.765.1131 www.hpr.com Fax: 503.765.1141

DESIGNED	KMVL
DRAWN	HPR
CHECKED	KOV
DATE	JULY 2008

NO.	DATE	DESCRIPTION

EC-4
 CO-04

PUBLIC NOTICE
Oregon Department of Environmental Quality (DEQ)
Water Quality 401 Certification

Corps of Engineers Action ID Number: NWP-2008-446
Oregon Department of State Lands Number: Not available

Notice Issued: September 17, 2008
Written Comments Due: October 17, 2008.

WHO IS THE APPLICANT: Icon Holdings L.L.C.

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, 401 Water Quality Certification Coordinator, Northwest Region, 2020 S.W. 4th Avenue, Portland, Oregon 97201-4953.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Jan Coomler at (503) 229-5087.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator at (503) 229-6030 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

Public Hearing: Oregon Administrative Rule (OAR) 340-48-0032 (2) states that "The Corps provides public notice of and opportunity to comment on the applications, including the application for certification, provided that the department (DEQ), in its discretion, may provide additional opportunity for public comment, including public hearing."

Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on October 17, 2008. Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Water Quality Certification Coordinator, Northwest Region, 2020 S.W. 4th Avenue, Portland, Oregon 97201-4953 or faxed to (503) 229-6957. *People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.* People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format to 401publiccomments@deq.state.or.us. Otherwise, due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise, if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Office of Communications and Outreach at (503) 229-5317 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.