



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for Permit Application

Issue Date: June 1, 2004

Expiration Date: June 20, 2004

Corps of Engineers Action ID: 200200936

Oregon Department of State Lands Number: 26302-RF

20-Day Notice

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 considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
CENWP-OP-GE (Ms. Merina Christoffersen)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: Northstar Development Corporation

Location: The project site is south of Alta Vista Road, between Ponderosa Way and Birch Wood Road in Eagle Point, Jackson County, Oregon. The site is in Section 10, Township 36 South, Range 1 West.

Project Description: Fill 1.13 acres of palustrine emergent wetland for the construction of 57 single-family residences in an 18.49-acre sub-division. The project will require filling portions of the west, middle, and eastern swales to allow construction of roads, utilities, and residential housing units within the subdivision.

Mitigation: The applicant proposes onsite compensatory mitigation adjacent to the existing wetland swale in the southwest corner of the property, contiguous with an existing drainage from the northeast corner of the property. The mitigation enhancement would consist of 0.44-acre of emergent wetland, 0.22-acre forested wetland, and 0.22-acre scrub-shrub wetland. The mitigation creation area would consist of 0.63-acre of emergent wetland, 0.315-acre forested wetland, and 0.315-acre scrub-shrub wetland.

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 purpose of the construction is to provide homes for the growing population of Eagle Point.

Drawings: Eight (8) drawings labeled COE # 200200936.

Additional Information: Additional information may be obtained from Ms. Merina Christoffersen, Project Manager, U.S. Army Corps of Engineers at (541) 465-6878 or by email at merina.e.christoffersen@nwp01.usace.army.mil.

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

Sections 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 (EPA) 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 described activity will not affect endangered species or their critical habitat designated as endangered or threatened under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Cultural Resources: 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.

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

Corps of Engineers Action ID Number: 200200936
Oregon Department of State Lands Number: 26302-RF

Notice Issued: June 1, 2004
Written Comments Due: Jun 20, 2004

WHO IS THE APPLICANT: Northstar Development Corporation

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, Water Quality Division, 811 S.W. Sixth Avenue, Portland, Oregon 97204-1390.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment, please call Ms. Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator (503) 229-5845 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

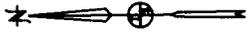
Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

Written comments:

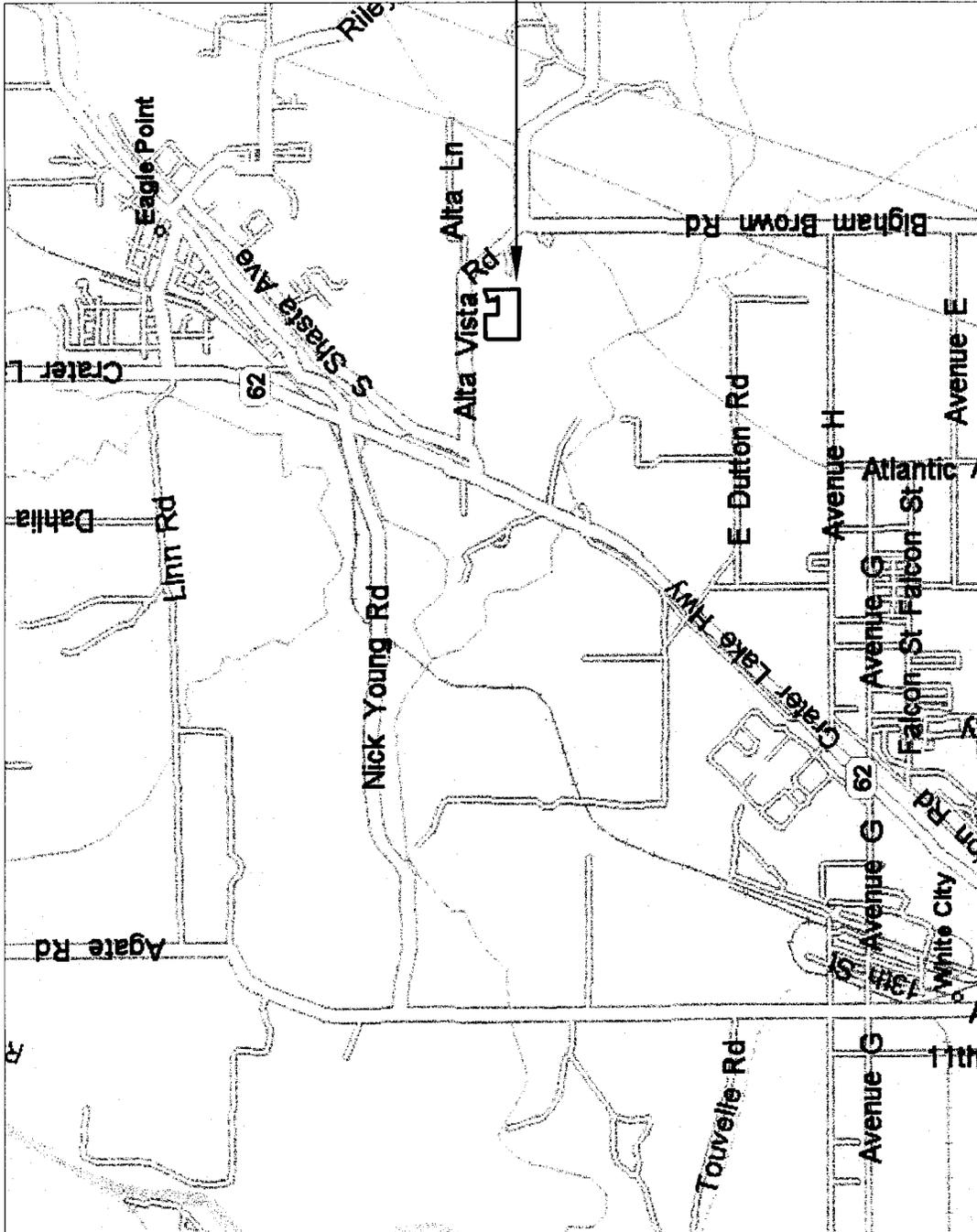
Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on **June 20, 2004**. Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. Sixth Avenue, Portland, Oregon 97204-1390 or faxed to (503) 229-6124. *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 at 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 Public Affairs at (503) 229-5766 or toll free within Oregon at (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.



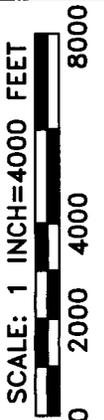
Echoes of the Ponderosa, Phases 2 & 3 Project Area



SOURCE: Microsoft Streets & Trips, 2001.

WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3 Eagle Point, Jackson County, Oregon

Terra Science, Inc.
Soil, Water, & Wetland Consultants

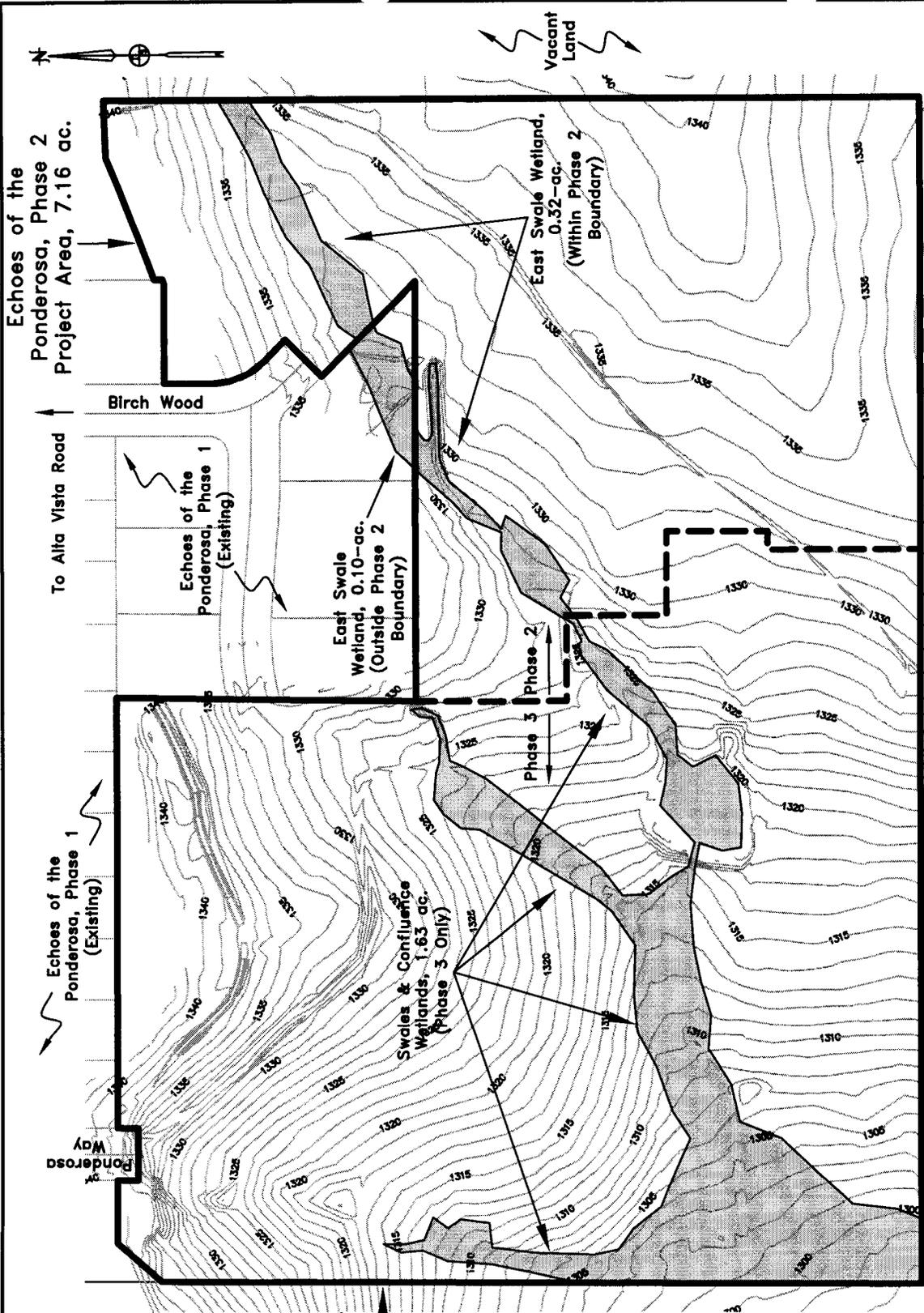


May 2004

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FIGURE 1A

Echoes of the Ponderosa, Phase 3 Project Area, 11.33 ac.



Legend

- Wetlands, 1.95 ac. (Combined Area for Wetlands Within Phases 2 and 3 only)
- 1-foot Interval Contours

Vacant Land (Outside UGB)

Adapted from Neathamer Surveying, Inc. topographic survey, 2004.

EXISTING CONDITIONS & SITE TOPOGRAPHY

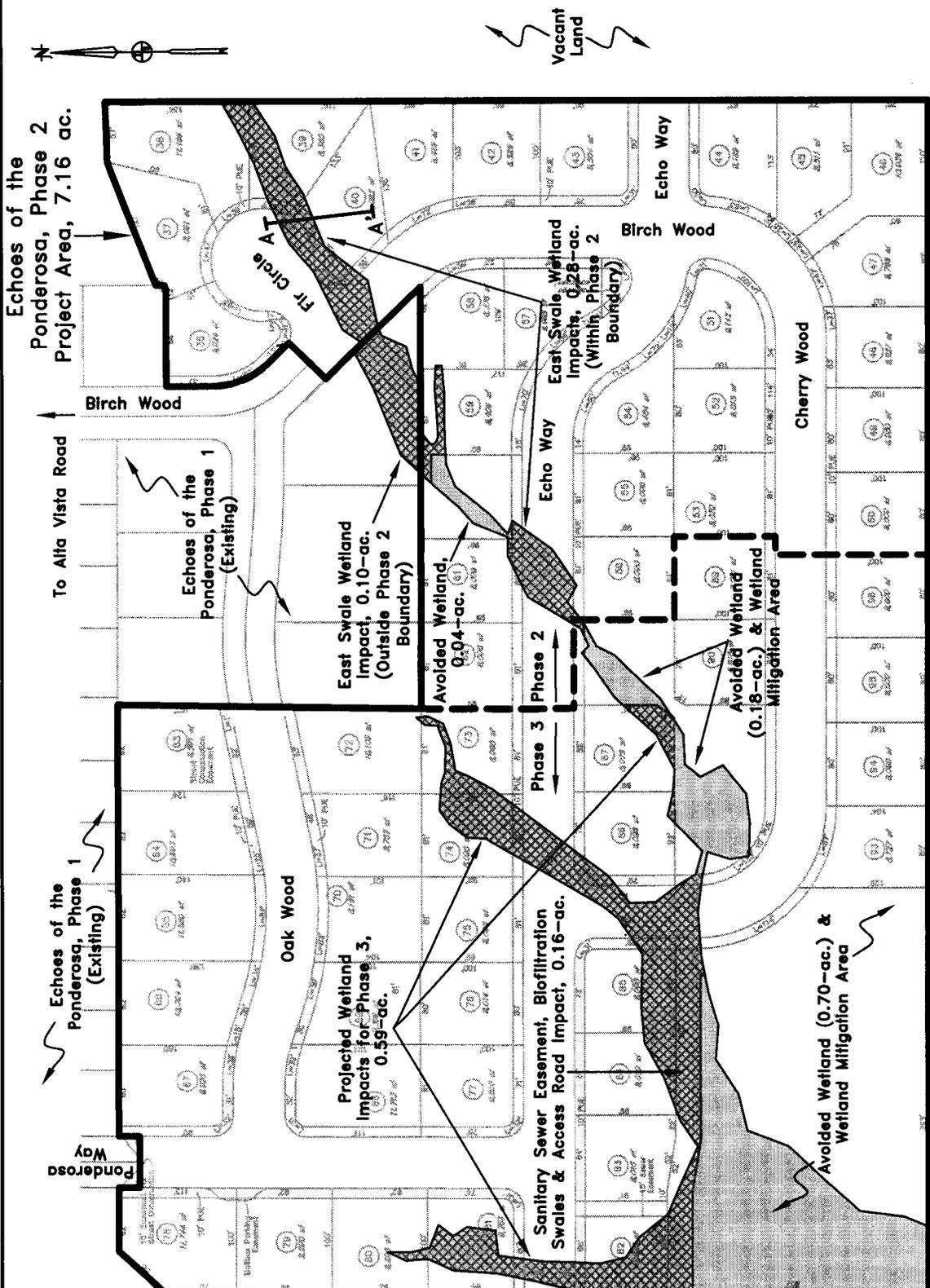
WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3
Eagle Point, Jackson County, Oregon

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May 2004

FIGURE 2



Legend

- Permanent Wetland Impacts, 1.13 ac.
- Combined Wetland Impacts for Phases 1, 2 & 3
- Avoided Wetlands, 0.92-ac. (Phases 2 & 3)

Adapted from Neathamer Surveying, Inc. master plan.

Terra Science, Inc.
Soil, Water, & Wetland Consultants

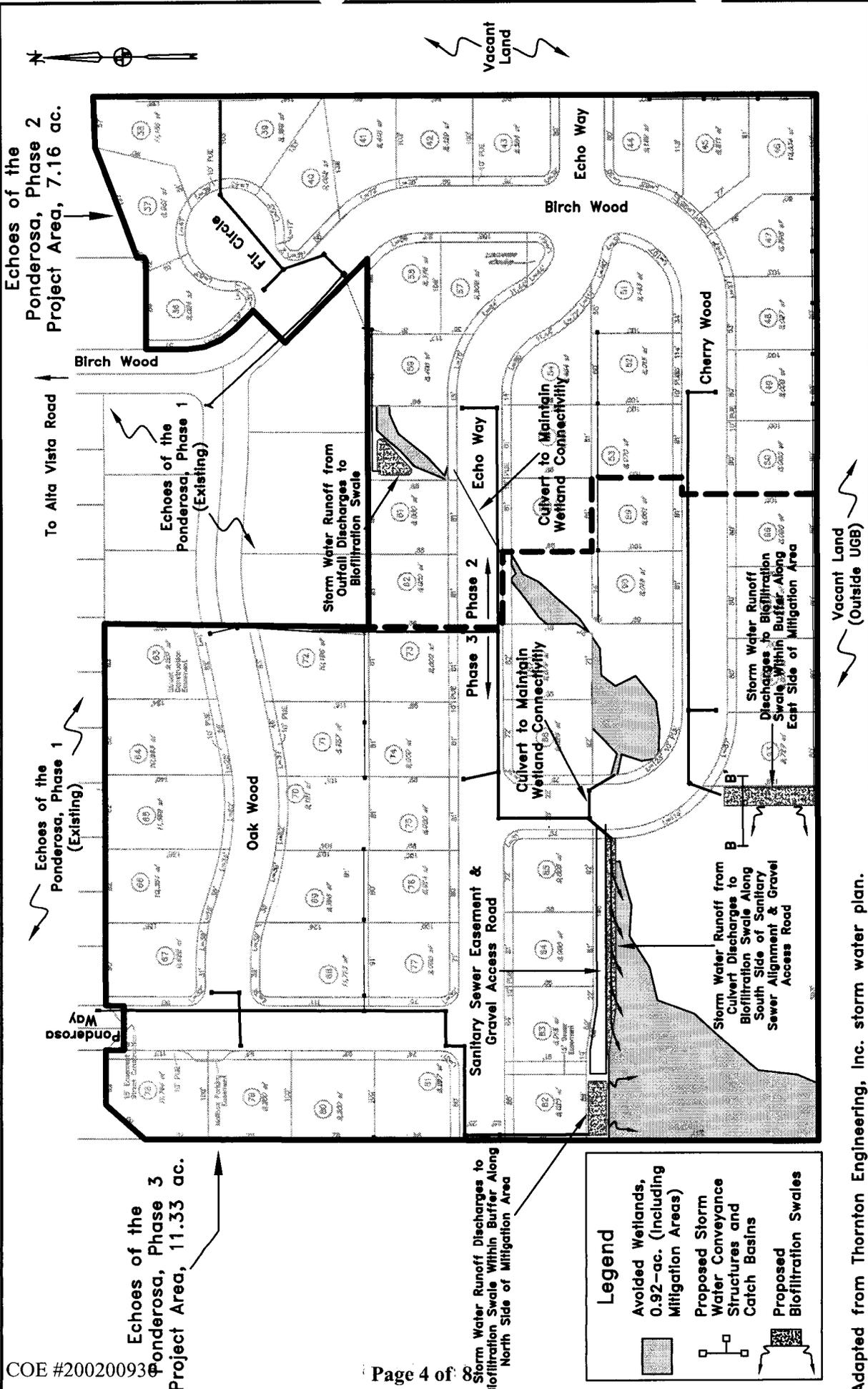


WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3
Eagle Point, Jackson County, Oregon

PROPOSED DEVELOPMENT & WETLAND IMPACTS

WETLAND IMPACT CROSS-SECTION (SEE FIGURE 5)

FIGURE 3



Echoes of the Ponderosa, Phase 3 Project Area, 11.33 ac.

Echoes of the Ponderosa, Phase 2 Project Area, 7.16 ac.

Echoes of the Ponderosa, Phase 1 (Existing)

Storm Water Runoff Discharges to Biofiltration Swale Within Buffer Area North Side of Mitigation Area

Legend

- Avoided Wetlands, 0.92-ac. (Including Mitigation Areas)
- Proposed Storm Water Conveyance Structures and Catch Basins
- Proposed Biofiltration Swales

FIGURE 6
 PROPOSED STORM WATER MANAGEMENT PLAN
 CROSS-SECTION (SEE FIGURE 7)

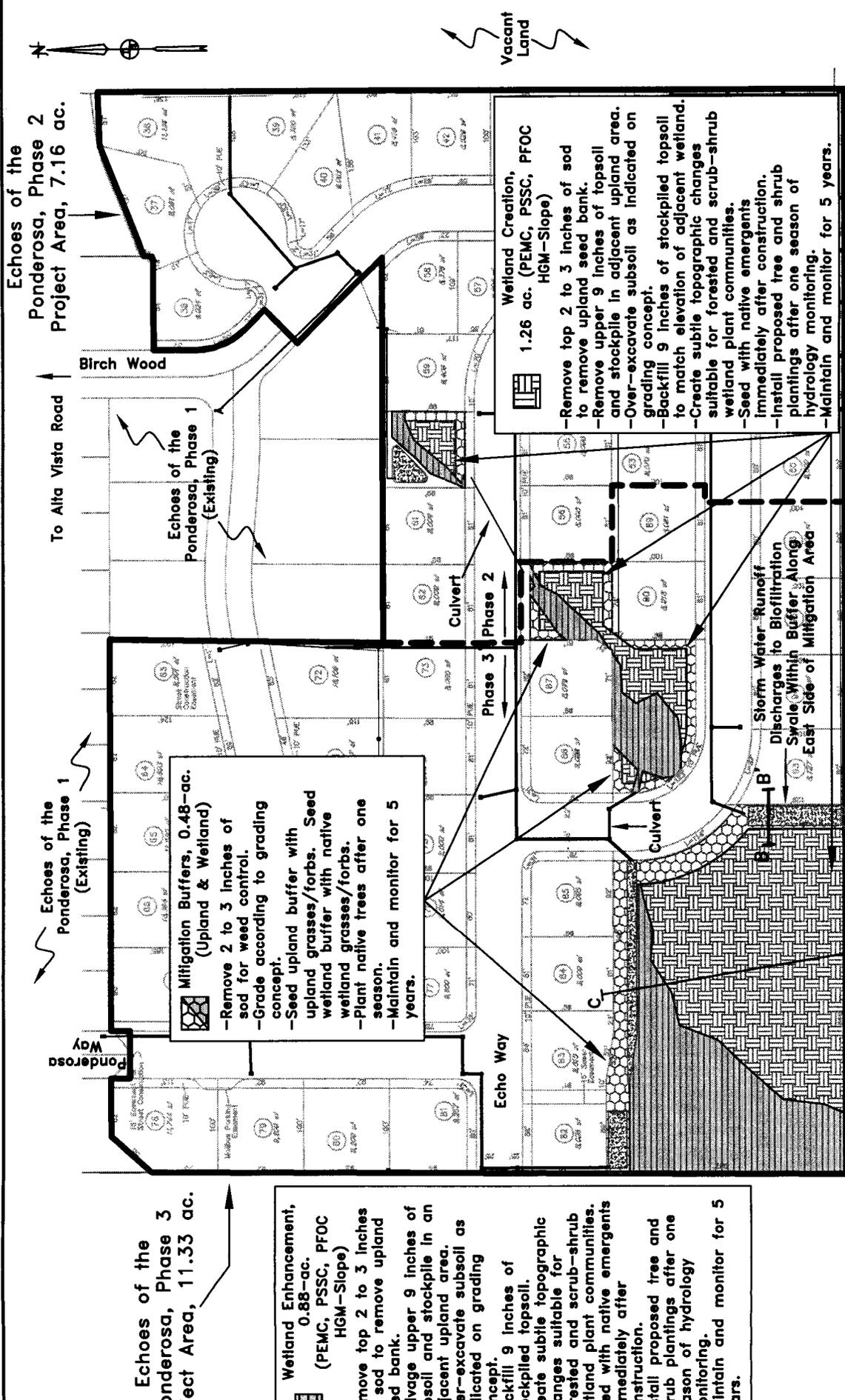
WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3
 Eagle Point, Jackson County, Oregon

Adapted from Thornton Engineering, Inc. storm water plan.

Terra Science, Inc.
 Soil, Water, & Wetland Consultants



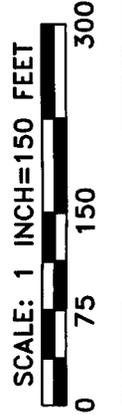
May 2004



Adapted from Neathamer Surveying, Inc. master plan.

WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3
Eagle Point, Jackson County, Oregon

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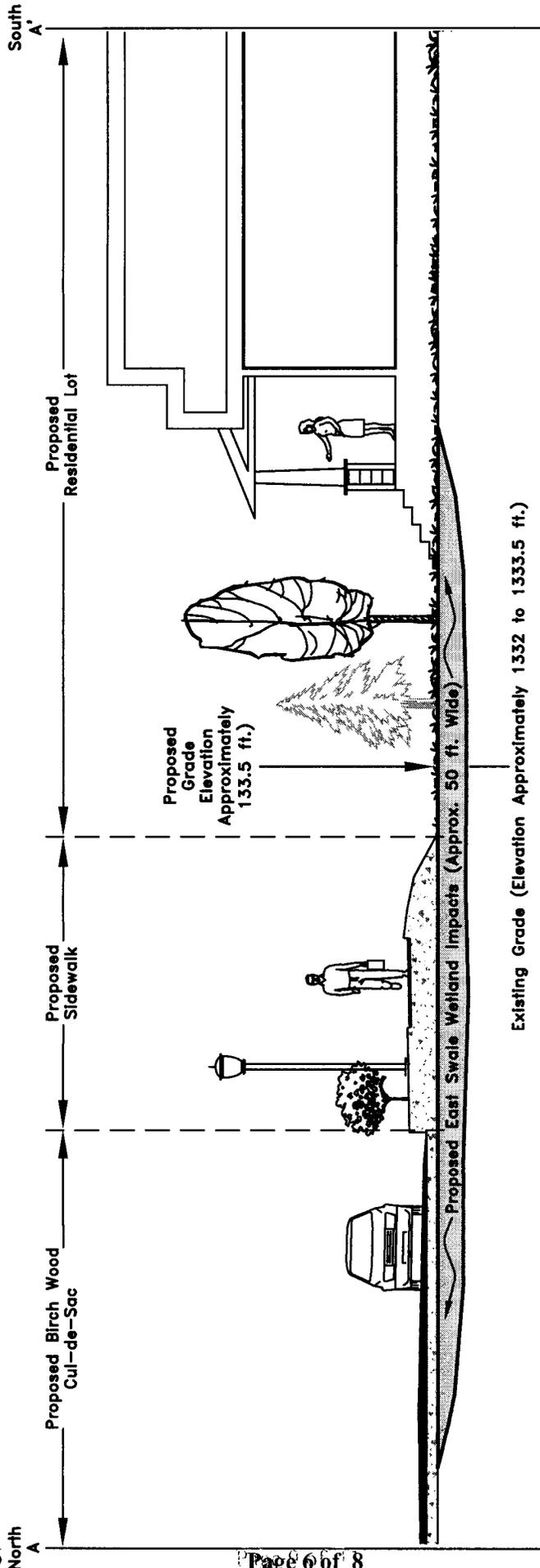
MITIGATION (SEE FIGURE 12)

MITIGATION CONCEPT

Mitigation Summary		Area	Acres	Credits
	Wetland Creation	1.26 ac.	0.84	
	Wetland Enhancement	0.88-ac.	0.29	
	Mitigation Buffer	0.48-ac.	n/a	
Mitigation Total			2.62 ac.	1.13

FIGURE 8

CROSS-SECTION OF EAST SWALE WETLAND IMPACTED FOR PROPOSED
BIRCH WOOD CUL-DE-SAC AND ADJACENT RESIDENTIAL LOT



Adapted from Neathamer Surveying, Inc. topographic survey and conceptual layout.

WETLAND FILL APPLICATION & MITIGATION
PLAN FOR THE ECHOES OF THE PONDEROSA
RESIDENTIAL SUBDIVISION, PHASES 2 & 3
Eagle Point, Jackson County, Oregon

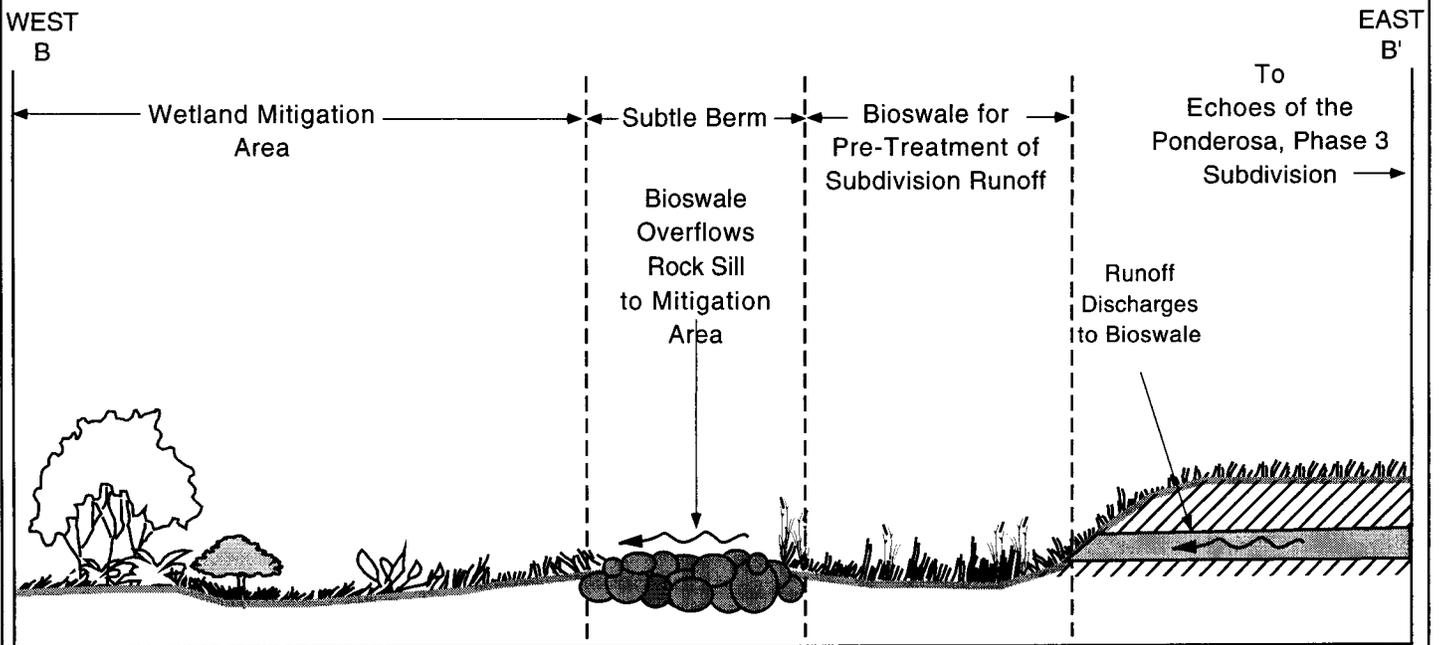
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No Scale

May 2004

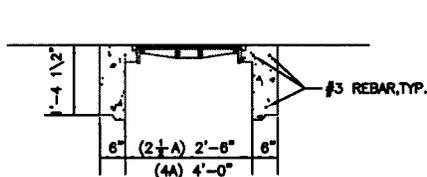
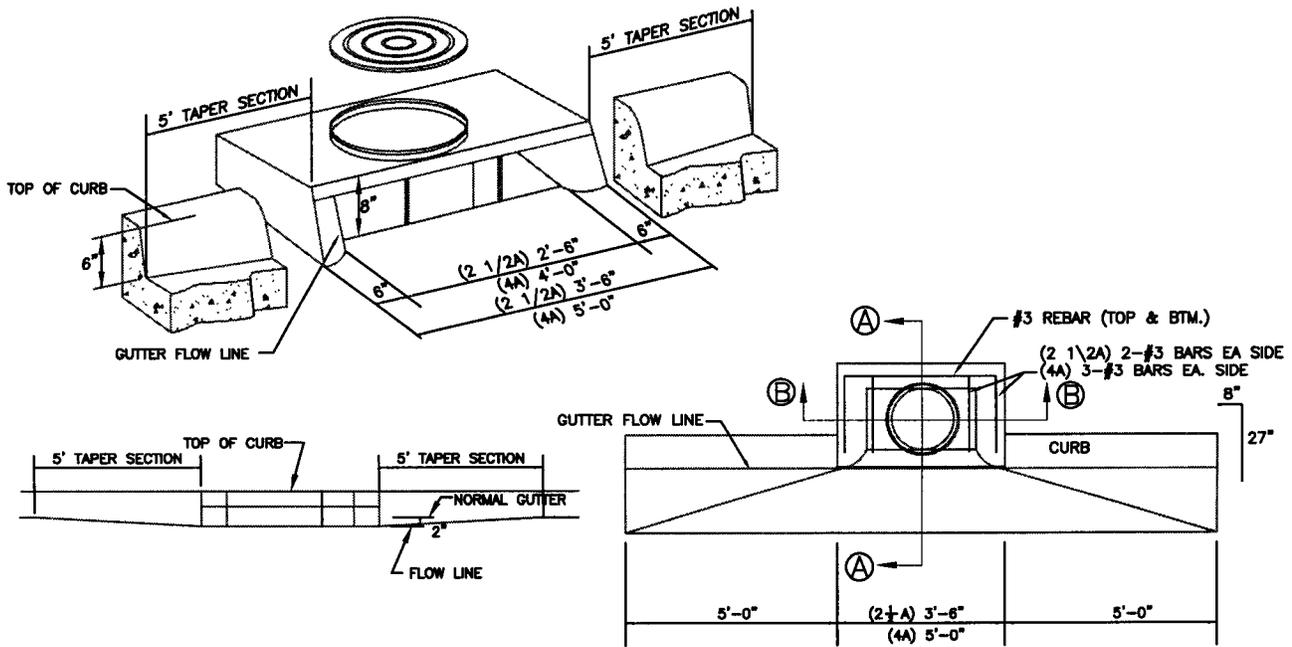
FIGURE 5

WETLAND IMPACT
CROSS-SECTION
A-A'



PROPOSED BIOSWALE CROSS-SECTION (B-B') VIEW TO NORTH

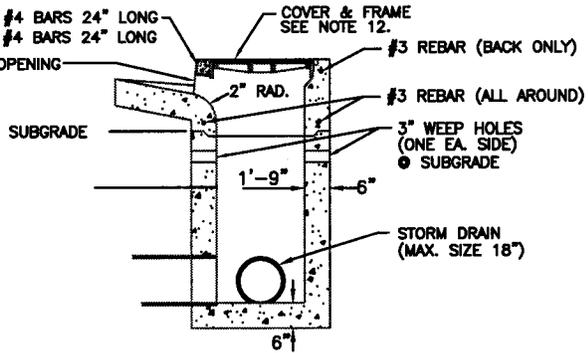
<p>TERRA SCIENCE, INC. Soil, Water & Wetland Consultants</p>	<p>WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE ECHOES OF THE PONDEROSA RESIDENTIAL SUBDIVISION, PHASES 2 & 3 Eagle Point, Jackson County, Oregon</p>	<p>BIOSWALE CROSS- SECTION (B-B')</p>	<p>FIGURE 7B</p>
<p>NO SCALE</p>	<p>May 2004</p>		



ANGLE NOSING $3\frac{1}{2}'' \times 3\frac{1}{2}'' \times \frac{1}{4}''$
 ANCHORED WITH:

(2 1/2A) 2-HORIZ. #4 BARS 24" LONG
 (4A) 4-HORIZ. #4 BARS 24" LONG

MAINTAIN $4\frac{1}{2}''$ OPENING



- 1) SURFACE CROSS-SLOPE FOR NEW CONSTRUCTION SHALL BE $\frac{1}{4}''$ RISE PER FOOT FROM TOP OF CURB TO BACK OF SIDEWALK.
- 2) EXISTING CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST CONTRACTION JOINT OR COLD JOINT WHEN JOINT IS WITHIN 4 FEET OF THE TRANSITION POINT.
- 3) ALL CONCRETE SHALL BE SAWCUT AND A SMOOTH, UNIFORM JOINT PROVIDED.
- 4) CURING COMPOUND SHALL BE APPLIED IMMEDIATELY AFTER SURFACE IS FINISHED: WHITE PIGMENT RECOMMENDED, CLEAR PIGMENT ACCEPTABLE.
- 5) FLOOR SHALL BE POURED ON: UNDISTURBED, STABLE SOIL; COMPACTED BASE COMPACTED BASE (95% R.D. $3/4''-0$ CRUSHED ROCK, 6" MIN. THICK); OR OTHER APPROVED BASE.
- 6) SET SECTION JOINTS IN 1:2 MORTAR AND MORTAR JOINT SEALANT ST-8, 1" WIDE. SEALANT SHALL MEET FED. SPECS. SS-5-00201 (CSA-FSS).
- 7) ALL CONCRETE SHALL BE FORMED AND VIBRATED TO REMOVE VOIDS.
- 8) PIPE(S) SHALL BE FLUSH WITH INSIDE WALL.
- 9) ALL CONCRETE SHALL BE CLASS 3300 - $3/4''$ 0.54 W/C RATIO.
- 10) SURFACE HAVE A FINISHED TEXTURE THAT WILL NOT BE SLICK WHEN WET (MEDIUM BROOM FINISH), OR MATCH ADJACENT SIDEWALK.
- 11) ALL METAL PARTS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- 12) COVER SHALL BE INLAND FOUNDRY CO. INC. 706 MANHOLE RING AND COVER (OR EQUAL), SUITABLE FOR HEAVY TRAFFIC LOADING.

SOURCE: Thornton Engineering, Inc.

Terra Science, Inc.
 Soil, Water, & Wetland Consultants

No Scale

COE #200200936

WETLAND FILL APPLICATION & MITIGATION
 PLAN FOR THE ECHOES OF THE PONDEROSA
 RESIDENTIAL SUBDIVISION, PHASES 2 & 3
 Eagle Point, Jackson County, Oregon

CURB INLET
 DETAIL

FIGURE 7A

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