



**US Army Corps  
of Engineers**  
Portland District

# **PUBLIC NOTICE**

## **for PERMIT APPLICATION**

Issue Date: May 6, 2004

Expiration Date: June 7, 2004

Corps of Engineers Action ID: 200400213

Oregon Division of State Lands Number: 32013

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

U.S. Army Corps of Engineers  
ATTN: CENWP-OP-GP (Mr. Mark A. Everett)  
P.O. Box 2946  
Portland, Oregon 97208-2946

**Applicant:** Teeny Development, LLC  
6251 SW Canyon Court, Suite 100  
Portland, Oregon 97221

**Location:** Logan and Rock Creeks, adjacent wetlands and unnamed tributaries in Section 35, Township 6 South, Range 11 West and Section 2AB, Township 7 South, Range 11 West in Lincoln City, Lincoln County, Oregon

**Project Description:** The applicant proposes to construct a residential subdivision (Rock Creek Village) on 178 acres. The subdivision would consist of 133 single family lots in two blocks and 730 multi-family dwellings in seven blocks. Rock Creek Village would comprise the first phase of a proposed three-phase residential development on 500+ acres known as Villages at Cascade Head. Temporary and permanent impacts are proposed to wetlands and waterways for the construction of roads, parking, housing units, a sanitary sewer line, and a stormwater detention and treatment facility. Total permanent impacts to Waters of the United States would total 0.77 acre, while temporary impacts would total 0.14 acre. 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 project is to provide a high-quality residential subdivision in an area experiencing high demand for recreational and retirement living.

**Drawings:** Eleven (11) sheets identified as: Teeny Development, LLC, Villages at Cascade Head - Rock Creek Village

**Additional Information:** Additional information may be obtained from Mr. Mark A. Everett, Project Manager, U.S. Army Corps of Engineers at (503) 808-4388.

**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.

**Coastal Zone Management Act Certification:** A permit for the described work will not be issued until the state has concurred with the applicant's certification that the described activity affecting land or water uses in the Coastal Zone complies with the State Coastal Zone Management Program. Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3) requires the applicant to provide a Certification of Consistency statement. If the state fails to concur or object to the certification statement within six months, state concurrence shall be conclusively presumed. Attached to this Public Notice is a notice of application for Certification of Consistency with the State's Coastal Zone Management Program.

**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.

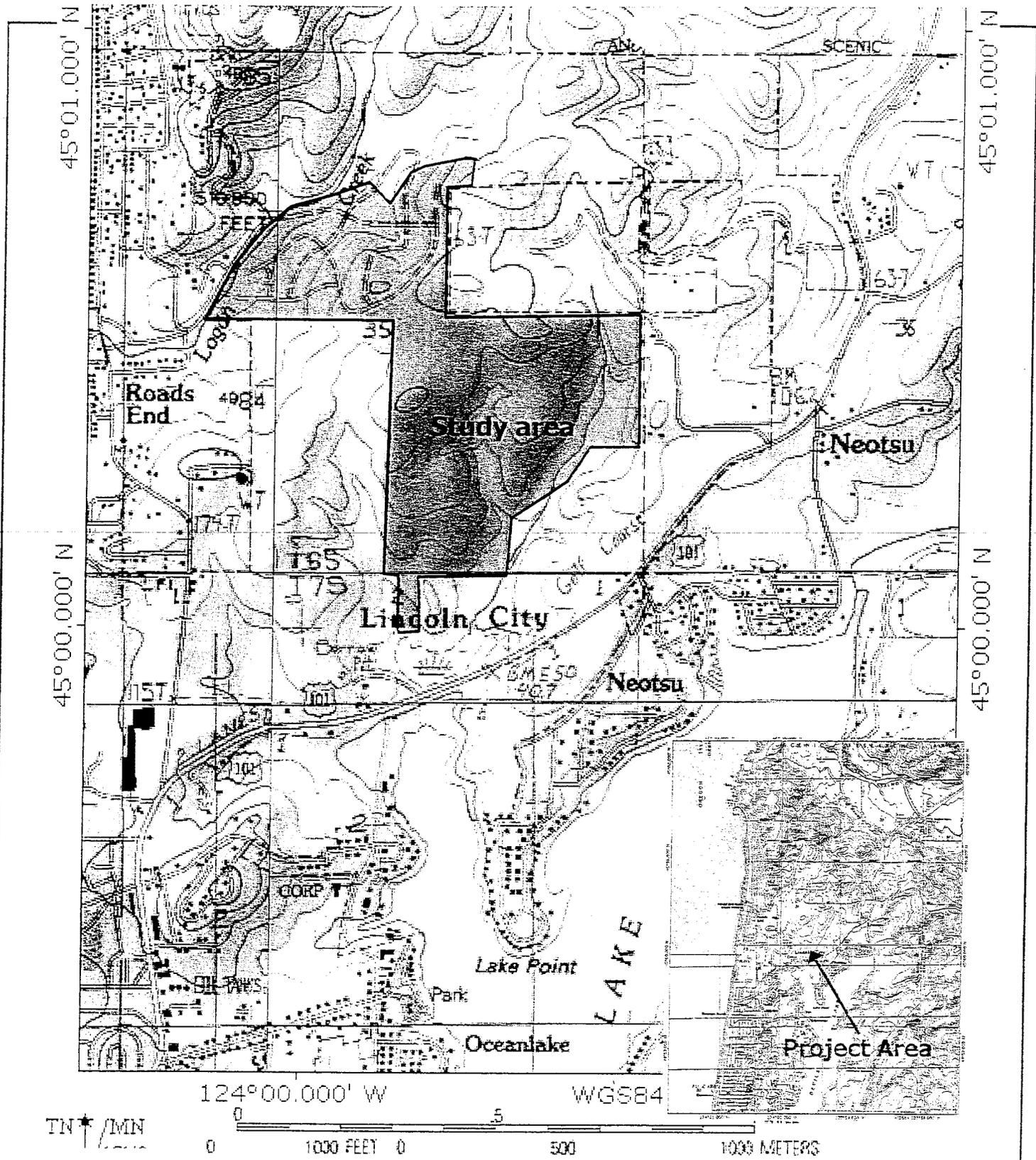
**Cultural Resources:** The Corps solicits your substantive comments regarding any potential cultural resources, which may occur within the project area. This notice has been provided to the State Historic Preservation Office, American Indian Tribes, and other interested parties.

**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.



Source: Topo! Oregon. 2000. National Geographic Holdings, Inc. Based on the 1985 USGS Neskowin quadrangle map.



VICINITY MAP  
 Teeny Development, LLC  
 Villages at Cascade Head: Rock Creek Village  
 Lincoln County, Oregon

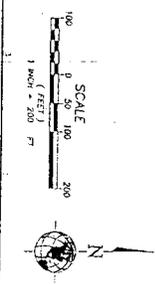
Figure  
 1





DATE: 03/20/24  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 APPROVED BY: JLD  
 LAST EDIT: 03/20/24  
 1" = 200'

Office: PC2R.AVC / System: WWP-EDY-212-001 / User: LTRUPD01E



**LEGEND**

	LIMITS OF ROCK CREEK VILLAGE		5' CONTOUR LINE
	WETLAND STUDY BOUNDARY		DELINEATED WETLANDS
	LOT LINE		FUTURE BUILDING LOCATIONS
	BUFFER		WETLAND IMPACT LOCATION
	PROPOSED ROAD		MITIGATION SITE LOCATION
	EXISTING ROAD		
	25' CONTOUR LINE		

CHECKED BY: JLD	DATE: 03/20/24
APPROVED BY: JLD	DATE: 03/20/24
REVISION: NOT DRAWS	

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 DEVELOPMENT SITE PLAN, IMPACTS,  
 AND MITIGATION SITES

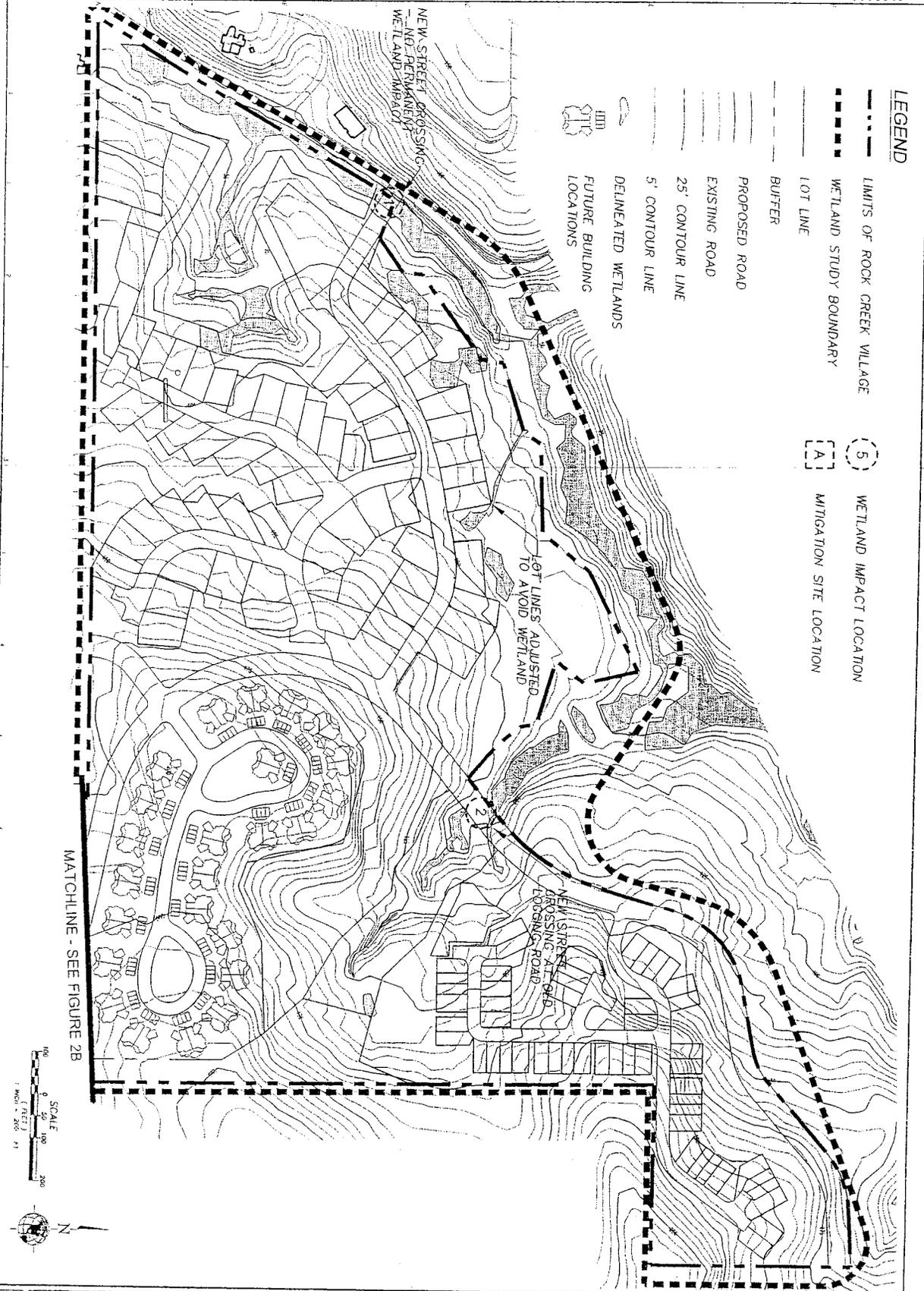
PROJECT NO. 31457  
 DRAWING FILE NAME 31457-wet1-dcf2-b

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 Portland, Oregon 97225  
 (503) 246-4400  
 (503) 246-6770 Fax  
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FIG. 2B

DATE: 03/22/2011  
 TIME: 10:00 AM  
 USER: LRM2011E  
 SYSTEM: W&P-PC2-2025021

DATE: 03/22/2011  
 TIME: 10:00 AM  
 USER: LRM2011E  
 SYSTEM: W&P-PC2-2025021



**LEGEND**

- LIMITS OF ROCK CREEK VILLAGE
- WETLAND STUDY BOUNDARY
- LOT LINE
- BUFFER
- PROPOSED ROAD
- EXISTING ROAD
- 25' CONTOUR LINE
- 5' CONTOUR LINE
- DELINEATED WETLANDS
- FUTURE BUILDING LOCATIONS
- WETLAND IMPACT LOCATION
- A MITIGATION SITE LOCATION

MATCHLINE - SEE FIGURE 2B



DRAWN BY: SWE	CHECKER BY: PJD
APPROVED BY:	
DATE: 03/22/11	REVISION: 12/04/2010
DATE: 03/22/11	REVISION:
DATE: 03/22/11	REVISION:
DATE: 03/22/11	REVISION:

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 DEVELOPMENT SITE PLAN, IMPACTS,  
 AND MITIGATION SITES

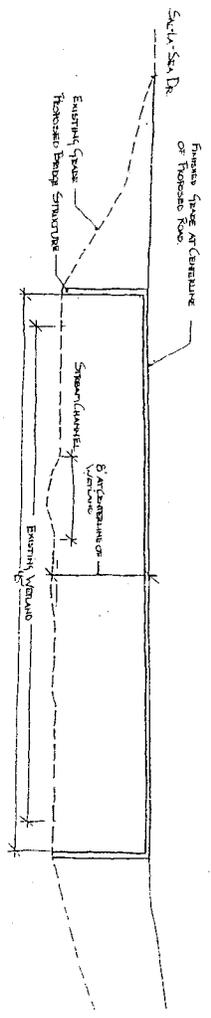
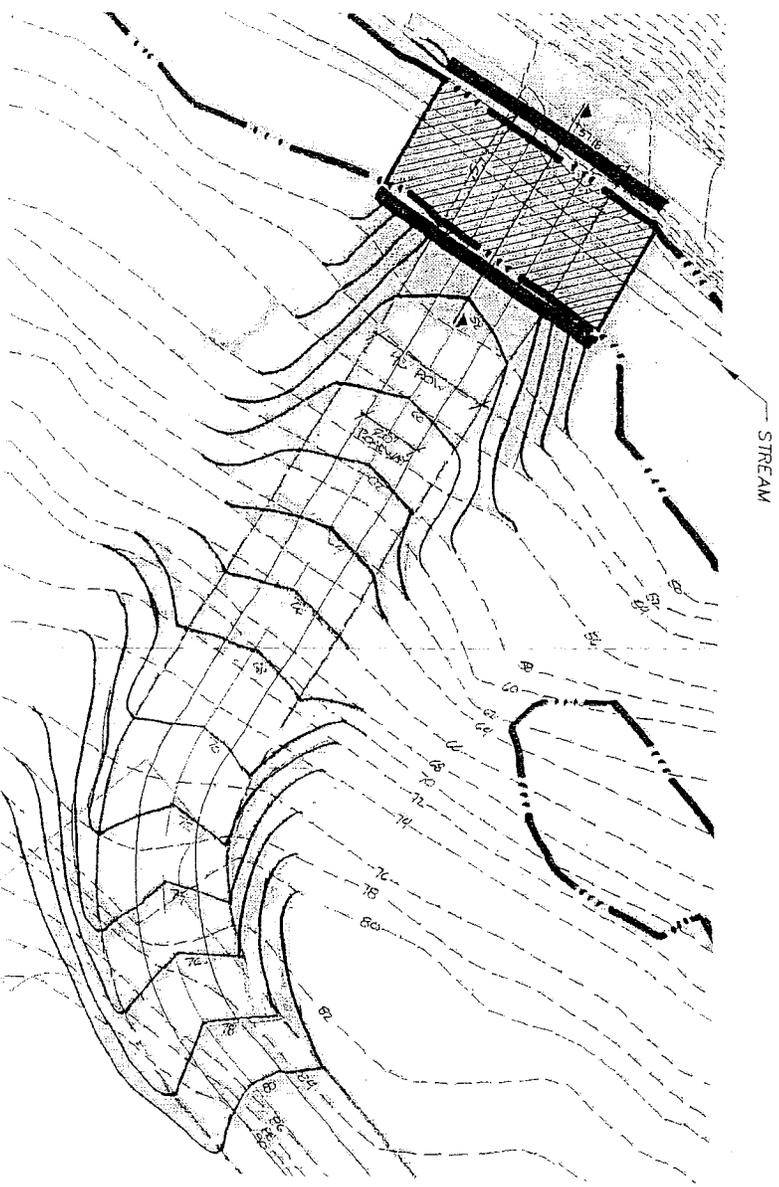
PROJECT NO: 31457  
 SCALE: 1" = 200'  
 DRAWING FILE NAME: 31457-well-pa12-c

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FIG. 2C

# IMPACT AREA 1

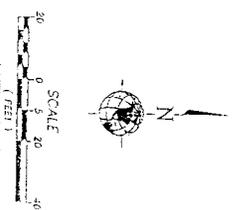
## 1 ROAD CROSSING AT SAL-LA-SEA DRIVE



SECTION AA

SCALE: 1" = 10'

-  TEMPORARY WETLAND IMPACTS (3,400 SQ. FT.)
-  STREAM CHANNEL (APPROX. LOCATION/WIDTH)
-  WETLAND BOUNDARY



DATE	BY	REVISION	CHK	APPR

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 WETLAND IMPACT GRADING PLANS  
 AND CROSS-SECTIONS

UNCLAS. SCALE: AS SHOWN PROJECT NO. 31457 DRAWING FILE NAME: 31457-01-01

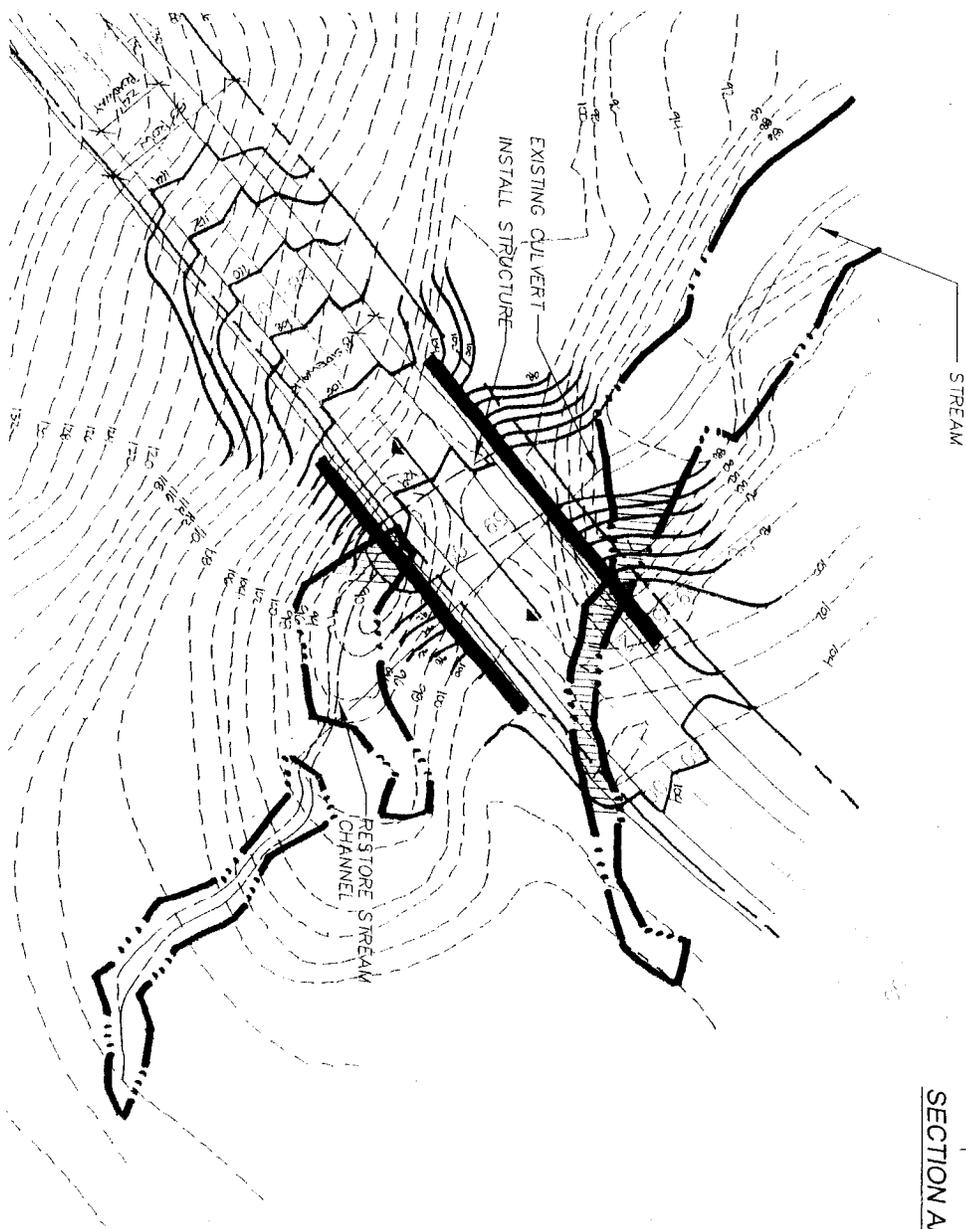


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 503.255-0778 Fax  
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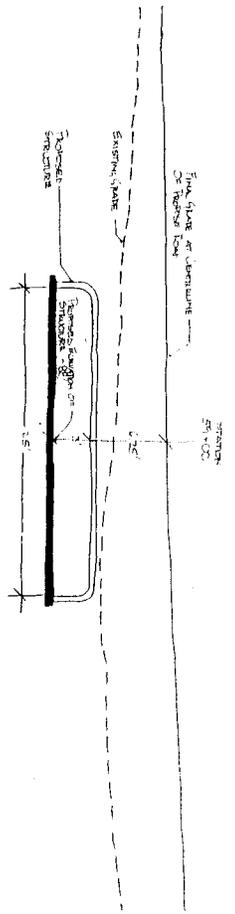
# IMPACT AREA 2

2 ROAD CROSSING AT STA. 59+00



## SECTION AA

SCALE: 1" = 10'



1	PERMANENT WETLAND IMPACTS	(1,369 SQ. FT.)
2	STREAM CHANNEL	(APPROX. LOCATION/WIDTH)
3	WETLAND BOUNDARY	

PERMANENT WETLAND IMPACTS  
(1,369 SQ. FT.)

STREAM CHANNEL  
(APPROX. LOCATION/WIDTH)

WETLAND BOUNDARY

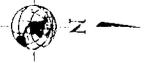


FIG. 4B	DESIGNED BY	CHKD BY	DATE
	CAST SHI	PROJ. DATE	05/04/04
	DATE	BY	REV.
			REVISION
			OR CHG

PROJECT NO.	31457
DRAWING FILE NAME	31457_well-pa14-b

TEENY DEVELOPMENT, LLC  
VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
WETLAND IMPACT GRADING PLANS  
AND CROSS-SECTIONS

LIBRARY SCALE: AS SHOWN

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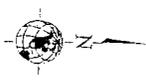
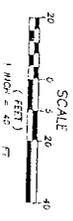
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(503) 254-0775 Fax  
w&h@w&h.com

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# IMPACT AREA 3

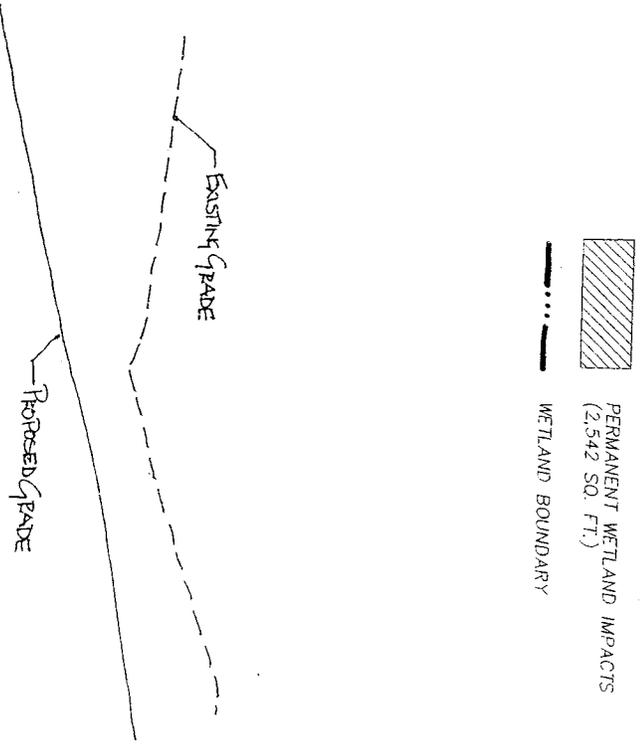


3 ROAD CROSSING AT STA. 12+30



SECTION AA

SCALE: 1" = 20'



DRAWN BY:	CHKD BY:	PJC
LAST EDIT:	APPROVED BY:	
DATE:	REVISION:	LOT: 01/01/04
BY:	REV:	

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 WETLAND IMPACT GRADING PLANS  
 AND CROSS-SECTIONS

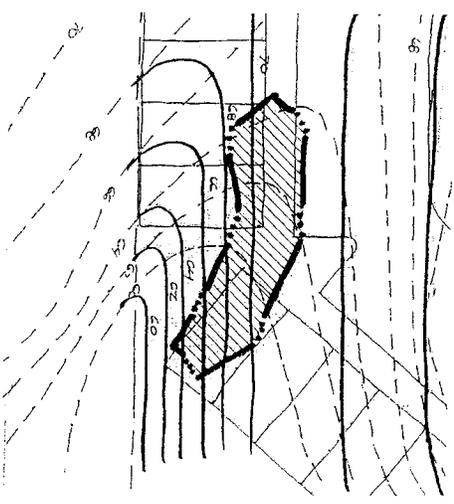
UNCLD: SCALE: AS SHOWN PROJECT NO. 31457 DRAWING FILE NAME: 31457-weti-dg14-c

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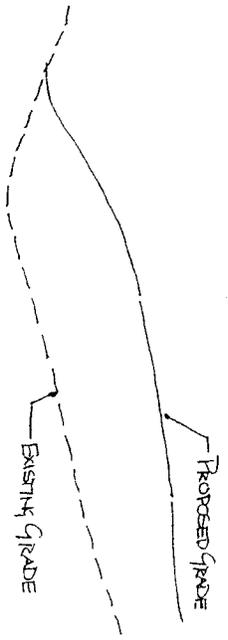
# IMPACT AREA 4

4 FILL AT BLOCK A1

 PERMANENT WETLAND IMPACTS  
 (1,872 SQ. FT.)  
 WETLAND BOUNDARY



SECTION AA



SCALE: 1" = 20'

FIG 4D

DRAWN BY:	BHE	CHECKED BY:	PJC	
LAST EDIT:		APPROVED BY:		
DATE:		PLOT DATE:	03/30/09	
DATE	BY	REV.	REVISION	BY

LINCOLN  
 SCALE: AS SHOWN  
 PROJECT NO. 11457  
 DRAWING FILE NAME: 11457-imp-04d

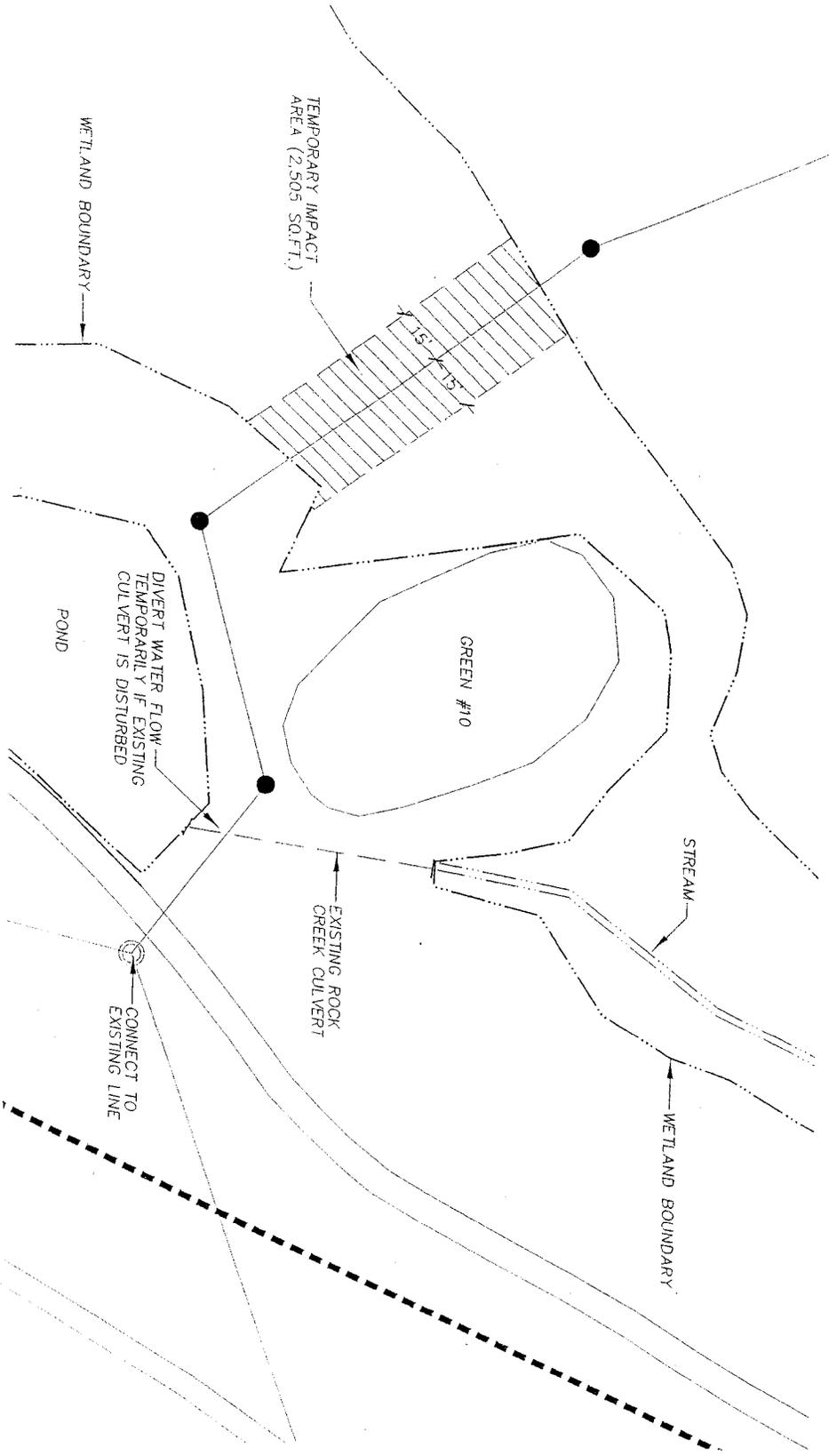


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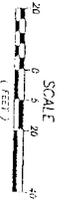
DATE PLOTTED: 03/25/04  
 PLOT SCALE: 1"=20'  
 PLOT AREA: 11.5' x 11.5'

# IMPACT AREA 5



## 5 SEWER LINE CROSSING

- TEMPORARY WETLAND IMPACTS (2,505 SQ. FT.)
- STREAM CHANNEL (APPROX. LOCATION/WIDTH)
- WETLAND BOUNDARY
- WETLAND STUDY BOUNDARY



DRAWN BY: EAC	CHECKED BY: FJD
LIST ELEM:	APPROVED BY:
DATE: 03/25/04	PLOT DATE: 03/25/04
REV. NO.	REVISION:
1	DC/CHERR

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 WETLAND IMPACT GRADING PLANS  
 AND CROSS-SECTIONS

PROJECT NO. 31457

SCALE: AS SHOWN

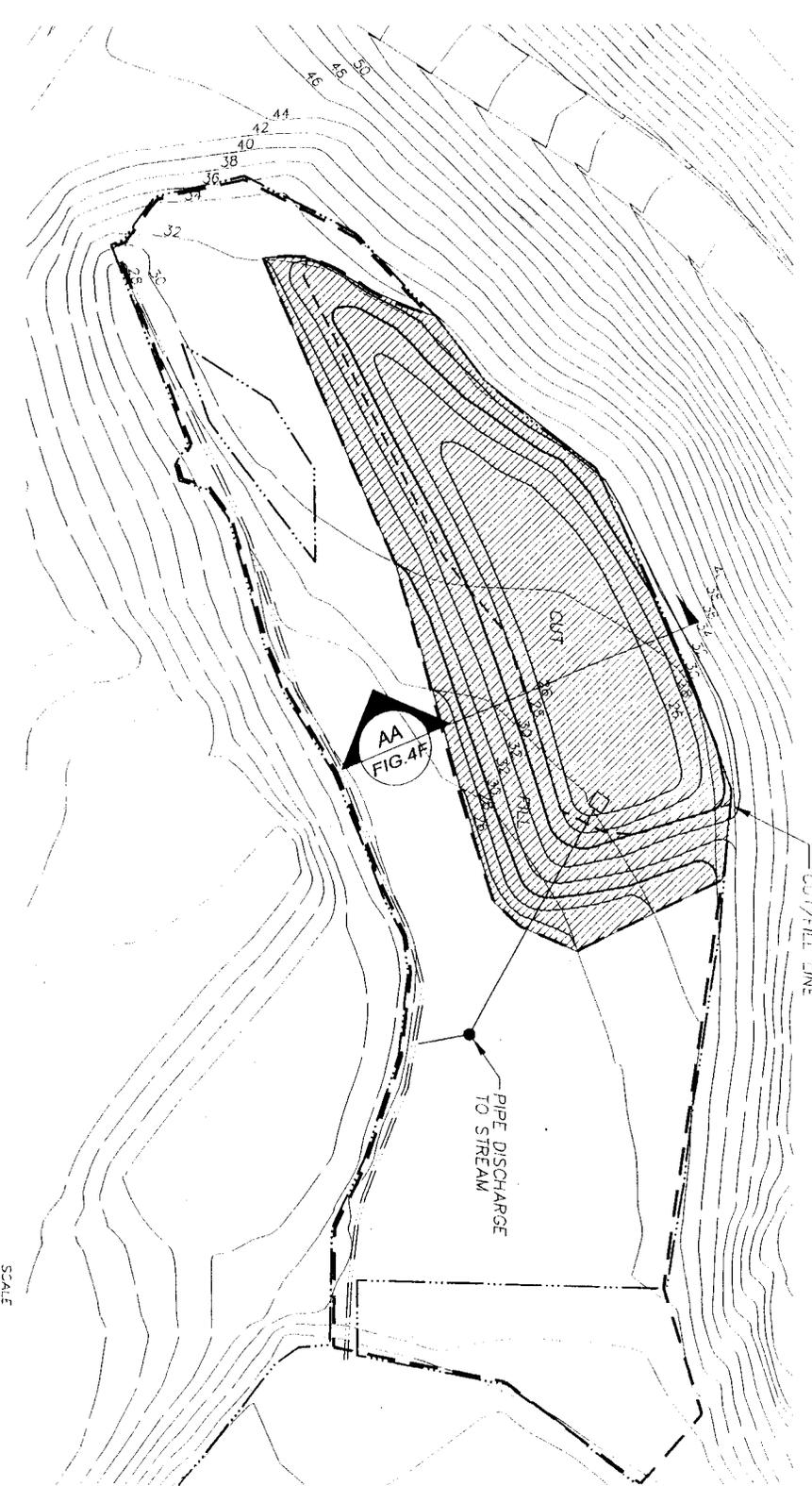
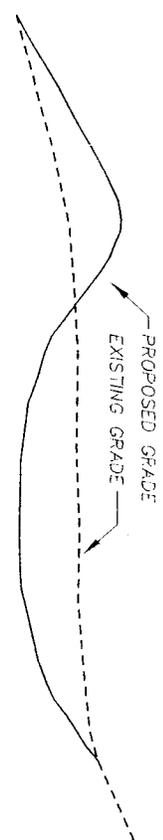
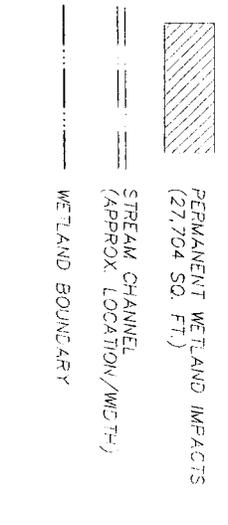
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# IMPACT AREA 6

## 6 STORMWATER FACILITY



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	DATE:	REVISED DATE: 05/04/04
DATE:	REVISED DATE:	REVISION:

TEENY DEVELOPMENT, LLC  
 VILLAGES AT CASCADE HEAD - ROCK CREEK VILLAGE  
 WETLAND IMPACT GRADING PLANS  
 AND CROSS-SECTIONS

ORIGIN: LINCOLN  
 SCALE: AS SHOWN

PROJECT NO: 31457

DRAWING FILE NAME: 31457-well.pdf

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PUBLIC NOTICE  
Oregon Department of Environmental Quality  
Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400213  
Oregon Division of State Lands Number: 32013

Notice Issued: May 6, 2004  
Written Comments Due: June 7, 2004

**WHO IS THE APPLICANT:** Teeny Development, LLC

**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. 6th Avenue, Portland, Oregon 97204

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

Any questions on the proposed certification may be addressed to the 401 Program Coordinator at (503) 229-5845.

**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 (full date). Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. 6th Avenue, Portland, Oregon 97204. ***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](mailto: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.

# **PUBLIC NOTICE**

## **OREGON COASTAL MANAGEMENT PROGRAM**

### **CONSISTENCY CERTIFICATION**

Date: May 6, 2004

Corps of Engineers Action ID Number: 200400213

Oregon Division of State Lands Number: 32013

#### **Notification**

For projects subject to coastal zone review, notice is hereby given that the project is being reviewed by the Department of Land Conservation and Development (DLCD) as provided in Section 307(c) of the Coastal Zone Management Act. The applicant believes that the activities described in the attached materials would comply with and be conducted in a manner consistent with the Oregon Coastal Management Program. Project information can be made available for inspection at DLCD's Salem office.

DLCD is hereby soliciting public comments on the proposed project's consistency with the Oregon Coastal Management Program. Written comments may be submitted to DLCD, 635 Capital St. NE, Suite 200, Salem, OR 97301-2540, attention consistency review specialist. Any comments must be received by DLCD on or before the comment deadline listed in the federal notice. For further information, you may call DLCD at (503) 373-0050, ext. 250.

#### **REVIEW CRITERIA**

Comments should address consistency with the applicable elements of the Oregon Coastal Management Program. These elements include:

- Acknowledged Local Comprehensive Plans & Implementing Ordinances
- Statewide Planning Goals
- Applicable State Authorities (e.g. Removal-Fill Law and Oregon Water Quality Standards)

#### **INCONSISTENT?**

If you believe this project is inconsistent with the Oregon Coastal Management Program, your comments to DLCD should explain why you believe the project is inconsistent and should identify the Oregon Coastal Management Program element(s) in question. You should also describe how the project could be modified, if possible, to make it consistent with the Oregon Coastal Management Program.