



**US Army Corps
of Engineers**
Portland District

PUBLIC NOTICE

for PERMIT APPLICATION

Issue Date: May 3, 2004

Expiration Date: June 2, 2004

Corps of Engineers Action ID: 200400280

Oregon Division of State Lands Number: 32195

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. Jack L Ferrise)
P.O. Box 2946
Portland, Oregon 97208-2946

Applicant: Roth Built, Inc. & Basic Homes, Inc. Join Venture
110 Rosewood Street
Sublimity, Oregon 97385

Location: Section 3, Township 4 South, Range 3 West, at Albany, Linn County, Oregon

Project Description: The applicant proposes to place fill in 0.92 acre of wetlands to construct a 95-lot subdivision.

Mitigation: The applicant proposes to purchase 0.96 acre of wetlands from the Oak Creek Mitigation Bank to compensate for the 0.96 acre of wetlands that would be filled.

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: Construct a 95-lot subdivision to provide single family housing and to provide the landowner/developer with an economic return on capital investment in the property.

Drawings: Nine drawings labeled Corps File No. 200400280.

Additional Information: Additional information may be obtained from Mr. Jack Ferrise, Project Manager, 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 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.

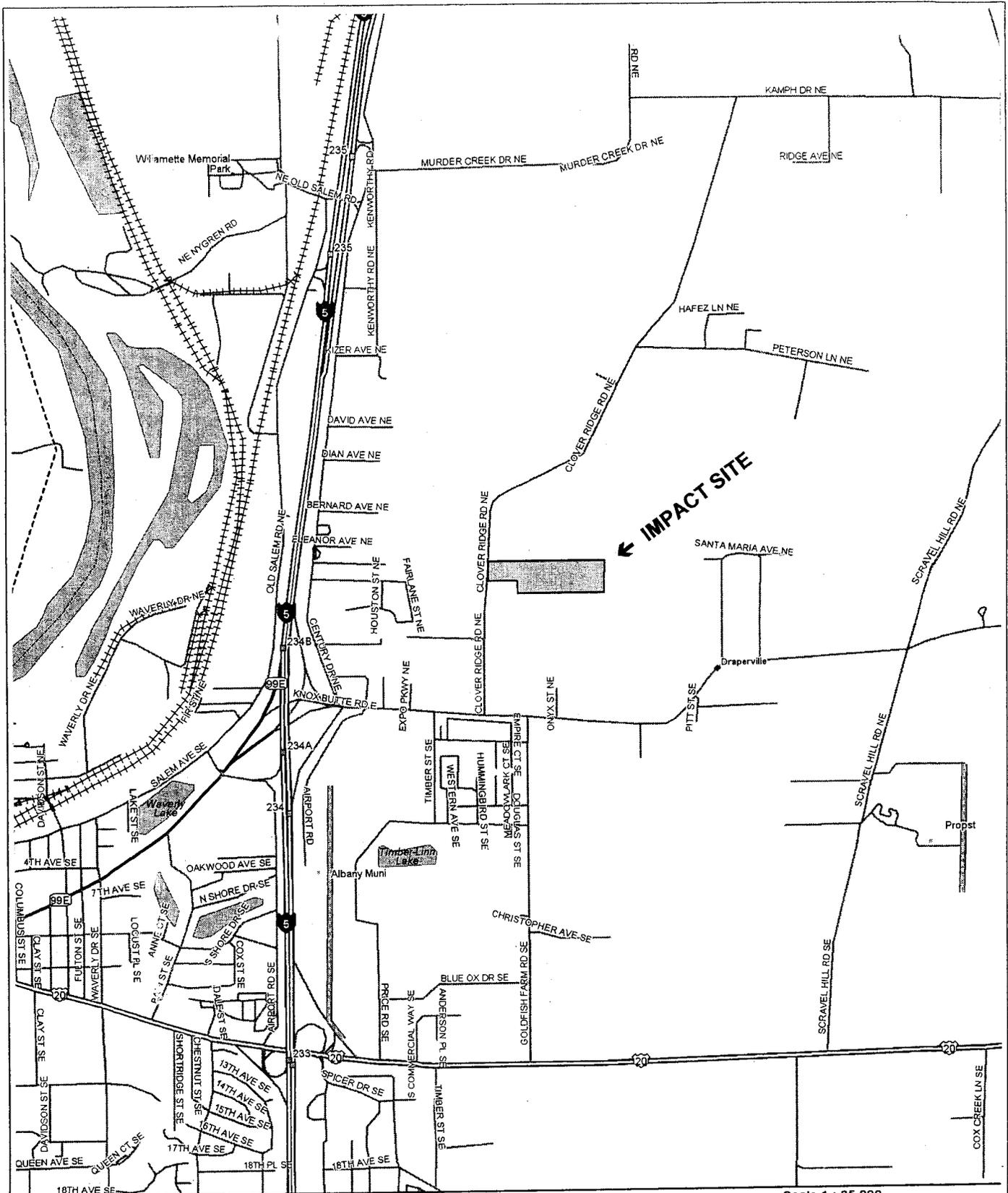
Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office.

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.

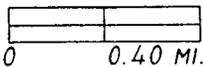
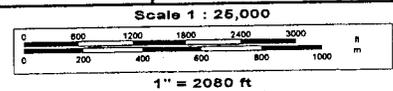
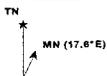
To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement 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.



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Corps File No. 200400280



WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

LOCATION MAP

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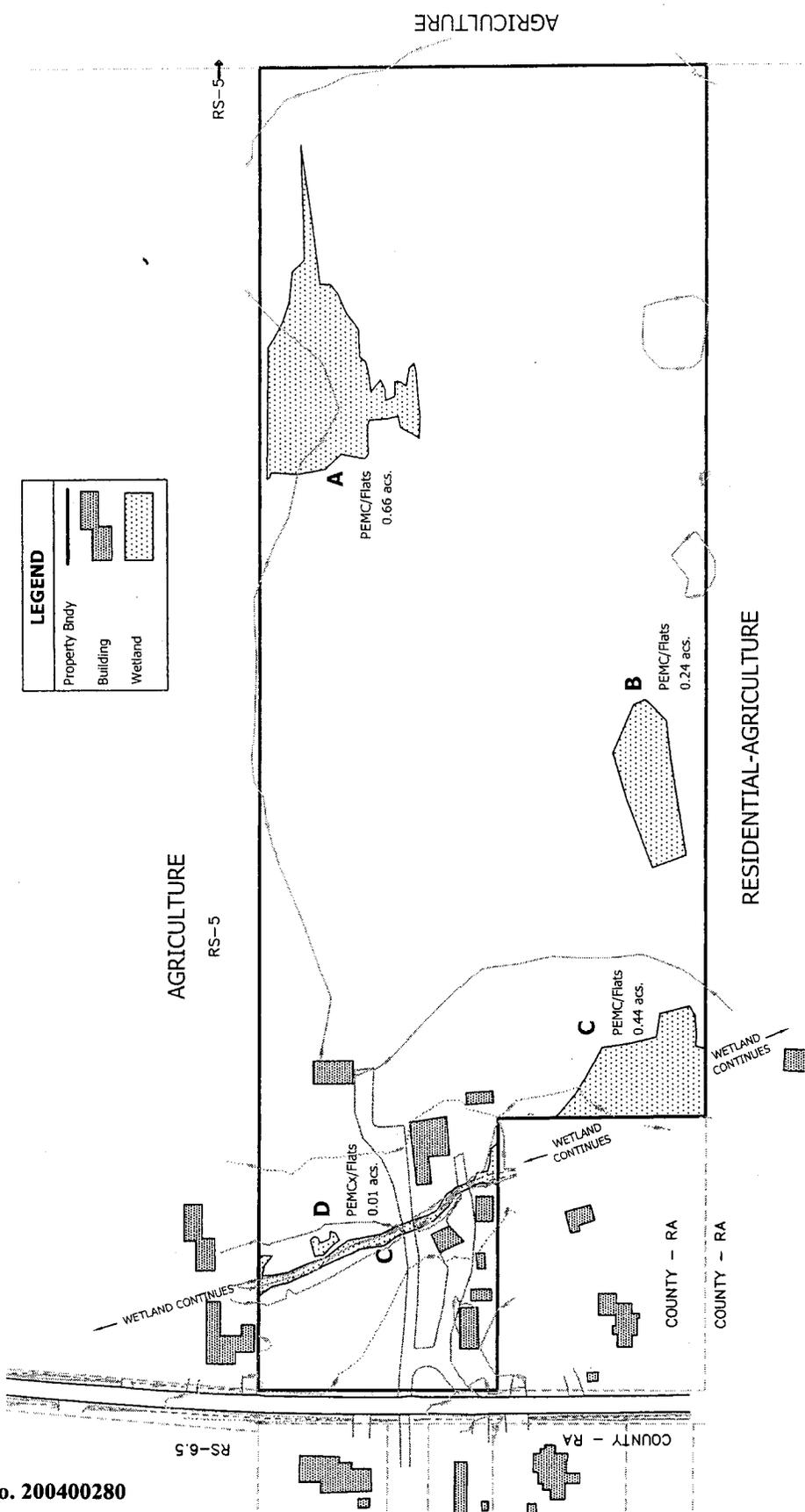
Applied Technology

Wetlands & Forestry Consultants

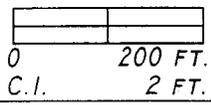
38863 Scrael Hill Road NE Phone/Fax (541) 327-3427
Albany OR 97322-9554 appliedtech@proaxis.com

NW 1/4 Sec. 03 & NE 1/4 Sec. 04
T15S R03W, W.M.
CITY OF ALBANY
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SHEET 1 OF 9



Corps File No. 200400280



WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

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Albany OR 97322-9554 appliedtech@proaxis.com

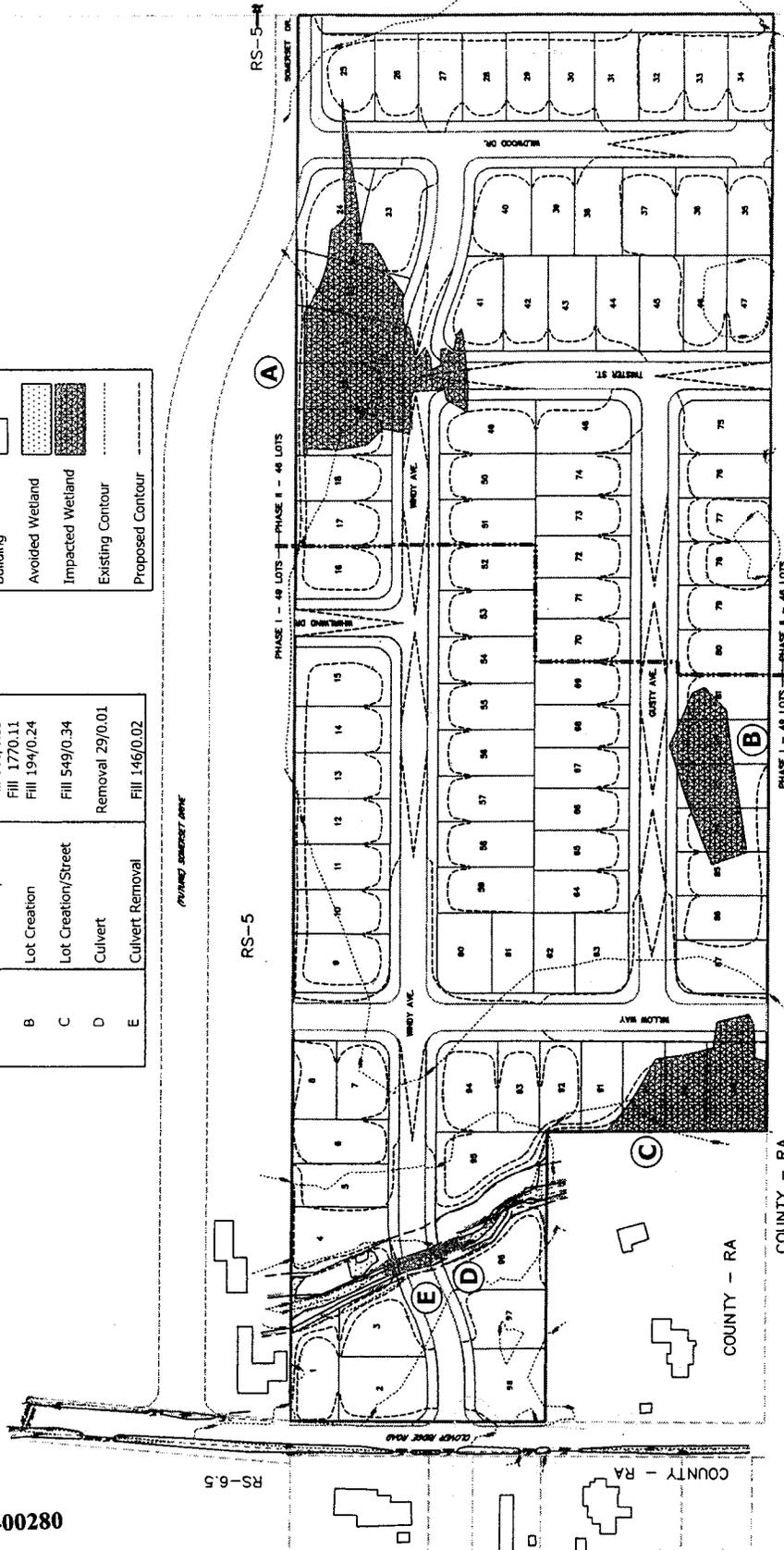
EXISTING CONDITIONS MAP

NW 1/4 Sec. 03 & NE 1/4 Sec. 04
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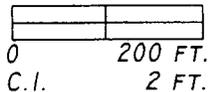
LEGEND

| | |
|--|------------------|
| | Property Bndy |
| | Building |
| | Avoided Wetland |
| | Impacted Wetland |
| | Existing Contour |
| | Proposed Contour |

| IMPACT I.D. | ACTIVITY | FILL/REMOVAL (CY/ACS) |
|-------------|---------------------|-------------------------------|
| A | Lot Creation/Street | Fill 666/0.55 Fill 1770.11 |
| B | Lot Creation | Fill 194/0.24 |
| C | Lot Creation/Street | Fill 549/0.34 |
| D | Culvert | Removal 29/0.01 |
| E | Culvert Removal | Fill 146/0.02 |



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WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

ORIGINAL SITE PLAN MAP

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Albany OR 97322-9554 appliedtech@proaxis.com

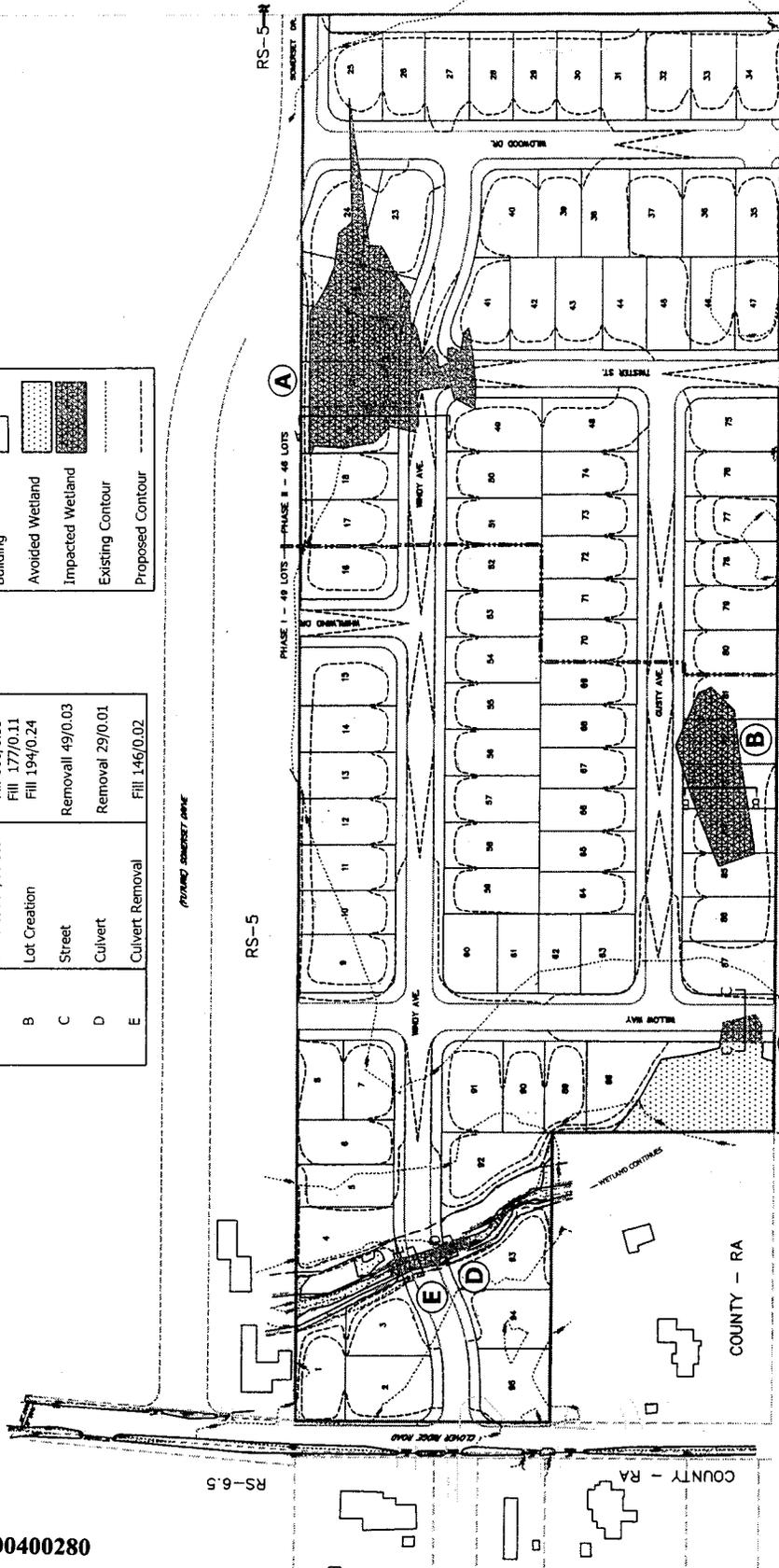
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SHEET 3 OF 9

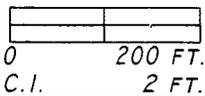
LEGEND

| | |
|--|------------------|
| | Property Bdy |
| | Building |
| | Avoided Wetland |
| | Impacted Wetland |
| | Existing Contour |
| | Proposed Contour |

| IMPACT I.D. | ACTIVITY | FILL/REMOVAL (CY/ACS) |
|-------------|---------------------|---|
| A | Lot Creation/Street | Fill 666/0.55 Fill 177/0.11 Fill 194/0.24 |
| B | Lot Creation | Removal 49/0.03 |
| C | Street | Removal 29/0.01 |
| D | Culvert | |
| E | Culvert Removal | Fill 146/0.02 |



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JOINT PERMIT APPLICATION FORM

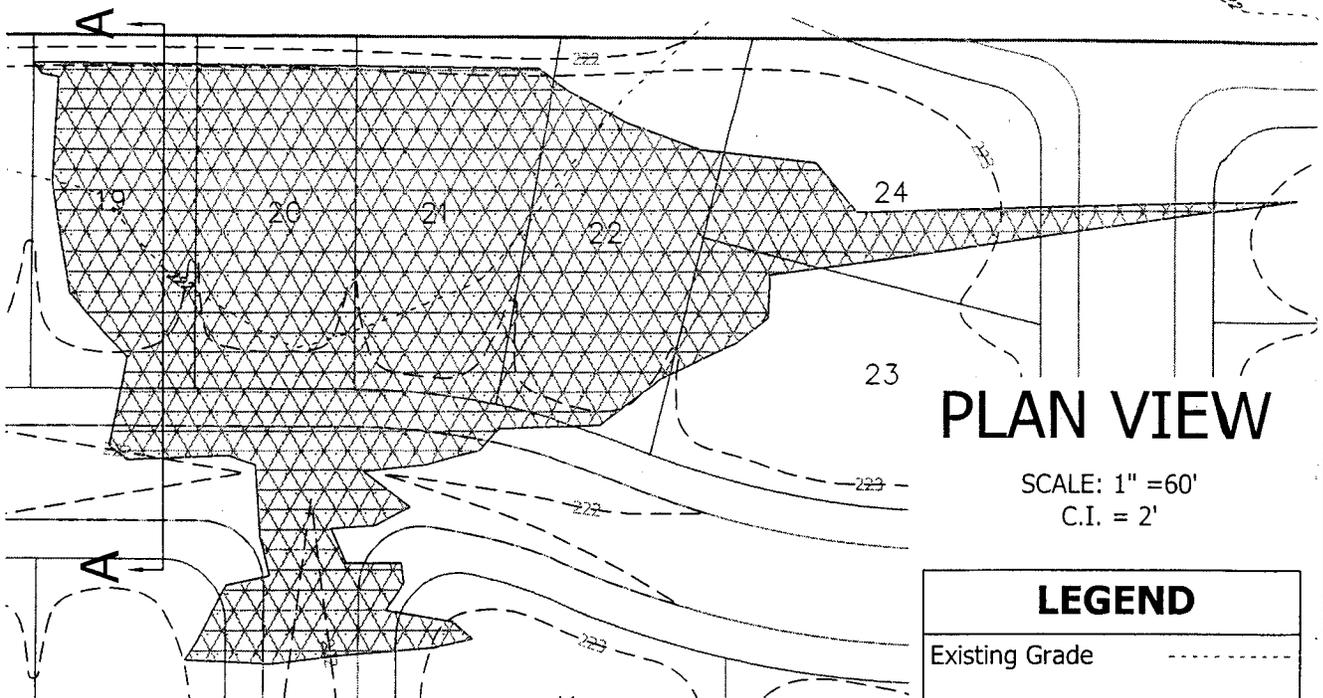
PREFERRED ALTERNATIVE SITE PLAN MAP

Applied Technology
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SHEET 4 OF 9



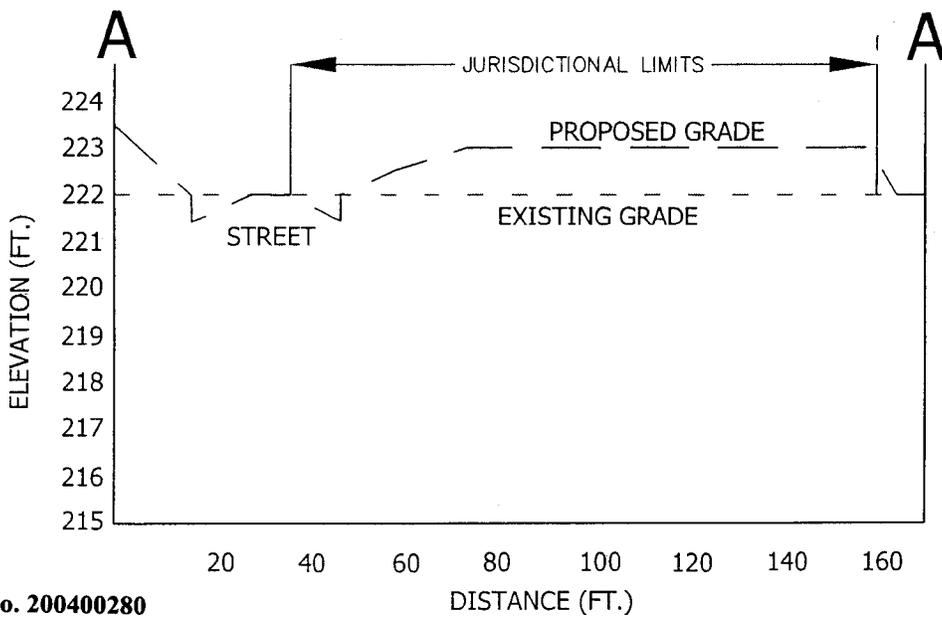
PLAN VIEW

SCALE: 1" = 60'
C.I. = 2'

| LEGEND | |
|------------------|-------|
| Existing Grade | ----- |
| Prop. Grade | ----- |
| Impacted Wetland | |

X-SECTION A--A

SCALE: AS SHOWN



Corps File No. 200400280



SCALE: AS SHOWN

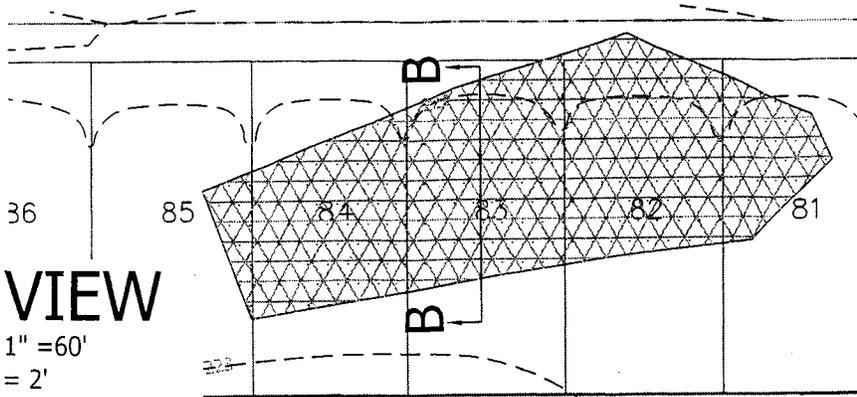
WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

IMPACT - A
PEMC WETLAND FILL
LOT AND STREET CREATION

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Wetlands & Forestry Consultants
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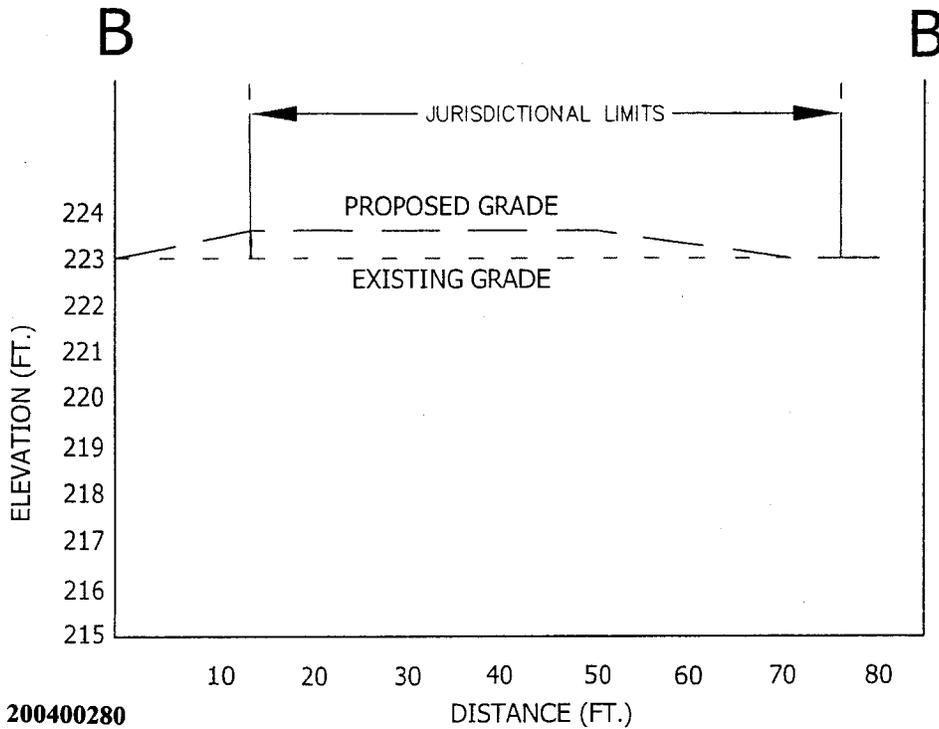
PLAN VIEW

SCALE: 1" = 60'
C.I. = 2'

| LEGEND | |
|------------------|-----------|
| Existing Grade | ----- |
| Prop. Grade | - - - - - |
| Impacted Wetland | |

X-SECTION B--B

SCALE: AS SHOWN



Corps File No. 200400280



SCALE: AS SHOWN

WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

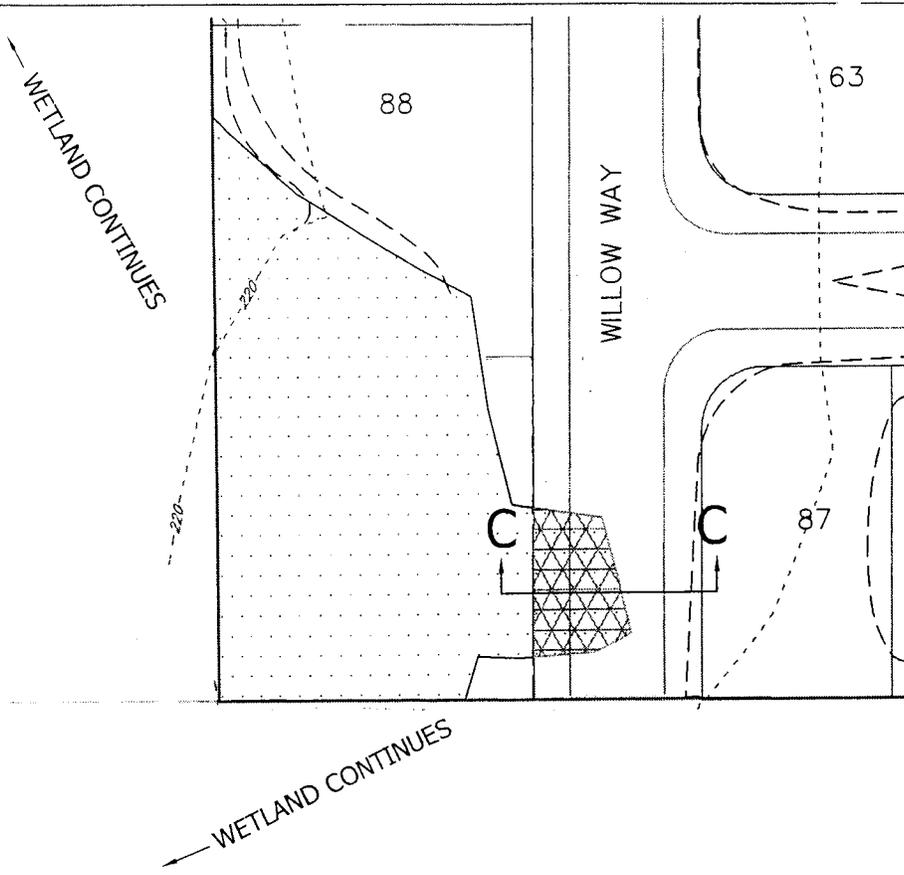
IMPACT - B
PEMC WETLAND FILL
LOT CREATION

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SHEET 6 OF 9



PLAN VIEW

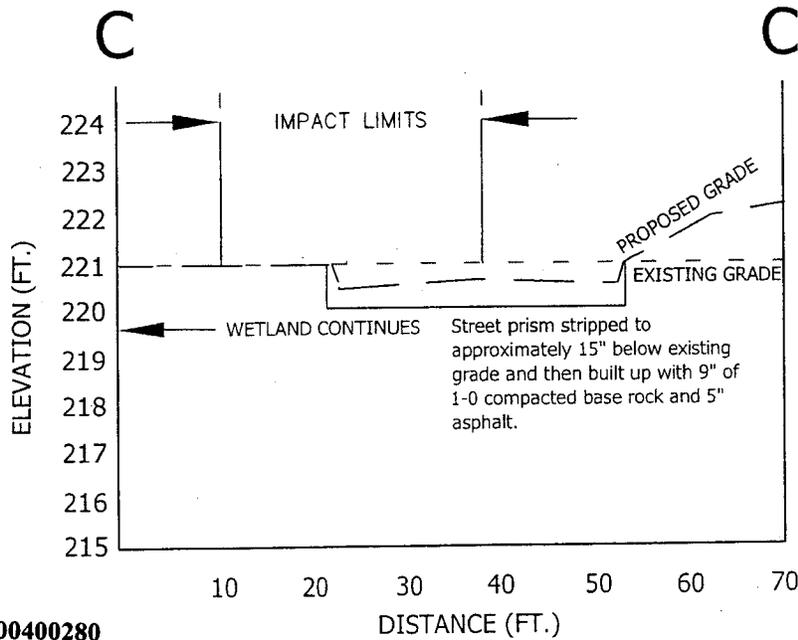
SCALE: 1" = 60'
C.I. = 2'

LEGEND

| | |
|------------------|---------|
| Existing Grade | --- |
| Prop. Grade | - - - - |
| Impacted Wetland | |
| Avoided Wetland | |

X-SECTION C--C

SCALE: AS SHOWN



Corps File No. 200400280



SCALE: AS SHOWN

WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

IMPACT - C
PEMC WETLAND REMOVAL
STREET CREATION

Applied Technology

Wetlands & Forestry Consultants
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Albany OR 97322-9554 appliedtech@proaxis.com

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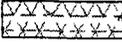
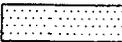
SHEET 7 OF 9

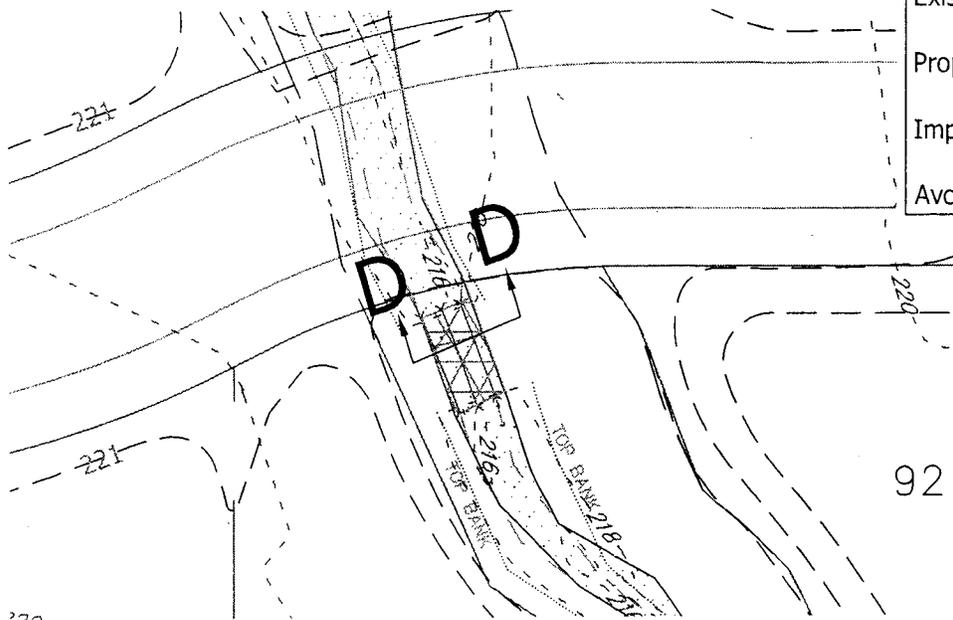
PLAN VIEW

SCALE: 1" = 40'

C.I. = 2'

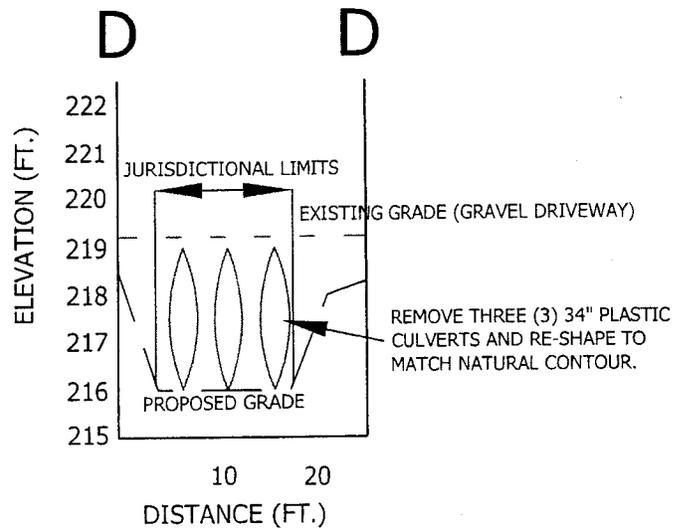
LEGEND

| | |
|------------------|---|
| Existing Grade | ----- |
| Prop. Grade | - - - - - |
| Impacted Wetland |  |
| Avoided Wetland |  |

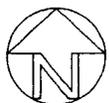


X-SECTION D--D

SCALE: AS SHOWN



Corps File No. 200400280



SCALE: AS SHOWN

WIND IN THE WILLOWS SUBDIVISION
JOINT PERMIT APPLICATION FORM

IMPACT - D
PEMC WETLAND REMOVAL
CULVERT REMOVAL

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Wetlands & Forestry Consultants

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SHEET 8 OF 9

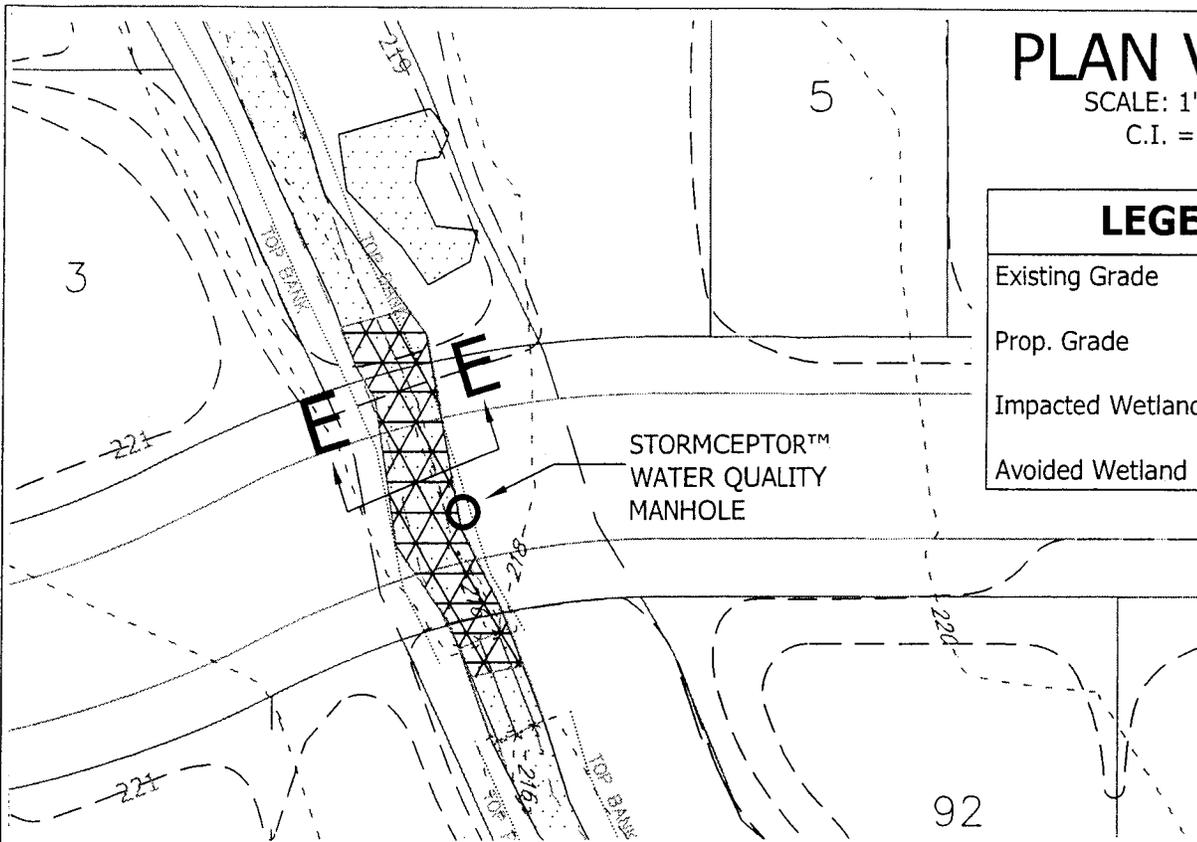
PLAN VIEW

SCALE: 1" = 40'

C.I. = 2'

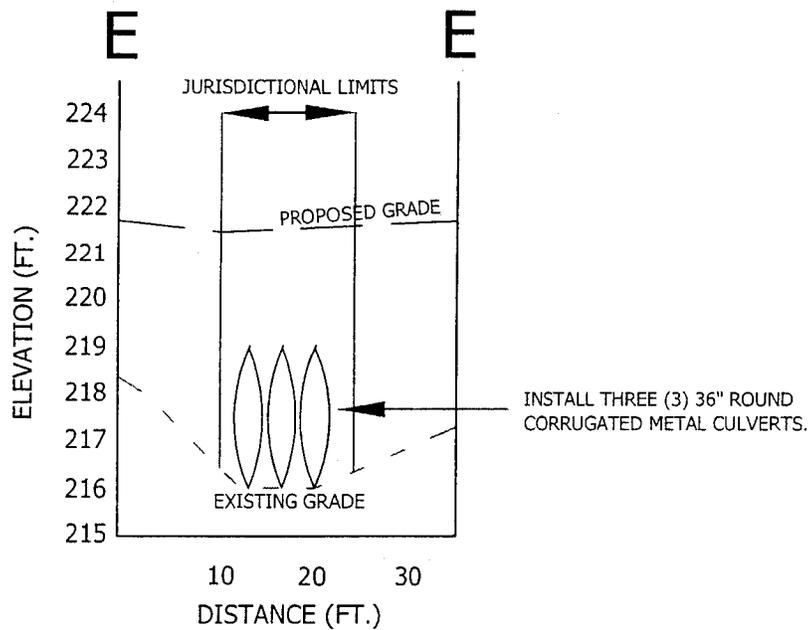
LEGEND

| | |
|------------------|-------|
| Existing Grade | ----- |
| Prop. Grade | ----- |
| Impacted Wetland | |
| Avoided Wetland | |

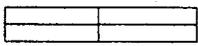


X-SECTION E--E

SCALE: AS SHOWN



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SCALE: AS SHOWN

WIND IN THE WILLOWS SUBDIVISION
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IMPACT - D
PEMC WETLAND FILL
CULVERT INSTALLATION

Applied Technology

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SHEET 9 OF 9

PUBLIC NOTICE
Oregon Department of Environmental Quality
Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400280
Oregon Division of State Lands Number: 32195

Notice Issued: May 3, 2004
Written Comments Due: June 2, 2004

WHO IS THE APPLICANT: Roth Built, Inc. & Basic Homes, Inc. Join Venture

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. 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.