



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for PERMIT APPLICATION

Issue Date: Oct. 15, 2004

Expiration Date: Nov. 15, 2004

Corps of Engineers Action ID: 200400666

Oregon Division of State Lands Number: 33167-FP

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: Cascadia Development, LLC
2747 Pence Loop SE
Salem, Oregon 97302

Location: Wetland adjacent to the West Middle Fork Pringle Creek in Section 2, Township 8 South, Range 3 West, in Salem, Marion County, Oregon.

Project Description: The applicant proposes to construct a business/commercial center (Cascadia Place) on an 8.41-acre site located north of Fairview Industrial Drive and 0.5 mile south of the Madrona Avenue intersection. The proposed business/commercial center would consist of 87,200 square feet of office/warehouse space, interior roads, parking, and a central water feature. A proposed storm water treatment system would utilize various treatment techniques and ultimately discharge storm water into the existing City of Salem storm water system or the West Middle Fork Pringle Creek. Total fill proposed within Waters of the U.S. would be up to approximately 4,325 cubic yards with an area of 1.48 acres. 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: To construct a business/commercial center to meet increased demand for flexible business office and warehouse space in the Fairview Industrial Park.

Drawings: Six (6) sheets identified as: Wetland Fill Application for the 8-acre Cascadia Place Business Complex Development, Salem, Marion County, Oregon

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.

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.

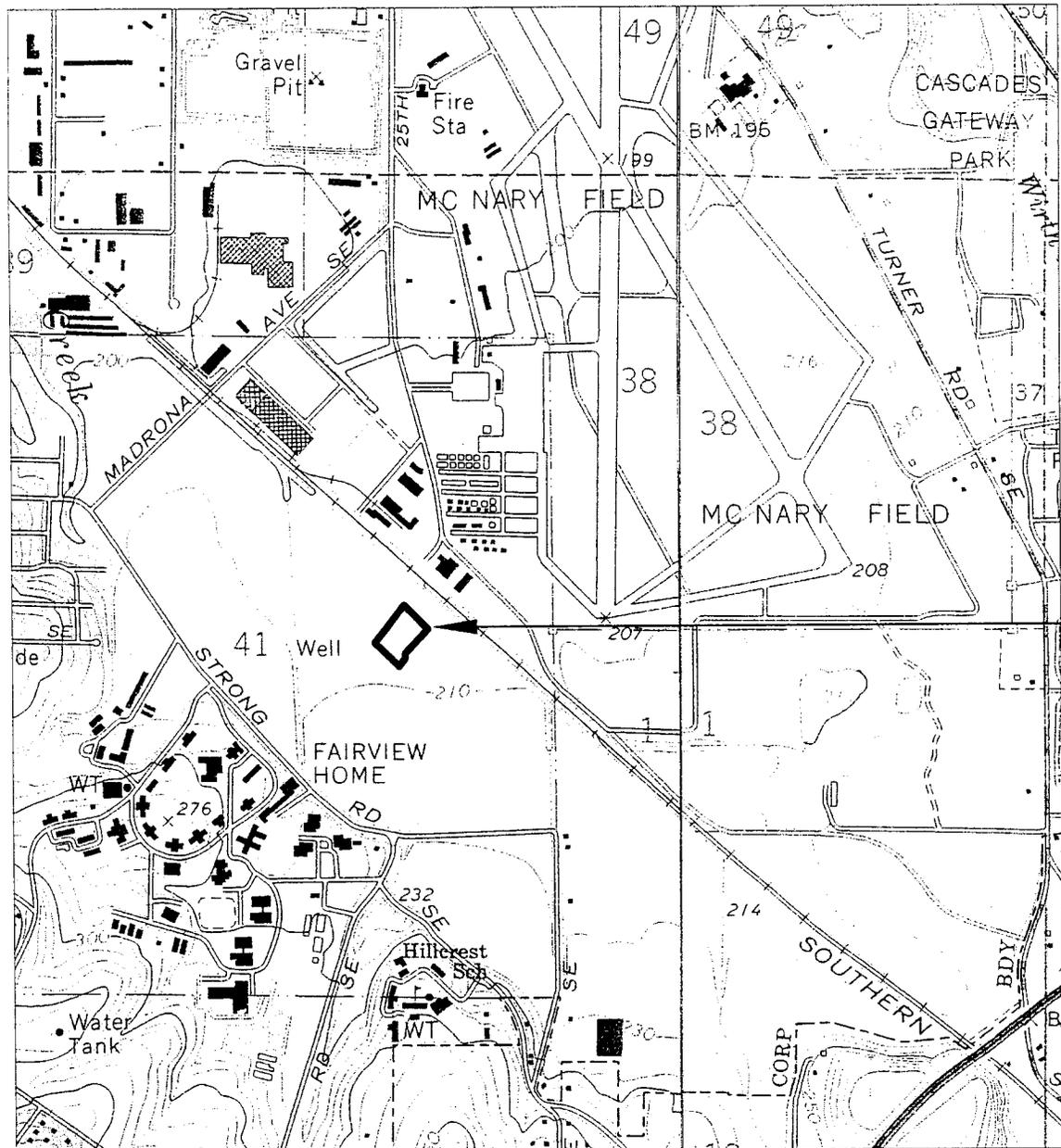
Cultural Resources: The Corps solicits your substantive comments regarding any potential cultural resources, which may occur within the project area. This notice has been provided to the State Historic Preservation Office, American Indian Tribes, and other interested parties.

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.



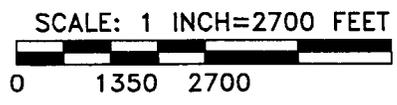
SUBJECT SITE

Source: U.S.G.S. Salem East and Salem West, Oreg. quads.

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

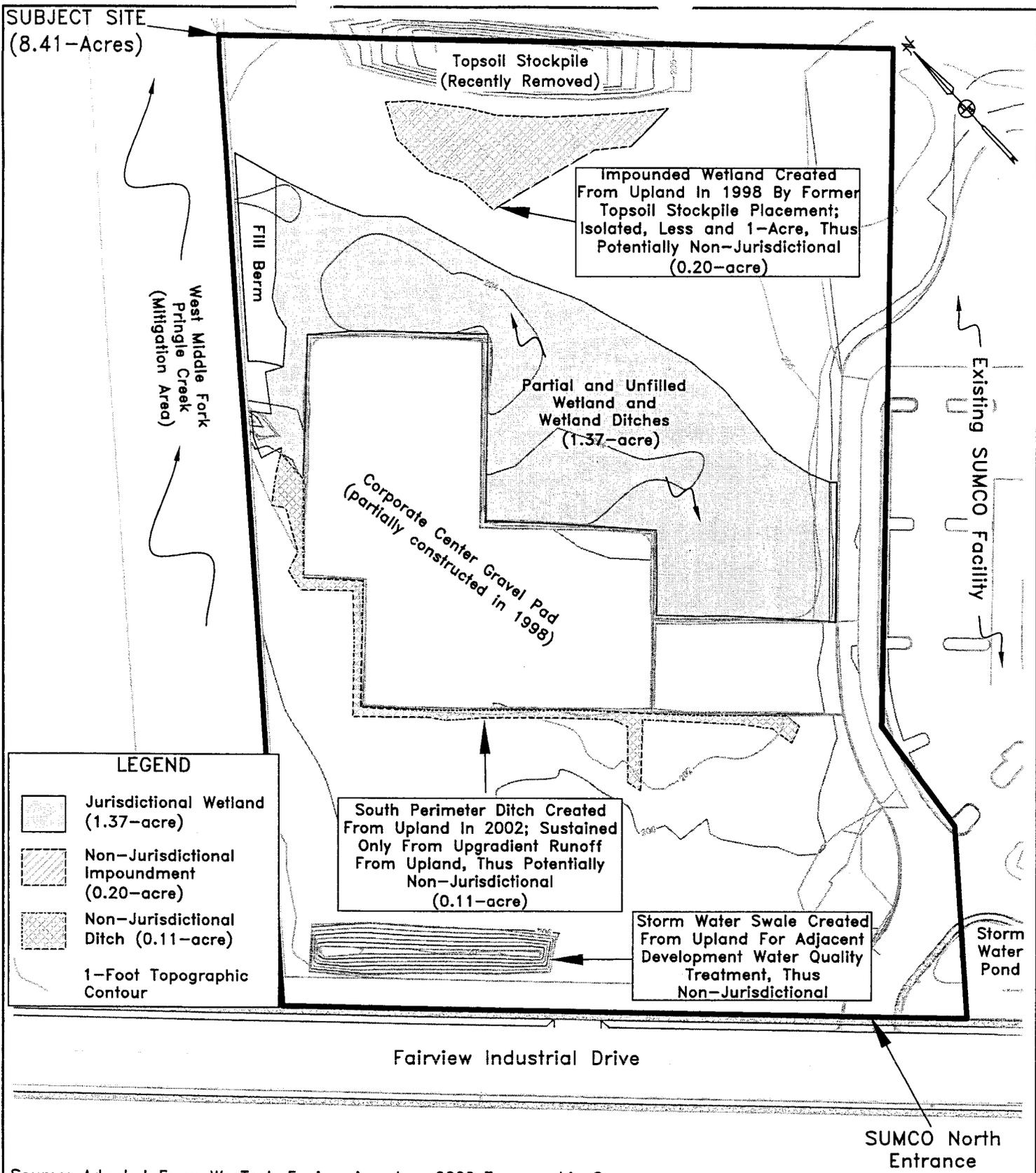
WETLAND FILL APPLICATION FOR
THE 8-ACRE CASCADIA PLACE
BUSINESS COMPLEX DEVELOPMENT
Salem, Marion County, Oregon

VICINITY MAP



July 2004

FIGURE 1



LEGEND

- Jurisdictional Wetland (1.37-acre)
- Non-Jurisdictional Impoundment (0.20-acre)
- Non-Jurisdictional Ditch (0.11-acre)
- 1-Foot Topographic Contour

Source: Adapted From WesTech Engineering, Inc. 2002 Topographic Survey.

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

WETLAND FILL APPLICATION FOR THE 8-ACRE CASCADIA PLACE BUSINESS COMPLEX DEVELOPMENT
Salem, Marion County, Oregon

EXISTING CONDITIONS AND WETLAND BOUNDARIES

FIGURE 2

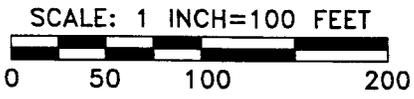
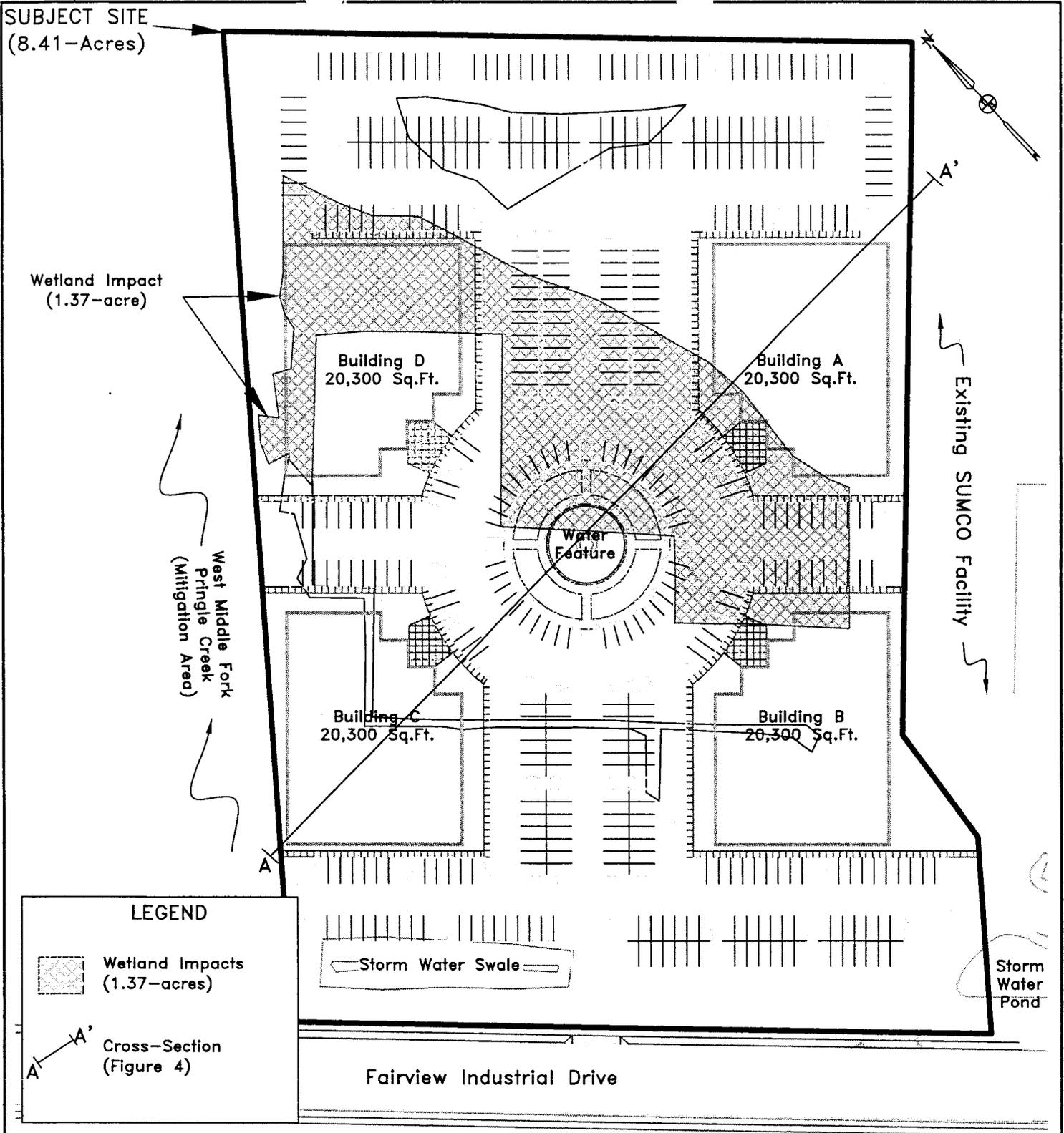


Figure Depicts Wetland Boundaries For Tax Lot 1801 On 08-03W-02.

July 2004



Source: Adapted From WesTech Engineering, Inc. 2004 Site Plan.

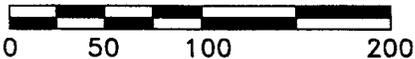
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WETLAND FILL APPLICATION FOR THE 8-ACRE CASCADIA PLACE BUSINESS COMPLEX DEVELOPMENT
Salem, Marion County, Oregon

PROPOSED SITE PLAN AND WETLAND IMPACTS

FIGURE 3

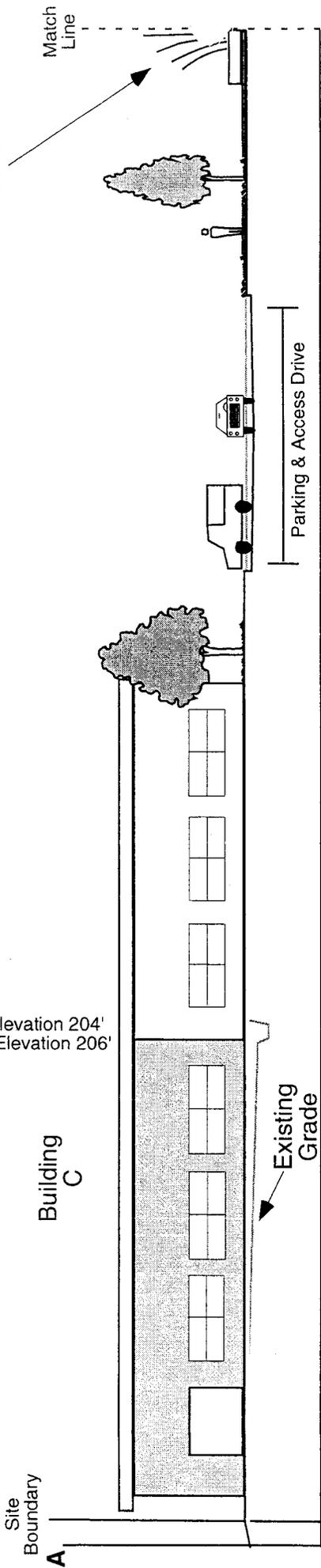
SCALE: 1 INCH=100 FEET



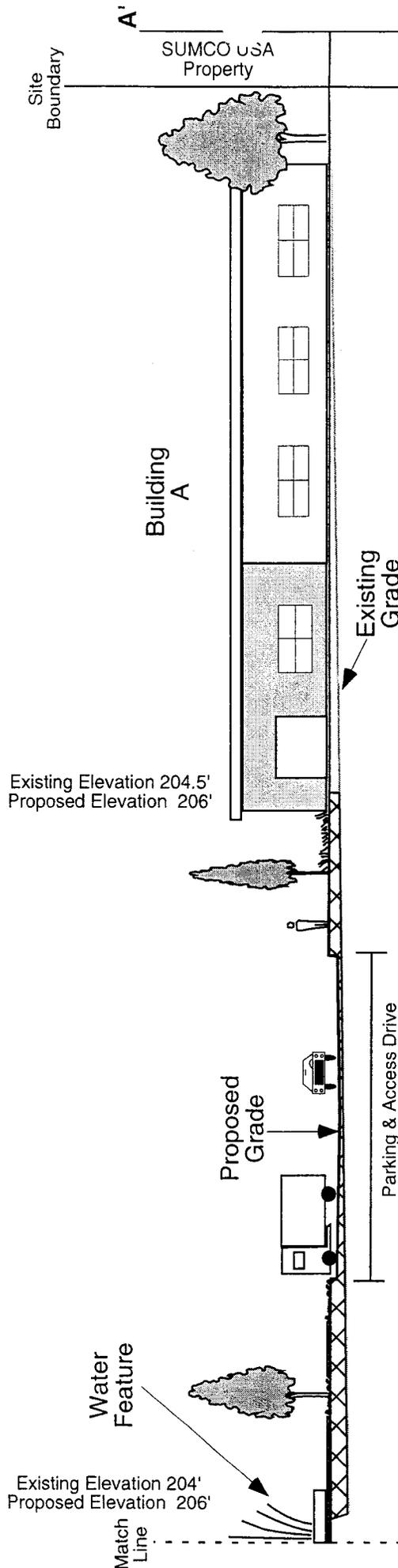
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WETLAND IMPACT CROSS-SECTION A-A'

Existing Elevation 204'
Proposed Elevation 206'



Existing Elevation 204.5'
Proposed Elevation 206'



Source: Adapted From Deffenbaugh Architects Proposed Site Plans.

WETLAND FILL PERMIT APPLICATION FOR THE CASCADIA COURT DEVELOPMENT Salem, Marion County, Oregon

WETLAND IMPACT CROSS-SECTION A-A'

TERRA SCIENCE, INC.
Soil, Water & Wetland Consultants

SCALE: 1 INCH = 35 FEET Horizontal
1 INCH = 20 FEET Vertical



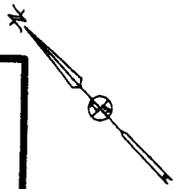
Note: Wetland Boundary Encompasses Ordinary High Water Elevation.



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FIGURE 4

SUBJECT SITE
(8.41-Acres)



Wetland Impact
(1.02-acre)

Avoided Wetland
(0.35-acre)

Wetland Mitigation
Area
(0.88-acre)

REJECTED SITE PLAN

Building A
21,600 Sq.Ft.

Building B
21,600 Sq.Ft.

Building C
21,600 Sq.Ft.

Existing SUMCO Facility

Landscaping / Storm
Water Treatment Area

Storm Water Swale

Fairview Industrial Drive

SUMCO North & Cascadia
Place Business Complex
Entrance

Source: Adapted From WesTech Engineering, Inc. 2004 Site Plan.

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

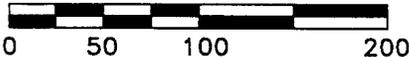
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ALTERNATIVE SITE PLAN

NOTE: Wetland Mitigation Area
Would Be Less Than 1-Acre,
Surrounded By Urban
Development, With Insufficient
Hydrology Source.

FIGURE 5

SCALE: 1 INCH=100 FEET



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SUBJECT SITE
(8.41-Acres)

West Middle Fork
Pringle Creek
(Mitigation Area)

Bioswale

Building D
20,300 Sq.Ft.

Building A
20,300 Sq.Ft.

Building C
20,300 Sq.Ft.

Building B
20,300 Sq.Ft.

Water
Feature

Existing SUMCO Facility

Storm
Water
Pond

Fairview Industrial Drive

Source: Adapted From WesTech Engineering, Inc. 2004 Site Plan.

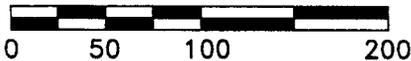
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Salem, Marion County, Oregon

STORM WATER
MANAGEMENT PLAN

FIGURE 6

SCALE: 1 INCH=100 FEET



July 2004

PUBLIC NOTICE
Oregon Department of Environmental Quality
Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400666
Oregon Division of State Lands Number: 33167-FP

Notice Issued: October 15, 2004
Written Comments Due: November 15, 2004

WHO IS THE APPLICANT: Cascadia 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. 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.