



**US Army Corps
of Engineers**
Portland District

PUBLIC NOTICE for Permit Application

Issue Date: October 25, 2004

Expiration Date: November 24, 2004

Corps of Engineers Action ID: 200400728

Oregon Division of State Lands Number: N/A

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-GE (Mr. Dominic Yballe)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401

Applicant: Galpin and Associates

Location: The site will impact a tributary to the Hopkins Canal and adjacent wetlands. The site is in Section 16, Township 37 South, Range 1 West, in the city of Medford, Jackson County, Oregon. The project is located south of Farmington Avenue, northwest of Cedar Links Drive, and east of Cedar Links Golf Course.

Project Description: The applicant proposes to develop a 37-lot single-family residential subdivision. The project involves placement of fill in 2.173 acres of wetland and approximately 100 linear feet (0.01-acre) of drainage. The development includes installation of utility lines, access roads, and attendant features. A subsurface stormwater system will be installed to convey runoff generated from new impervious surfaces. An in-line water quality structure will be installed at the end of the stormwater system to remove sediment, oils, and accumulated debris. The water quality structure will be maintained by the City of Medford Public Works. Treated runoff will be discharged into the City of Medford stormwater system. Functional detention of stormwater runoff will be resolved with over-sized stormwater pipes. Current irrigation flows will be conveyed through the property via culverted bypass.

Mitigation: The applicant has proposed an offsite compensatory wetland mitigation plan to compensate for the unavoidable loss of wetland functions by creating 1.51 acres and enhancing 4.07 acres of seasonal palustrine emergent and palustrine scrub-shrub wetlands buffered by 0.59-acre of upland. Through the course of the application process, the Corps will evaluate the project

to ensure aquatic impacts are avoided and minimized before evaluating what is appropriate and practicable compensatory mitigation. The amount of mitigation shall be commensurate with the impacts incurred by the proposed action.

Purpose: The purpose of the project is to provide single-family residential dwellings to meet the anticipated demand for housing in the Medford area.

Drawings: Sixteen (16) drawings are attached.

Additional Information: Additional information may be obtained from Mr. Dominic Yballe, Project Manager, U.S. Army Corps of Engineers at (541) 465-6894.

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 guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing that a public hearing be held to consider this application within the comment period specified in this notice. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity may affect endangered species or their critical habitat designated as designated under the Endangered Species Act of 1973 (87 Stat. 844). A final permit decision will not be made until consultation as required under Section 7 of the Act is completed.

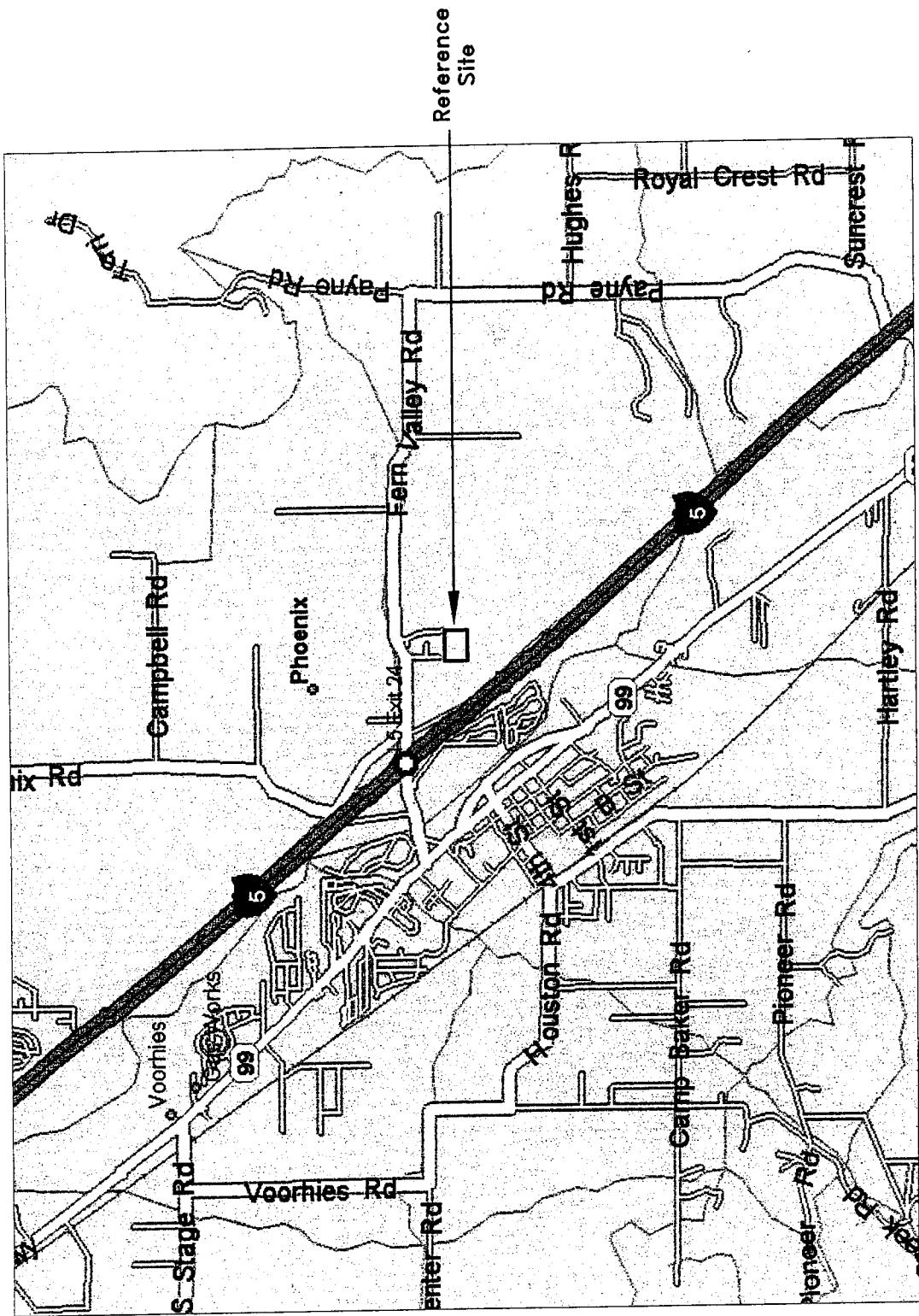
Cultural Resources: This notice has been provided to the State Historic Preservation Office, interested Native American Indian Tribes, and other interested parties. If you have information pertaining to cultural resources within the permit area, please provide this information to the Corps project manager (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.

FIGURE 1

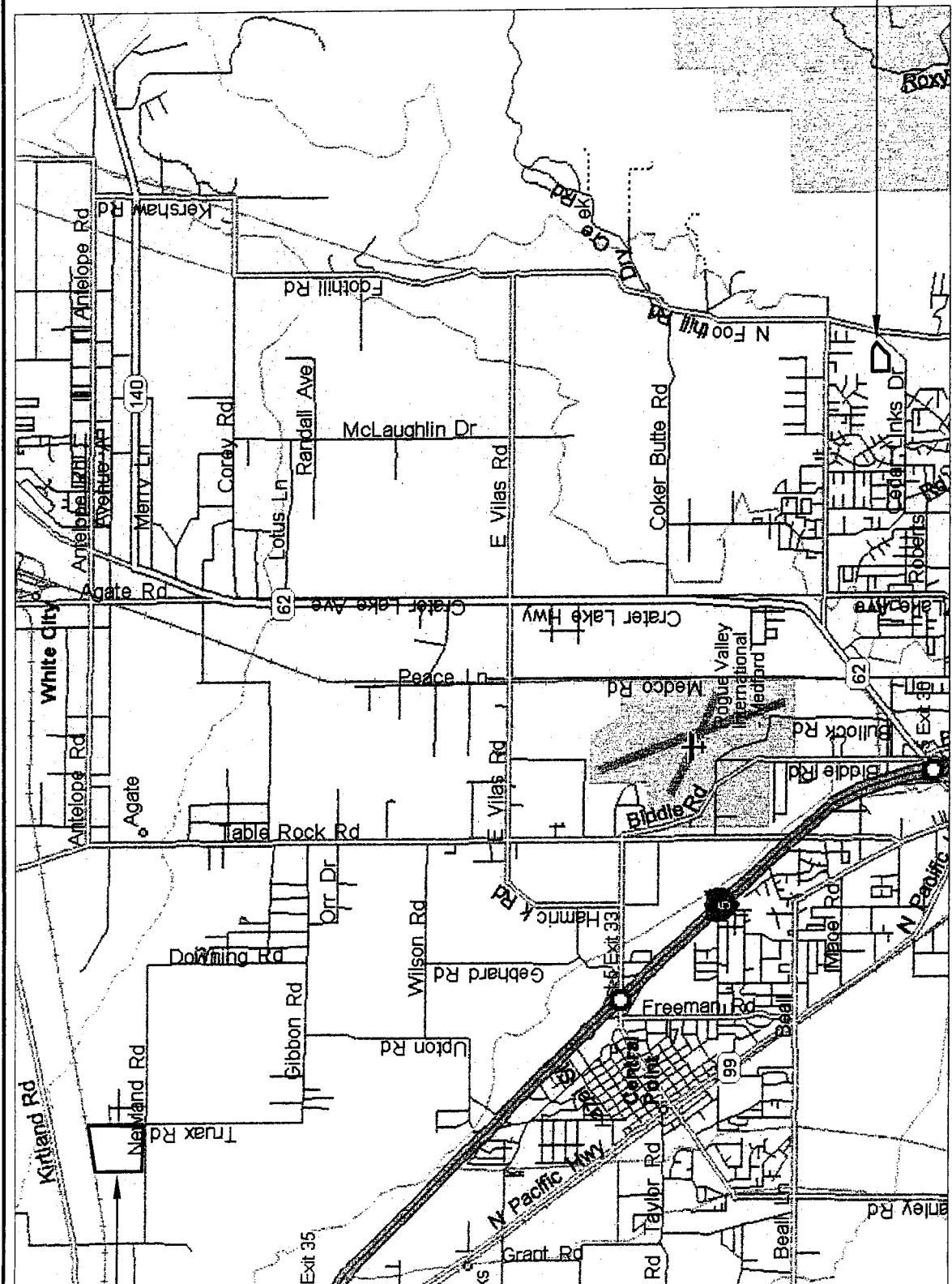
SOURCE: Microsoft Streets & Trips, 2001.

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

SCALE: 1 INCH=4000 FEET
0 2000 4000 8000
September 2004

FIGURE 2



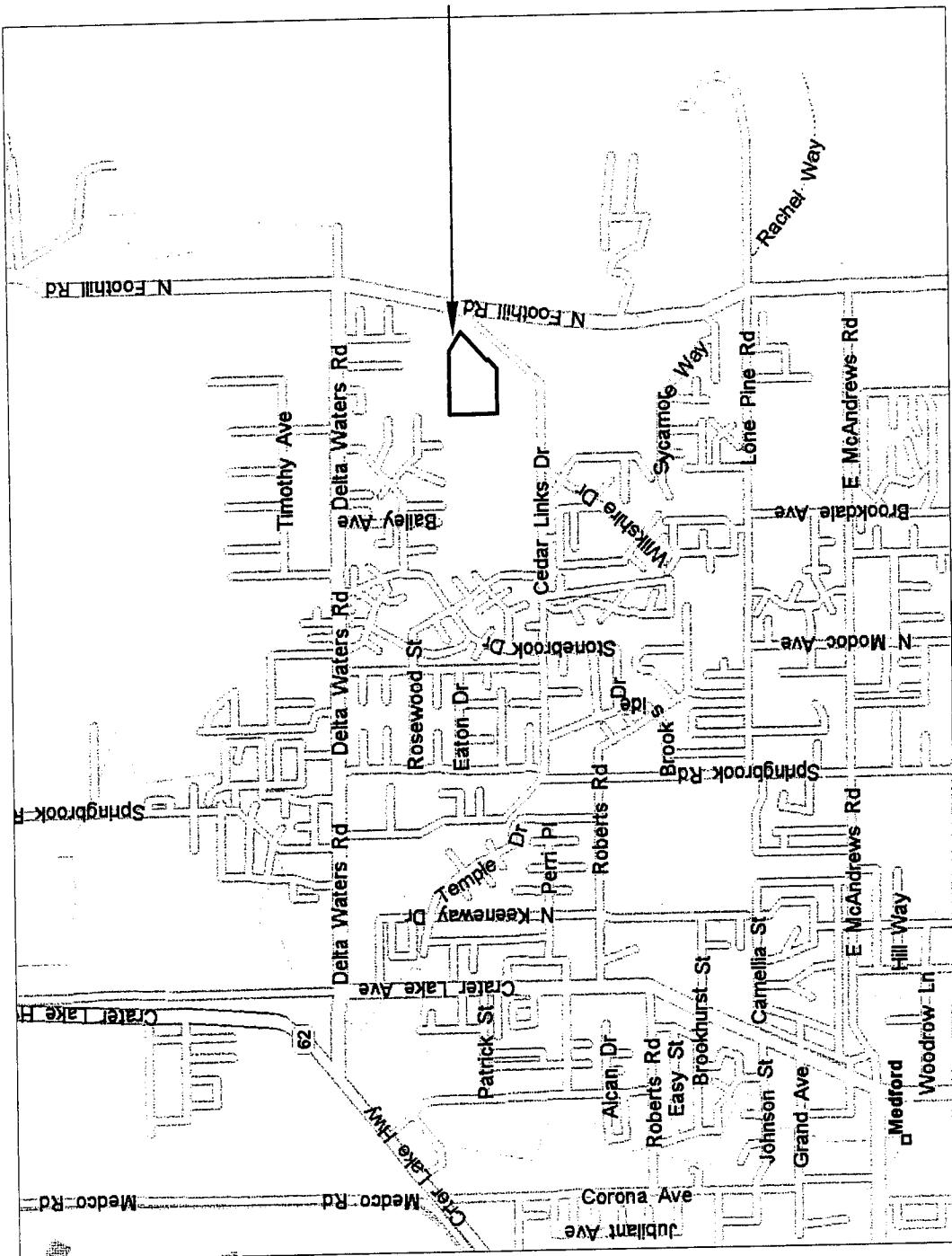
SOURCE: Microsoft Streets & Trips, 2001.

**WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon**

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

SCALE: 1 INCH=5000 FEET
0 2500 5000 10000

DEVELOPMENT SITE &
OFFSITE MITIGATION
VICINITY

FIGURE 3

Source: Microsoft Streets & Trips, 2001.

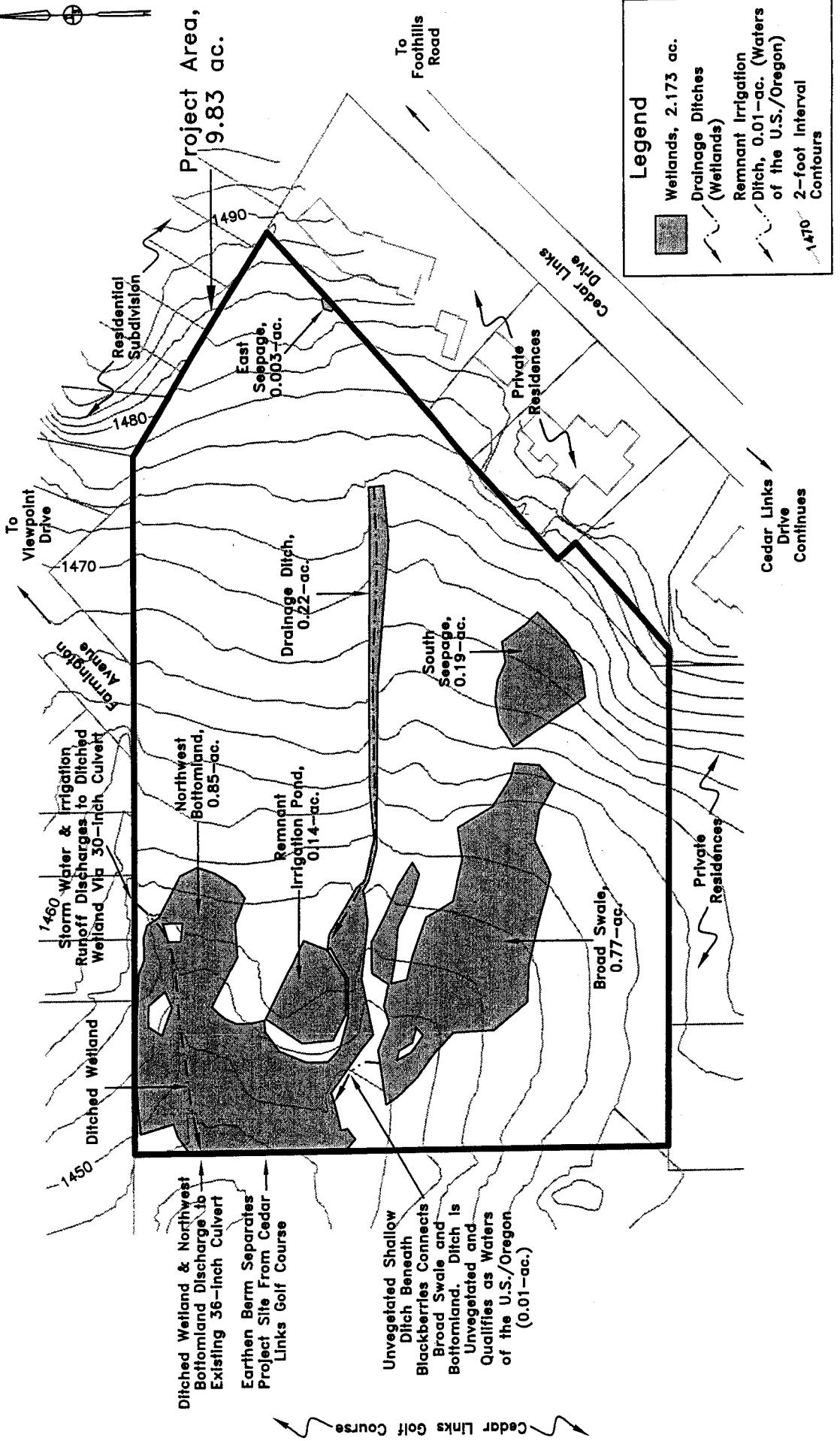
Terra Science, Inc.
Soil, Water, & Wetland Consultants
Medford, Jackson County, Oregon

DEVELOPMENT SITE VICINITY

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

SCALE: 1 INCH=2000 FEET
0 1000 2000 4000
September 2004

FIGURE 4



Source: Adapted from Hoffbuhr & Associates boundary survey, 2003 and Richard Templin Land Surveyor wetland boundary GPS survey, 2004.

DEVELOPMENT SITE
EXISTING CONDITIONS &
WETLAND BOUNDARIES

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

SCALE: 1 INCH=150 FEET
0 75 150 300
September 2004

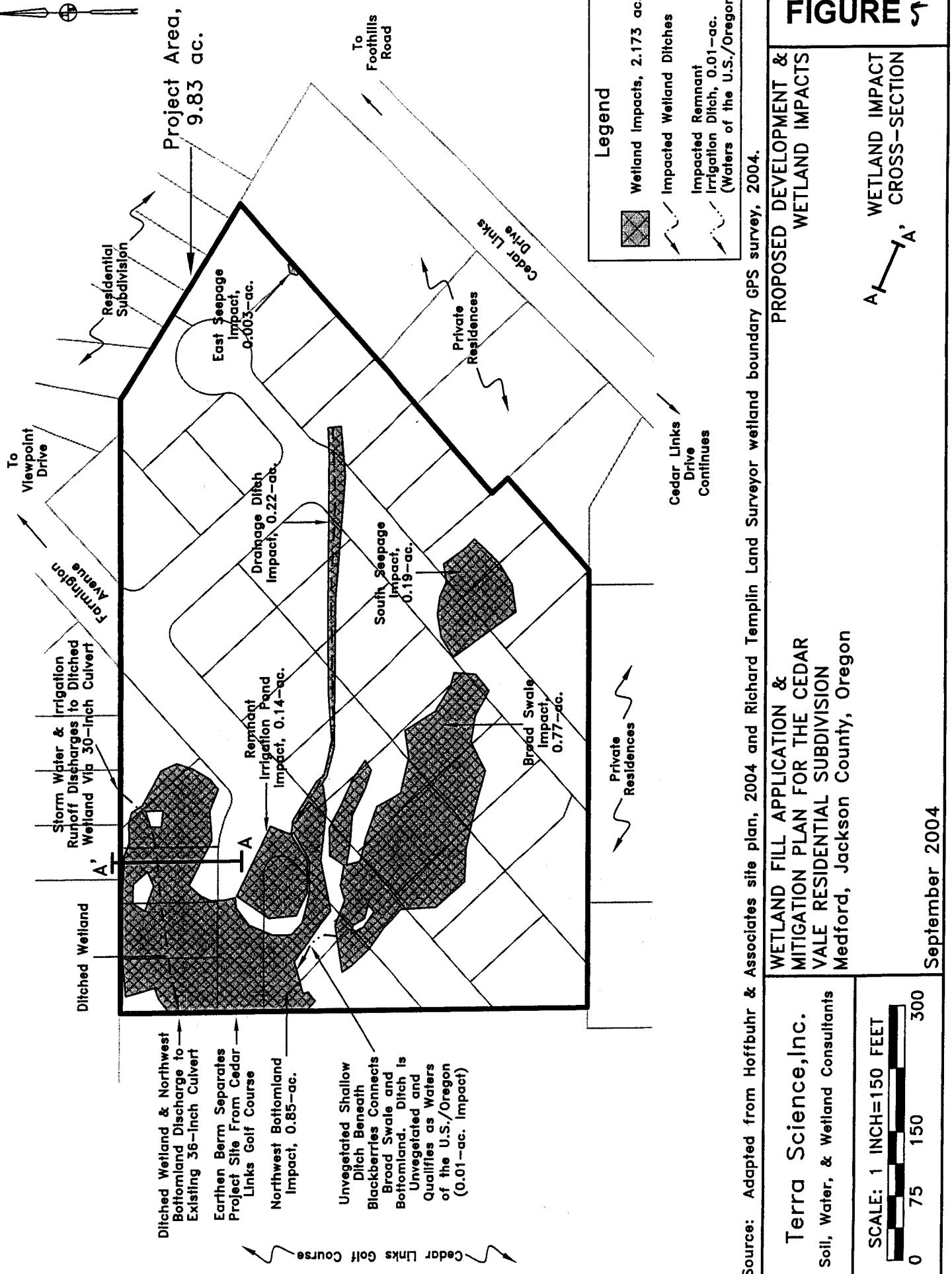


FIGURE 5

Source: Adapted from Hoffbuhr & Associates site plan, 2004 and Richard Templin Land Surveyor wetland boundary GPS survey, 2004.

PROPOSED DEVELOPMENT & WETLAND IMPACTS

**WEILAND FILM APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon**

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

SCALE: 1 INCH=150 FEET

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COE # 200400728

WETLAND IMPACT CROSS-SECTION A-A' (VIEW TO THE WEST)

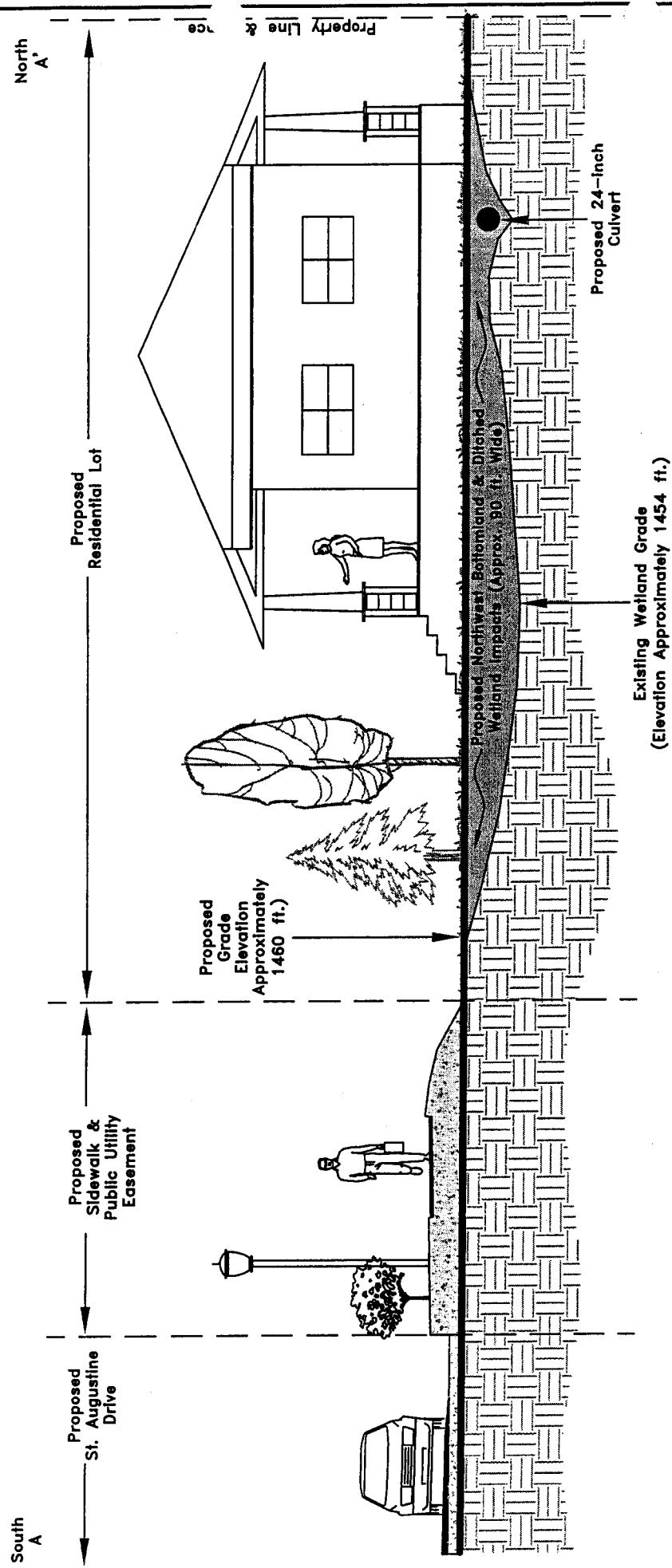


FIGURE 6

WETLAND IMPACT
CROSS-SECTION A-A'

WETLAND FILM APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

Vertical Scale: 1 inch=20 feet
Horizontal Scale: 1 inch=15 feet

September 2004

FIGURE 7

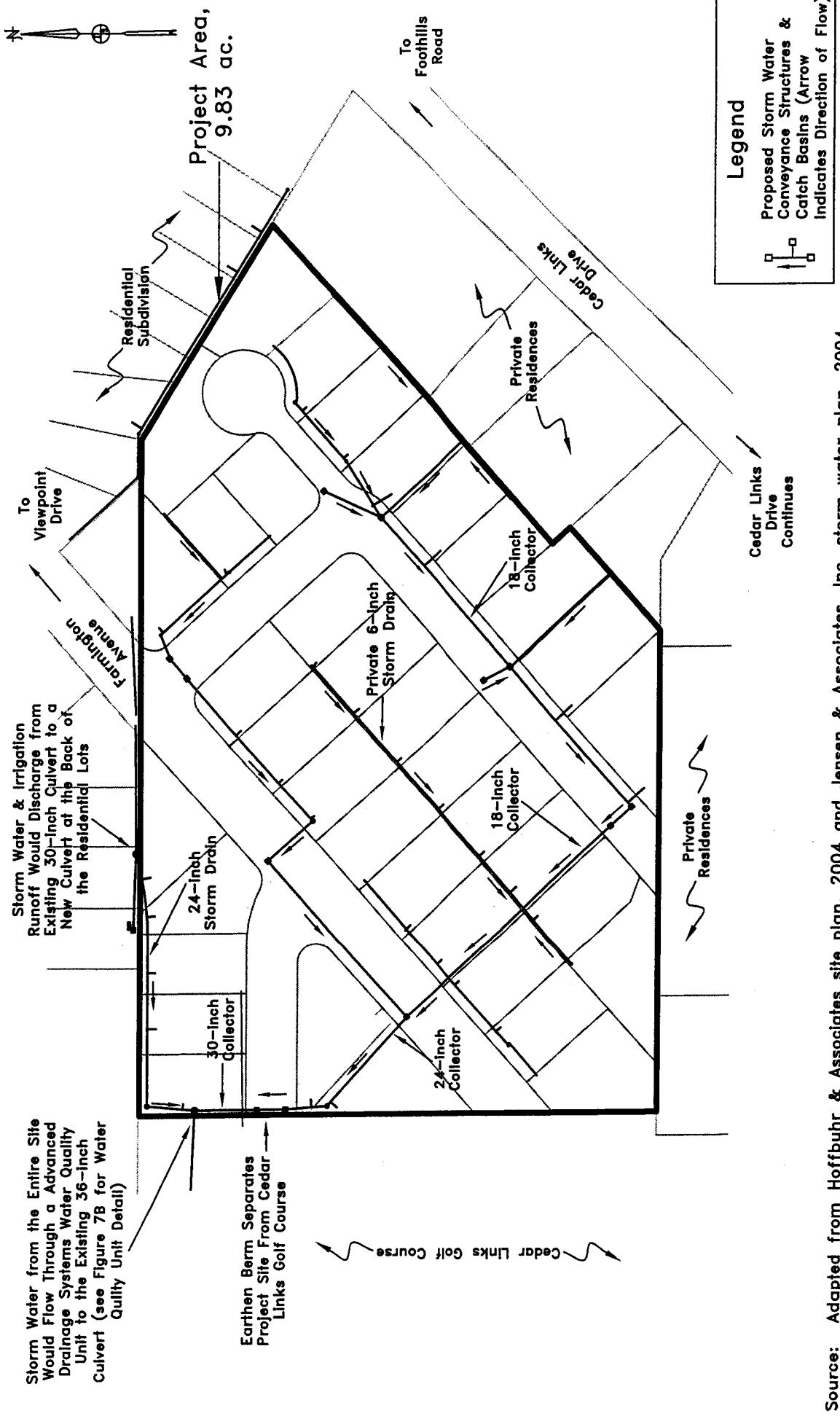
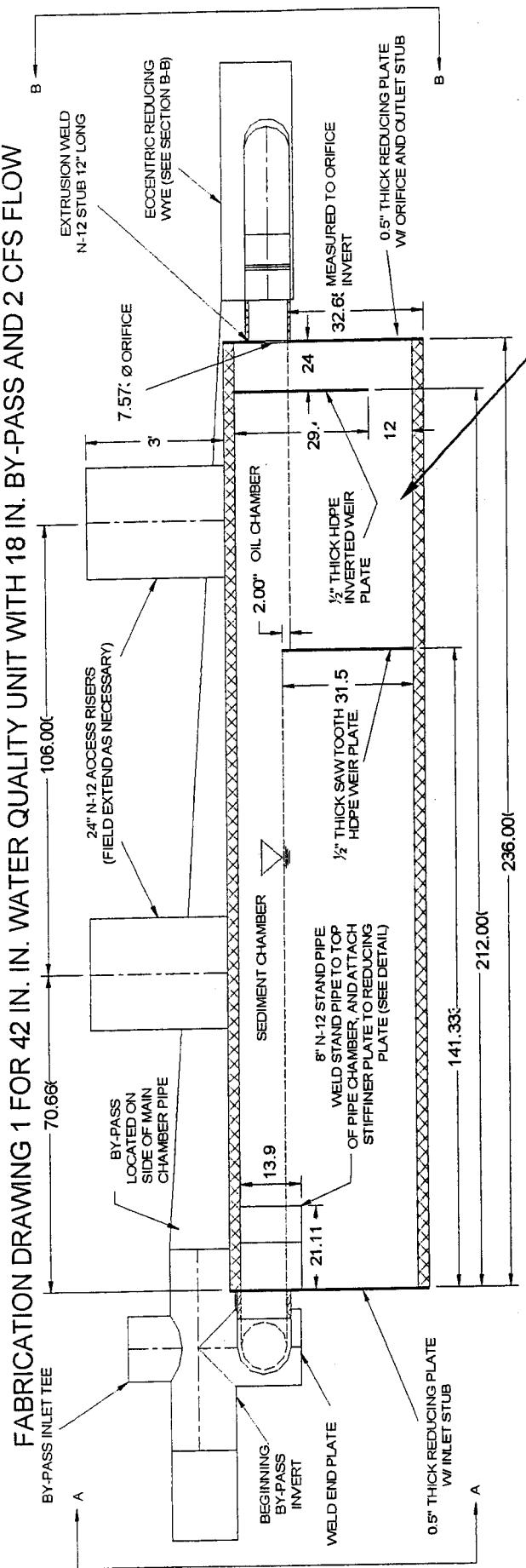


FIGURE 8

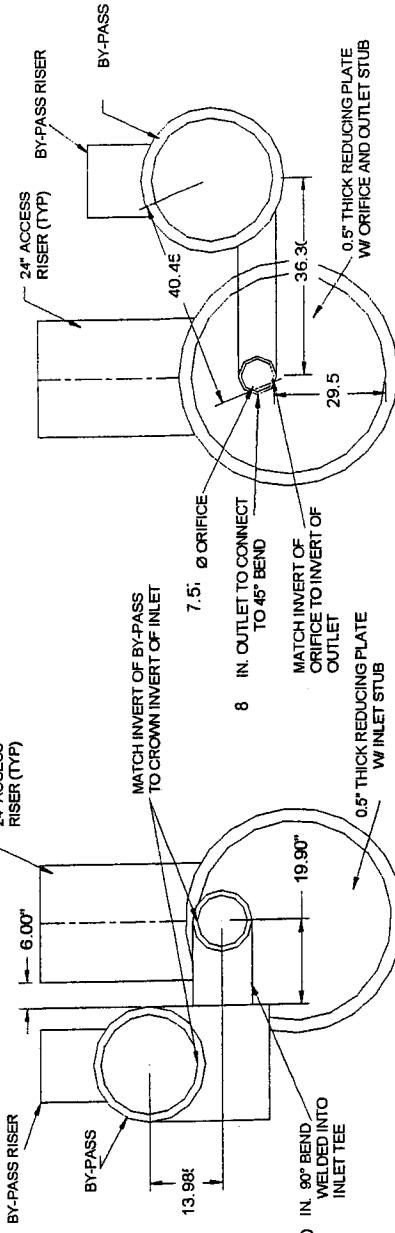


42 IN WT 1B PIPE FOR MAIN CHAMBER WITH 1C
IN. INLET STUB AND 8 IN. OUTLET STUB

THE SYSTEM CONSISTS OF 1 FULL STICK OF PIPE
70.67 IN. ON THE 1ST STICK OF PIPE MEASURED FROM THE BELL/INLET END

THE OIL RISER IS PLACED 176.67 IN. ON THE 1ST STICK OF PIPE
MATCH INVERT OF BY-PASS
RISER (TP) TO CROWN INVERT OF INLET

NOTE TO FABRICATOR: IF RISER OR
WEIR PLATE FALLS ON A PIPE JOINT,
PLEASE MOVE TO NEXT CLOSEST
DOWNSTREAM SECTION OF PIPE TO FIT.



SECTION B-B FOR 18 IN. BY-PASS WITH 8 IN. OUTLET



WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

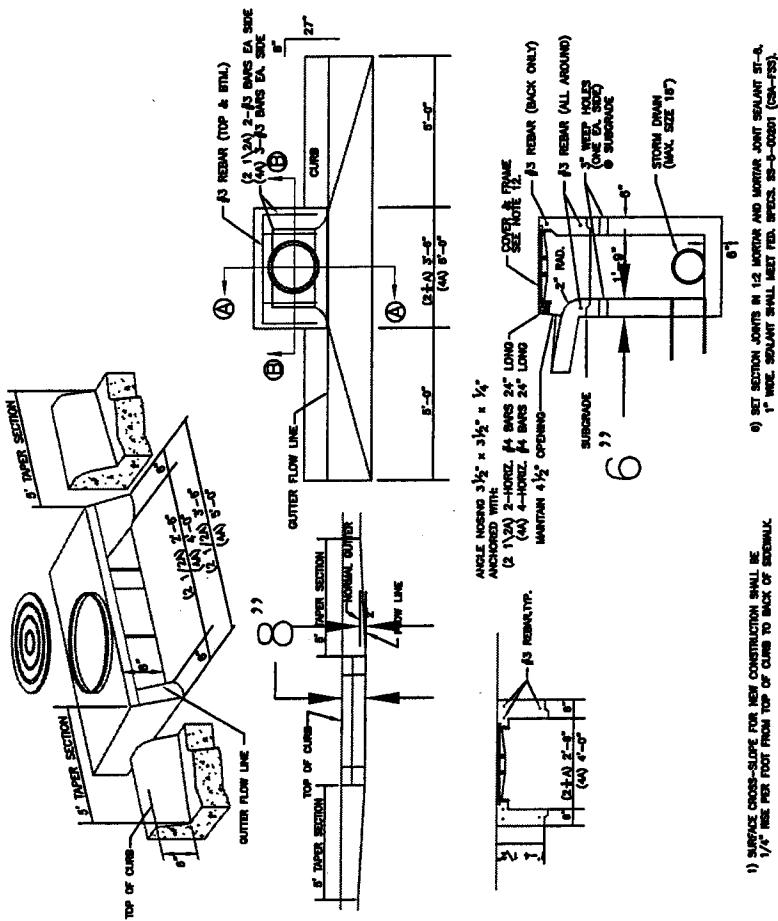
SCALE: 1 INCH=150 FEET

0 75 150 300

September 2004

FIGURE 9

Detail A: Curb Inlet With Pollution Control Sump



- 1) SURFACE CROSS-SLOPE FOR NEW CONSTRUCTION SHALL BE 1/4 INCH PER FOOT FROM TOP OF CLAY TO BACK OF SIEGRUN.
- 2) Existing clay and gutter shall be removed to the nearest continuation joint or cold joint when joint is within 4 FEET of the transition point.
- 3) ALL CONCRETE SHALL BE SMOOTH AND A SMOOTH, UNIFORM JOINT PROVIDED.
- 4) CEMENT COATINGS SHALL BE APPLIED IMMEDIATELY AFTER SURFACE IS PREPARED, WHITE FUGITIVE RECOMMENDED, CLEAR FUGITIVE ACCEPTABLE.
- 5) FLOOR SHALL BE Poured ON UNDISTURBED, STABILE SOIL; COMPACTED BASE OR COMPACTED BASE (FOR R.D. 3/4"-0 CRESTED ROCK, 6" MIL THICK) OR OTHER APPROVED BASE.
- 6) SET SECTION JOINTS IN 12 MOTOR AND MOTOR JOINT SEALANT ST-4, 1" HIGH. SEALANT SHALL MATCH FLOOR. SPEC. 35-4-0001 (CSM-FSD).
- 7) ALL CONCRETE SHALL BE PORED AND VIBRATED TO REMOVE Voids.
- 8) PIPE(S) SHALL BE FLUSH WITH INSIDE WALL.
- 9) ALL CONCRETE SHALL BE CLASS 3300 - 4½" DIA W/C RATED.
- 10) SURFACE HAVE A FINISHED TEXTURE THAT WILL NOT BE BLACK WHEN WET (MEDIAN MEDIUM FINISH), OR MATCH ADJACENT SURFACE.
- 11) ALL METAL PARTS SHALL BE NOT UPTID GALVANIZED AFTER FABRICATION.
- 12) COVER SHALL BE INLAND FOUNDRY COMPANY INC. 7000 MIL RING AND COVER (OR EQUAL), SUITABLE FOR HEAVY TRAFFIC LOADS.

Source: Jensen & Associates, Inc. storm water plan, 2004.

FIGURE 9

<p>Terra Science, Inc. Soil, Water, & Wetland Consultants</p>	<p>WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE CEDAR VALE RESIDENTIAL SUBDIVISION Medford, Jackson County, Oregon</p>
<p>SCALE: 1 INCH=150 FEET</p> 	
<p>300 September 2004</p>	

OFFSITE MITIGATION CROSS-SECTION B-B' (VIEW TO THE NORTH)

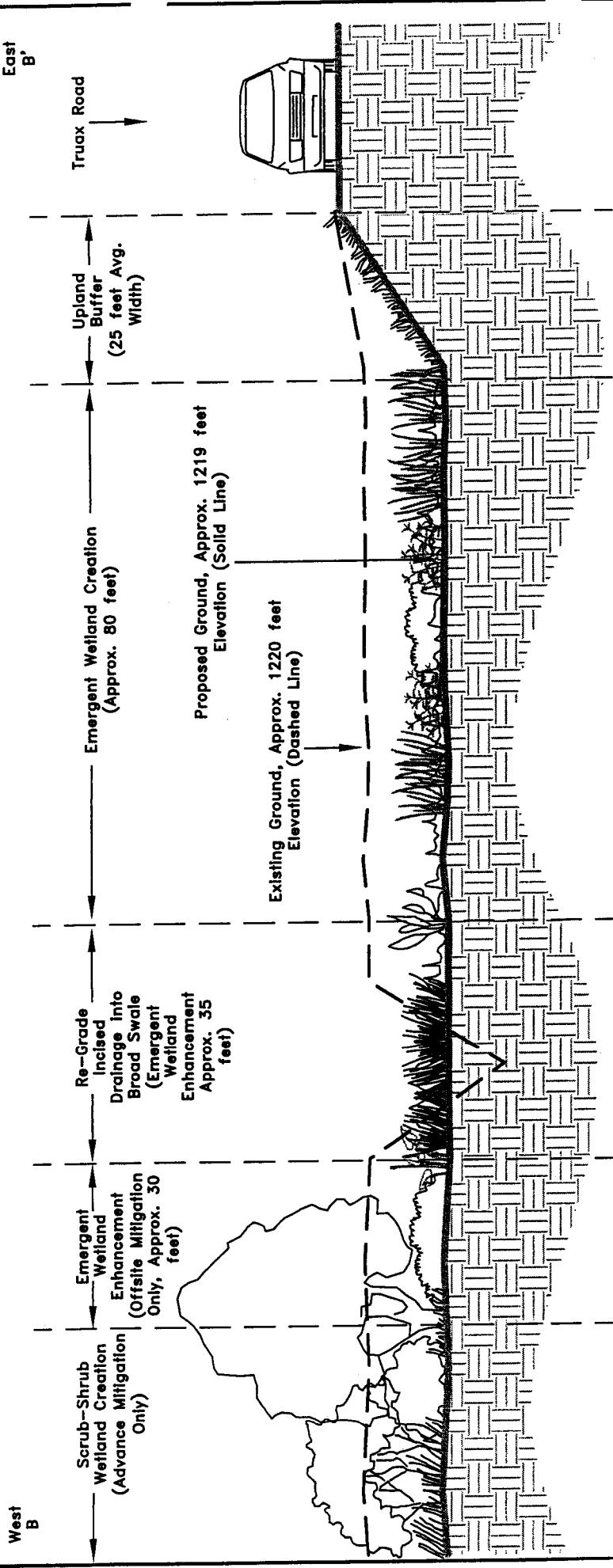


FIGURE 10

OFFSITE MITIGATION
CROSS-SECTION B-B'

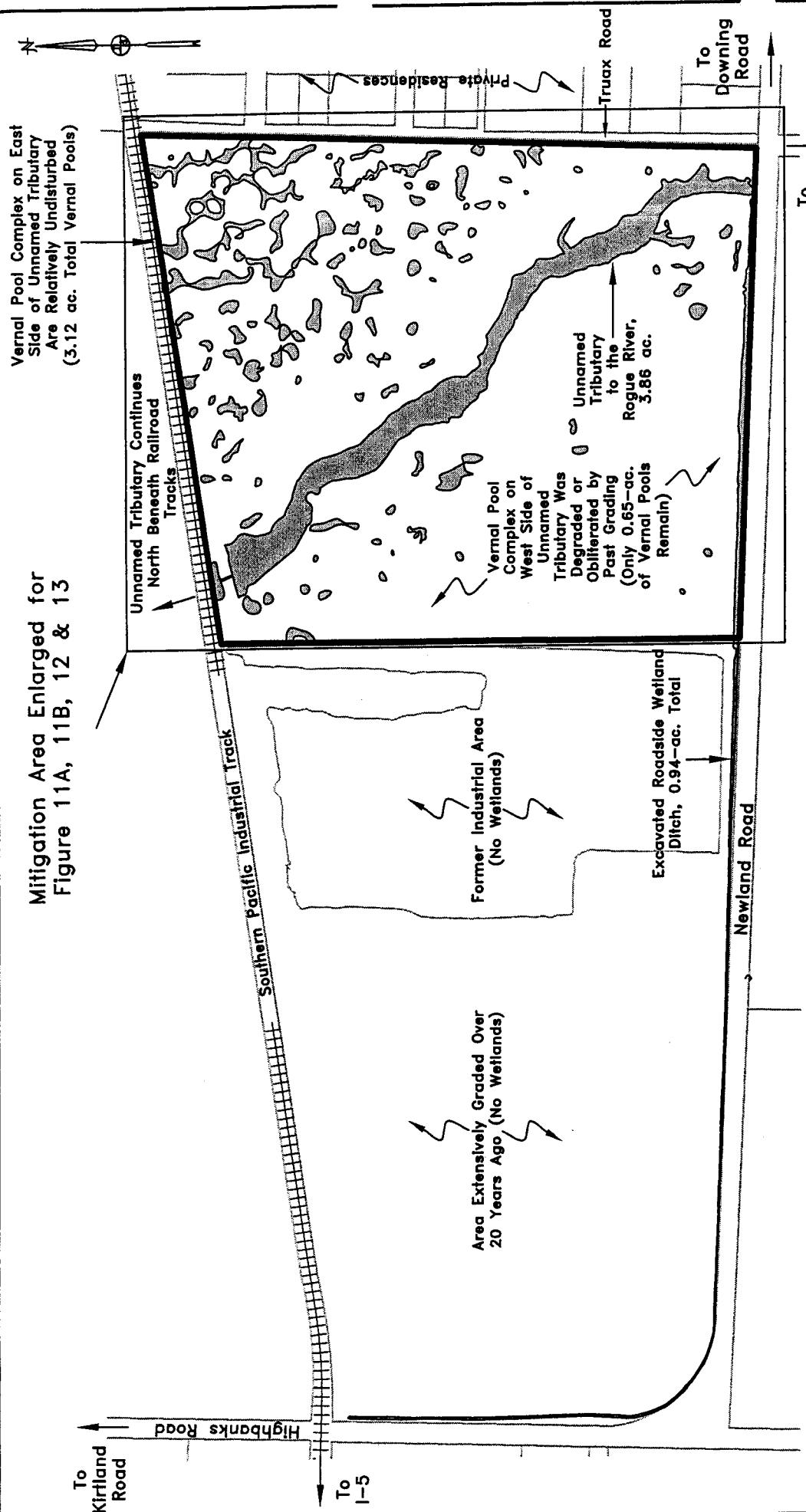
WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

Vertical Scale: 1 inch=2 feet
Horizontal Scale: 1 inch=25 feet

September 2004

FIGURE 11



Adapted from Richard Templin Surveying, Inc. wetland boundary survey, 2004.

WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE CEDAR VALE RESIDENTIAL SUBDIVISION
Terra Science, Inc.
Soil, Water, & Wetland Consultants
Medford, Jackson County, Oregon

SCALE: 1 INCH=450 FEET
0 225 450 900 September 2004

OFFSITE MITIGATION CROSS-SECTION C-C' (VIEW TO THE NORTHWEST)

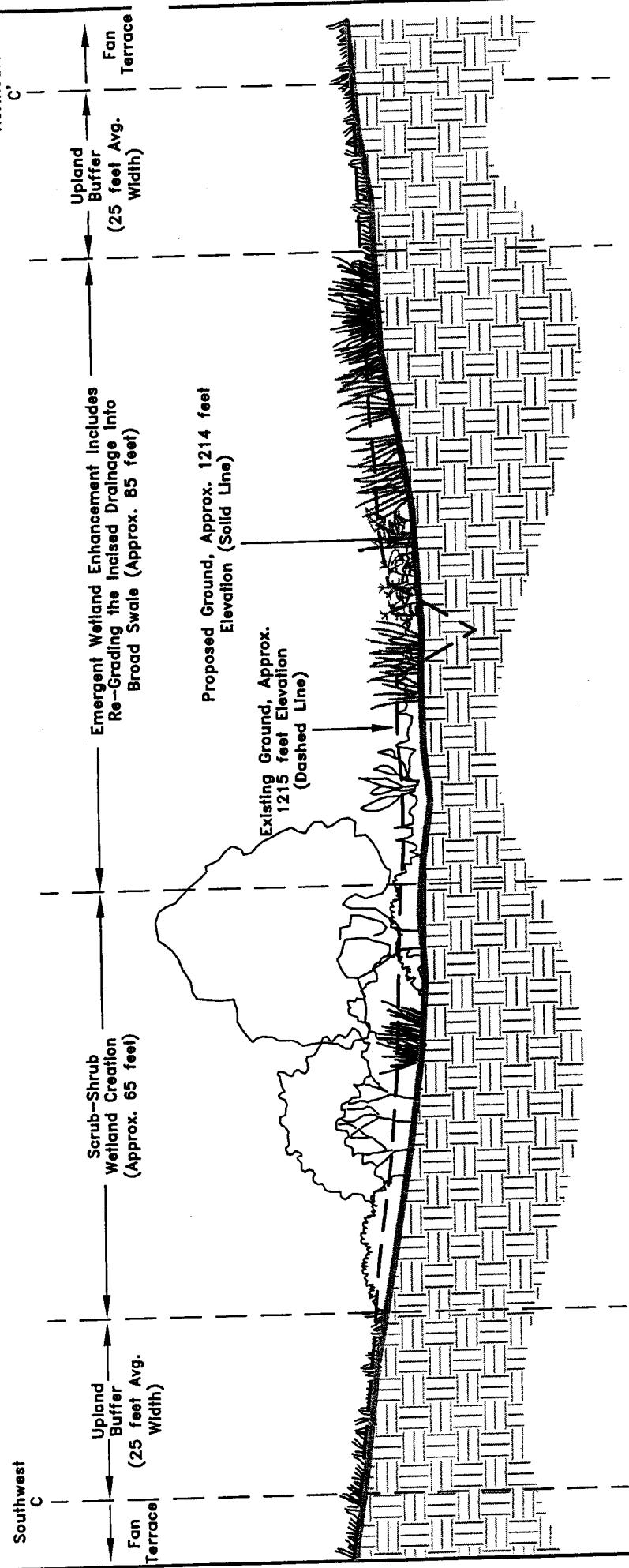


FIGURE 12

ADVANCE MITIGATION
CROSS-SECTION C-C'

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

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

Vertical Scale: 1 inch=2 feet
Horizontal Scale: 1 inch=25 feet

September 2004

Offsite Mitigation Summary		
Area	Acre credits	
Wetland Creation	1.51 ac.	1.01
Wetland Enhancement	4.07 ac.	1.36
Mitigation Buffer	0.59-ac.	n/a
Mitigation Total	6.17 ac.	2.37

Vernal Pool Complex on East Side of Unnamed Tributary Are Relatively Undisturbed (No Mitigation Activity)

Southern Pacific Industrial Track



Former Industrial Area
(No Wetlands)

Wetland Enhancement, 4.07 ac.
(PEMC, PSSC, PFOC
HGM-Riverine Flow-Through)

- Remove top 2 to 3 inches of sod to remove weedy seed bank and dispose of to the west.
- Replace incised channel with broad swale.
- Backfill 9 inches of stockpiled topsoil to match elevation of creek channel.
- Create subtle topographic changes suitable for forested, scrub-shrub, and emergent wetland plant communities.
- Seed with native emergents immediately after construction.
- Install proposed tree and shrub plantings after one season of hydrology monitoring.
- Maintain and monitor for 5 years.

Stockpile Soil

Excavated Roadside
Wetland Ditch
(No Mitigation Activities)

Advance Mitigation
Buffers, 0.59-ac.
(Upland)
Maintain as adjacent grasslands
(no grading required).

Vernal Pool Complex
on West Side of
Unnamed Tributary
Were Degraded or
Obliterated by
Past Grading
(No Mitigation
Activities)

Stockpile
Soil

Private Residences

Trux Road

B'

To
Downing
Road

To
Gibbon Road

Newland Road

Adapted from Richard Templin Surveying, Inc. wetland boundary survey, 2004.

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

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

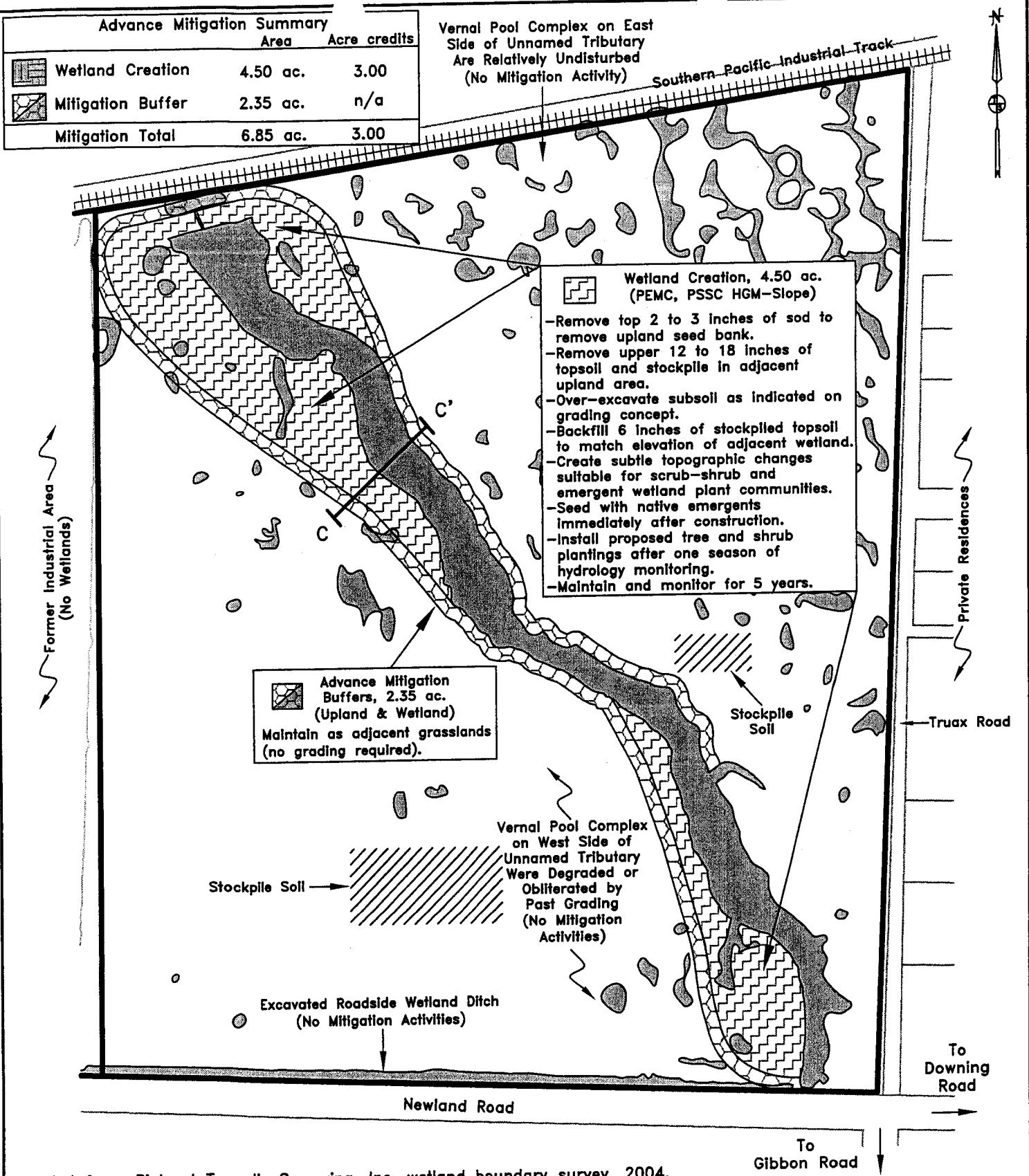
OFFSITE
MITIGATION
CONCEPT

WETLAND
MITIGATION
CROSS-SECTION

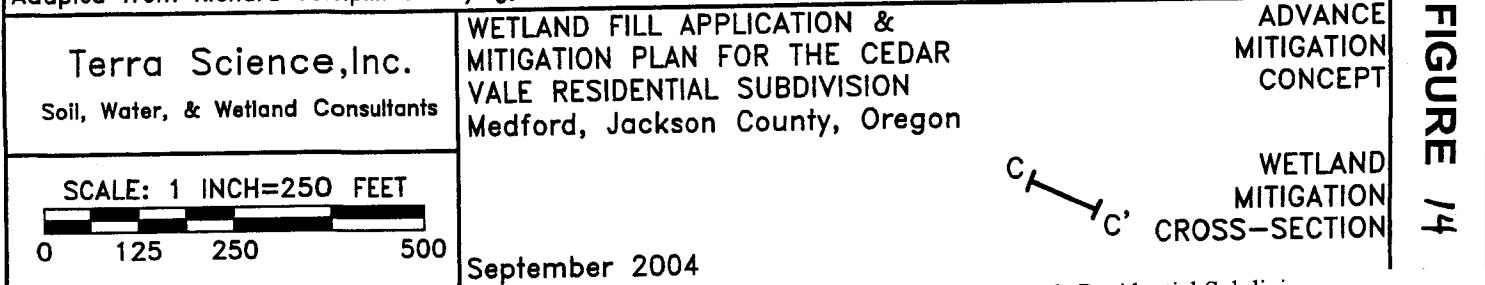
SCALE: 1 INCH=250 FEET
0 125 250 500

B
B'

September 2004



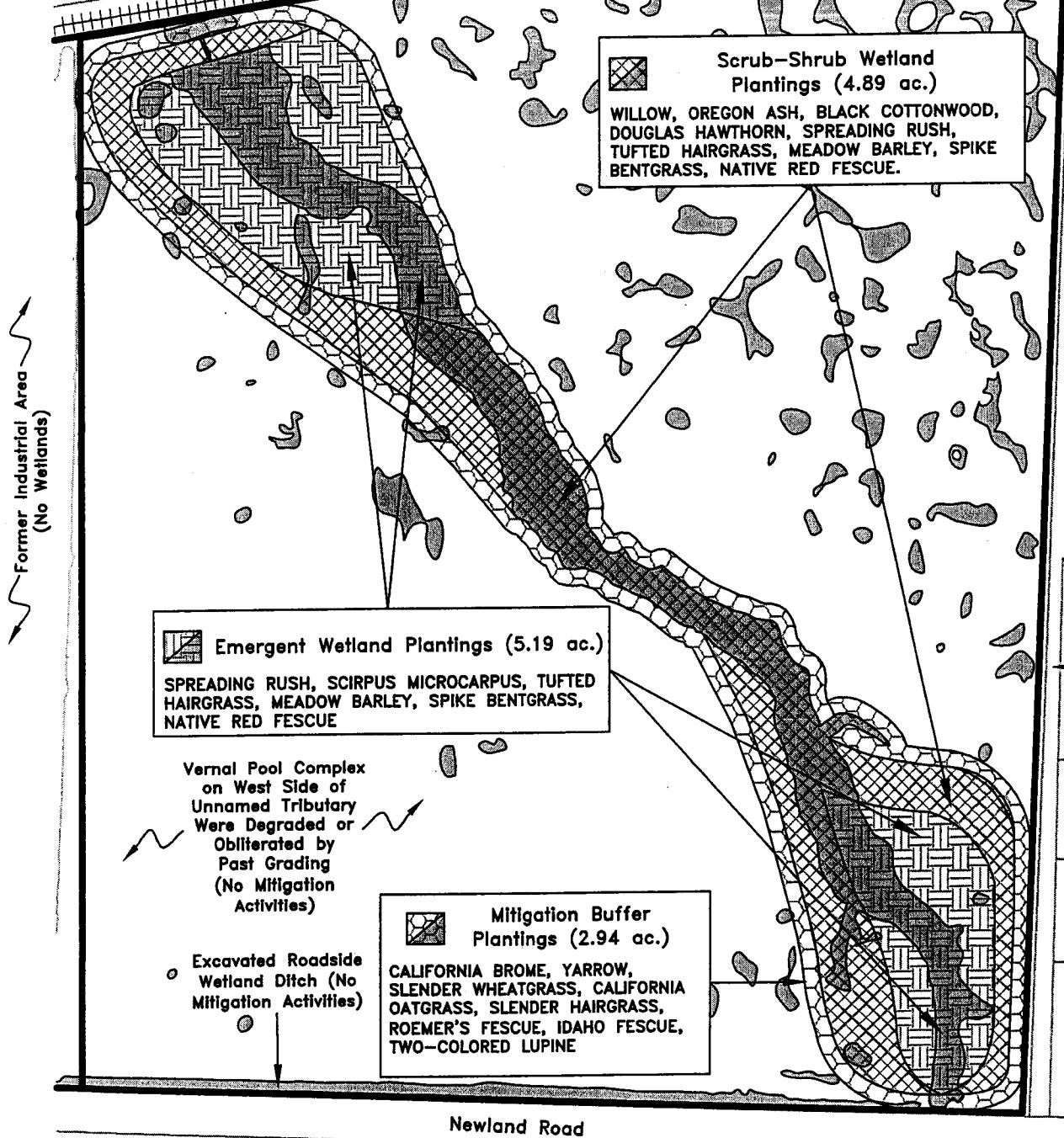
Adapted from Richard Templin Surveying, Inc. wetland boundary survey, 2004.



Offsite & Advance Mitigation Summary		Acre credits
Wetland Creation	6.01 ac.	4.01
Wetland Enhancement	4.07 ac.	1.36
Mitigation Buffer	2.94 ac.	n/a
Mitigation Total	13.02 ac.	5.37

Vernal Pool Complex on East Side of Unnamed Tributary Are Relatively Undisturbed (No Mitigation Activity)

Southern Pacific Industrial Track



Adapted from Richard Templin Surveying, Inc. wetland boundary survey, 2004.

Terra Science, Inc.

Soil, Water, & Wetland Consultants

SCALE: 1 INCH=250 FEET

0 125 250 500

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

OFFSITE &
ADVANCE
MITIGATION
PLANTINGS

September 2004

COE # 200400728

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Vale Residential Subdivision

FIGURE 15

Offsite & Advance Mitigation Summary
Area Acre credits

Wetland Creation	6.01 ac.	4.01
Wetland Enhancement	4.07 ac.	1.36
Mitigation Buffer	2.94 ac.	n/a
Mitigation Total	13.02 ac.	5.37

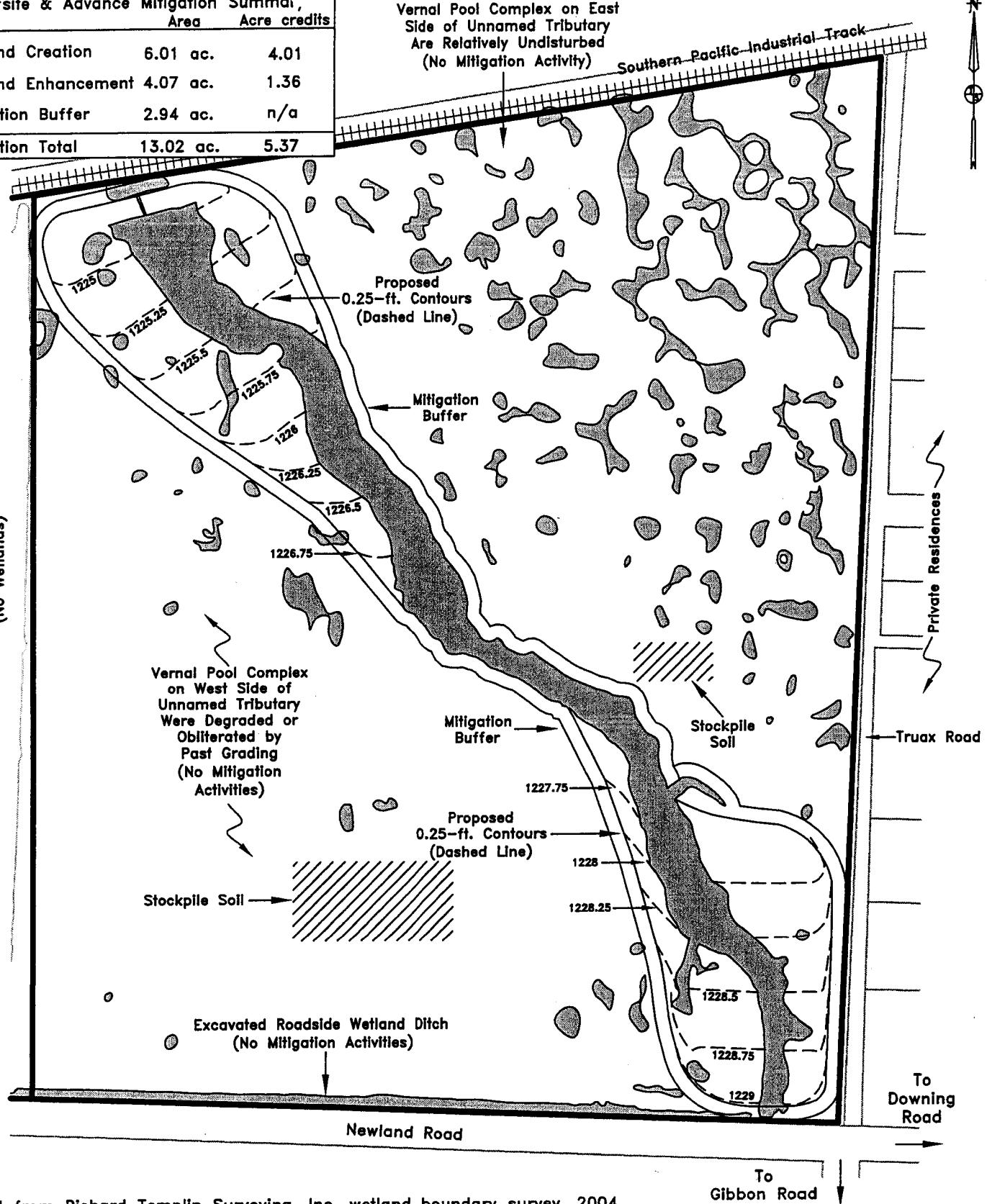
Vernal Pool Complex on East Side of Unnamed Tributary Are Relatively Undisturbed (No Mitigation Activity)

Southern Pacific Industrial Track



Former Industrial Area (No Wetlands)

Private Residences



Adapted from Richard Templin Surveying, Inc. wetland boundary survey, 2004.

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

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE CEDAR
VALE RESIDENTIAL SUBDIVISION
Medford, Jackson County, Oregon

OFFSITE &
ADVANCE
MITIGATION
GRADING

SCALE: 1 INCH=250 FEET

0 125 250 500

COE # 200400728

September 2004

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Vale Residential Subdivision

FIGURE 16

PUBLIC NOTICE
Oregon Department of Environmental Quality
Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400728 Notice Issued: October 25, 2004
Oregon Division of State Lands Number:N/A Written Comments Due: November 24, 2004

WHO IS THE APPLICANT: Galpin and Associates

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 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 1-800-452-4011. 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 *{INSERT DATE}*. 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 deq.infor@deqstate.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 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.