



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200200338

Date: December 24, 2002

Comments Due: January 23, 2003

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to construct a commercial center in Salt Creek, unnamed tributaries, and adjacent wetlands, as shown in the attached drawings.

APPLICANT: Donald Levenson, Levenson Development, 1901 Avenue of the Stars, Suite 1900, Los Angeles, CA 90067

LOCATION: The proposed Oasis Center Development project is located within the City of Redding, Shasta County, California, within Section 7, Township 32 North, Range 4 West, MDBM, of the Project City, California, USGS 7.5-minute quadrangle.

PROJECT DESCRIPTION: Wetland delineations of the approximately 151-acre property were conducted and verified by the Corps. 3.1 acres of waters of the United States occur within the surveyed area. Mass grading of 94 acres of the property to construct the proposed commercial facilities and associated infrastructure would result in the permanent loss of 1.341 acres of waters of the United States, in the form of 0.321 acre of wet swales, 0.463 acre of intermittent creeks, 0.26 acre of vernal and intermittent pools, 0.1 acre of Salt Creek, and 0.035 acre of constructed drainage channel. The applicant proposes to construct the development in two phases. Phase I would include the construction of an approximately 170,000-square foot Costco shopping center with a tire center and a gas station. Phase II would include construction of approximately 850,000 square feet of commercial space, including a regional mall. Stormwater from the project site would be discharged into Salt Creek by six proposed outfalls. The applicant has proposed to mitigate for unavoidable impacts to waters of the U.S. through the purchase of credits from a Corps approved wetland mitigation bank.

AREA DESCRIPTION: With the exception of an area of blue oak woodland in the northwest corner of the property and scattered patches of riparian habitat along the streams, the parcel consists primarily of annual grassland. Adjacent land uses include undeveloped blue oak woodland to the north, residential housing and a golf course to the east, undeveloped grassland to the south, and commercial businesses to the west along Interstate 5.

ADDITIONAL INFORMATION:

The applicant has indicated that cultural resources are present on the project site, but has not provided any supporting information.

The following federally-listed threatened or endangered species may be present in the permit area: vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), slender Orcutt grass (*Orcuttia tenuis*), Sacramento River winter-run chinook salmon (*Oncorhynchus tshawytscha*), Central Valley spring-run chinook salmon (*O. tshawytscha*), and Central Valley steelhead (*O. mykiss*).

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **January 23, 2003**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act. 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.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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 proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain 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.

If additional information is required, please contact Donald Levenson, telephone 310-553-1355, or Mr. William Ness, at the letterhead address, telephone 916-557-5268.

Michael J. Conrad, Jr.
Colonel, US Army
District Engineer

Enclosures: 3 Drawings