



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200200641

Date: January 19, 2004

Comments Due: February 18, 2004

In reply, please refer to the Public Notice Number

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to construct the Anderson Marketplace Project, in the City of Anderson, Shasta County, California, as shown in the three attached drawings.

APPLICANT: Kevin Kline, FHK Companies, 5319 Broadway Terrace, Suite 202, Oakland, CA 94618

LOCATION: The proposed Anderson Marketplace Development project is located at the intersection of State Highway 273 and Rhonda Road, City of Anderson, Shasta, California. Section 26, Township 30 North, Range 4 West. Latitude 40 -25-51.9999 Longitude 122-17-16.0002, UTM Zone 10, 560412.88 North, 4475643.79 East.

PURPOSE: To develop a commercial development within the City of Anderson, to meet the current demand for commercial retail space in Southern Shasta County.

PROJECT DESCRIPTION: The project proposes to construct on the 26 acre site, a retail development of one anchor store (WalMart), a gas station, three additional retail shops, and appurtenant features. Additional project features include the construction of Pleasant Hill Drive, the realignment of Rhonda Road, modifications to Highway 273, and necessary storm drainage improvements. The project will result in the placement of fill into 957 lineal feet of intermittent drainage. A total of approximately 0.22 acres of waters of the United States, including wetlands will be filled as a result of this project. The applicant has proposed to compensate for project related impacts through the purchase of mitigation credits at Stillwater Plains mitigation Bank or through contribution to the in-lieu fee account the Corps of Engineers has with the National Fish and Wildlife Foundation.

AREA DESCRIPTION: The Anderson Marketplace Project site is located within the city limits of Anderson. The project site encompasses approximately 26.59 acres and has a mix of grassland and oak woodland vegetation. The site has sloping terrain on the western edge which flattens out as the site approaches Rhonda Road to the East. Elevation of the site range from 500 to 550 feet above sea level. Hydrology in the study area is driven by local precipitation events. Most of the site is well drained and contains several small tributaries to the larger intermittent drainage which flows North out of the steeper terrain then to the East where it exits of-site under Highway 273.

ADDITIONAL INFORMATION: The latest published version of the National Register of Historic Places and its monthly supplements have been reviewed and there are no places either listed or recommended as eligible which would be affected. A pedestrian survey of the site failed to locate any previously unrecorded historic sites. Presently unknown cultural resources may be located in the permit area.

This activity would not affect any threatened or endangered species or their critical habitat. 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 **February 18, 2004**. 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 FHK Companies Kevin Kline, telephone 510-501-8723, or Mr. Matthew Kelley, at the letterhead address, telephone 530-223-9534.

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

Enclosures: 3 Drawings