



US Army Corps  
of Engineers  
Portland District

# PUBLIC NOTICE for Permit Application

**Issue Date:** March 9, 2015

**Expiration Date:** April 8, 2015

**US Army Corps of Engineers No:** NWP-2015-71

**Oregon Department of State Lands No:** 57434

## 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 (Corps) number shown above and 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  
Regulatory Branch  
Mr. Michael LaDouceur; michael.a.ladouceur@usace.army.mil  
P.O. Box 2946  
Portland, Oregon 97208-2946

**Applicant:** Leslie Imes, Project Manager, Beaverton School District, 6550 SW Merlo Road, Beaverton, Oregon 97003

**Location:** The proposed project is located in the South Cooper Mountain area, at the northwest corner of South West 175<sup>th</sup> Avenue and South West Scholls Ferry Road, in Beaverton, Washington County, Oregon, in Section 6 of Township 2 South, Range 1 West, Latitude 45.428510 and Longitude -122.857857

**Waterway:** The proposed project would impact Wetlands A and B on the property. Wetland A is a 3.33 acre palustrine, emergent, seasonally flooded / saturated wetland that continues off site to the west. Wetland B is a 0.16 acre palustrine, emergent wetland that also continues off site to the west.

**Project Description:** The proposed project will discharge 35 cubic yards of rock, sand, and gravel into wetland B, permanently impacting the 0.16 acre wetland to construct an entrance from SW Scholls Ferry Road to the parking lot. The project will also discharge 77,007 cubic yards of rock, sand, and gravel into wetland A, permanently impacting 2.52 acres of the wetland to construct a mixed-use athletic field. A retaining wall will be constructed in wetland A to avoid impacting 0.81 acre of Wetland A. The remaining portion of Wetland A will be

enhanced with a total of 353 native trees and 1,764 shrubs, and the adjacent upland buffer areas will also be planted with a mix of native trees and shrubs.

**Mitigation:** The applicant has provided a proposed compensatory wetland mitigation plan for the purchase of 2.68 acre of wetland mitigation credit from the W & M Butler Wetland Mitigation Bank. 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:** The project purpose is to construct a new comprehensive high school within the Beaverton School District boundaries to address overcrowding at existing schools.

**Drawing(s):** Fourteen (14) drawings are attached and labeled Corps No. NWP-2015-71

**Additional Information:** Additional information may be obtained from Mr. Michael LaDouceur, Project Manager, U.S. Army Corps of Engineers at (503)808-4337, or by e-mail at [michael.a.ladouceur@usace.army.mil](mailto:michael.a.ladouceur@usace.army.mil).

**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 may affect an endangered or threatened species or its critical habitat. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) will be initiated. A permit for the proposed activity will not be issued until the consultation process is completed.

**Cultural Resources:** An initial evaluation of the proposed project area indicates that to the best of our knowledge, 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. At this time the Corps is unaware of any cultural resource surveys of the project area.

This notice has been provided to the State Historic Preservation Office (SHPO), 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 effects.

**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 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 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.

**PUBLIC NOTICE**  
**Oregon Department of Environmental Quality (DEQ)**  
**Water Quality 401 Certification**

**Corps of Engineers No:** NWP-2015-71

**Notice Issued:** March 9, 2015

**Oregon Department of State Lands No:** 57434

**Written Comments Due:** April 8, 2015

**WHO IS THE APPLICANT:** Leslie Imes, Beaverton School District, 6550 SW Merlo Road, Beaverton, Oregon 97003

**LOCATION OF CERTIFICATION ACTIVITY:** See attached U.S. Army Corps of Engineers public notice.

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**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 waters of the state.

**DESCRIPTION OF DISCHARGES:** See attached U.S. Army Corps of Engineers public notice on the proposed project.

**WHERE TO FIND DOCUMENTS:** Documents and materials related to water quality issues as a result of the proposal are available for examination and copying at Oregon Department of Environmental Quality, 401 Water Quality Certification Coordinator, Northwest Region, 2020 S.W. 4th Avenue, Suite 400, Portland, Oregon 97201-4953. Other project materials are available by contacting the Corps per the attached public notice.

While not required, scheduling an appointment will ensure that water quality documents are readily accessible during your visit. To schedule an appointment please call DEQ Water Quality at Northwest Region at (503) 229-5552.

Any questions on the water quality certification process may be addressed to the 401 Program Coordinator at (503) 229-6030 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call the Oregon Telecommunications Relay Service at 1-800-735-2900.

## **PUBLIC PARTICIPATION:**

**Public Hearing:** Oregon Administrative Rule (OAR) 340-48-0032 (2) states that “The Corps provides public notice of and opportunity to comment on the applications, including the application for certification, provided that the department (DEQ), in its discretion, may provide additional opportunity for public comment, including public hearing.”

### **Written comments:**

Written comments on project elements related to water quality must be received at the Oregon Department of Environmental Quality by 5 p.m. on the date specified in the upper right section on page one of this notice. Written comments may be emailed, mailed or faxed as described below:

Email - [401publiccomments@deq.state.or.us](mailto:401publiccomments@deq.state.or.us)

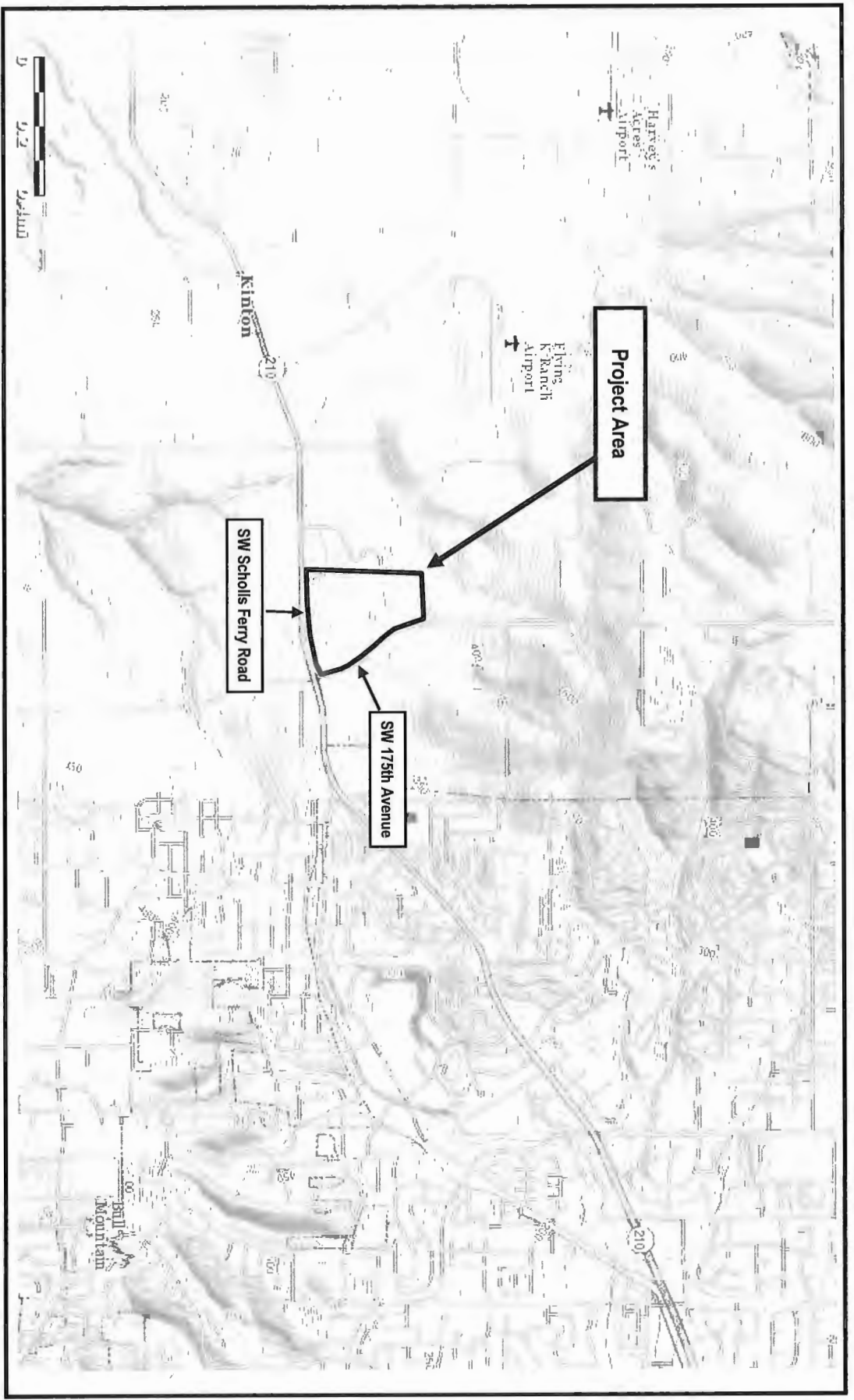
Mail - Oregon Department of Environmental Quality, Northwest Region  
2020 S.W. 4th Avenue Suite 400  
Portland, Oregon 97201-4953  
Attn: 401 Water Quality Certification Coordinator

Fax - (503) 229-6957

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. Otherwise, due to conversion difficulties, DEQ recommends that comments be mailed in hard copy.

**WHAT HAPPENS NEXT:** DEQ will review and consider all comments received during the public comment period. Following this review, certification of the proposal may be issued as proposed, issued with conditions, or denied. You will be notified of DEQ's final decision if you submit 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 the Oregon Telecommunications Relay Service at 1-800-735-2900.



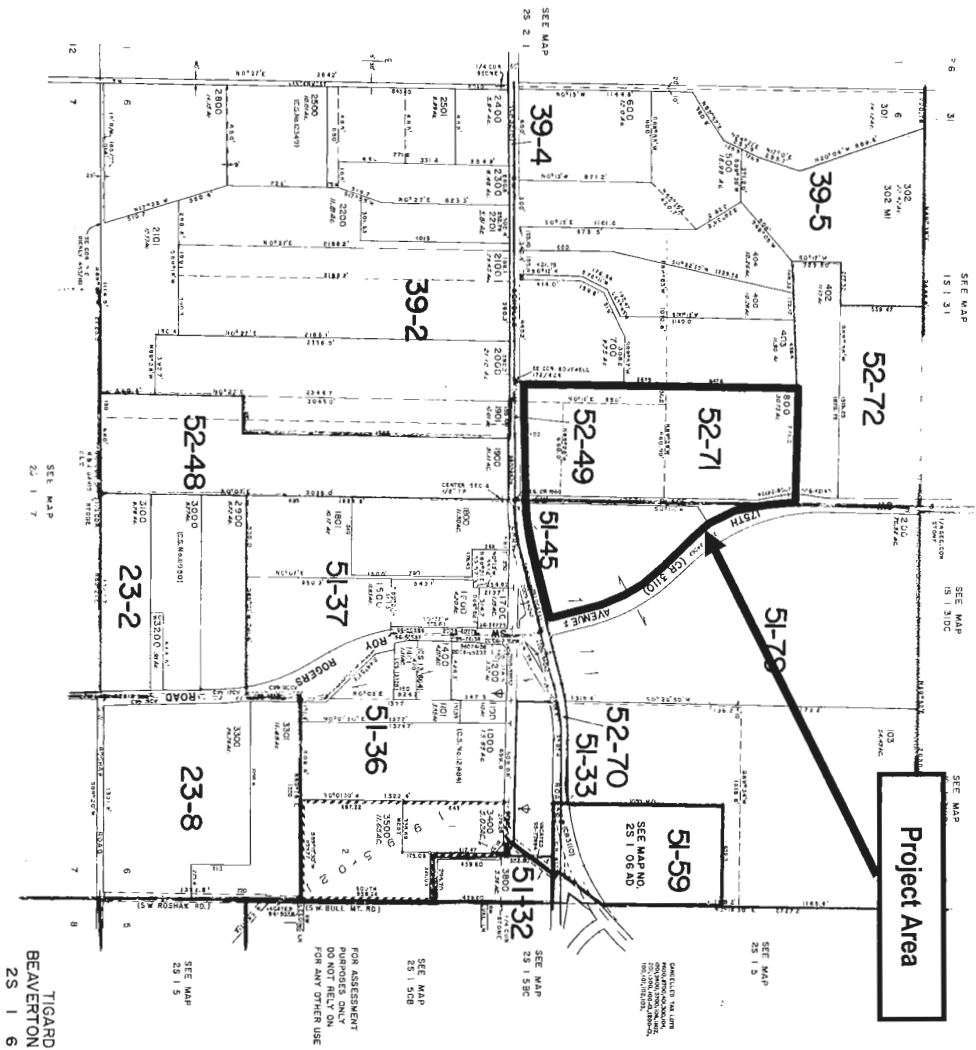
Location and General topography  
 South Cooper Mountain High School, Beaverton, Oregon  
 (USGS - The National Map Viewer, 2014 Beaverton Oregon Quadrangle)

FIGURE  
 1

5503  
 9/18/14  
  
 Pacific Habitat Services, Inc.  
 9450 SW Commerce Circle, Suite 180  
 Wilsonville, OR 97070

SECTION 6 T2S R1W W.M.  
WASHINGTON COUNTY OREGON  
SCALE 1"=400'

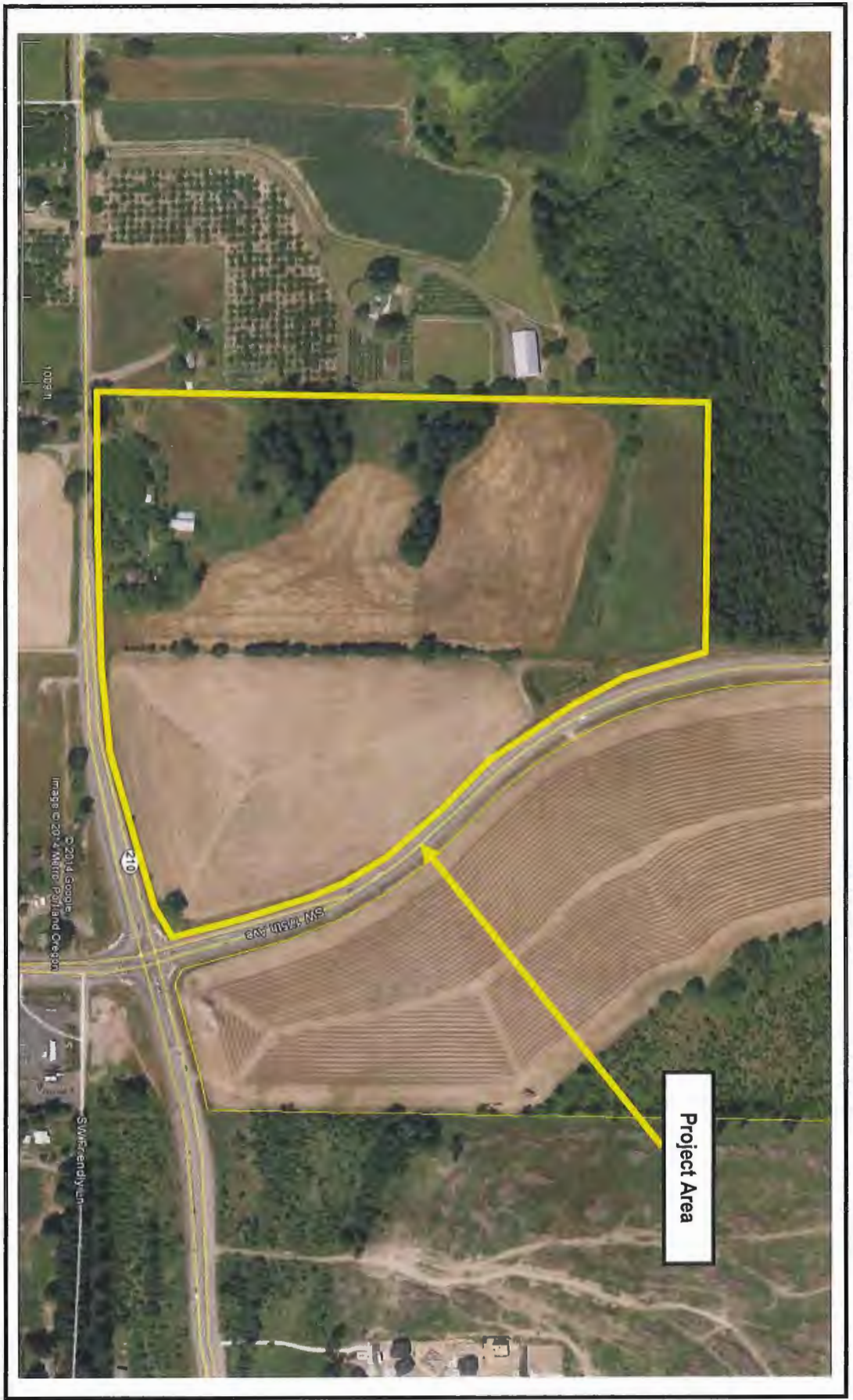
2S 1 6



5503  
9/18/14  
Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

Tax Lot map 2S 1W Section 6 Tax Lot 800 and Portion of Tax Lot 200, Washington County  
South Cooper Mountain High School, Beaverton, Oregon  
(ormap.net, 2014)

FIGURE  
2

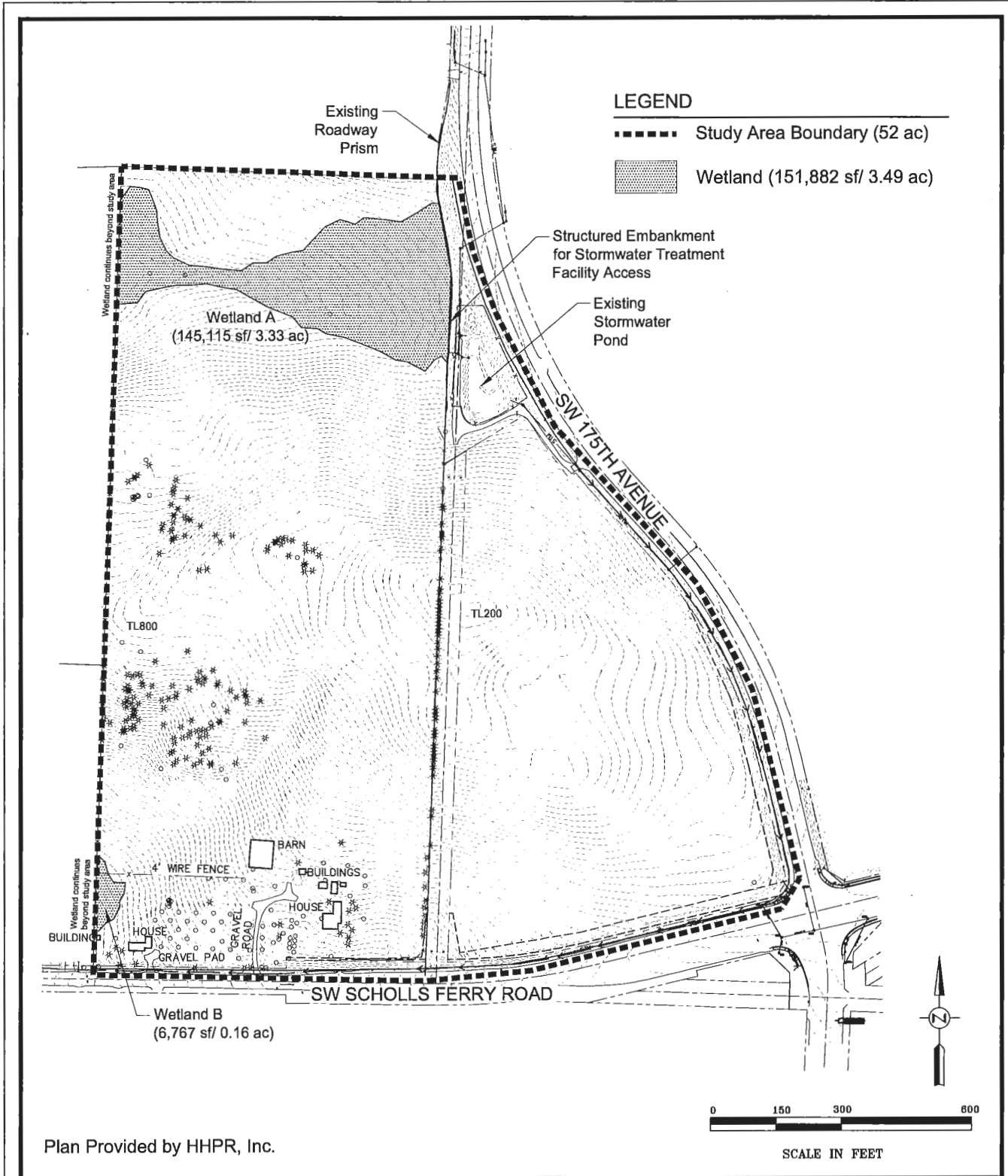


5503  
9/18/14  
PHS  
Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

South Cooper Mountain High School, Beaverton, Oregon  
Aerial photo  
(Google Earth, 2014)

FIGURE  
3





Existing Conditions

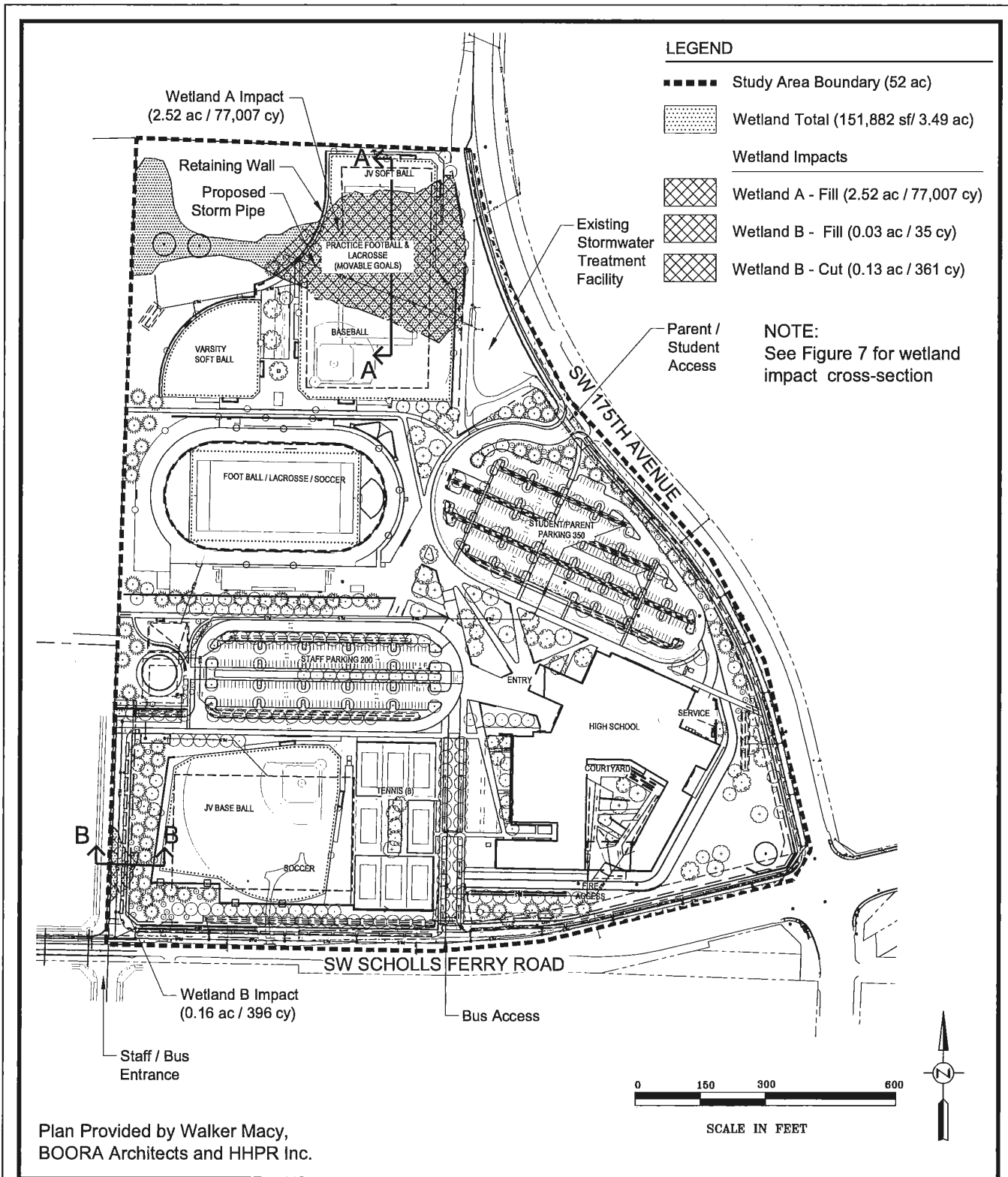
South Cooper Mountain High School - Beaverton, Oregon

**FIGURE**

**4**

2-06-2015

X:\Project Directories\5500\5503 Beaverton School District\AutoCAD\PlotDwgs\JPA Figures\Fig4 ExistCond.dwg, 2/10/2015 4:42:17 PM, CutePDF Writer

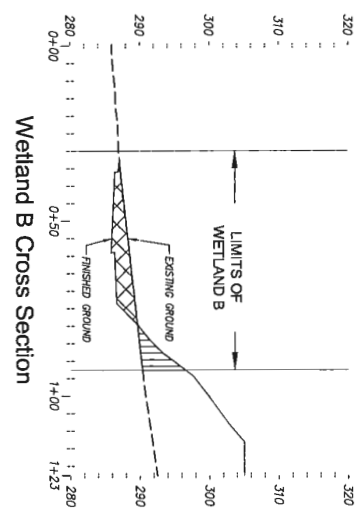
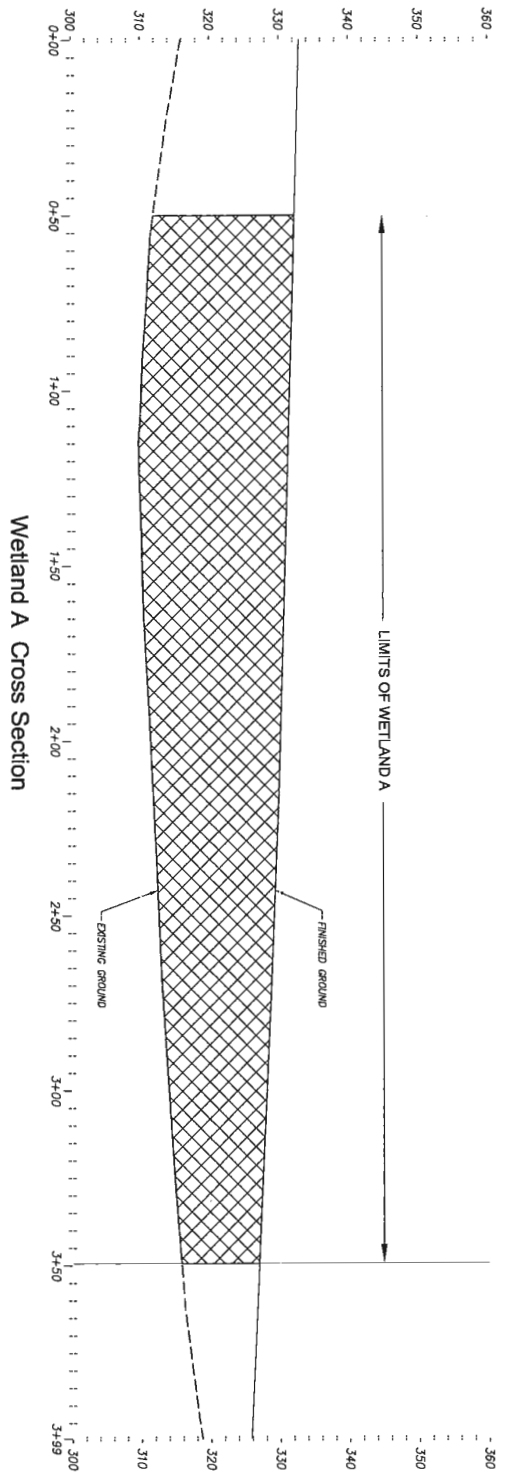


Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 100 Wilsonville, Oregon 97170  
Phone: (503) 670-0800 Fax: (503) 670-0855

Site Plan and Wetland Impacts and Cross Section Locations  
South Cooper Mountain High School - Beaverton, Oregon

FIGURE  
**5**

02-06-2015



- Wetland Impacts (Permanent)
- Wetland A (77,077 cy of fill)
- Wetland B - (35 cy of fill)
- Wetland B - (361 cy of cut)

NOTE:  
See Figure 5 Site Plan for  
Cross Section Locations

Plan Provided by Walker Macy



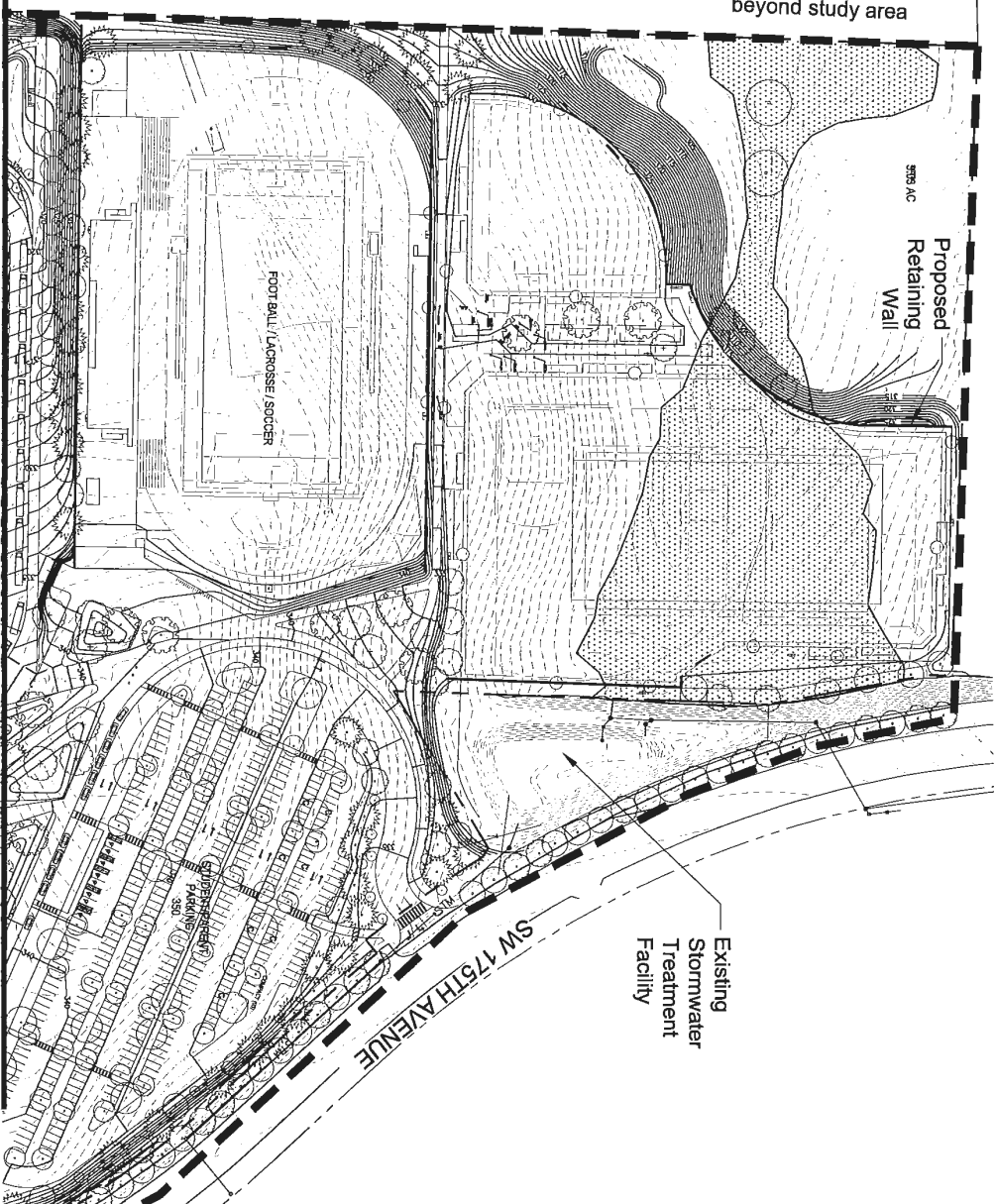
5405 SW Commercial Park, Suite 100, Beaverton, Oregon 97008  
Phone: (503) 570-6800 Fax: (503) 570-6855

Wetland Impact Cross Section A-A and B-B  
South Cooper Mountain High School - Beaverton, Oregon

FIGURE  
7

02-06-2015

Wetland continues beyond study area



**LEGEND**

- Study Area Boundary (52 ac)
- Wetland (151,882 sft/ 3.49 ac)
- Proposed Contour
- Existing Contour

Plan Provided by Walker Macy,  
BOORA Architects and HPR Inc.

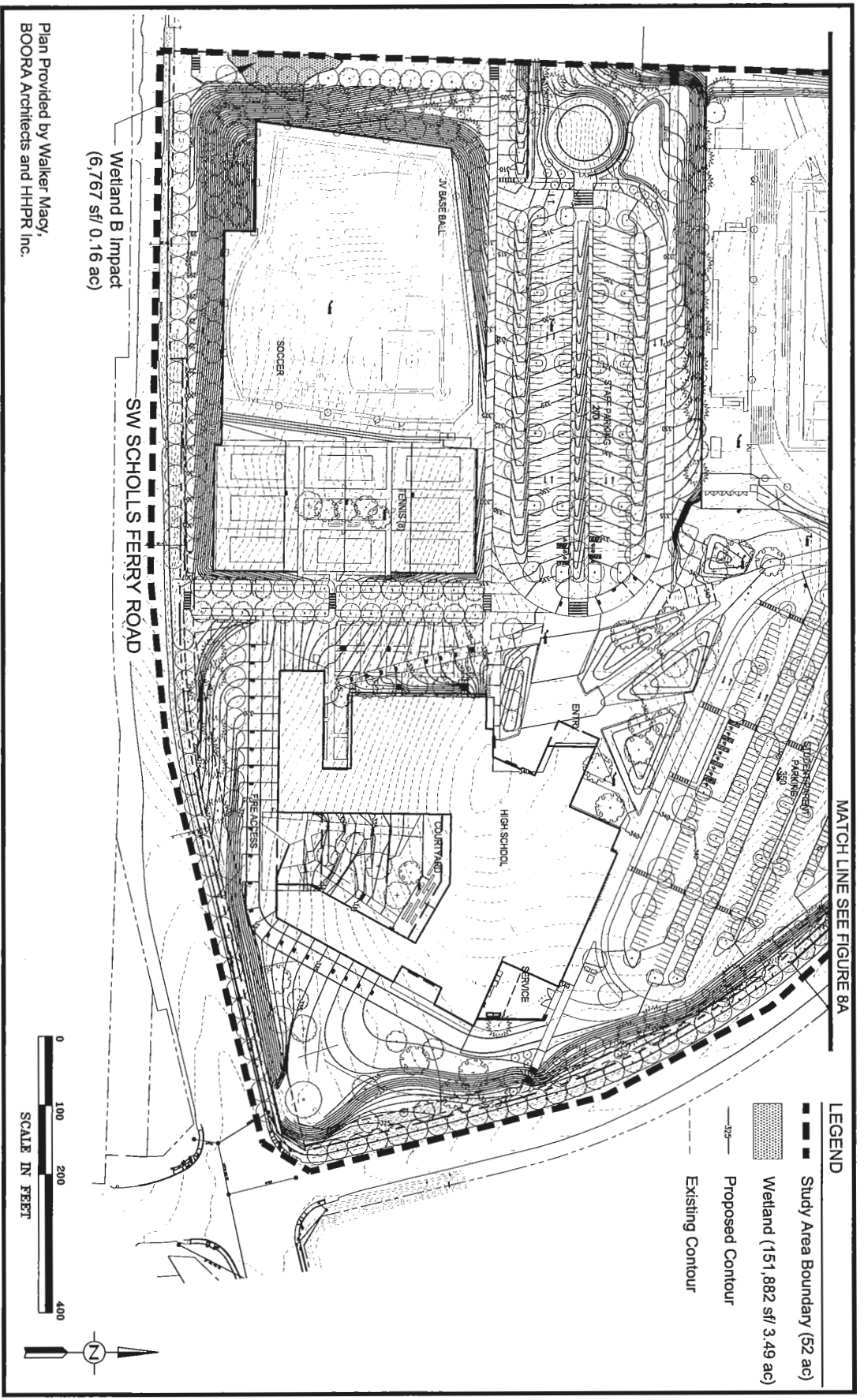



**Pacific Habitat Services, Inc.**  
9453 SW Commerce Crk., Suite 100 Wilsonville, Oregon 97070  
Phone: (503) 570-0480 Fax: (503) 570-0485

Proposed Grading Plan (North)  
South Cooper Mountain High School - Beaverton, Oregon

**FIGURE 8A**

02-06-2015

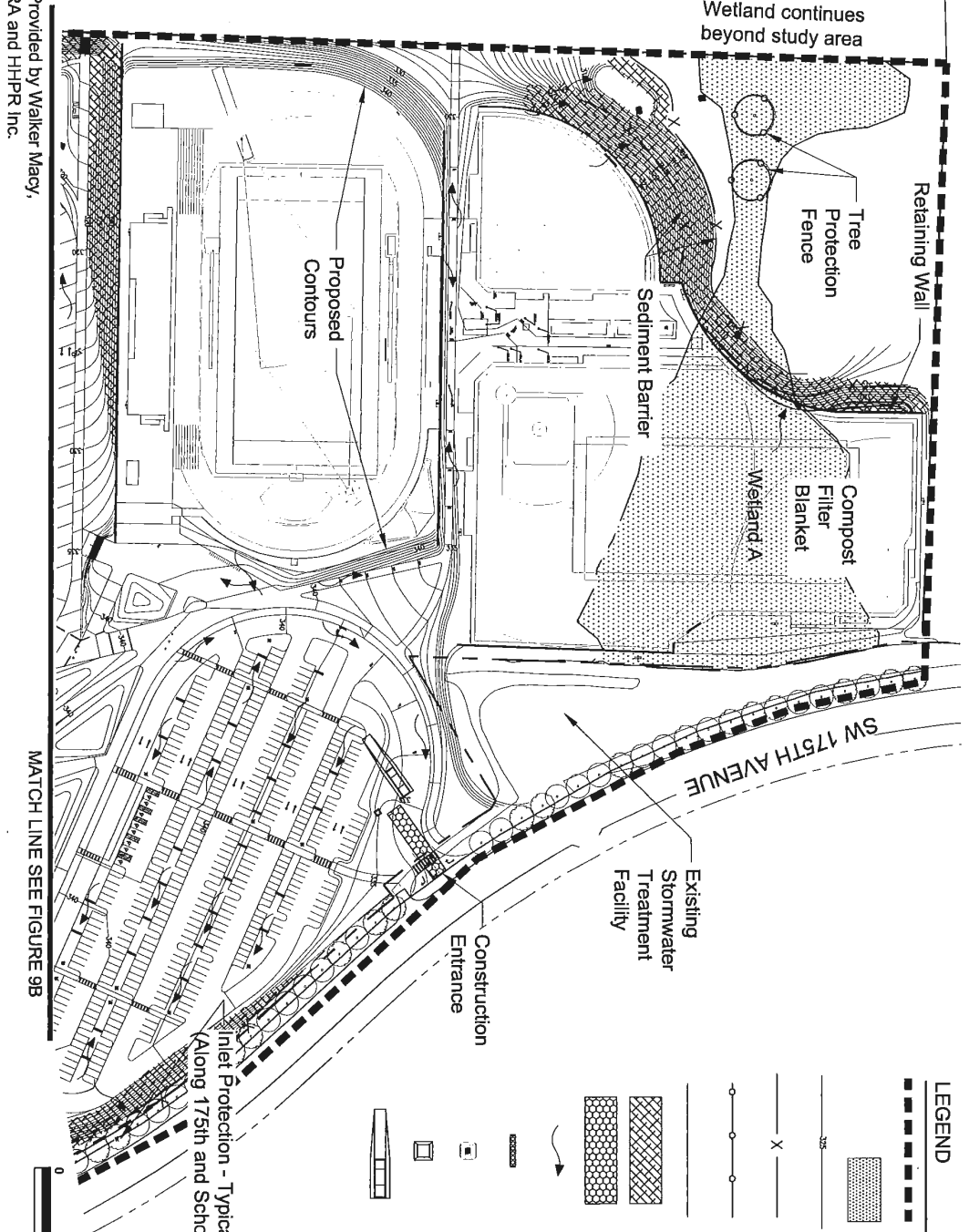



  
**Pacific Habitat Services, Inc.**  
 9459 SW Commercial Drive, Suite 100, Westlawn, Oregon 97171  
 Phone: (503) 570-0800 Fax: (503) 570-0855

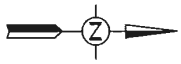
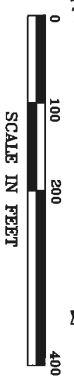
Plan Provided by Walker Macy,  
 BOORA Architects and HPRP, Inc.

Proposed Grading Plan (South)  
 South Cooper Mountain High School - Beaverton, Oregon  
**FIGURE 8B**  
 02-06-2015

Plan Provided by Walker Macy,  
BOORA and HPR Inc.



MATCH LINE SEE FIGURE 9B



**LEGEND**

- Study Area Boundary (52 ac)
- Wetland (151,882 sf/ 3.49 ac)
- Proposed Contour
- COMPOST FILTER SOCK
- SEDIMENT BARRIER
- TREE PROTECTION FENCE
- DIVERSION DIKE
- COMPOST FILTER BLANKET
- CONSTRUCTION ENTRANCE
- FLOW ARROW
- ROCK CHECK DAM
- INLET PROTECTION
- CONCRETE WASHOUT
- TIRE WASH
- STAGING AREA (See Figure 9B)

Inlet Protection - Typical  
(Along 175th and Scholls Ferry)

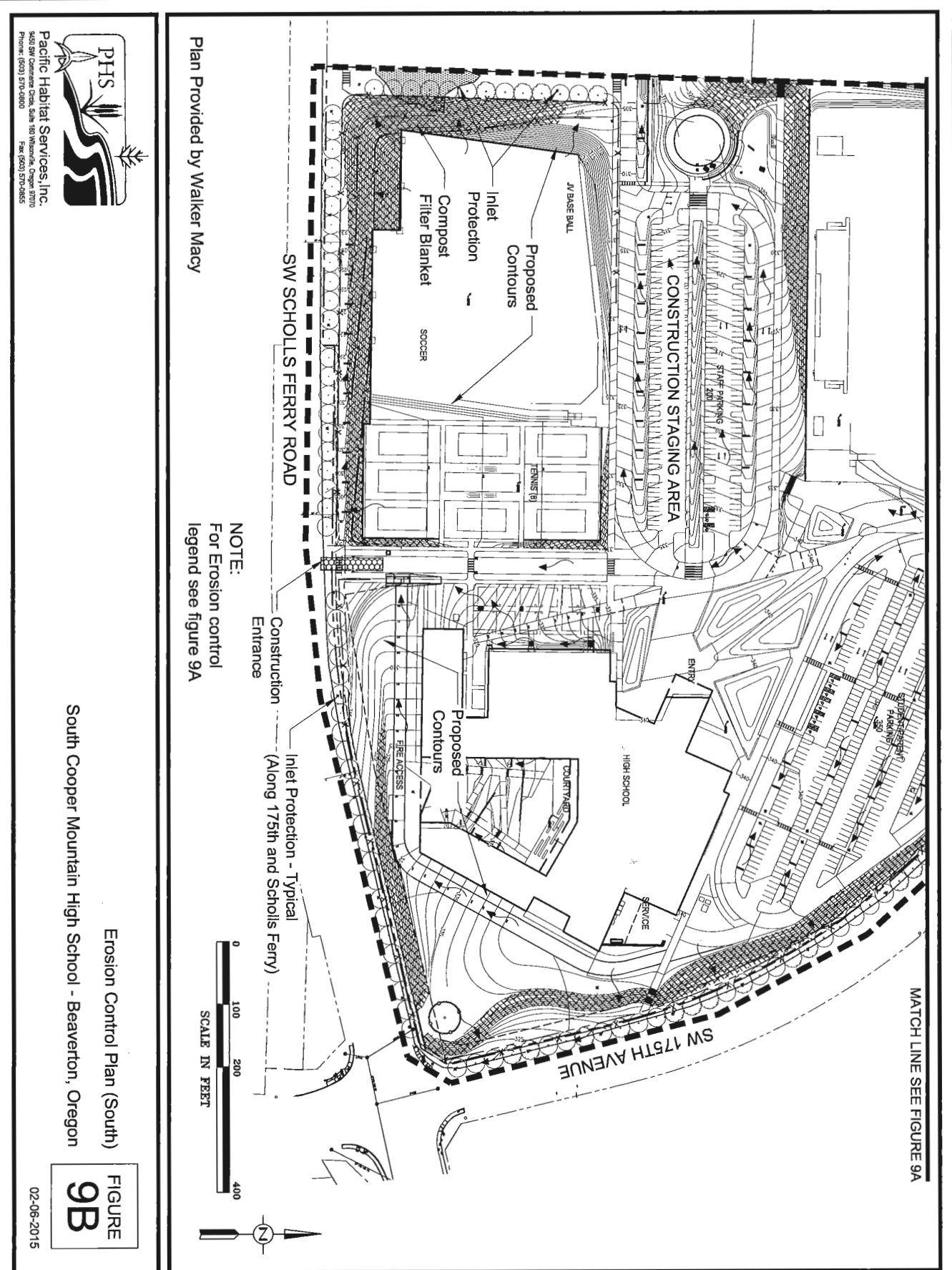


**PHS**  
Pacific Habitat Services, Inc.  
3645 SW Commerce Court, Suite 100, Milwaukie, Oregon 97131  
Phone: (503) 570-4800 Fax: (503) 570-4855

Erosion Control Plan (North)  
South Cooper Mountain High School - Beaverton, Oregon

**FIGURE 9A**

02-06-2015

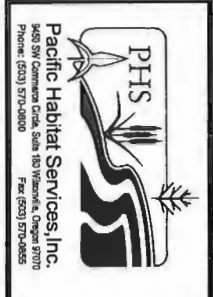
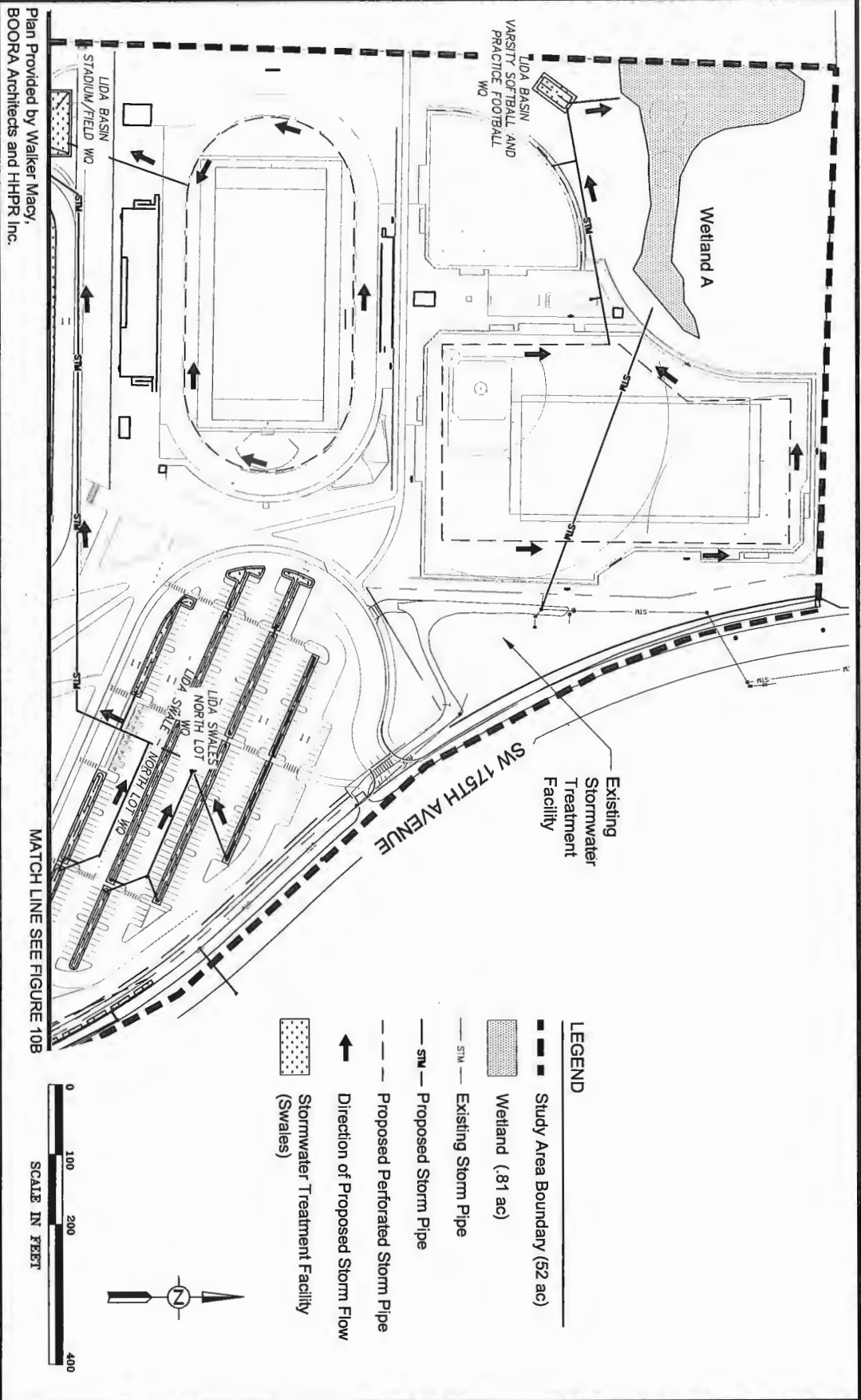


Pacific Habitat Services, Inc.  
 5650 SW Commerce Court, Suite 100, Beaverton, Oregon 97005  
 Phone: (503) 579-0000 Fax: (503) 579-0885

Erosion Control Plan (South)  
 South Cooper Mountain High School - Beaverton, Oregon

FIGURE  
**9B**

02-06-2015

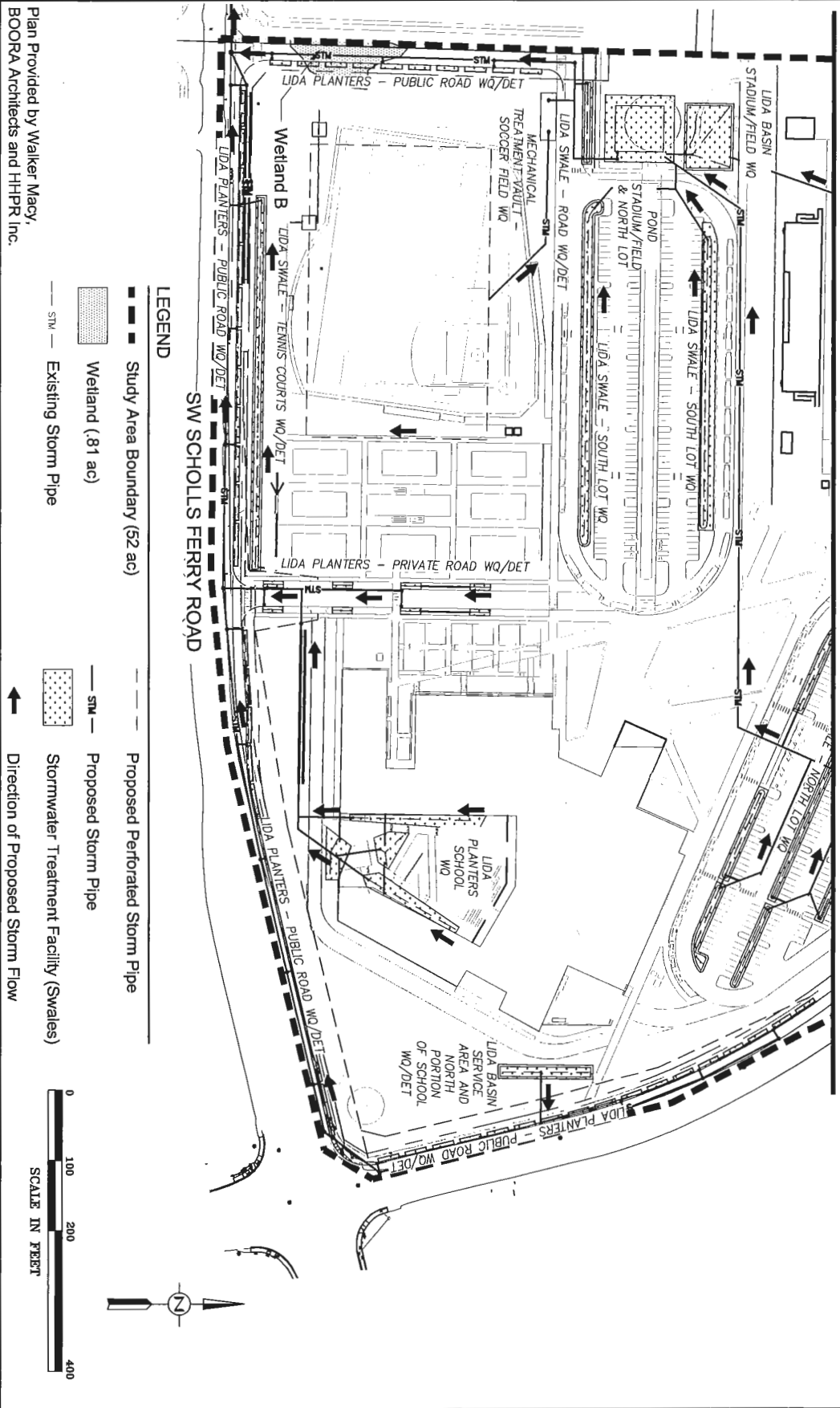


Proposed Stormwater Plan  
South Cooper Mountain High School - Beaverton, Oregon

FIGURE 10A  
02-06-2015

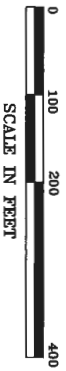


MATCH LINE SEE FIGURE 10A



**LEGEND**

- Study Area Boundary (52 ac)
- ▨ Wetland (.81 ac)
- STM — Existing Storm Pipe
- Proposed Storm Pipe
- ▨ Stormwater Treatment Facility (Swales)
- ➔ Direction of Proposed Storm Flow
- Proposed Perforated Storm Pipe

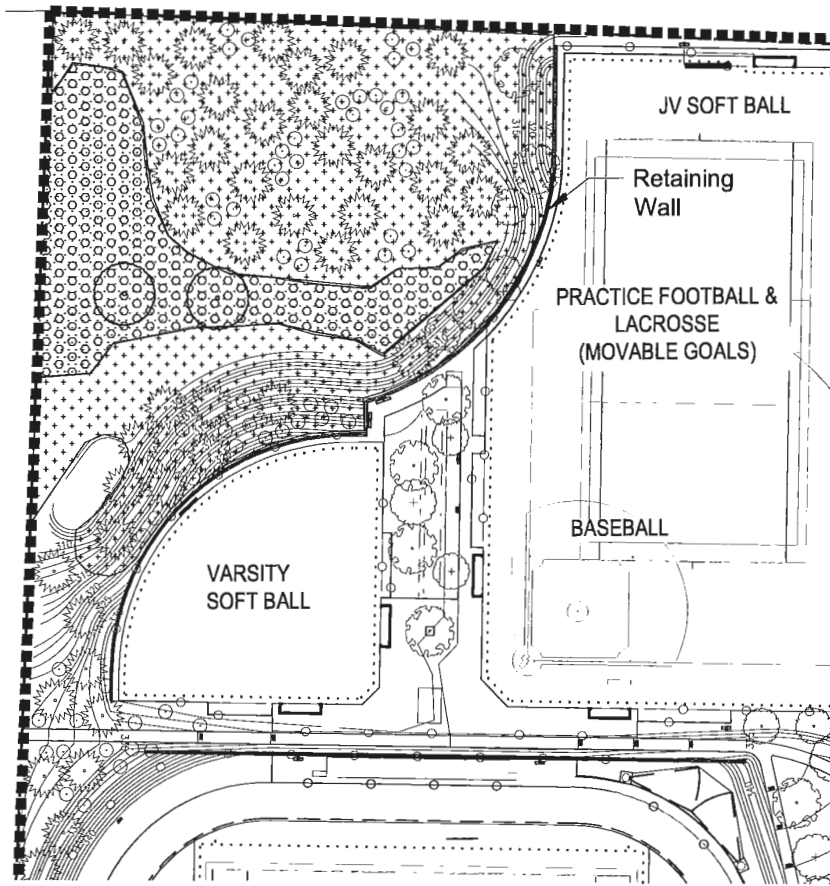


**Proposed Stormwater Plan**  
**South Cooper Mountain High School - Beaverton, Oregon**

**FIGURE 10B**

02-06-2015

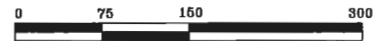
Plan Provided by Walker Macy,  
BOORA Architects and HHPR Inc.



**LEGEND**

- Study Area Boundary (52 ac)
- ▨ Wetland
- ▩ Wetland Enhancement Area (0.81 ac)
- ▧ Upland Buffer Restoration Area (2.62 ac)

NOTE:  
See Figure 11A for Plant Tables



SCALE IN FEET



Site Plan Provided by Walker Macy,  
BOORA Architects and HHPR Inc.



Wetland Enhancement and Upland Restoration Plan  
South Cooper Mountain High School - Beaverton, Oregon

**FIGURE**  
**11**

02-06-2015

**Wetland Enhancement Area – 35,284 SF/0.81 AC**

Botanical Name	Common Name	Sizes (Height or gallon)	Planting density (on center)	Quantity
<b>Trees</b>				
<i>Fraxinus latifolia</i>	Oregon ash	3' or 2 gallon	10'	353
			<b>Total</b>	<b>353</b>
<b>Shrubs/Small Trees</b>				
<i>Salix scouleriana</i>	Scouler's willow	3' or 1 gallon	5'	441
<i>Spiraea douglasii</i>	Douglas spiraea	1.5' or 1 gallon	5'	441
<i>Rosa pisocarpa</i>	Clustered rose	1.5' or 1 gallon	5'	441
<i>Crataegus douglasii</i>	Black hawthorn	2' or 2 gallon	5'	441
			<b>Total</b>	<b>1,764</b>

**Upland Buffer Restoration Area – 114,127 SF/2.62 AC**

Botanical Name	Common Name	Sizes (Height or gallon)	Planting density (on center)	Quantity
<b>Trees</b>				
<i>Pseudotsuga menziesii</i>	Douglas fir	3' or 2 gallon	10'	760
<i>Acer macrophyllum</i>	Big leaf maple	3' or 2 gallon	10'	381
			<b>Total</b>	<b>1,141</b>
<b>Shrubs/Small Trees</b>				
<i>Symphoricarpos alba</i>	Snowberry	1.5' or 1 gallon	5'	1,427
<i>Mahonia aquifolium</i>	Holly leaf Oregon grape	6" or 1 gallon	5'	1,427
<i>Crataegus douglasii</i>	Black hawthorn	2' or 2 gallon	5'	1,426
<i>Polystichum munitum</i>	Swordfern	2 gallon	n/a	1,426
			<b>Total</b>	<b>5,706</b>



Wetland Enhancement and Upland Restoration Planting Table  
 South Cooper Mountain High School - Beaverton, Oregon

**FIGURE  
11A**  
 02-06-2015