



# PUBLIC NOTICE

**US Army Corps  
of Engineers®**

**APPLICATION FOR PERMIT**

**Public Notice/Application No.:** 2002-00873-RWF

**Comment Period:** August 30, 2004 through September 29, 2004

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**Applicant**

Mayo Clinic-Phoenix  
ATTN: Bryan D. McSweeney  
13400 East Shea Boulevard  
Scottsdale, Arizona 85259-5404  
(480) 301-7878

**AGENT**

Kimley-Horn and Associates, Inc.  
ATTN: Marcie Martin  
7878 North 16th Street, Suite 300  
Phoenix, Arizona 85020  
(602) 906-1105

**Location**

In unnamed ephemeral washes within an approximate 216-acre parcel that contains the existing Mayo Hospital Phoenix facility located and at the southeast corner of 56<sup>th</sup> Street and Mayo Boulevard (Sections 28 and 33, T4N, R4E), Phoenix, Maricopa County, Arizona.

**Activity**

To impact approximately 2.2 acres of waters of the United States during the course of reducing the current flood potential and to fully develop the existing Mayo Hospital Phoenix facility. For more information, see page 3 of this notice and attached drawings.

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Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). Interested parties are invited to provide their views on the proposed work, which will become a part of the record and will be considered in the decision. This permit application will be issued or denied under Section 404 of the Clean Water Act (33 U.S.C. 1344).

Comments can be e-mailed to [ronald.w.fowler@usace.army.mil](mailto:ronald.w.fowler@usace.army.mil) or mailed to:

**U. S. Army Corps of Engineers**  
**ATTENTION: Regulatory Branch (2002-00873-RWF)**  
3636 North Central Avenue, Suite 900  
Phoenix, Arizona 85012-1939

## Evaluation Factors

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. Factors that will be considered include 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 production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the EPA Guidelines (40 CFR 230) as required by Section 404 (b)(1) of the Clean Water Act.

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.

## Preliminary Review of Selected Factors

**EIS Determination-** A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

**Water Quality-** The applicant will be required to obtain water quality certification, under Section 401 of the Clean Water Act, from the Arizona Department of Environmental Quality and/or the U.S. Environmental Protection Agency. For any proposed activity on Tribal land that is subject to Section 404 jurisdiction, the applicant will be required to obtain water quality certification from the U.S. Environmental Protection Agency. For any proposed activity on land other than Tribal land that is subject to Section 404 jurisdiction, the applicant will be required to obtain water quality certification from the Arizona Department of Environmental Quality. Section 401 of the Clean Water Act requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers.

**Cultural Resources-** The proposed project area has been surveyed for cultural resources, resulting in the discovery of one site that may be potentially eligible for listing in the National Register of Historic Places. The applicant has proposed that the site be tested to ascertain the eligibility potential of the site. The Corps will coordinate with the State Historic Preservation Officer in regard to the disposition and treatment of the known site.

**Endangered Species-** The proposed project may impact habitat that is potentially suitable for the Cactus ferruginous pygmy owl (*Glaucidium brasilianum cactorum*). No other federally-listed endangered or threatened species, or their critical habitat is expected to be impacted by the proposed project. The Corps will consult, as necessary, with the U.S. Fish and Wildlife regarding the expected project impacts to the Cactus ferruginous pygmy owl.

**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 hearing shall state with particularity the reasons for holding a public hearing.

### **Proposed Activity for Which a Permit is Required**

The applicant is proposing to impact 2.2 acres of the total of 2.5 acres of Clean Water Act jurisdictional area within the Mayo Hospital project area with construction that will complete the build-out of the Mayo Hospital Phoenix.

The applicant has advised the Corps that the existing drainage conveyance structures in Mayo Boulevard, 56th Street, and the reconstructed channel along the east side of 56th Street are undersized to safely convey storm water flows (less than the estimated 100 year storm event) thereby potentially limiting emergency access to the existing hospital facilities during a flood event. To remedy this situation, the applicant is proposing the following actions that will result in a total of 0.60 acres (out of the total of 2.2 acres) of impact to a single reconstructed ephemeral wash: 1. Supplement the existing fifteen 39-inch by 54-inch pipe arch culverts in Mayo Boulevard by installing an additional eight 57-inch by 38-inch pipe arch culverts. The channel section downstream of Mayo Boulevard will be widened from approximately 10-feet to 80 feet. 2. Replace the two existing 6-foot by 3-foot box culverts at the north entrance to the hospital off of 56th Street with three 10-foot by 8-foot box culverts. 3. Replace the two existing 6-foot by 3-foot box culverts at the south entrance to the hospital off of 56th Street with four 10-foot by 8-foot box culverts. 4. Construct a new culverted crossing that will be located south of the current south entrance to the hospital off of 56th Street. 5. Widen the reconstructed channel that parallels the east side of 56th Street. The existing channel will be widened from approximately 10 feet to approximately 80-feet. Approximately 4,000 cubic yards of grouted rip rap will be installed for scour and erosion protection and approximately 169,000 square feet of pyramat (woven geotextile mat) will be placed long the newly constructed banks.

The applicant is proposing to impact an additional 1.60 acres of Clean Water Act jurisdictional areas by constructing in four ephemeral washes for the purpose of completing the build-out of the Mayo Hospital Phoenix complex (see sheet 1 for details). As proposed, the build-out of the hospital facility would include construction of clinics east of the existing hospital, a 500 room hotel, an administrative/research/education district located south of the proposed clinics, pedestrian linkage to the east and west on the north and south sides of the clinic facilities, a warehouse and power plant in the southwestern portion of the project area, patient and visitor parking between the proposed clinics and Mayo Boulevard, consultant parking south of the hospital, and staff parking south and east of the hospital.

### **Additional Project Information**

Construction of the existing hospital facilities, encompassing approximately 20 acres of the 216 acres parcel, began in 1996. The Corps issued a Nationwide Permit (No. 14 "Road Crossings) verification letter dated March 11, 1996 for the construction of the south access road to the hospital off of 56th Street.

On March 19, 1997, the Corps initiated an enforcement action against the City of Phoenix as a result of unpermitted discharges into the unnamed wash along the 56th Street alignment. The violation was resolved, in part, by reconstructing and re-vegetating a channel along the east side of 56th Street.

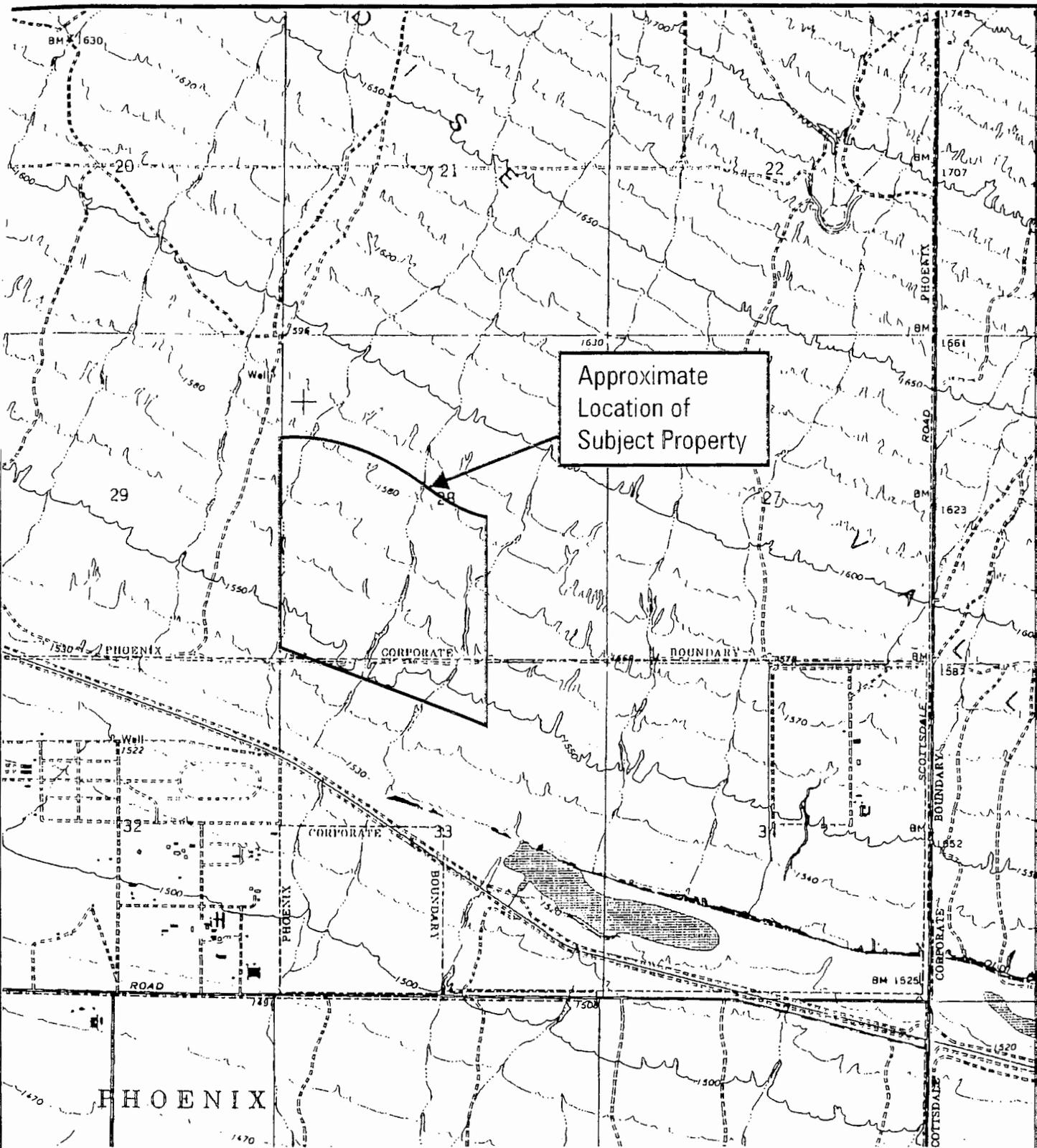
Vegetation within the proposed project area is characteristic of Sonoran Desertscrub, Arizona Upland Subdivision, Paloverde-Cacti-Mixed Scrub Series. The majority of the proposed project area is sparsely vegetated. The washes on the property influence moisture conditions and therefore support a higher density and diversity of vegetation when compared with the upland portions of the site. The most densely vegetated area on the site is the reconstructed and re-vegetated channel section paralleling 56<sup>th</sup> Street.

## **Proposed Special Conditions**

The applicant is proposing to utilize a combination of salvaged vegetation, nursery stock and seeding to re-vegetate 12.25 acres and 19.86 acres of overbank areas along five reaches of constructed channels.

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For additional information please call Ron Fowler at (602) 640-5385 x 226. This public notice is issued by the Chief, Regulatory Branch.



Approximate  
Location of  
Subject Property

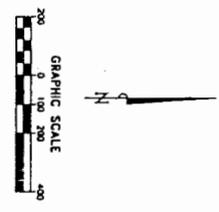
Currys Corner, AZ 7.5 minute USGS Quadrangle

## USGS Quadrangle Vicinity Map

**Mayo Clinic Hospital**



Kimley-Horn  
and Associates, Inc.



15470001

| WASH  | AREA   | LENGTH    |
|-------|--------|-----------|
| A     | 0.8 AC | 1,100 FT  |
| B     | 0.7 AC | 1,100 FT  |
| C     | 0.2 AC | 1,100 FT  |
| D     | 0.3 AC | 1,100 FT  |
| E     | 0.3 AC | 1,100 FT  |
| F     | 0.3 AC | 1,100 FT  |
| TOTAL | 2.6 AC | 13,000 FT |

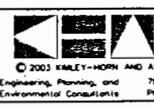
LEGEND  
 WATER OF THE UNITED STATES  
 WASH OF BOULEVARD  
 WASH OF



MAYO HOSPITAL  
**APPROVED JURISDICTIONAL DELINEATION**

PHOTO DATE: JAN. 2002

SCALE (H): 1"=200'  
 SCALE (V): NONE  
 DESIGNED BY: CHD  
 DRAWN BY: CHD  
 CHECKED BY: MLM  
 DATE: AUG 2003



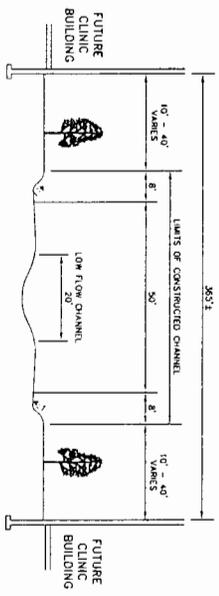
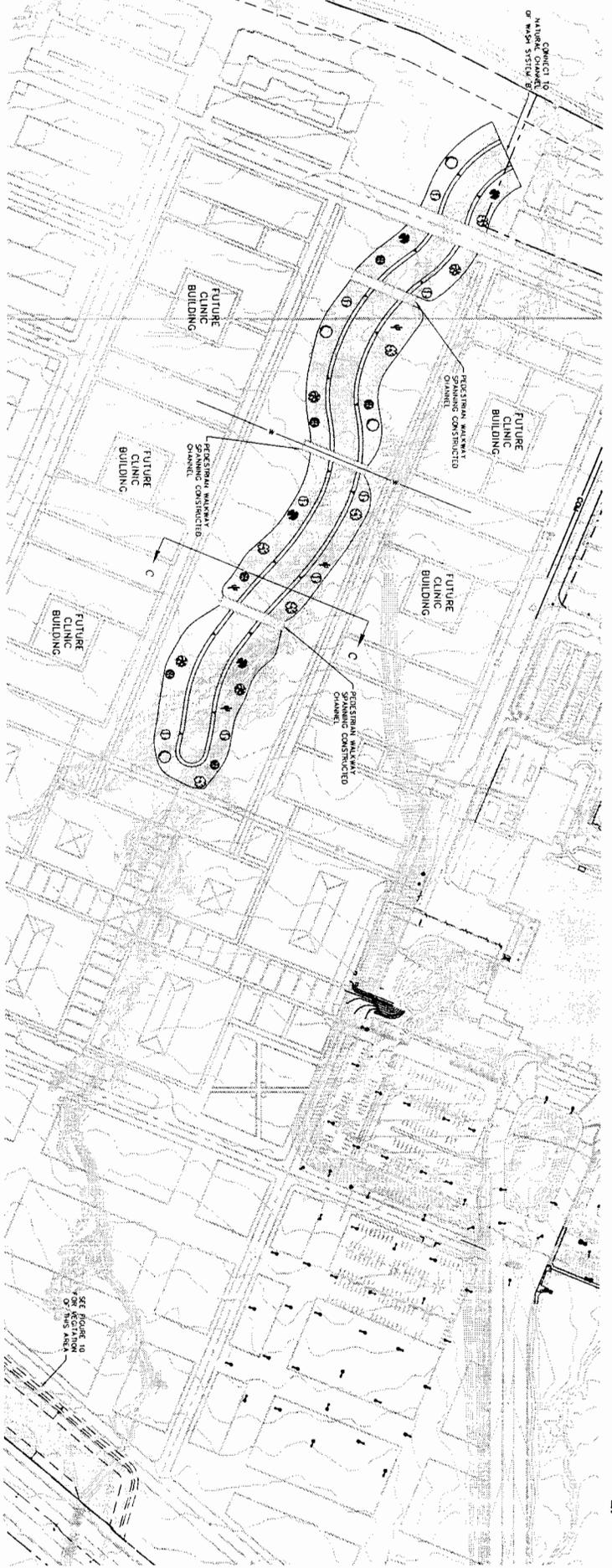
**Kimley-Horn  
 and Associates, Inc.**  
 Engineering, Planning, and  
 Environmental Consultants  
 7600 North 15th Street, Suite 250  
 Phoenix, Arizona 85020 (602) 944-5500

| NO. | REVISION | BY | DATE | APPR. |
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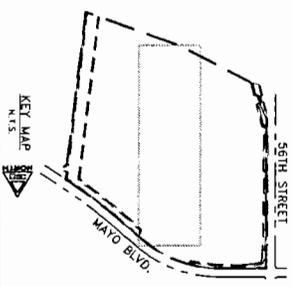
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- NOTES:**
- Existing vegetation to be salvaged. Salvaged species will be tagged prior to construction by owner or designated representative.
  - Locations of plantings are approximate.
  - Final locations of plantings will be determined in the field.
  - Nursery stock appropriate location noted on plan. Salvaged species to be salvaged within nursery planting season and growing of individuals to mimic natural pattern.
  - Limits of disturbance to be seeded with designated seed mix.
  - Hypoxis or soil seed with approved dry mulch.
  - Seeding to be completed prior to planting of nursery stock.
  - Drop irrigation to all tree and shrub planting locations.
  - Municipal vegetation consistent with Desert Ridge mitigation vegetation schedule and specs.



| SYMBOL                            | COMMON NAME      | SCIENTIFIC NAME      | QUANTITY |
|-----------------------------------|------------------|----------------------|----------|
| ①                                 | Florida Palmetto | Chorizanthe sp.      | 4        |
| ②                                 | Mesquite         | Prosopis juliflora   | 8        |
| ③                                 | Ironwood         | Dracopis ferrugineus | 6        |
| ④                                 | Cactus Acacia    | Acacia greggii       | 6        |
| ⑤                                 | Oasis Ironbark   | Celtis spinescens    | 4        |
| ⑥                                 | Blue Palo Verde  | Pereskia formosa     | 4        |
| ⑦                                 | Sageoak          | Quercus agrifolia    | 4        |
| Approximate Limits of Disturbance |                  |                      |          |

| COMMON NAME   | SCIENTIFIC NAME    | POUNDS OF PURE LIVE SEED/ACRE* |
|---|--------------------|--------------------------------|
| Cover   | Hydrocotyle        | 5                              |
| Grass   | Stylo setaceum     | 5                              |
| Small Shrub   | Prosopis juliflora | 4                              |
| Large Shrub   | Prosopis juliflora | 5                              |
| Tree  | Prosopis juliflora | 3                              |
| Shrub   | Prosopis juliflora | 3                              |
| Small Tree  | Prosopis juliflora | 25                             |
| * Rate Based On Critical Seeding Rate. If Broadcast Seeding is Used Rates will increase by 1.5 times. |                    |                                |
| Approximate Area of Seeding 4.8 Acres   |                    |                                |

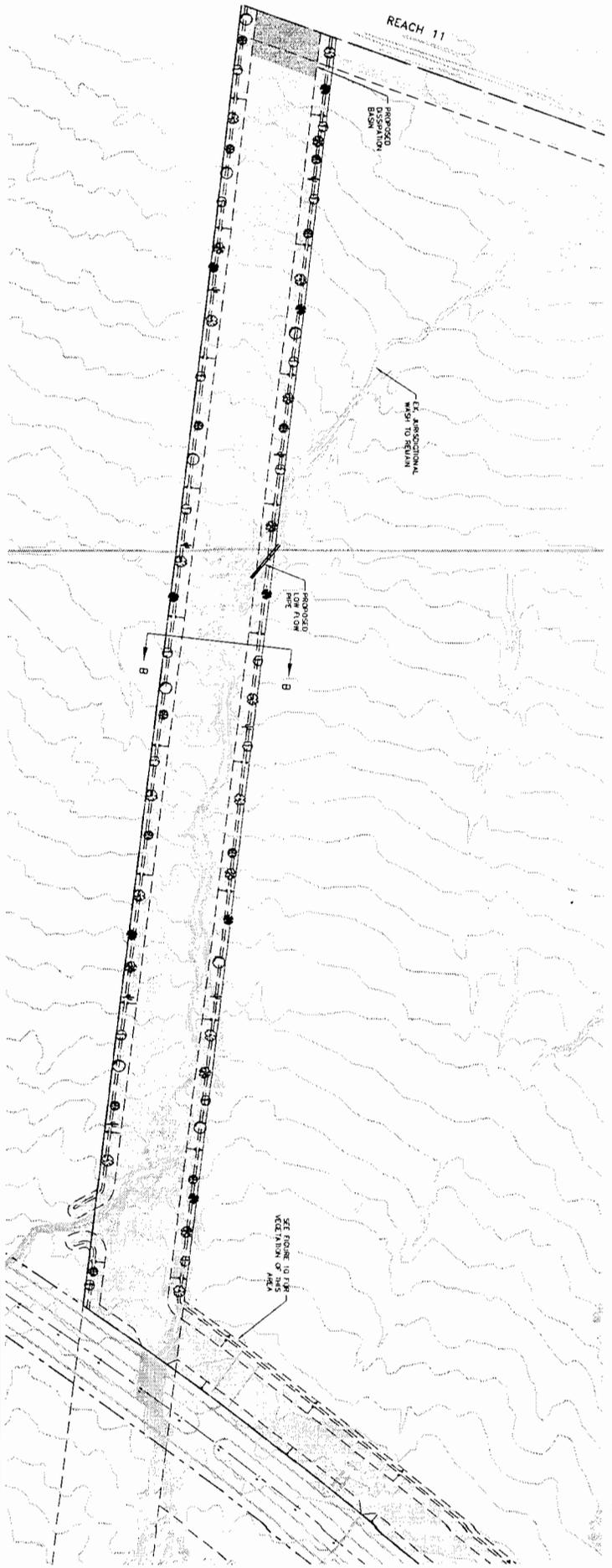
MAYO HOSPITAL

SCALE (H): 1"=100'  
 SCALE (V): NONE  
 DESIGNED BY: CEP  
 DRAWN BY: PAC  
 CHECKED BY: MAB  
 DATE: 09/30/03

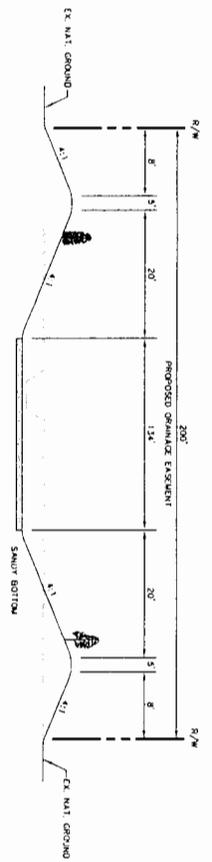
**Kimley-Horn and Associates, Inc.**  
 2001 KIMLEY-HORN AND ASSOCIATES, INC.  
 Engineering, Planning, and Environmental Consultants  
 7600 North 15th Street, Suite 250  
 Phoenix, Arizona 85020 (602) 944-3500

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| PROJECT NO.  | 091347000       |
| DRAWING NAME | MITIGATION PLAN |
| DATE         | 09/30/03        |
| SCALE        | AS SHOWN        |
| PROJECT      | MAYO HOSPITAL   |
| DATE         | 09/30/03        |
| SCALE        | AS SHOWN        |
| PROJECT      | MAYO HOSPITAL   |



SECTION B-B PROPOSED CHANNEL SECTION  
N.T.S.



- NOTES:**
- Existing vegetation to be salvaged. Salvaged species will be logged prior to construction by owner or designated representative.
  - Final locations of plantings will be determined in the field.
  - Locations of plantings are approximate.
  - Nursery stock approximate location noted on plan. Salvaged species to be salvaged within nursery plantings meeting seed and growing of standards to ensure mature planting.
  - Limits of disturbance to be needed with designated seed mix.
  - Hypoxis or all seed with approved dry mix.
  - Seeding to be completed prior to planting of nursery stock.
  - Dig irrigation to all live and dead planting locations.
  - Mitigation vegetation consistent with Deerth Ridge mitigation vegetation species and areas.

MITIGATION VEGETATION

| SYMBOL | COMMON NAME                       | SCIENTIFIC NAME         | QUANTITY |
|--------|-----------------------------------|-------------------------|----------|
| ①      | Fragaria Prunifolia               | Cerastium spp.          | 8        |
| ②      | Mullein                           | Protopsis spp.          | 16       |
| ③      | Ironweed                          | Onycho laevis           | 12       |
| ④      | Cudweed                           | Lespedeza virginica     | 12       |
| ⑤      | Deerth Hackberry                  | Celtis spicata          | 8        |
| ⑥      | Blue Prunella                     | Periclymenon floridanum | 8        |
| ⑦      | Sagebrush                         | Ceanothus americanus    | 8        |
| ⑧      | Approximate Limits of Disturbance |                         |          |

MITIGATION SEED MIX

| COMMON NAME                     | SCIENTIFIC NAME          | POUNDS OF PURE LIVE SEED/ACRE* |
|---------------------------------|--------------------------|--------------------------------|
| Celery                          | Hedera helix             | 5                              |
| Early Verbena                   | Hedera helix             | 5                              |
| Asar                            | Sparganium angustifolium | 4                              |
| Florida Bluegrass               | Styria canadensis        | 5                              |
| Common Bluegrass                | Styria canadensis        | 5                              |
| Red Top                         | Styria canadensis        | 5                              |
| Total Seed Mix Application Rate |                          | 23                             |

\* Pure Seed - On Official Seedling Rate. If Official Seedling is Used, Rates will increase by 1.5 times.

Approximate Area of Seeding: 1255 Acres

MAYO HOSPITAL

60th STREET SCHEMATIC

SCALE (H): 1"=100'  
SCALE (V): NONE  
DESIGNED BY: CEP  
DRAWN BY: J.B.  
CHECKED BY: MLD  
DATE: 3-8-01



PROJECT NO. 01510700  
DRAWING NAME: 60th Street Schematic  
1 OF 1

| NO. | REVISION | BY | DATE | APPR. |
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