



US Army Corps
of Engineers
Seattle District



WASHINGTON STATE
DEPARTMENT OF
E C O L O G Y

Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers

Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone (360) 694-1171
Attn: Steve Manlow, Project Manager

WA Department of Ecology

SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone (360) 407-6068
Attn: SEA Program, Federal Permit
Coordinator

Public Notice Date: 21 Dec 2012

Expiration Date: 19 Jan 2013

Reference No.: NWS-2012-1209

Name: Bonaventure Senior Housing

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the United States as described below and shown on the enclosed drawings dated November 16, 2012.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws.

APPLICANT: Bonaventure Senior Housing, LLC
3220 State Street, Suite 200
Salem, Oregon 97301
Attention: Mr. Robert Underwood
Telephone: (503) 373-3153

AGENT: Ecological Land Services, Inc.
1157 3rd Avenue, Suite 220
Longview, Washington 98632
Attention: Ms. Michele McGraw
Telephone: (360) 578-1571

LOCATION: In wetlands adjacent to Salmon Creek, at 3806 NE 136th Street, in Vancouver, Clark County, Washington

WORK: Fill 0.93 of an acre of wetlands to construct an assisted living facility consisting of a 42,361 square foot (140-unit) building, parking areas, landscaping, and stormwater management facilities.

PURPOSE: To provide senior housing for the Salmon Creek area of Vancouver.

The wetland boundaries shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the wetland/waters are substantially inaccurate a new public notice may be published.

MITIGATION: The applicant is proposing to preserve and enhance a 1.5-acre forested wetland, and preserve 7.6 acres of mature forested buffer.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. After receipt of comments from this public notice, the U.S. Army Corps of Engineers will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. A historic properties investigation has been conducted within the permit area. No historic properties determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

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.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 benefits, 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, 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, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. 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 activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

SOURCE OF FILL MATERIAL: The applicant has not yet identified the source of the fill material. Should a permit be issued, the Corps will evaluate the fill material source prior to the start of construction.

EVALUATION – ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

CORPS COMMENTS: All e-mail comments should be sent to Steven.W.Manlow@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Steven Manlow, Post Office Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: SEA program – Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Bonaventure Senior Housing; Corps Reference Number NWS-2012-1209

Encl: Figures (Project Drawings, Sheets 1 through 6 of 6, dated November 16, 2012)

11/16/2012 4:38 PM S:\Clark-WA\County-Projects\2007-Bonaventure\2007.02-Permitting Salmon Creek\2007.02-Figures\2007.02_DL.dwg Jennifer

WASHINGTON

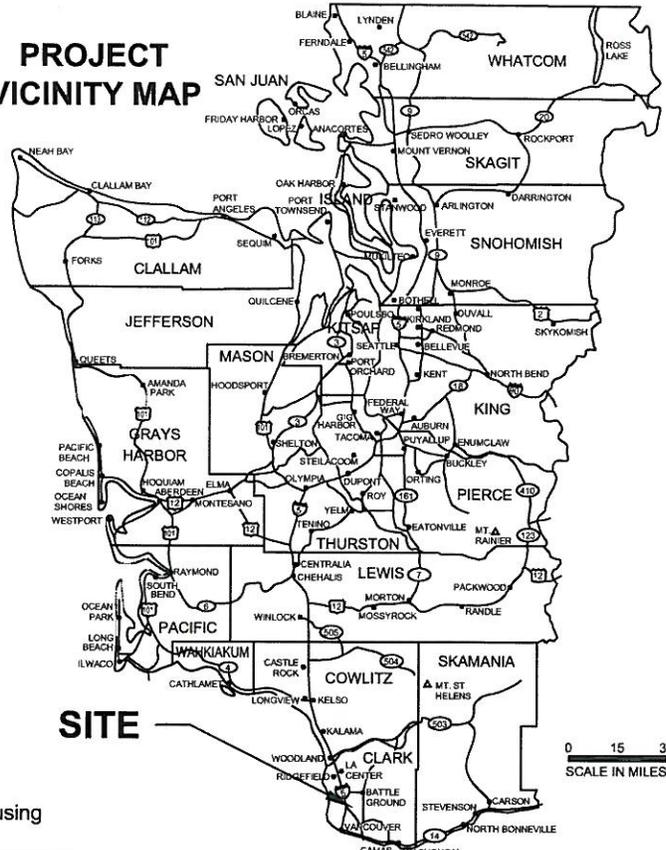


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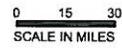
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LOCATION MAP

PROJECT VICINITY MAP

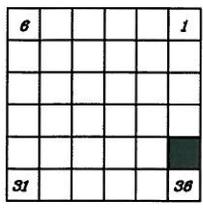


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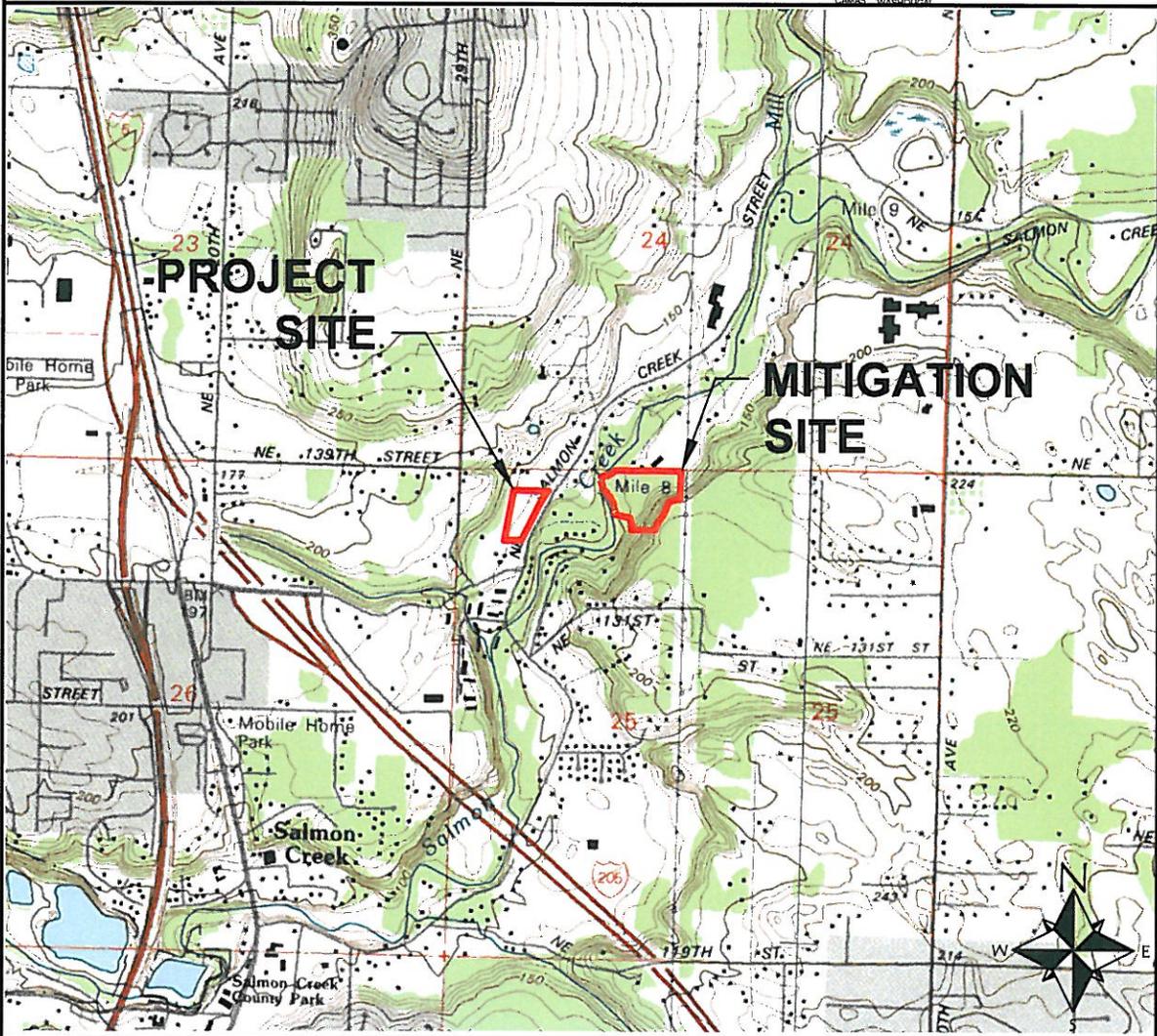


R 1 E

T 3 N



NOTE:
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.



PROJECT SITE

MITIGATION SITE

PROPOSED: Fill 1 acre of wetland

IN : Wetland
NEAR: Vancouver
COUNTY: Clark
SHEET 1 OF 6
STATE: WA
DATE: 11/16/12

VICINITY MAP

APPLICANT: Bonaventure Senior Housing
PROJECT NAME: Bonaventure of Salmon Creek
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
13805 NE Salmon Creek Ave
Vancouver, WA 98686

PURPOSE: Senior Housing
NWS-2012-1209

DATUM: NGVD 29
ADJACENT PROPERTY OWNERS:
See JARPA

SCALE IN FEET

0 2000 4000

ECOLOGICAL LAND SERVICES, INC.
1157 3rd Avenue, Suite 220
Longview, WA 98632





PROPOSED: Fill 1 acre of wetland
IN : Wetland
NEAR: Vancouver
COUNTY: Clark
SHEET 2 OF 6
STATE: WA
DATE: 11/16/12

EXISTING CONDITIONS SITE MAP
APPLICANT: Bonaventure Senior Housing
PROJECT NAME: Bonaventure of Salmon Creek
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
 13805 NE Salmon Creek Ave
 Vancouver, WA 98686

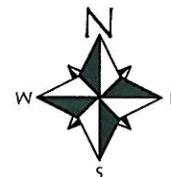
PURPOSE: Senior Housing
 NWS - 2012 - 1.209
DATUM: NGVD 29
ADJACENT PROPERTY OWNERS:
 See JARPA

LEGEND:

- Site Boundary
- Wetland
- 80' Wetland Buffer
- TP-1 ● Test Plot Location

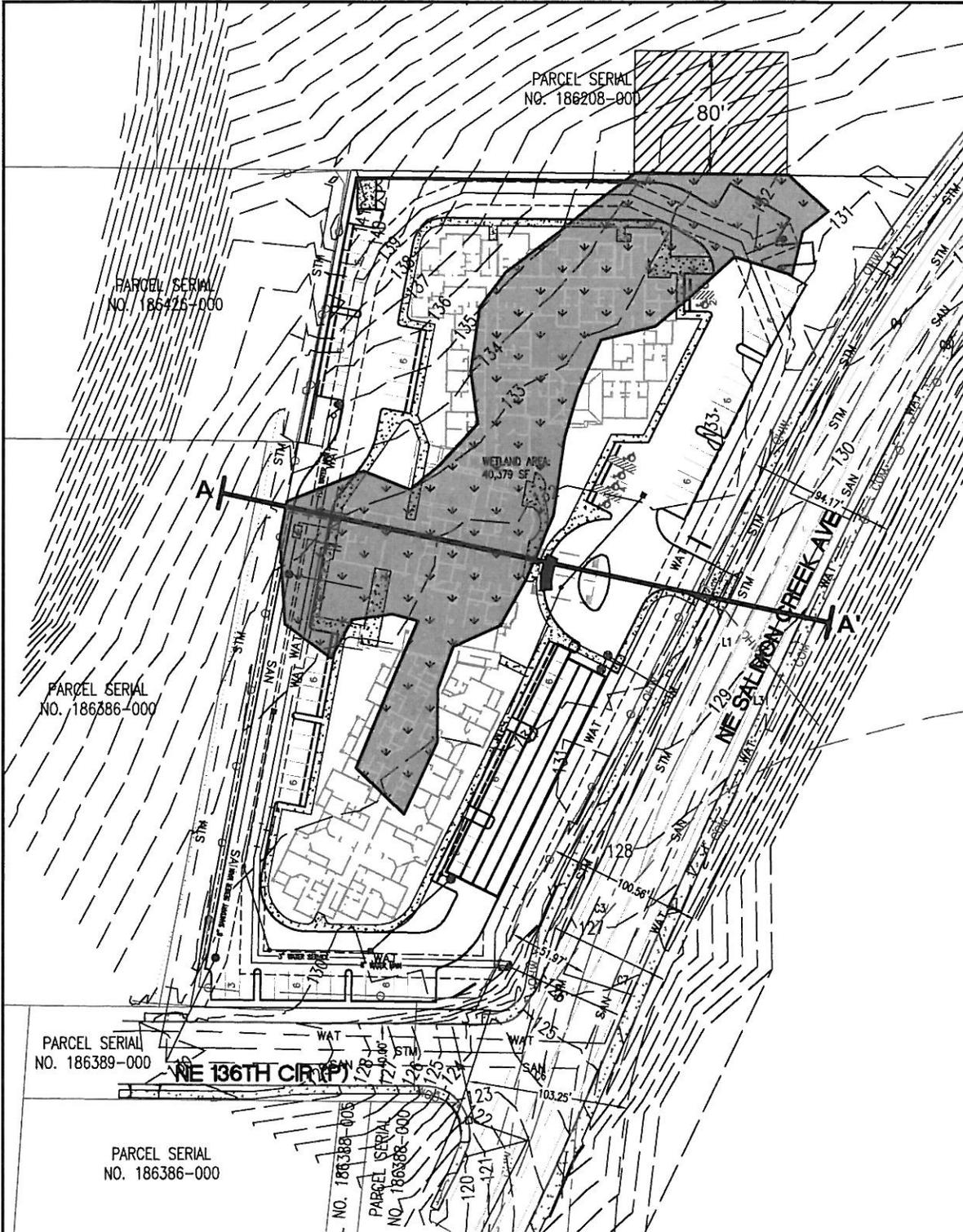
NOTE(S):

1. Base map from AKS Engineering and Forestry.
2. Aerial photograph (2011) provided by Google Earth™.
3. Wetlands and their buffers follow CCC 40.450.303-2.

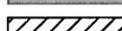


SCALE IN FEET

ECOLOGICAL LAND SERVICES, INC.
 1157 3rd Avenue, Suite 220
 Longview, WA 98632

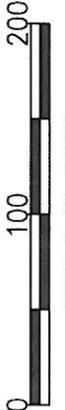
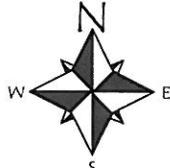


LEGEND:

-  Site Boundary
-  Wetland
-  Wetland Fill Area (0.93 acres)
-  Assumed Indirect Wetland Impact (0.2 acres)

NOTE(S):

1. Base map from AKS Engineering and Forestry.



SCALE IN FEET

ECOLOGICAL LAND SERVICES, INC.
 1157 3rd Avenue, Suite 220
 Longview, WA 98632

PURPOSE: Senior Housing
 NWS-2012-1209

DATUM: NGVD 29

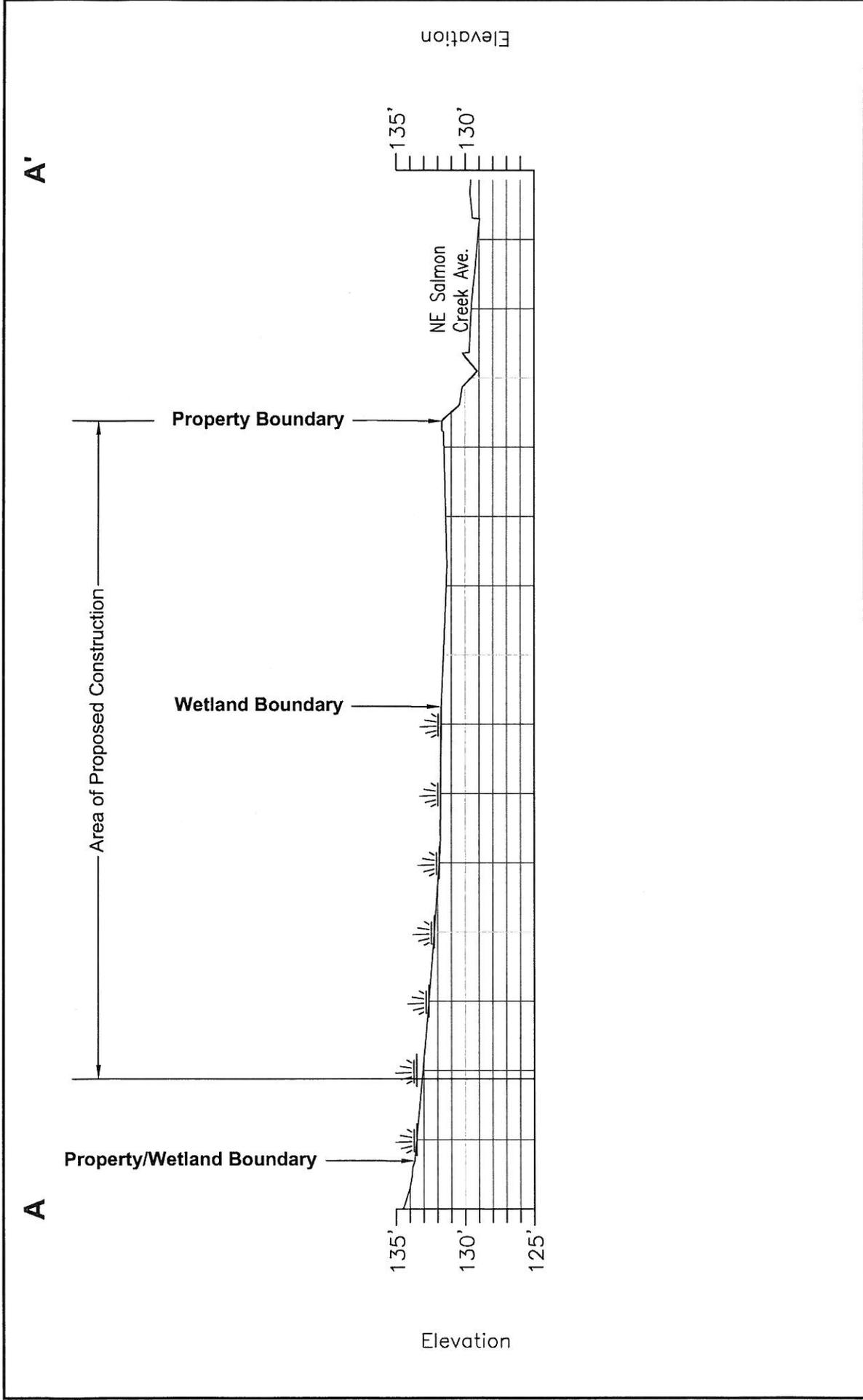
ADJACENT PROPERTY OWNERS:
 See JARPA

PROPOSED CONDITIONS MAP

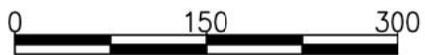
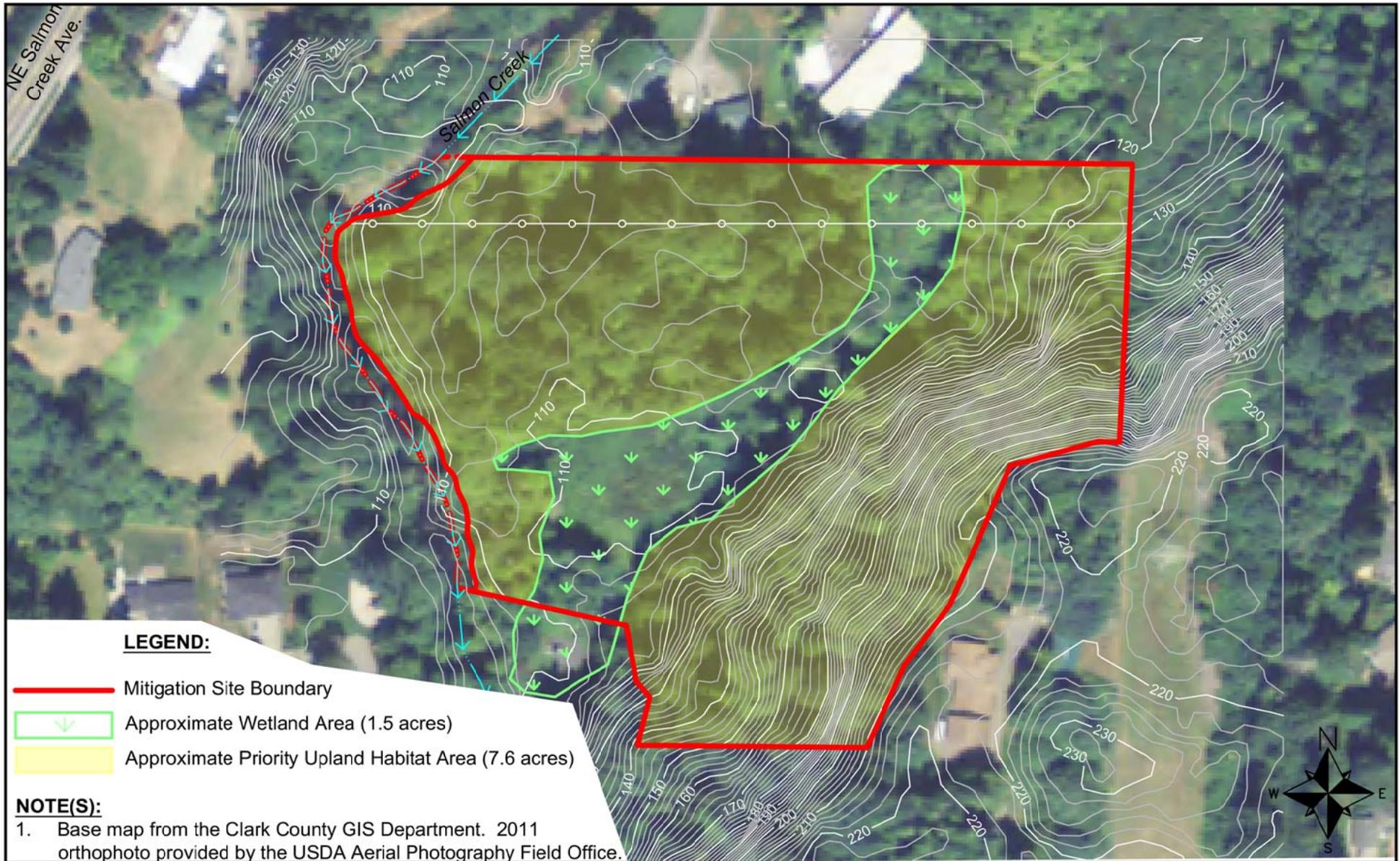
APPLICANT: Bonaventure Senior Housing
PROJECT NAME: Bonaventure of Salmon Creek
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
 13805 NE Salmon Creek Ave
 Vancouver, WA 98686

PROPOSED: Fill 1 acre of wetland

IN: Wetland
NEAR: Vancouver
COUNTY: Clark
STATE: WA
SHEET 3 OF 6
DATE: 11/16/12



<p>PROPOSED: Fill 1 acre of wetland</p> <p>IN : Wetland</p> <p>NEAR: Vancouver</p> <p>COUNTY: Clark</p> <p>STATE: WA</p> <p>SHEET 4 OF 6</p> <p>DATE: 11/16/12</p>	<p>CROSS SECTION A-A'</p> <p>APPLICANT: Bonaventure Senior Housing</p> <p>PROJECT NAME: Bonaventure of Salmon Creek</p> <p>REFERENCE #: Not Yet Assigned</p> <p>SITE LOCATION ADDRESS: 13805 NE Salmon Creek Ave Vancouver, WA 98686</p>	<p>PURPOSE: Senior Housing NWS-2012-1209</p> <p>DATUM: NGVD 29</p> <p>ADJACENT PROPERTY OWNERS: See JARPA</p>	<p>0 50 100</p> <p>HORIZONTAL SCALE IN FEET</p> <p>ECOLOGICAL LAND SERVICES, INC. 1157 3rd Avenue, Suite 220 Longview, WA 98632</p> 
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SCALE IN FEET

ECOLOGICAL LAND SERVICES, INC.
1157 3rd Avenue, Suite 220
Longview, WA 98632

PURPOSE: Senior Housing
NWS-2012-1209

DATUM: NAD 83/NAVD 88

ADJACENT PROPERTY OWNERS:

See JARPA

MITIGATION SITE EXISTING CONDITIONS

APPLICANT: Bonaventure Senior Housing

PROJECT NAME: Bonaventure of Salmon Creek

REFERENCE #: Not Yet Assigned

SITE LOCATION ADDRESS:

13805 NE Salmon Creek Ave

Vancouver, WA 98686

PROPOSED: Fill 1 acre of wetland

IN : Wetland

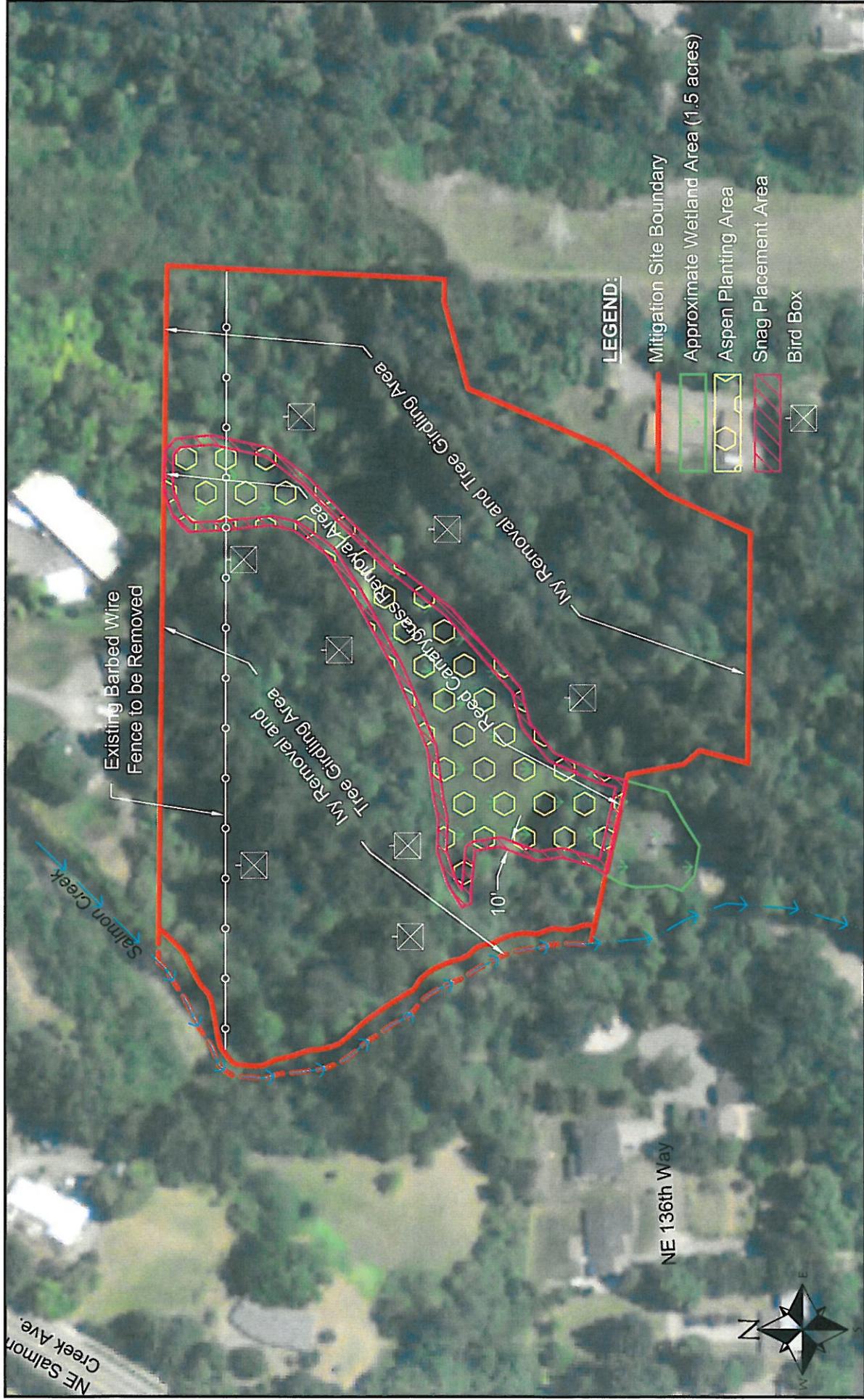
NEAR: Vancouver

COUNTY: Clark

STATE: WA

SHEET 5 OF 6

DATE: 11/16/12



MITIGATION SITE ENHANCEMENT AREAS MAP
APPLICANT: Bonaventure Senior Housing
PROJECT NAME: Bonaventure of Salmon Creek
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
 13805 NE Salmon Creek Ave
 Vancouver, WA 98686

PURPOSE: Senior Housing
 NWS-2012-1209
DATUM: NAD 83/NAVD 88
ADJACENT PROPERTY OWNERS:
 See JARPA

PROPOSED: Fill 1 acre of wetland
IN : Wetland
NEAR: Vancouver
COUNTY: Clark **STATE:** WA
SHEET 6 OF 6
DATE: 11/16/12

0 150 300
 SCALE IN FEET
 ECOLOGICAL LAND SERVICES, INC.
 1157 3rd Avenue, Suite 220
 Longview, WA 98632

Lat: 45.72117
 Long: -122.63339