US Army Corps of Engineers
Seattle District

WASHINGTON STATE DEPARTMENT OF ECOLOGY

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: (206) 316-3893
ATTN: Mr. Ron Wilcox,
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: November 8, 2013
Expiration Date: December 8, 2013

Reference No.: NWS-2013-354
Name: Bichsel, Norma

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 4, 2013.

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 and the Coastal Zone Management Act.

APPLICANT: Ms. Norma Bichsel
2210 Pebble Beach Drive
League City, Texas 77573
Telephone: (281) 334-9540

AGENT: Ms. Karey Bock
Ecological Land Services, Inc.
1157 – 3rd Avenue, Suite 220
Longview, Washington 98632
Telephone: (360) 578-1371

LOCATION: In interdunal wetlands at Long Beach, Pacific County, Washington.

WORK: The project would be to construct a two-story, 1,200 square foot, single-family residence with a driveway, and install utilities. The construction would directly impact 0.03 acres of a 0.09 acre interdunal wetland and indirectly impact the remaining 0.06 acres of the wetland. Up to 445 cubic yards of clean sand would be used as fill material.

PURPOSE: Private residential housing.

ADDITIONAL INFORMATION: The residential construction activity would occur on a 0.26-acre lot (100 feet north to south, 113 feet east to west). The proposed site is bordered by the Lewis and Clark Discovery Trail to the north, a single-family home to the east, 26th Street Northwest to the south, and an open lot to the west. The project site is located on the north side of 26th Street Northwest. The 0.26-acre lot encompasses a single 0.09-acre interdunal depressional wetland dominated by slough sedge and Hooker's Willow. The remaining upland portion of the lot is dominated by a mix of American beachgrass and European beachgrass with shore pine scattered throughout. Utility services (water, sewer, power) are available from 26th Street Northwest. The 14-foot wide by 20-foot long gravel driveway would connect to 26th Street Northwest.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at http://www.nws.usace.army.mil/ and under the heading Open Public Comment Periods select Regulatory Public Notices. Recently-issued public notices are listed in chronological order of the date of issuance. Select and view the listing for this project.

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

MITIGATION: The proposed compensatory mitigation for direct wetland impact of 0.03-acres and the indirect impact of 0.06-acres (wetland buffer impact) would occur through purchasing mitigation bank credits at the Long Beach Wetland Mitigation Bank (LBWMB). The project impacts would be mitigated at a 1:1 ratio resulting in the purchase of 0.09 bank credits.

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 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 proposed action would impact EFH in the project area.

If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The Corps will review the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information to assess the project site for potential impacts to historical and/or cultural resources. 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.

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.

ADDITIONAL EVALUATION: This proposal is the subject of a Shorelines Substantial Development Permit processed by the City of Long Beach, Washington.

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 ronald.j.wilcox@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Mr. Ron Wilcox, P.O. 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: Federal Permit Coordinator, P.O. 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: Bichsel, Norma; NWS-2013-354

Encl: Figures (7)

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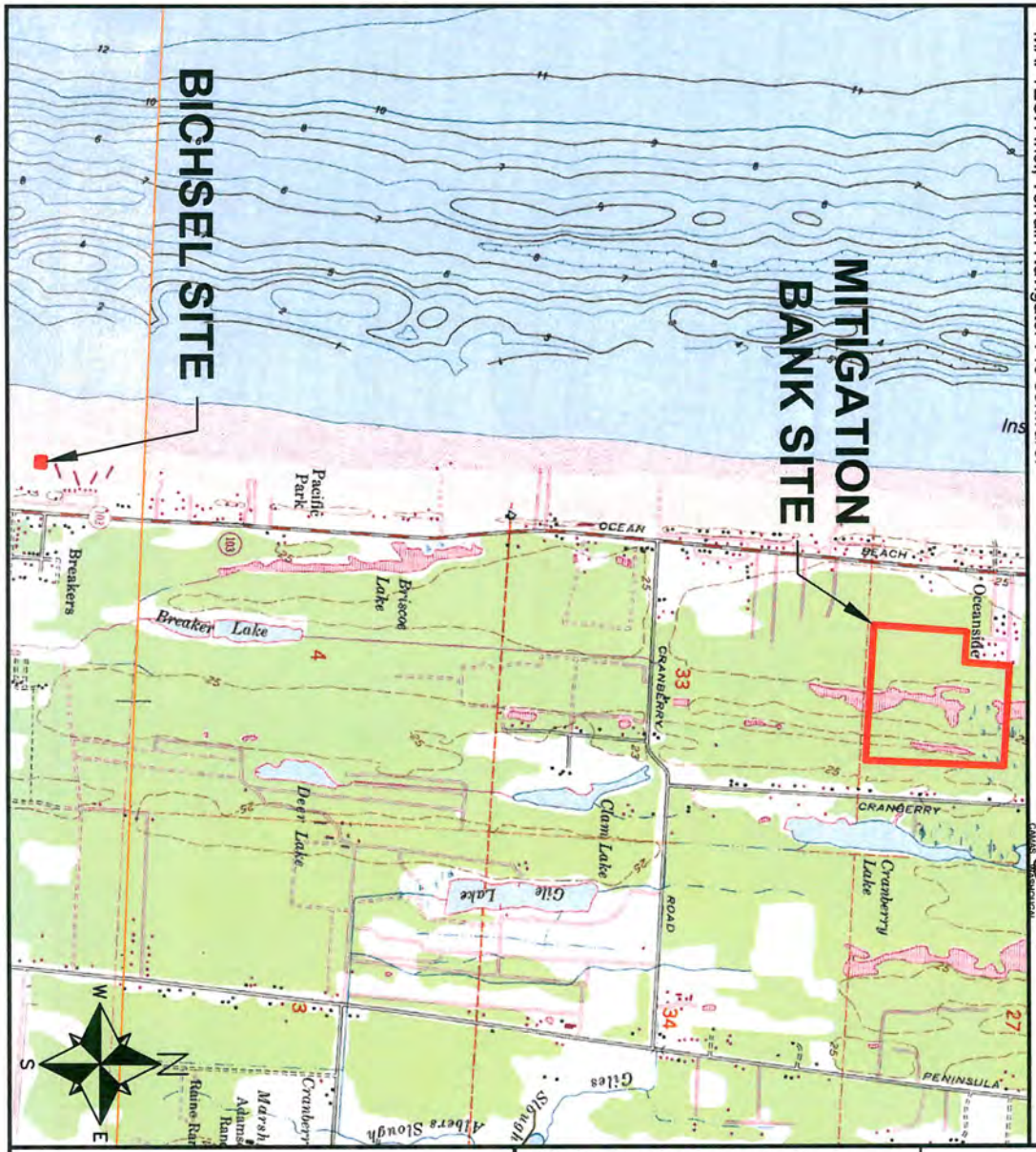

NOTE:
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

T 10 N
R 11 W
6
1
31
36

WASHINGTON
SITE
46.370555 Latitude
-124.056111 Longitude
LOCATION MAP

PROJECT VICINITY MAP
SITE
SAN JUAN
WHATCOM
SKAGIT
SNOHOMISH
ISLAND
JEFFERSON
CLALLAM
MASON
KITSAP
GRAYS HARBOR
PACIFIC
WAHKIAKUM
COWLITZ
CLARK
SKAMANIA
KLICKITAT
THURSTON
LEWIS
PIERCE
KING
0 15 30
SCALE IN MILES

0 .5 1
SCALE IN MILES

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

PURPOSE: Single Family Residence

DATUM: NGVD 29
ADJACENT PROPERTY OWNERS:
See JARPA

VICINITY MAP
APPLICANT: Norma Bichsel
PROJECT NAME: Lot 3 - Bichsel Residence
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
224 26th St NW
Long Beach, WA 98631

PROPOSED:0.09 ac of wetland impact

IN: Wetlands
NEAR: Long Beach
COUNTY: Pacific **STATE:** WA
SHEET 1 **OF** ~~6~~ 7
DATE: ~~3/11/13~~

NWS-2013-354

11/4/13

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

PURPOSE: Single Family Residence

DATUM: N/A
ADJACENT PROPERTY OWNERS:

See JARPA

EXISTING CONDITIONS SITE MAP
APPLICANT: Norma Bichsel
PROJECT NAME: Lot 3 - Bichsel Residence
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS:
224 26th St NW
Long Beach, WA 98631

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SHEET 2 **OF** 6
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11/4/13

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NOTE(S):

1. Base map from Bluhm & Associates Land Surveyors, Inc.
2. Aerial photograph (2012) provided by Google Earth™.
3. See Sheet 4 for Cross Section A-A'.

LEGEND:

- Site Boundary
- Wetland Boundary
- TP-1 ● Test Plot Location
- Direct Wetland Impact (0.03 ac.)
- Indirect Wetland Impact (0.06 ac.)
- Building Envelope/Driveway
- A — A' Cross Section Location

W S N E

0 20 40

SCALE IN FEET

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

PURPOSE: Single Family Residence

DATUM: N/A

ADJACENT PROPERTY OWNERS:

See JARPA

PROPOSED CONDITIONS SITE MAP

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SHEET 3 **OF** ~~6~~ 7
DATE: ~~3/11/13~~ 11/4/13

NWS-2013-354

A

A'

LEGEND:

- Existing Ground
- Proposed Ground
- Wetland Fill
- Building Envelope
- Existing Wetland

NOTE(S):

1. See Sheet 3 for cross section location.
2. Cross section is vertically exaggerated and not to vertical scale.

0 12 24

HORIZONTAL SCALE IN FEET

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

PURPOSE: Single Family Residence

DATUM: N/A

ADJACENT PROPERTY OWNERS:

See JARPA

CROSS SECTION A-A'

APPLICANT: Norma Bichsel

PROJECT NAME: Lot 3 - Bichsel Residence

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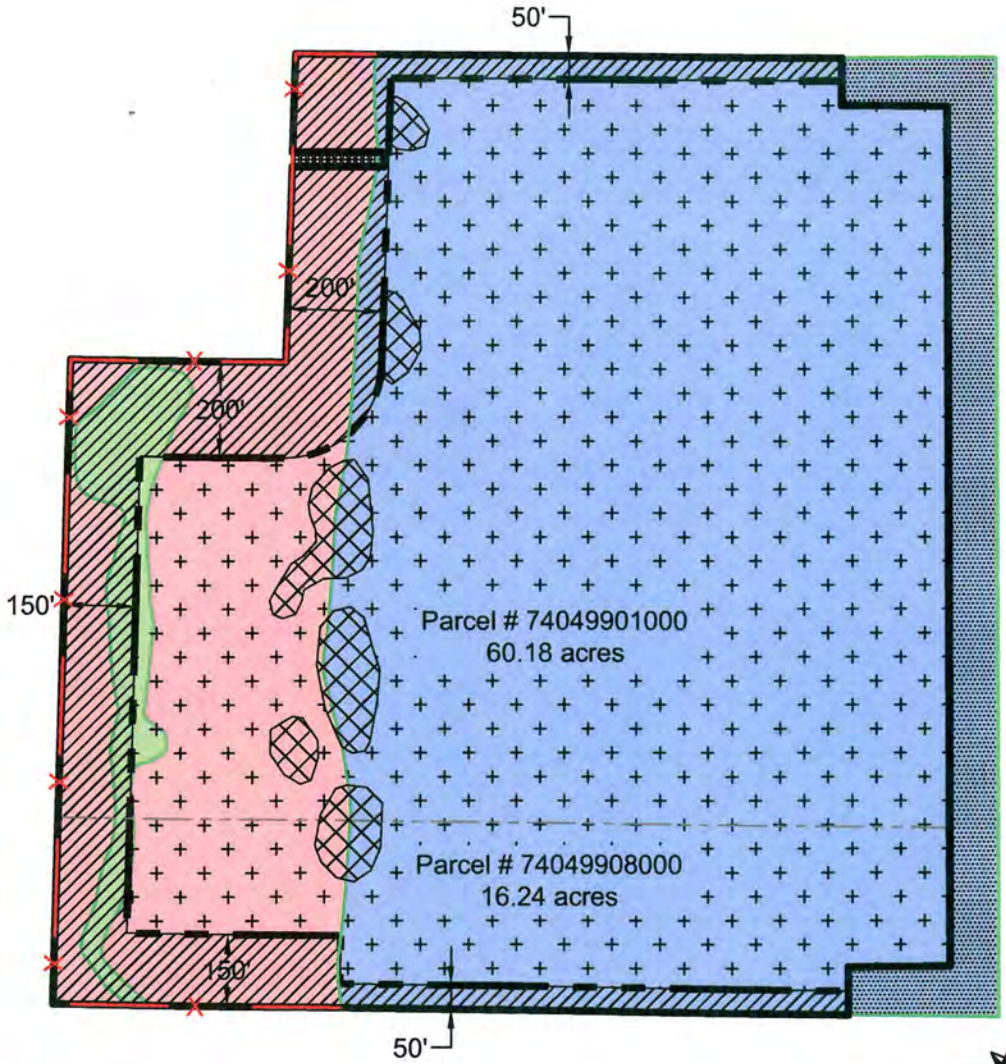
SHEET 4 **OF** 6

DATE: ~~3/11/13~~ 7

NWS-2013-354

11/4/13



LEGEND:

- Mitigation Site Boundary (76.25 acres)
- Parcel Line
- Bank Buffer (13.35 acres)
- Category I Wetlands (61.72 acres)
- Category II Wetlands (2.59 acres)
- Forested Upland (17.52 acres)
- Preservation Only (60.29 acres)
- Category I Wetland Preservation (51.45 acres)
- Category II Wetland Preservation (0.50 acres)
- Forested Upland (8.34 acres)
- Wetland/Upland Enhancement Areas (2.61 acres)
- Storm Drain Easement (0.13 acres)
- Previously Authorized Mitigation Area (5.58 acres)
- Three-Strand Smooth-Wire Fence

Table 1 – Proposed Bank Activities/Areas

Bank Activity/Area	Area (acres)
Wetland and Upland Preservation	60.29
Wetland and Upland Enhancement	2.61
Buffer	13.35
Previously Authorized Mitigation Area	5.58
Storm Drain Easement	0.13
Total	**81.96**

BANK SITE DESIGN

APPLICANT: Norma Bichsel
PROJECT NAME: Lot 3 - Bichsel Residence
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IN Wetlands
NEAR: Long Beach
COUNTY: Pacific **STATE:** WA
SHEET 5 **OF** ~~6~~ 7
DATE: ~~3/6/13~~ 11/4/13

NWS-2013-354

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SCALE IN FEET

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

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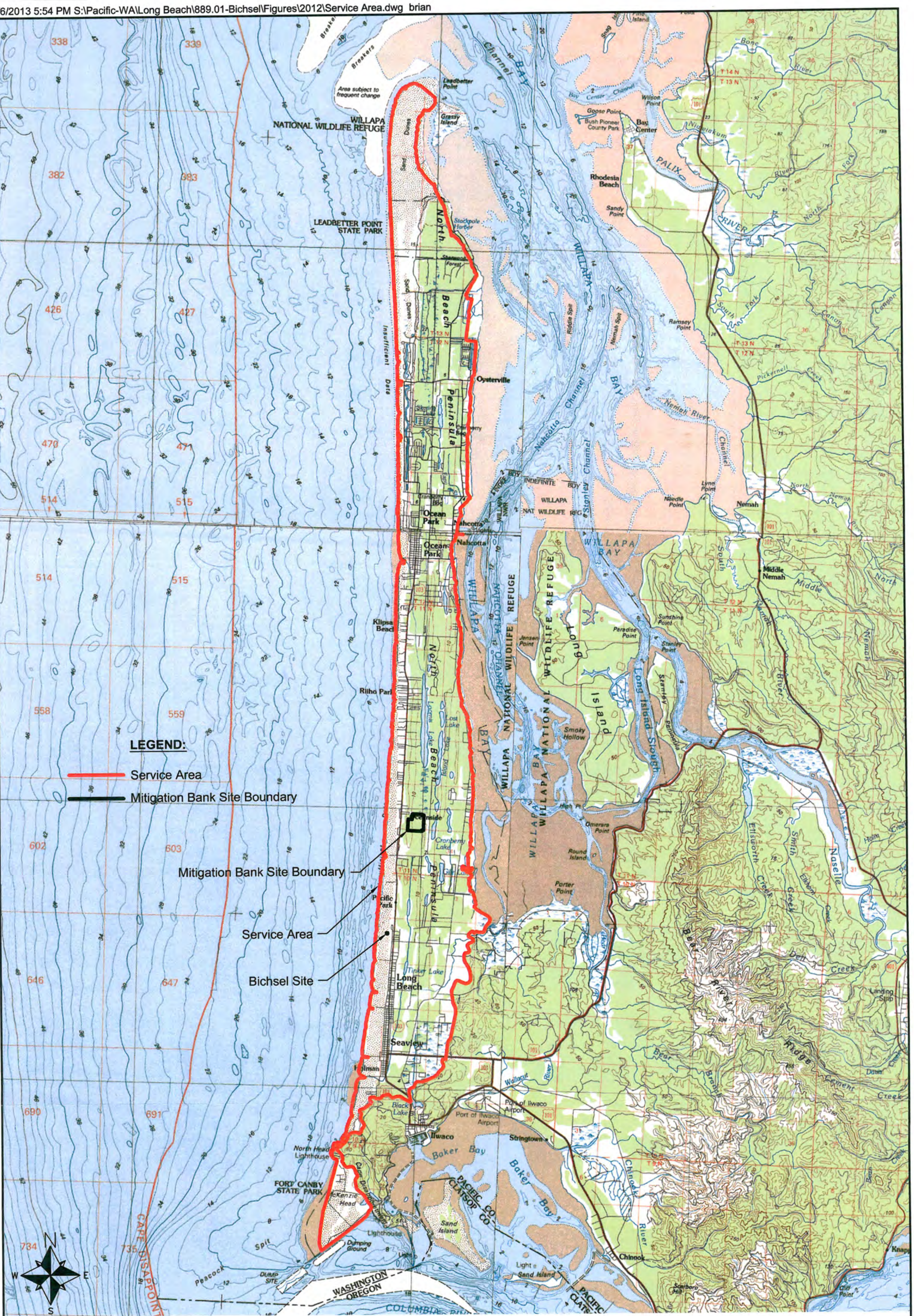
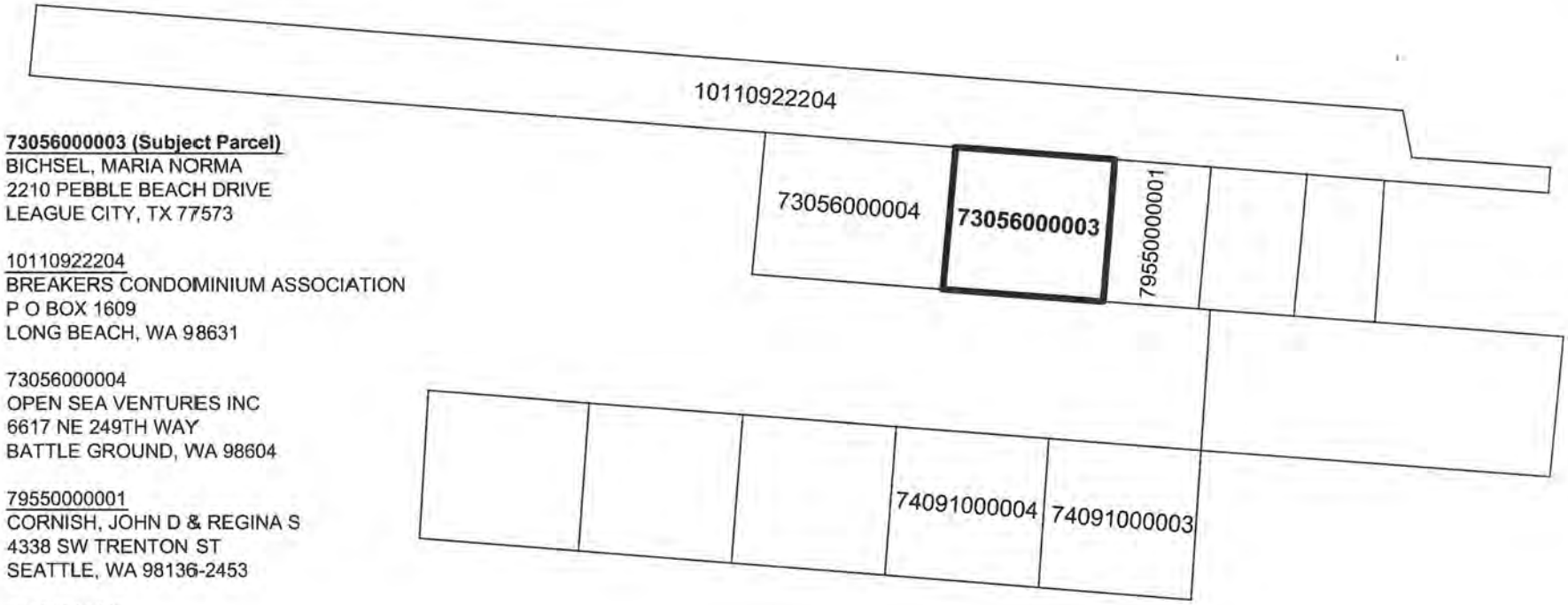


SCALE IN MILES (0 – 2 – 4) ECOLOGICAL LAND SERVICES, INC. 1157 3rd Avenue, Suite 220 Longview, WA 98632	PURPOSE: Single Family Residence	LBMB SERVICE AREA	PROPOSED: 0.09 ac of wetland impact
	DATUM: N/A ADJACENT PROPERTY OWNERS: See JARPA	APPLICANT: Norma Bichsel PROJECT NAME: Lot 3 - Bichsel Residence REFERENCE #: Not Yet Assigned SITE LOCATION ADDRESS: 224 26th St NW Long Beach, WA 98631	IN Wetlands NEAR: Long Beach COUNTY: Pacific STATE: WA SHEET 6 OF ~~6~~ 7 DATE: ~~3/6/13~~

NWS-2013-354 11/4/13



73056000003 (Subject Parcel)
BICHSEL, MARIA NORMA
2210 PEBBLE BEACH DRIVE
LEAGUE CITY, TX 77573

10110922204
BREAKERS CONDOMINIUM ASSOCIATION
P O BOX 1609
LONG BEACH, WA 98631

73056000004
OPEN SEA VENTURES INC
6617 NE 249TH WAY
BATTLE GROUND, WA 98604

79550000001
CORNISH, JOHN D & REGINA S
4338 SW TRENTON ST
SEATTLE, WA 98136-2453

74091000004
MAFI-HENDERSON, KATHY
P O BOX 55895
PORTLAND, OR 97238

74091000003
CHEN, SAMANTHA
P O BOX 475
LONG BEACH, WA 98631

LEGEND

Site Boundary (Subject Parcel)

Parcel Line

0 120 240
HORIZONTAL SCALE IN FEET

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

PURPOSE: Single Family Residence

DATUM: N/A
ADJACENT PROPERTY OWNERS:

See JARPA

ADJACENT PROPERTY OWNERSHIP
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SHEET 7 **OF** 7
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