



# WASHINGTON STATE

## Joint Aquatic Resources Permit Application (JARPA) Form<sup>1,2</sup>

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps  
of Engineers  
Seattle District

AGENCY USE ONLY

Date received: \_\_\_\_\_

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Part 1–Project Identification

<b>1. Project Name</b> (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) <a href="#">[help]</a>
Highland Terrace Subdivision

### Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

<b>2a. Name</b> (Last, First, Middle)			
Sundstrom, Chris			
<b>2b. Organization</b> (If applicable)			
Felida Rose, LLC.			
<b>2c. Mailing Address</b> (Street or PO Box)			
13217 NW 30 <sup>th</sup> Court			
<b>2d. City, State, Zip</b>			
Vancouver, Washington 98685			
<b>2e. Phone</b> (1)	<b>2f. Phone</b> (2)	<b>2g. Fax</b>	<b>2h. E-mail</b>
(360) 624-3116	(     )     )	(     )     )	Chriss4@comcast.net

<sup>1</sup>Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

<sup>2</sup>To access an online JARPA form with [\[help\]](#) screens, go to [http://www.epermitting.wa.gov/site/alias\\_resourcecenter/jarpa\\_jarpa\\_form/9984/jarpa\\_form.aspx](http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx).

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or [help@ora.wa.gov](mailto:help@ora.wa.gov).

### Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

<b>3a.</b> Name (Last, First, Middle)			
Wills, Kate'Lyn, Elaine			
<b>3b.</b> Organization (If applicable)			
Ecological Land Services			
<b>3c.</b> Mailing Address (Street or PO Box)			
1157 3 <sup>rd</sup> Avenue, Suite 220A			
<b>3d.</b> City, State, Zip			
Longview, Washington 98632			
<b>3e.</b> Phone (1)	<b>3f.</b> Phone (2)	<b>3g.</b> Fax	<b>3h.</b> E-mail
(360) 578-1371	(     )	(     )	KT@eco-land.com

### Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

<b>4a.</b> Name (Last, First, Middle)			
Sundstrom, Chris			
<b>4b.</b> Organization (If applicable)			
Felida Rose, LLC.			
<b>4c.</b> Mailing Address (Street or PO Box)			
13217 NW 30 <sup>th</sup> Ct			
<b>4d.</b> City, State, Zip			
Vancouver, Washington 98685			
<b>4e.</b> Phone (1)	<b>4f.</b> Phone (2)	<b>4g.</b> Fax	<b>4h.</b> E-mail
(360) 624-3116	(     )	(     )	Chriss4@comcast.net

## Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

<b>5a.</b> Indicate the type of ownership of the property. (Check all that apply.) <a href="#">[help]</a>			
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Federal <input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.) <input type="checkbox"/> Tribal <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete <a href="#">JARPA Attachment E</a> )			
<b>5b.</b> Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) <a href="#">[help]</a>			
North of NW Pacific Highway and south of NW Bolen Street in La Center, Clark County, Washington. Refer to 5p for more information on project location.			
<b>5c.</b> City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) <a href="#">[help]</a>			
La Center, Washington 98629			
<b>5d.</b> County <a href="#">[help]</a>			
Clark County			
<b>5e.</b> Provide the section, township, and range for the project location. <a href="#">[help]</a>			
¼ Section	Section	Township	Range
SE	33	5N	1E
<b>5f.</b> Provide the latitude and longitude of the project location. <a href="#">[help]</a>			
<ul style="list-style-type: none"> <li>Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)</li> </ul>			
45.8695 N lat. / -122.683583 W long.			
<b>5g.</b> List the tax parcel number(s) for the project location. <a href="#">[help]</a>			
<ul style="list-style-type: none"> <li>The local county assessor's office can provide this information.</li> </ul>			
258636-000, 258704-000, 258702-000, 258727-000, 258644-000, and 258763-000			
<b>5h.</b> Contact information for all adjoining property owners. (If you need more space, use <a href="#">JARPA Attachment C.</a> ) <a href="#">[help]</a>			
Name	Mailing Address		Tax Parcel # (if known)
Thornton, Julia D & Gregory L	34401 NW 11 <sup>th</sup> Ave ----- La Center, Washington 98629		358767000
McNeill, David C & Kelly A	34810 NW 11 <sup>th</sup> Ave ----- La Center, Washington 98629		258632000
Burtwell, Douglas & Barbara	34608 NW 11 <sup>th</sup> Ave ----- La Center, Washington 98629		258764000
Trant, Alisa L	902 N 15 <sup>th</sup> CT ----- Ridgefield, Washington 98642		258755000, 258640000

**5i.** List all wetlands on or adjacent to the project location. [\[help\]](#)

**Summary of Critical Areas.**

Critical Area	Category <sup>1</sup> /Cowardin Class <sup>2</sup> /HGM Class <sup>3</sup>	Size Onsite	Buffer Width <sup>4, 5</sup>
Wetland A	III/emergent/slope	0.681 acres 29,645 sq. ft.	150 feet
Wetland B	IV/emergent/slope	0.007 acres 298 sq. ft.	Exempt
Wetland C	IV/emergent, scrub-shrub/slope	0.022 acres 961 sq. ft.	Exempt
Wetland D	IV/emergent/slope	0.027 acres 1,156 sq. ft.	Exempt
Wetland E	IV/scrub-shrub, forested/depressional	0.016 acres 683 sq. ft.	50 feet
Wetland F	IV/emergent/slope	0.007 acres 312 sq. ft.	Exempt

<sup>1</sup>Hruby 2004

<sup>2</sup>Cowardin et al. 1979

<sup>3</sup>NRCS 2008

<sup>4</sup>LCMC 18.300.090(6)(h)(i)-1 & -2

<sup>5</sup>LCMC18.300.090(2)(f)

**5j.** List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

Stream 1	Type Ns Stream	N/A	75 feet
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**5k.** Is any part of the project area within a 100-year floodplain? [\[help\]](#)

Yes     No     Don't know

**5l.** Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

Dominant vegetation in the wetlands consisted mainly of; **Trees:** Oregon ash (*Fraxinus latifolia*, FACW), mature Pacific crabapple (*Malus fusca*, FACW); **Saplings/Shrubs:** Oregon ash, Pacific crabapple, evergreen blackberry (*Rubus laciniatus*, FACU); **Herbs:** reed canarygrass (*Phalaris arundinacea*, FACW), creeping buttercup (*Ranunculus repens*, FACW), orchardgrass (*Dactylis glomerata*, FACU), velvetgrass (*Holcus lanatus*, FAC), soft rush (*Juncus effusus*, FACW); and **Woody vines:** Himalayan blackberry (*Rubus armeniacus*, FAC).

Dominant vegetation in the upland areas consisted mainly of; **Trees:** Oregon ash, mature Pacific crabapple; **Saplings/Shrubs:** common snowberry (*Symphoricarpos albus*, FACU), Oregon ash, Pacific crabapple, evergreen blackberry; **Herbs:** Canada thistle (*Cirsium arvense*, FAC), colonial bentgrass (*Agrostis capillaris*, FAC), bluegrass (*Poa spp.*, FAC), meadow foxtail (*Alopecurus pratensis*, FAC), swordfern (*Polystichum munitum*, FACU), creeping buttercup, orchardgrass, velvetgrass; and **Woody vines:** Himalayan blackberry.

**5m.** Describe how the property is currently used. [\[help\]](#)

The topography of the site slopes from north to south dropping approximately 100 feet in elevation from NW Bolen Street to NW Pacific Highway. The study area consists of Clark County Tax Parcels 258636-000, 258704-000, 258702-000, 258727-000, 258644-000, and 258763-000. The two northern parcels (258704000 and 258636000) are bordered to the north by NW Bolen Street. These northern parcels share a gravel driveway which divides the parcels east to west. Both parcels contain single-family dwellings with numerous outbuildings and pastureland. The three southern parcels (258702000, 258727000, and 258644000) are bordered to the south by NW Pacific Highway. Both the southwestern (258702000) and southeastern parcel (258644000) contain no structures and consist of pastureland. The southcentral parcel (258727000) contains a single-family dwelling with various outbuildings in the northeastern corner with pastureland and a small barn on the southern portion of the parcel. The eastern parcel (258763000) contains two single-family dwellings with numerous outbuildings and consists primarily of pastureland with a forested area containing a scrub/shrub understory along the southern boundary.

**5n.** Describe how the adjacent properties are currently used. [\[help\]](#)

Property surrounding the study area consists of single-family residences and pastureland. Property south of NW Pacific Ave. is currently under development.

**5o.** Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

There are a total of 5 single family residential homes with multiple out buildings including garages, shops, sheds, and barns located onsite. The current condition of the structures is maintained and functioning.

**5p.** Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

When traveling north or south on I-5, take exit 16 and travel east on NW La Center Rd. NW La Center Rd will naturally turn north and turn into NW Pacific Hwy which heads west. The site is approximately ¼ mile west on NW Pacific Highway, on the north side of the road.

## Part 6–Project Description

**6a.** Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The applicant is proposing a 98-lot residential subdivision for single-family dwellings on the property that will include clearing, grading, lot preparation, utility installation, construction of interior streets and frontage road improvements, and the construction of a stormwater facility.

**6b.** Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

### Project History

A first version of this Bank Use Plan was submitted to the appropriate regulatory agencies on May 30, 2016. On July 28, 2016, Jim Carsner from the U.S. Army Corps of Engineers (Corps), Seattle District visited the site as part of his review of the applicants Nationwide Permit (NWP) 29 application (NWS-2016-540). At this time, Jim requested further delineation of a dry stream channel and revision of the existing wetland boundaries. ELS conducted a second site visit on September 28, 2016 to investigate and map the additional areas. It was determined that a redesign of the site plans was necessary to reduce proposed impacts to the greatest extent practicable. On November 11, 2018 this project was put on hold with the Corps as the developers needed more time complete the redesign. At this time, the applicant has completed the redesign and is ready to move forward with permitting review.

**Proposed Development**

The applicant is proposing a 98-lot residential subdivision for single-family dwellings on the property that will include clearing, grading, lot preparation, utility installation, construction of interior streets and frontage road improvements, and the construction of a stormwater facility. Two existing access driveways off of NW Pacific Highway will be improved to accommodate construction equipment; one being the driveway just north of NW Larsen Drive, and the other being approximately 450 feet southeast. City of La Center requires that the roadway access for the subdivision be aligned with the exiting Larson Road located across NW Pacific Highway south of the study area, as well as requiring roadway improvements to NW Pacific Highway. The improvements to NW Pacific Highway include a road widening and the addition of features such as sidewalks, planters and stormwater conveyance. Further impacts will be avoided and minimized by the use of best management practices (BMPs) including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. The development area will be cleared of vegetation and levelled prior to construction. Staging areas will be located within uplands outside of wetland buffers. Additional BMPs are discussed in the Avoidance and Minimization Section later in this report. Construction is anticipated to start upon receipt of permits. Construction activities will involve directly impacting 0.437 acres (19,028 sq. ft.) of wetland by grading for lot development as well as indirectly impacting 0.119 acres (5,184 sq. ft.) of wetland due to insufficient buffer. Mitigation for project impacts will be satisfied by purchasing 0.490 credits at EFLMB.

**6c.** Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial       Residential       Institutional       Transportation       Recreational
- Maintenance       Environmental Enhancement

**6d.** Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

<input type="checkbox"/> Aquaculture <input type="checkbox"/> Bank Stabilization <input type="checkbox"/> Boat House <input type="checkbox"/> Boat Launch <input type="checkbox"/> Boat Lift <input type="checkbox"/> Bridge <input type="checkbox"/> Bulkhead <input type="checkbox"/> Buoy <input type="checkbox"/> Channel Modification	<input type="checkbox"/> Culvert <input type="checkbox"/> Dam / Weir <input type="checkbox"/> Dike / Levee / Jetty <input type="checkbox"/> Ditch <input type="checkbox"/> Dock / Pier <input type="checkbox"/> Dredging <input type="checkbox"/> Fence <input type="checkbox"/> Ferry Terminal <input type="checkbox"/> Fishway	<input type="checkbox"/> Float <input type="checkbox"/> Floating Home <input type="checkbox"/> Geotechnical Survey <input checked="" type="checkbox"/> Land Clearing <input type="checkbox"/> Marina / Moorage <input type="checkbox"/> Mining <input type="checkbox"/> Outfall Structure <input type="checkbox"/> Piling/Dolphin <input type="checkbox"/> Raft	<input type="checkbox"/> Retaining Wall (upland) <input checked="" type="checkbox"/> Road <input type="checkbox"/> Scientific Measurement Device <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Stormwater facility <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Utility Line
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Other:

**6e.** Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. The proposed development has been designed to avoid Wetland D and Stream 1 entirely. Impacts to the largest wetland onsite, Wetland A, have been minimized by designing the lot, and internal road layout to only impact the outer fringes while retaining the central portion of the wetland where the majority of native rush lies. Wetlands A and E originally had fewer proposed impacts, however, the City of La Center requires that the roadway access for the subdivision be aligned with the exiting NW Larson Road located across NW Pacific Highway south of the study area, as well as intersection and frontage improvements to NW Pacific Highway. For this project to meet the City's road improvement requirements, lot density requirements, and be economically feasible, certain wetland impacts were unavoidable. Construction activities will involve directly impacting 0.437 acres (19,028 sq. ft.) of wetland by grading for lot development as well as indirectly impacting 0.119 acres (5,184 sq. ft.) of wetland due to insufficient buffer. Further impacts will be avoided and minimized by the use of BMPs including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. The development area will be cleared of vegetation and levelled prior to construction. Staging areas will be located within uplands outside of wetland buffers. Signs will be installed at 100-foot intervals or on the back of each lot adjoining wetland buffers, affixed to metal T-posts and will read, "*Habitat Buffer – Please Retain in a Natural State*". Construction is anticipated to start upon receipt of permits. Mitigation for project impacts will be satisfied by purchasing 0.490 credits at EFLMB.

Topsoil will be stripped to between 8 and 12 inches deep with deeper stripping in isolated areas and stockpiled for future use in landscaping. Any additional stockpiled soil not used onsite will be hauled to an approved disposal site. Once the site is stripped, it will be graded. Once the site is prepared, utilities will be installed, followed by road construction, home construction, and finally landscaping. Construction equipment is anticipated to include scrapers, bulldozers, loaders, graders, rollers, backhoes, excavators, dump trucks, compactors, concrete trucks, and water trucks.

The site is not located within the 100-year floodplain.

**6f.** What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start date: June 2019                      End date: 3 to 4 months after start date

See JARPA Attachment D

**6g.** Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

Approximately \$4,000,000.00

**6h.** Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes     No     Don't know

## Part 7–Wetlands: Impacts and Mitigation

- Check here if there are wetlands or wetland buffers on or adjacent to the project area.  
(If there are none, skip to Part 8.) [\[help\]](#)

**7a.** Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

Not applicable

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. The proposed development has been designed to avoid Wetland D and Stream 1 entirely. Impacts to the largest wetland onsite, Wetland A, have been minimized by designing the lot, and internal road layout to only impact the outer fringes while retaining the central portion of the wetland where the majority of native rush lies. Wetlands A and E originally had fewer proposed impacts, however, the City of La Center requires that the roadway access for the subdivision be aligned with the exiting NW Larson Road located across NW Pacific Highway south of the study area, as well as intersection and frontage improvements to NW Pacific Highway. For this project to meet the City's road improvement requirements, lot density requirements, and be economically feasible, certain wetland impacts were unavoidable. Construction activities will involve directly impacting 0.437 acres (19,028 sq. ft.) of wetland by grading for lot development as well as indirectly impacting 0.119 acres (5,184 sq. ft.) of wetland due to insufficient buffer. Further impacts will be avoided and minimized by the use of BMPs including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. The development area will be cleared of vegetation and levelled prior to construction. Staging areas will be located within uplands outside of wetland buffers. Signs will be installed at 100-foot intervals or on the back of each lot adjoining wetland buffers, affixed to metal T-posts and will read, "*Habitat Buffer – Please Retain in a Natural State*". Construction is anticipated to start upon receipt of permits. Mitigation for project impacts will be satisfied by purchasing 0.490 credits at EFLMB.

**7b.** Will the project impact wetlands? [\[help\]](#)

Yes    No    Don't know

**7c.** Will the project impact wetland buffers? [\[help\]](#)

Yes    No    Don't know

**7d.** Has a wetland delineation report been prepared? [\[help\]](#)

- **If Yes**, submit the report, including data sheets, with the JARPA package.

Yes    No

**7e.** Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

Yes    No    Don't know

**7f.** Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes    No    Not applicable

**7g.** Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)



The 2008 *Compensatory Mitigation for Losses of Aquatic Resources, Final Rule* (Corps) recommends purchasing mitigation bank credits for ecological considerations (lower risk of failure and lower temporal loss of resources and services) and to avoid the maintenance and contingency issues and outright failures that often accompany permittee-responsible mitigation sites. Use of the Bank substantially lowers the risk of failure and temporal loss of resource functions and services over newly established, permittee-responsible mitigation sites. Additionally, there is insufficient space for onsite mitigation and any mitigation conducted onsite would be completely isolated by development. Offsite mitigation will be more meaningful and beneficial to the watershed. As described below, the functional lift anticipated by the Bank will adequately compensate for wetland functions impacted by the residential subdivision.

Construction activities will involve directly impacting 0.437 acres (19,028 sq. ft.) of wetland by grading for lot development as well as indirectly impacting 0.119 acres (5,184 sq. ft.) of wetland due to insufficient buffer. Bank credits will be purchased from EFLMB at a ratio of 1 to 1 as designated for impacts to Category III wetlands and 0.85 to 1 as designated for impacts to Category IV wetlands. Bank credits required to compensate for indirect Category IV wetland impacts are proposed at a ratio of 0.85 to 1 with a 0.50 (50 percent) multiplier. The 50 percent multiplier is based on the rationale that indirect impacts can be adequately compensated for by using 50 percent of the Bank's required ratio for direct wetland impacts. Indirect impacts adversely affect the ability of the wetland to provide functions and values which the wetland provided prior to disturbance. Examples are changes in drainage characteristics, changes in water levels, and changes in wetland characteristics. Direct impacts result in immediate changes of hydrological characteristics of a wetland, loss of habitat, loss of flood storage, and loss of nutrient removal or retention. Indirect impacts do not result in these immediate changes, therefore mitigating at 50 percent of the Bank's required ratio for direct wetland impacts is reasonable and scientifically sound. In addition, the 50 percent multiplier for indirect wetland impacts has been used on previous projects that were subsequently approved by both the Corps and Ecology. The purchasing of 0.490 credits at the Bank will fully compensate for the quality of habitat lost and ensure there is no net loss of ecological function. Table 4 in the Bank Use Plan and table 7h below details the mitigation ratios used to calculate the total number of Bank credits needed to compensate for the project impacts.

**7h.** Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name <sup>1</sup>	Wetland type and rating category <sup>2</sup>	Impact area (sq. ft. or Acres)	Duration of impact <sup>3</sup>	Proposed mitigation type <sup>4</sup>	Proposed Credit Purchase
Fill, Direct	Wetland A	Emergent, Slope, Cat III	0.385 ac. 16,774 sq. ft.	Permanent	B	0.385
Fill, Indirect	Wetland A	Emergent, Slope, Cat III	0.119 ac. 5,184 sq. ft.	Permanent	B	0.060
Fill, Direct	Wetland B	Emergent, Slope, Cat IV	0.007 ac. 298 sq. ft.	Permanent	B	0.006
Fill, Direct	Wetland C	Emergent, Scrub-shrub, Slope, Cat IV	0.022 ac. 961 sq. ft.	Permanent	B	0.019
Fill, Direct	Wetland E	Scrub-shrub, Forested, Depressional, Cat IV	0.016 ac. 683 sq. ft.	Permanent	B	0.014
Fill, Direct	Wetland F	Emergent, Slope, Cat IV	0.007 ac. 312 sq. ft.	Permanent	B	0.006
<b>Total</b>						<b>0.490</b>

<sup>1</sup> If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

<sup>2</sup> Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

<sup>3</sup> Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

Page number(s) for similar information in the mitigation plan, if available: Pages 16-17 in *The Revised Bank Use Plan for Highland Terrace*.

**7i.** For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

Fill will be procured from an approved location and/or native onsite cut material may be used if it meets the required structural specifications set forth by the geotechnical engineer. Dump trucks, excavators, bull dozers, graders, and rollers will be used to remove, place, level, and compact the fill material. The estimated amount of fill material will be approximately 2.5 feet across the fill area comprising approximately 7,000 cubic yards.

**7j.** For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Topsoil will be stripped to between 8 and 12 inches deep with deeper stripping in isolated areas and stockpiled for future use in landscaping. Any additional stockpiled soil not used onsite will be hauled to an approved disposal site. Once the site is stripped, it will be graded. Stripping will be completed via traditional construction techniques using a backhoe or bulldozer. The estimated amount of excavation is 5,000 cubic yards. Unsuitable material will be disposed of offsite at an approved disposal site to be determined at a later date.

## Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

**8a.** Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

Not applicable

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. The proposed development has been designed to avoid Wetland D and Stream 1 entirely. Further impacts will be avoided and minimized by the use of BMPs including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. The development area will be cleared of vegetation and levelled prior to construction. Staging areas will be located within uplands outside of critical area buffers. Signs will be installed at 100-foot intervals or on the back of each lot adjoining critical area buffers, affixed to metal T-posts and will read, “*Habitat Buffer – Please Retain in a Natural State*”. Construction is anticipated to start upon receipt of permits. Mitigation for project impacts will be satisfied by purchasing 0.490 credits at EFLMB.

**8b.** Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

Yes  No

**8c.** Have you prepared a mitigation plan to compensate for the project’s adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes     No     Not applicable

There are no adverse impacts to non-wetland waterbodies.

**8d.** Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

Not applicable.

**8e.** Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name <sup>1</sup>	Impact location <sup>2</sup>	Duration of impact <sup>3</sup>	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

<sup>1</sup> If no official name for the waterbody exists, create a unique name (such as “Stream 1”) The name should be consistent with other documents provided.

<sup>2</sup> Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

<sup>3</sup> Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter “permanent” if applicable.

**8f.** For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

Not applicable.

**8g.** For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Not applicable.

## Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

**9a.** If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
Corps	Jim Carsner	( 360 ) 890-6037	11/11/2018
		(     )	
		(     )	

**9b.** Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

Yes     No

**9c.** What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

Lewis Watershed - 17080002

**9d.** What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm> to find the WRIA #.

WRIA #27

<p><b>9e.</b> Will the in-water construction work comply with the State of Washington water quality standards for turbidity? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="http://www.ecy.wa.gov/programs/wq/swqs/criteria.html">http://www.ecy.wa.gov/programs/wq/swqs/criteria.html</a> for the standards.</li> </ul> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    <input checked="" type="checkbox"/> Not applicable</p>
<p><b>9f.</b> If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>If you don't know, contact the local planning department.</li> <li>For more information, go to: <a href="http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html">http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html</a>.</li> </ul> <p><input type="checkbox"/> Rural    <input type="checkbox"/> Urban    <input type="checkbox"/> Natural    <input type="checkbox"/> Aquatic    <input type="checkbox"/> Conservancy    <input type="checkbox"/> Other _____</p>
<p><b>9g.</b> What is the Washington Department of Natural Resources Water Type? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx">http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx</a> for the Forest Practices Water Typing System.</li> </ul> <p><input type="checkbox"/> Shoreline    <input type="checkbox"/> Fish    <input type="checkbox"/> Non-Fish Perennial    <input type="checkbox"/> Non-Fish Seasonal    <b>N/A</b></p>
<p><b>9h.</b> Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If No</b>, provide the name of the manual your project is designed to meet.</li> </ul> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>Name of manual: <i>Stormwater Management Manual for Western Washington</i>, February 2005.</p>
<p><b>9i.</b> Does the project site have known contaminated sediment? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, please describe below.</li> </ul> <p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p><b>9j.</b> If you know what the property was used for in the past, describe below. <a href="#">[help]</a></p> <p>Historically, the property was previously used as a farmstead before being subdivided and developed.</p>
<p><b>9k.</b> Has a cultural resource (archaeological) survey been performed on the project area? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, attach it to your JARPA package.</li> </ul> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>
<p><b>9l.</b> Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. <a href="#">[help]</a></p> <p>None</p>
<p><b>9m.</b> Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. <a href="#">[help]</a></p> <p>None</p>

## Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.ecy.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or [help@ora.wa.gov](mailto:help@ora.wa.gov).
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

**10a. Compliance with the State Environmental Policy Act (SEPA).** (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to [www.ecy.wa.gov/programs/sea/sepa/e-review.html](http://www.ecy.wa.gov/programs/sea/sepa/e-review.html).

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with \_\_\_\_\_ (lead agency). The expected decision date is \_\_\_\_\_.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?  
\_\_\_\_\_

Other: \_\_\_\_\_

SEPA is pre-empted by federal law.

**10b.** Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

**LOCAL GOVERNMENT**

**Local Government Shoreline permits:**

- Substantial Development     Conditional Use     Variance  
 Shoreline Exemption Type (explain): \_\_\_\_\_

**Other City/County permits:**

- Floodplain Development Permit     Critical Areas Ordinance

**STATE GOVERNMENT**

**Washington Department of Fish and Wildlife:**

- Hydraulic Project Approval (HPA)     Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Effective July 10, 2012, you must submit a check for \$150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

Check the appropriate boxes:

- \$150 check enclosed. Check # \_\_\_\_\_  
Attach check made payable to Washington Department of Fish and Wildlife.
- My project is exempt from the application fee. (Check appropriate exemption) \_\_\_\_\_
- HPA processing is conducted by applicant-funded WDFW staff.  
Agreement # \_\_\_\_\_
  - Mineral prospecting and mining.
  - Project occurs on farm and agricultural land.  
(Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use.)
  - Project is a modification of an existing HPA originally applied for, prior to July 10, 2012.  
HPA # \_\_\_\_\_

**Washington Department of Natural Resources:**

- Aquatic Use Authorization  
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.  
**Do not send cash.**

**Washington Department of Ecology:**

- Section 401 Water Quality Certification

**FEDERAL GOVERNMENT**

**United States Department of the Army permits (U.S. Army Corps of Engineers):**

- Section 404 (discharges into waters of the U.S.)     Section 10 (work in navigable waters)

**United States Coast Guard permits:**

- Private Aids to Navigation (for non-bridge projects)

## Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

### 11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. CS (Initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. CS (Initial)

CHRIS E. Sundstrom

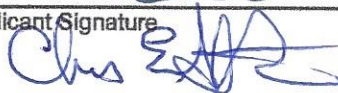
Applicant Printed Name



Applicant Signature

5/25/16

Date



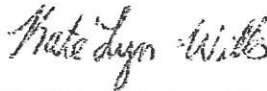
6/5/19

### 11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Kate'Lyn Wills

Authorized Agent Printed Name



Authorized Agent Signature

June 5, 2019

Date

### 11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements.

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

CHRIS Sundstrom FOR  
Fehda Rose LLC

Property Owner Printed Name



Property Owner Signature

5/25/16

Date



6/5/19

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-019-09 rev. 08/2013





**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
**Application (JARPA) [\[help\]](#)**



**Attachment C:**  
**Contact information for adjoining**  
**property owners. [\[help\]](#)**

Use this attachment only if you have more than four adjoining property owners.

AGENCY USE ONLY

**Date received:** \_\_\_\_\_

**Agency reference #:** \_\_\_\_\_

**Tax Parcel #(s):** \_\_\_\_\_

---

TO BE COMPLETED BY APPLICANT [\[help\]](#)

**Project Name: Highland Terrace**  
**Subdivision**

**Location Name (if applicable): La Center,**  
**Washington**

Use black or blue ink to enter answers in white spaces below.

<b>1. Contact information for all adjoining property owners. <a href="#">[help]</a></b>		
<b>Name</b>	<b>Mailing Address</b>	<b>Tax Parcel # (if known)</b>
Hollis Fred B & Hollis Bette Trustees	34506 NW 11 <sup>th</sup> Ave ----- La Center, Washington 98629	258760-000
Stangeland, Joel & Laura Lynn	1515 NW Bolen St ----- La Center, Washington, 98629	258697-000
Peterson Rodney R	PO Box 176 ----- La Center, WA 98629	258766000, 258768000
La Center School District #101	PO Box 1840 ----- La Center, WA 98629	258647-000
Hanks William H and Carol E	PO Box 355 ----- La Center, WA 98629	258628-005
Pensco Trust Company Custodian	PO Box 173859 ----- Denver, CO 80217	258628-000
Sherrell Brandon J and Renee L	PO Box 373 ----- La Center, WA 98629	258736-000
La Center Pacific LLC	PO Box 644 ----- La Center, WA 98629	258689-000

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-022-09 rev. 0/2015



**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
**Application (JARPA) [\[help\]](#)**



**Attachment C:**  
**Contact information for adjoining**  
**property owners. [\[help\]](#)**

Use this attachment only if you have more than four adjoining property owners.

AGENCY USE ONLY

**Date received:** \_\_\_\_\_

**Agency reference #:** \_\_\_\_\_

**Tax Parcel #(s):** \_\_\_\_\_

---

TO BE COMPLETED BY APPLICANT [\[help\]](#)

**Project Name: Highland Terrace**  
**Subdivision**

**Location Name (if applicable): La Center,**  
**Washington**

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. <a href="#">[help]</a>		
Name	Mailing Address	Tax Parcel # (if known)
ECM Riverside LLC	1514 NW 339 <sup>th</sup> St ----- La Center, WA 98629	986050071, 986028830, 986050072,
Rupprecht, Thomas H & Marta M	34515 NW 11 <sup>th</sup> Ave. ----- La Center, WA 98629	258756000
	-----	
	-----	
	-----	
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If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-022-09 rev. 0/2015

## **FIGURES**

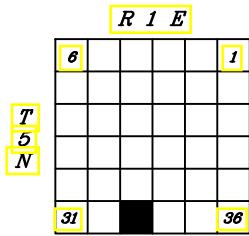
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WASHINGTON



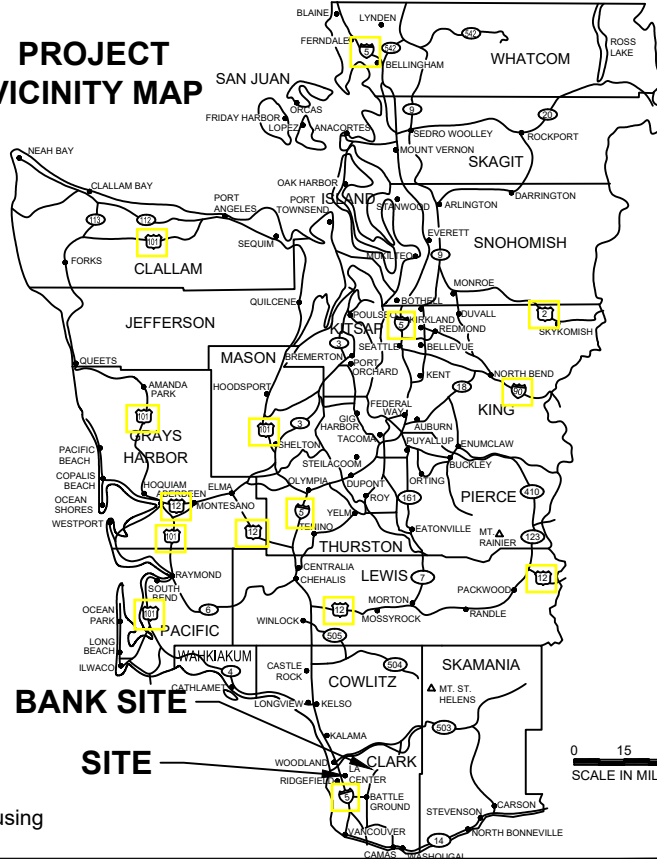
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Longitude: -122.4104°

LOCATION MAP

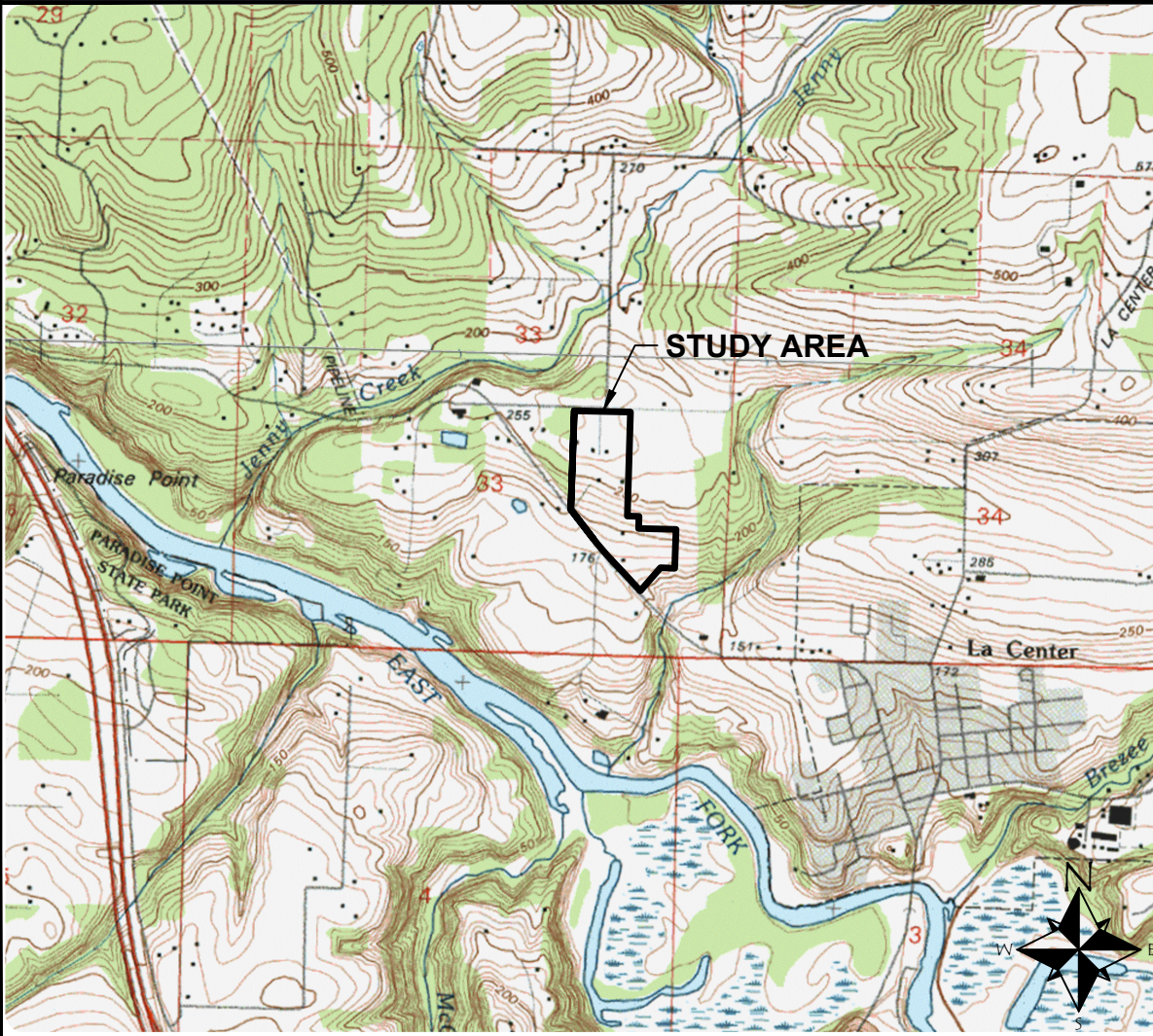
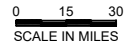


**NOTE:**  
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

PROJECT VICINITY MAP



BANK SITE  
SITE



PROPOSED: Wetland Fill

IN Wetlands

NEAR: La Center

COUNTY: Clark STATE: WA

SHEET 1 OF 6

DATE: 6/4/19

VICINITY MAP

APPLICANT: Evergreen Homes NW

PROJECT NAME: Highland Terrace Subdivision

REFERENCE #: NWS-2016-540

SITE LOCATION ADDRESS:  
NW Pacific Hwy.

La Center, WA 98629

PURPOSE:

Construction of 97 lot subdivision

DATUM: NAD83

ADJACENT PROPERTY OWNERS:

SEE JARPA



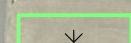
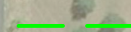
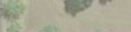

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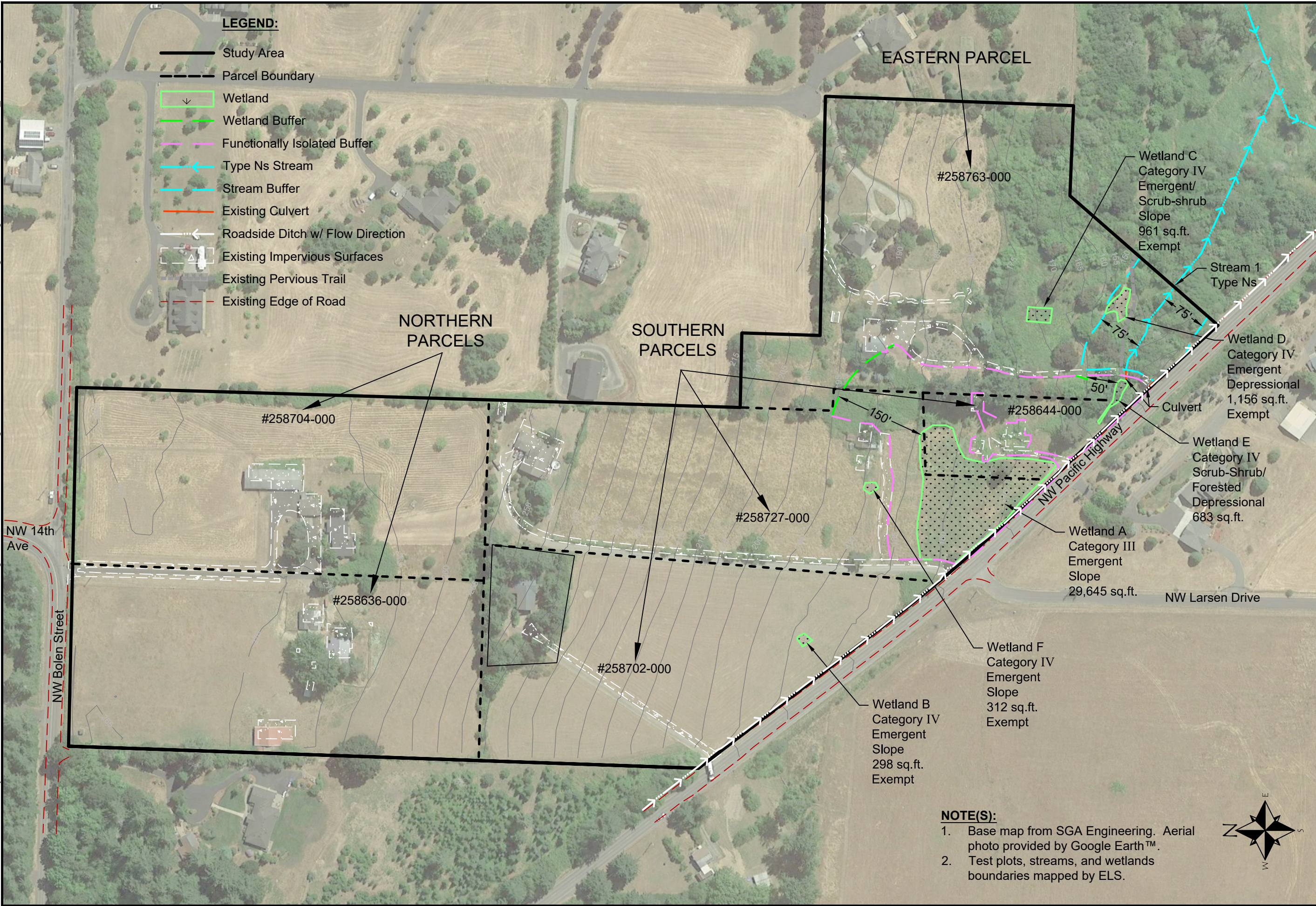
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371



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**LEGEND:**

-  Study Area
-  Parcel Boundary
-  Wetland
-  Wetland Buffer
-  Functionally Isolated Buffer
-  Type Ns Stream
-  Stream Buffer
-  Existing Culvert
-  Roadside Ditch w/ Flow Direction
-  Existing Impervious Surfaces
-  Existing Pervious Trail
-  Existing Edge of Road



**EASTERN PARCEL**

**NORTHERN PARCELS**

**SOUTHERN PARCELS**

#258763-000

#258704-000

#258636-000

#258702-000

#258727-000

#258644-000

Wetland A  
Category III  
Emergent  
Slope  
29,645 sq.ft.

Wetland B  
Category IV  
Emergent  
Slope  
298 sq.ft.  
Exempt

Wetland F  
Category IV  
Emergent  
Slope  
312 sq.ft.  
Exempt

Wetland C  
Category IV  
Emergent/  
Scrub-shrub  
Slope  
961 sq.ft.  
Exempt

Wetland D  
Category IV  
Emergent  
Depressional  
1,156 sq.ft.  
Exempt

Wetland E  
Category IV  
Scrub-Shrub/  
Forested  
Depressional  
683 sq.ft.

Stream 1  
Type Ns

Culvert

NW Larsen Drive

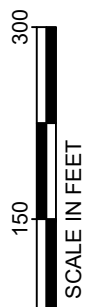
NW Pacific Highway

NW 14th Ave

NW Bolen Street

**NOTE(S):**

1. Base map from SGA Engineering. Aerial photo provided by Google Earth™.
2. Test plots, streams, and wetlands boundaries mapped by ELS.



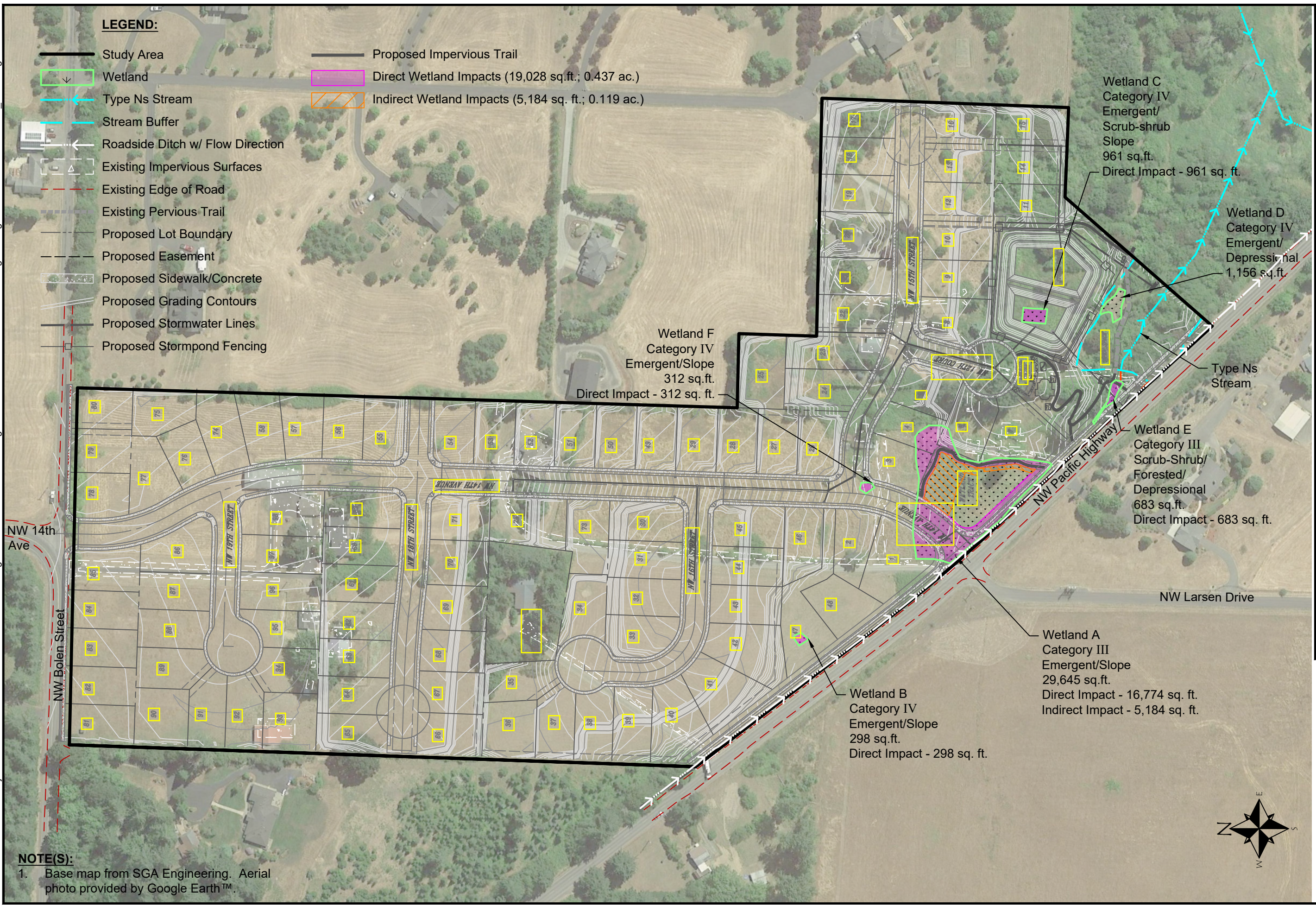
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371

**PURPOSE:**  
Construction of 97 lot subdivision

**DATUM:** NAD83  
**ADJACENT PROPERTY OWNERS:**  
SEE JARPA

**EXISTING CONDITIONS**  
**APPLICANT:** Evergreen Homes NW  
**PROJECT NAME:** Highland Terrace Subdivision  
**REFERENCE #:** NWS-2016-540  
**SITE LOCATION ADDRESS:**  
NW Pacific Hwy.  
La Center, WA 98629

**PROPOSED:** Wetland Fill  
**IN Wetlands**  
**NEAR:** La Center  
**COUNTY:** Clark  
**STATE:** WA  
**SHEET 2 OF 6**  
**DATE:** 6/4/19



**LEGEND:**

- Study Area
- Wetland
- Type Ns Stream
- Stream Buffer
- Roadside Ditch w/ Flow Direction
- Existing Impervious Surfaces
- Existing Edge of Road
- Existing Pervious Trail
- Proposed Lot Boundary
- Proposed Easement
- Proposed Sidewalk/Concrete
- Proposed Grading Contours
- Proposed Stormwater Lines
- Proposed Stormpond Fencing
- Proposed Impervious Trail
- Direct Wetland Impacts (19,028 sq.ft.; 0.437 ac.)
- Indirect Wetland Impacts (5,184 sq. ft.; 0.119 ac.)

**NOTE(S):**  
 1. Base map from SGA Engineering. Aerial photo provided by Google Earth™.

Wetland F  
 Category IV  
 Emergent/Slope  
 312 sq. ft.  
 Direct Impact - 312 sq. ft.

Wetland B  
 Category IV  
 Emergent/Slope  
 298 sq. ft.  
 Direct Impact - 298 sq. ft.

Wetland A  
 Category III  
 Emergent/Slope  
 29,645 sq. ft.  
 Direct Impact - 16,774 sq. ft.  
 Indirect Impact - 5,184 sq. ft.

Wetland E  
 Category III  
 Scrub-Shrub/  
 Forested/  
 Depressional  
 683 sq. ft.  
 Direct Impact - 683 sq. ft.

Wetland C  
 Category IV  
 Emergent/  
 Scrub-shrub  
 Slope  
 961 sq. ft.  
 Direct Impact - 961 sq. ft.



1157 3rd Ave., Suite 220A  
 Longview, WA 98632  
 Phone: (360) 578-1371



**PURPOSE:**  
 Construction of 97 lot subdivision

**DATUM:** NAD83

**ADJACENT PROPERTY OWNERS:**  
 SEE JARPA

**PROPOSED CONDITIONS**

**APPLICANT:** Evergreen Homes NW

**PROJECT NAME:** Highland Terrace Subdivision

**REFERENCE #:** NWS-2016-540

**SITE LOCATION ADDRESS:**  
 NW Pacific Hwy.  
 La Center, WA 98629

**PROPOSED: Wetland Fill**

**IN Wetlands**

**NEAR:** La Center

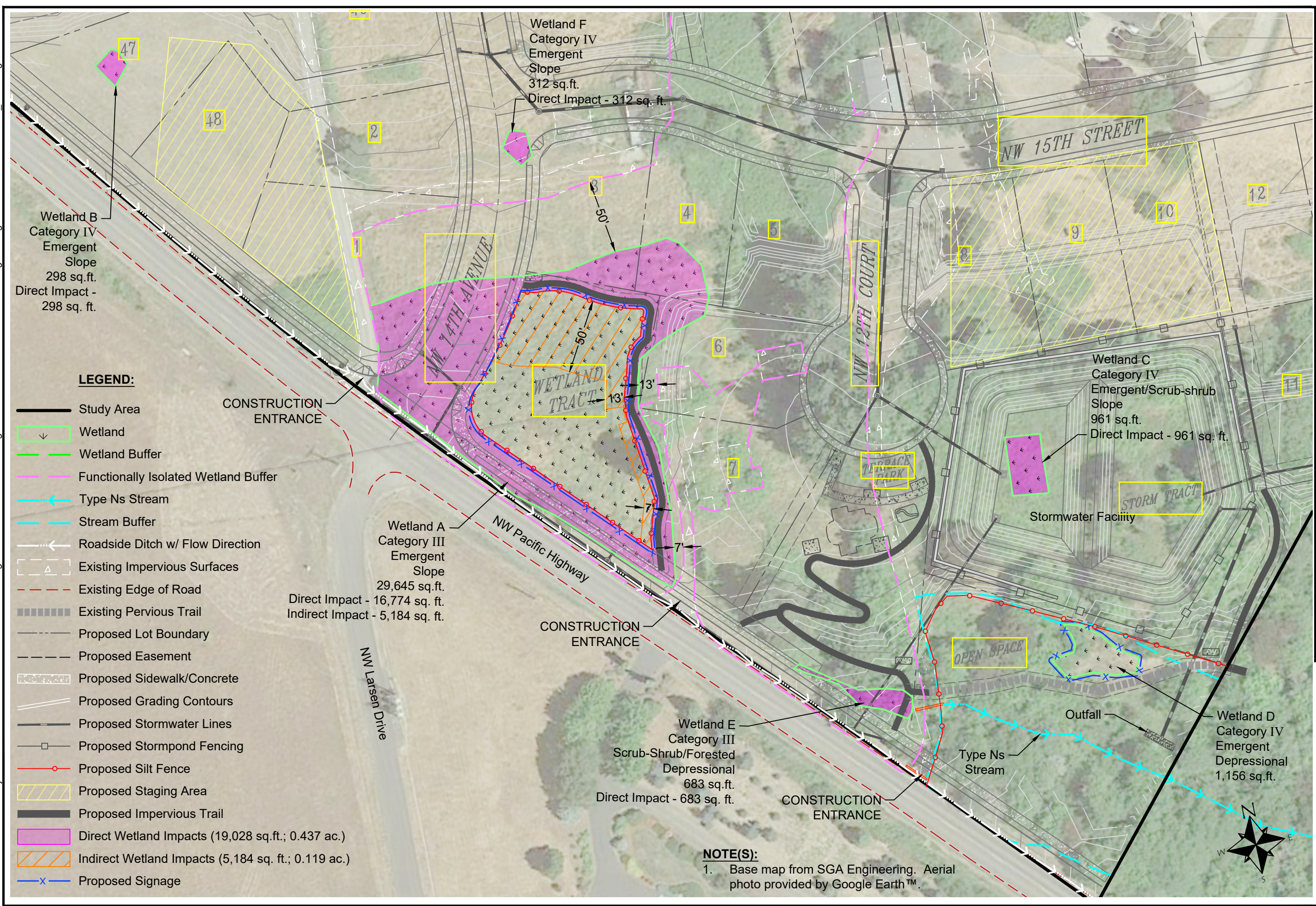
**COUNTY:** Clark

**STATE:** WA

**SHEET 3 OF 6**

**DATE:** 6/4/19

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**PURPOSE:**  
Construction of 97 lot subdivision

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA

**DATE:** NAD83

**APPLICANT:** Evergreen Homes NW

**PROJECT NAME:** Highland Terrace Subdivision

**REFERENCE #:** NWS-2016-540

**SITE LOCATION ADDRESS:**  
NW Pacific Hwy.  
La Center, WA 98629

**PROPOSED CONDITIONS DETAIL**

**PROPOSED:** Wetland Fill

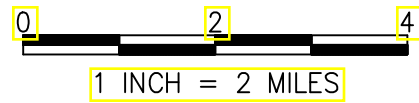
**IN Wetlands**  
NEAR: La Center  
COUNTY: Clark  
STATE: WA

**SHEET 4 OF 6**  
DATE: 6/4/19

**SCALE IN FEET**  
0 60 120

**Ecological Land Services**  
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371





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COWLITZ COUNTY

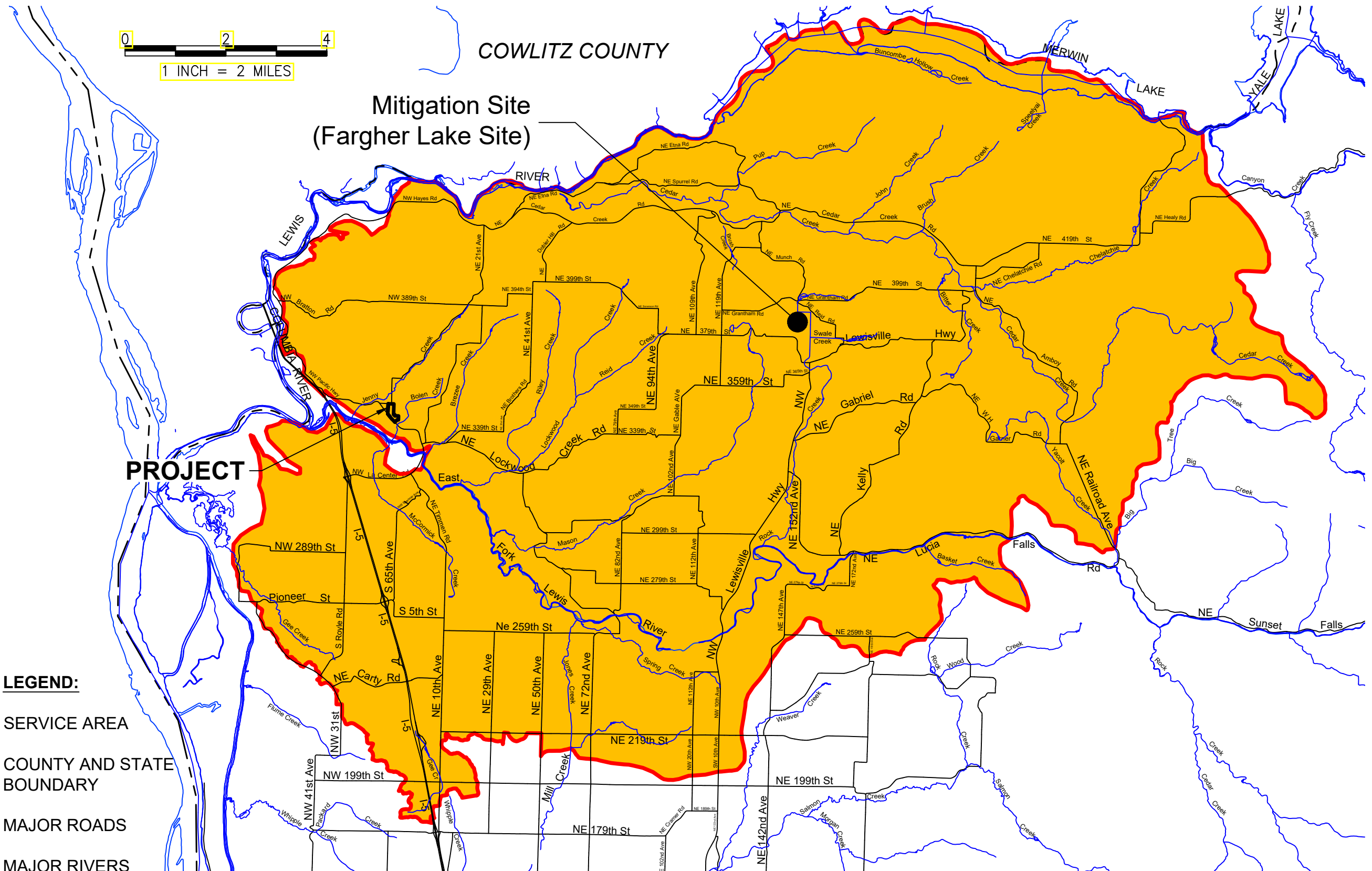
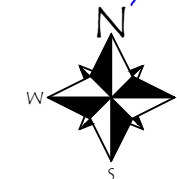
### Mitigation Site (Fargher Lake Site)

**PROJECT**

- LEGEND:**
-  SERVICE AREA
  -  COUNTY AND STATE BOUNDARY
  -  MAJOR ROADS
  -  MAJOR RIVERS AND STREAMS

**NOTES:**

1. STATE, COUNTY, ROADS, RIVERS AND STREAM BOUNDARIES FROM ECOLOGY WEBSITE:  
<http://www.wsdot.wa.gov/mapsdata/geodatacatalog/default.htm>
2. SERVICE AREA BOUNDARY BASED ON MAP PREPARED BY STEPHEN STANLEY WETLAND RESTORATION BIOLOGIST WASHINGTON DEPARTMENT OF ECOLOGY SEA PROGRAM.
3. MAP PREPARED BY ECOLOGICAL LAND SERVICES, INC., DECEMBER, 2007 AND JANUARY, 2010.



**PROPOSED:** Wetland Fill

**EFLRMB SERVICE AREA**  
APPLICANT: Evergreen Homes NW  
PROJECT NAME: Highland Terrace Subdivision  
REFERENCE #: NWS-2016-540

**PURPOSE:**  
Construction of 97 lot subdivision

**DATUM:** NAD83

**ADJACENT PROPERTY OWNERS:**

**IN Wetlands**  
NEAR: La Center  
COUNTY: Clark  
STATE: WA  
SHEET 5 OF 6  
DATE: 6/4/19

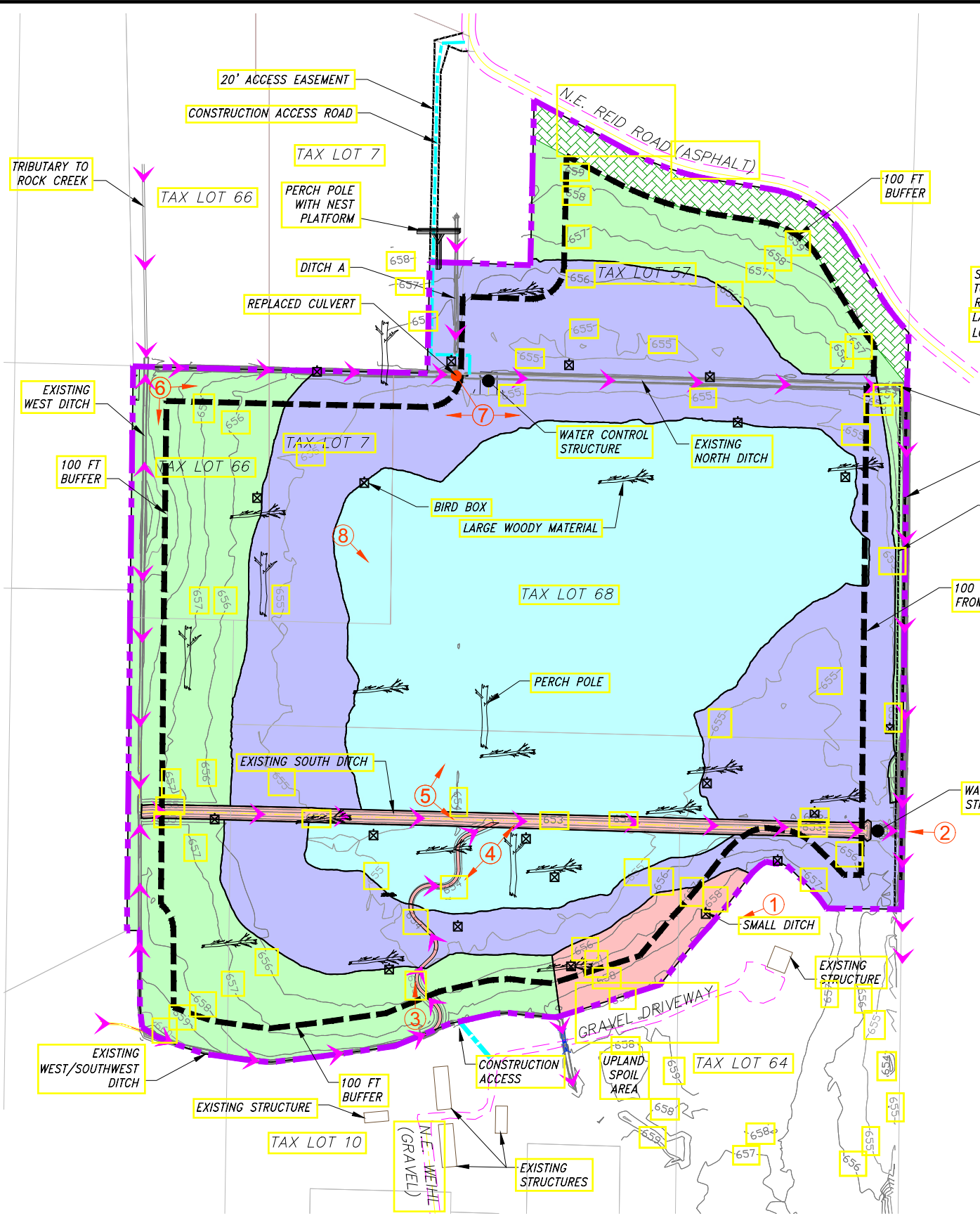
**SITE LOCATION ADDRESS:**  
NW Pacific Hwy.  
La Center, WA 98629

**SEE JARPA**

1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371







**LEGEND**

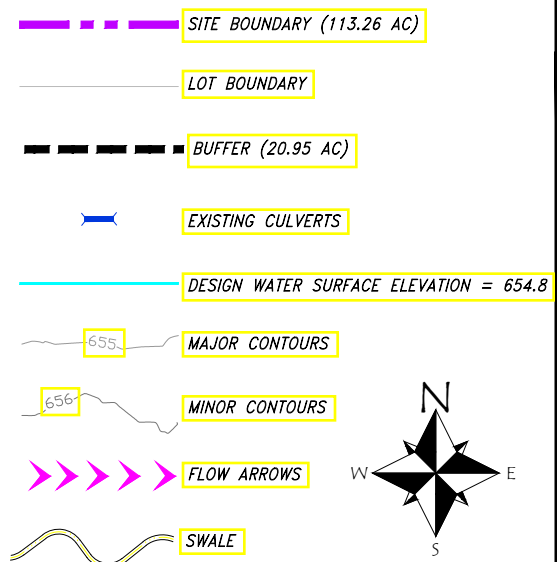
	PALUSTRINE FORESTED WETLAND (27.93 AC) (10.15 AC IN BANK BUFFER)
	PALUSTRINE SCRUB-SHRUB WETLAND (39.23 AC) (6.59 AC IN BANK BUFFER)
	PALUSTRINE EMERGENT WETLAND VARIANT (4.61 AC) (1.66 AC IN BANK BUFFER)
	PALUSTRINE EMERGENT WETLAND REESTABLISHMENT (38.32 AC) (0.00 AC IN BANK BUFFER)
	FORESTED UPLAND (3.63 AC) (3.63 AC IN BANK BUFFER)
	PHOTO LOCATION

**Habitat Features**

Type	Amount
Large woody material assemblage/root wad/downed log/perch pole	15
Standard nest box/nest platform/wood duck nest box/purple martin next house/bat box	21

Existing Conditions	Mitigation Bank Site Total (acres)	Area in Bank Buffer (acres)	Creditable Area (acres)
Upland Ag	107.96	16.65	--
Forested Upland	3.63	3.63	--
Palustrine Forested Wetland	0.39	0.39	--
Palustrine Emergent Wetland (includes all existing ditches on site)	1.28	0.28	--
<b>Total Existing Conditions</b>	<b>113.26</b>	<b>20.95</b>	<b>--</b>
Proposed Conditions	Mitigation Bank Site Total (acres)	Area in Bank Buffer (acres)	Creditable Area (acres)
Palustrine Forested Wetland (reestablishment)	27.80	10.09	17.71
Palustrine Scrub-Shrub Wetland (reestablishment)	17.86	2.70	15.16
Palustrine Scrub Shrub/Emergent Transition Wetland (reestablishment)	22.55	1.89	20.66
Palustrine Emergent Wetland Variant (reestablishment)	3.09	1.57	1.52
Palustrine Emergent Wetland (reestablishment)	36.90	0.81	36.09
South Ditch Palustrine Emergent Wetland (enhancement)	0.29	0	0.29
North Ditch Non-Creditable Area	0.43	0.26	0
East Ditch/Maintenance Access Non-Creditable Area	0.71	0	0
Upland Forest	3.63	3.63	0
<b>Total Bank Site Area</b>	<b>113.26</b>	<b>20.95*</b>	<b>91.43**</b>

\*Does not include 0.71 acres of East Ditch/maintenance access which is considered non-creditable and not part of the buffer.  
\*\*Does not include 0.17 acres of the North Ditch which is considered non-creditable.



- NOTES:**
1. Base map prepared by Ducks Unlimited.
  2. Planting area boundaries mapped with a hand-held GPS unit with ≥ 3-foot accuracy.
  3. Plants were installed in Spring 2014 by Tree Management Plus.

**PROPOSED: Wetland Fill**

**EFLMB BANK SITE DESIGN**

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800  
400  
0  
SCALE IN FEET

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