Parker Village

FINAL WETLAND MITIGATION PLAN

Camas, Washington

Prepared for:
Parker Village, LLC
800 NE Tenney Road, #110-348
Vancouver, WA 98685

Prepared by:
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February 1, 2016

The Resource Company, Inc.
ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION

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FINAL WETLAND MITIGATION PLAN

Project:	**Parker Village**
Applicant:	**Parker Village, LLC**
Location:	**West of NW Brady Road & North of NW 16th Avenue, Camas, Washington**
Legal Description:	**SW ¼ of Sec. 04, T01N, R03E, W. M., Clark County**
Serial Number(s):	**125191-000**
Local Jurisdiction:	**City of Camas**
Study Area Size:	**7.82 acres**
Project Type:	**Residential**
Wetland Fill:	**0.43 acres**
Zoning:	**CC**
ComPlan:	**Com**
Report by:	**Kevin Grosz, PWS**
Wetland Delineation Date:	**October 26, 2012**
Preliminary Report Date:	**November 1, 2013**
Final Report Date:	**February 1, 2016**

INTRODUCTION

This report details the final wetland mitigation plan prepared for the Parker Village project by The Resource Company, Inc. (TRC). The project (7.82 ac.) is located on the west side of NW Brady Road and north of NW 16th Avenue, Camas, Washington (Fig. 1). The proposed mixed-use project includes 62 townhouses, and a 14,000 square foot commercial building with 56 parking spaces. The project will impact two wetlands that have previously been identified within the study area. This report addresses wetland and buffer impacts regulated by the Camas Municipal Code (CMC 16.53) and U.S. Army Corps of Engineers under Section 404 of the Clean Water Act.

EXISTING CONDITIONS

Currently the property is open grassland that has historically been used for agricultural purposes (small grain, hay). There is evidence of subsurface drain tiles across the site that was placed to drain water from the site. A small island of trees occurs in the southeast corner of the study area. The property slopes moderately from south to north (Fig. 2). Two wetlands have been identified on the property as shown in Figure 3. A description of these wetlands and the surrounding upland areas follows:

WETLANDS

Wetland A (17,809 sq.ft) – Wetland B (884 sq.ft.)

Wetlands A and B both meet the criteria of a slope hydrogeomorphic (HGM) wetland class. These wetlands are all similar in vegetation, soils and hydrology therefore they will be described together. A summary of the wetland information is given in Table 1 below.

The wetlands are a palustrine emergent, temporarily/seasonally inundated (PFOF/C) wetland. Vegetation in the wetlands is dominated by reed canarygrass (*Phalaris arundinacea* – FACW), bird's foot trefoil (*Lotus corniculatus* – FAC) and bentgrass (*Agrostis tenuis* – FAC). A small patch of trees occurs along the west wetland boundary of Wetland A. The tree layer in this area is dominated by a red alder (*Alnus rubra* – FAC) and black cottonwood (*Populus balsamifera* – FAC) tree and shrub layer. The herbaceous layer consists of reed canarygrass, cattail (*Typha latifolia* – OBL), and tall fescue *(Festuca arundinacea* – FAC). Hydrologic indicators within the wetland were water within 10 to 8 inches of the surface, with soil saturation at 4 to 6 inches below the surface. Oxidized rhizopheres were found along the root channels. Wetland B's hydrology appears to be created to some extent by a broken drainage tile in that area. This is evidence that the orange clay drainage tile in that area is broken which may contribute to this area meeting the wetland hydrology criteria. Hydric soil characteristics generally include a silt loam with a very dark gray (10YR 3/1) in the top 9 inches, below this is a very dark gray silty clay with dark brown (7.5YR 3/4) concentrations within 12 inches of the surface. Wetlands A and B both rated as Category IV wetlands according to the Western Washington Wetland Rating Form (WRF) (Table 2).

Table 1. Wetlands A and B

<table>
<tr><th colspan="3">Wetlands A & B – INFORMATION SUMMARY</th></tr>
<tr><td>Location:</td><td colspan="2"></td></tr>
<tr><td colspan="2" rowspan="11">  </td><td>Local Jurisdiction</td><td>Camas</td></tr>
<tr><td>WRIA</td><td>28</td></tr>
<tr><td>Ecology Rating (Hruby, 2004)</td><td>Category IV</td></tr>
<tr><td>Camas Rating</td><td>Category IV</td></tr>
<tr><td>Camas Buffer Width</td><td>50' – high intensity use</td></tr>
<tr><td>Wetland Size</td><td>See Fig. 5</td></tr>
<tr><td>Cowardin Classification</td><td>PEMF</td></tr>
<tr><td>HGM Classification</td><td>Slope</td></tr>
<tr><td>Wetland Data Sheet(s)</td><td>A-1 & 3, B-1</td></tr>
<tr><td>Upland Data Sheet (s)</td><td>A-2&4, B-2</td></tr>
<tr><td>Flag color</td><td>Orange</td></tr>
<tr><td>Dominant Vegetation</td><td colspan="2">Phalaris arundinacea, Lotus corniculatus, Agrostis tenuis, Alnus rubra</td></tr>
<tr><td>Soils</td><td colspan="2">Low chroma matrix with concentrations</td></tr>
<tr><td>Hydrology</td><td colspan="2">water within the test pit, saturation within 10 inches of surface, & oxidized rhizospheres</td></tr>
<tr><td>Rationale for Delineation</td><td colspan="2">meets all three wetland parameters.</td></tr>
<tr><td>Rationale for Local Rating</td><td colspan="2">low for all functions.</td></tr>
<tr><td>Buffer Condition</td><td colspan="2">Mowed hayland</td></tr>
</table>

Wetland Functional Assessment

The on-site wetlands have been assessed using the Washington State Wetland Rating System for Western Washington (Hruby 2004). This rating system categorizes wetlands based on specific attributes such as rarity, sensitivity to disturbance, and functions. The system was designed to differentiate between wetlands based on their sensitivity to disturbance, their significance, their rarity, our ability to replace them, and the functions they provide. Through a series of questions, the wetland rating system will yield a number for water quality functions, hydrologic functions, and habitat function, which yield a total score for functions. Based on the total score, the wetland is categorized as a Category I, II, III, or IV wetland. Table 2 below summarizes the wetland type, total score for functions, and category.

Table 2. Wetland Function Rating

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
A	Slope	2	0	9	11	IV
B	Slope	2	0	8	10	IV

NON-WETLANDS

The non-wetland portion of the study area is predominantly an open grassland hayfield. Vegetation dominated a seeded hay mixture of bentgrasses, tall fescue (*Festuca arundinacea* – FAC), English plantain (*Plantago lanceolata* – FACU), and bird's foot trefoil. Blackberry borders the study area on the north, west, and south. Brady Road forms the east property boundary. Soils in the non-wetland portion of the site are generally a dark brown (10YR 3/3) silt loam with no hydric indicators. No wetland hydrology indicators were observed in the non-wetland portions of the study area.

Photographs of the study and surrounding areas are shown in Photo-sheet 1.

AVOIDANCE AND MINIMIZATION OF IMPACTS

The wetlands on this site have been impacted historically by years of agricultural manipulation to grow small grain crops and hay. The wetlands have low scores for all functions listed in Table 2 due to these alterations. The location of the wetlands and their associated buffers would limit the development potential of the property. Therefore, it is assumed that compensating for the loss of these wetlands through enhancement of other low quality wetlands within the watershed would provide more functional benefit for the watershed.

WETLAND ACTIVITIES

The proposed project will result in direct impact of wetlands regulated by the City of Camas, the U.S. Army Corps of Engineers (COE) under Section 404 of the Clean Water Act and the Washington Department of Ecology (Ecology) under Section 401 of the Clean Water Act. The applicant is proposing to fill both wetlands A and B (Figs. 4 & 5). The total wetland impact area is 18,693 sq.ft. (0.43 ac.) of Category IV wetlands. To compensate for these wetland impacts 112,158 sq.ft. (2.6 ac.) of reed canarygrass dominated wetlands located off-site will be enhanced. The proposed mitigation accounting is provided in Table 3. The off-site mitigation area is located in the Lacamas Creek basin just south of NE Mill Plain Boulevard and east of NE 162nd Avenue (Fig. 6). The area of enhancement is shown in Figure 7. Plant and planting specifications are given in Table 4.

MITIGATION GOALS

The overall objective of this plan is to ensure no net loss of wetland functions and values within the watershed, and satisfy the requirements of the COE, DOE, and City.

Table 3. Mitigation Accounting (Sq. Ft.) (Figs. 5/6)

Wetland	**Impact Type**	**Impacts (Sq.Ft.)**	**Compensation (sq.ft.)**					
			Reestablishment		**Rehabilitation**		**Enhancement**	
A – Category IV	Direct	17,809					106,854	6:1
B - Category IV	Direct	884					5,304	6:1
Category IV		18,693					112,158	>6:1
	Total						**113,692**	

OBJECTIVES

Objective #1 The compensatory mitigation will replace lost wetland functions by enhancing 2.6 acres of wetlands.

Objective #2 Compensatory mitigation will improve plant diversity by planting a total of 2.1 acres of wetlands with native trees and shrubs. Low diversity, mono-typic grassland would be replaced by native forest and shrub communities.

Objective #3 The compensatory mitigation will improve wetland functions through increasing the diversity and complexity of available wildlife habitat. The proposed project would ultimately provide a diversity of tree, shrub and ground cover habitat that will provide the opportunity for increased wildlife use.

MITIGATION ACTIVITIES

The proposed project will directly impact 0.0.43 acres (18,693 ft²) of Category IV wetlands. To compensate for wetland impacts, 2.61 acres (113,692 ft²) of wetlands will

be enhanced. The proposed mitigation ratio is 6:1 (2.61 ac) to compensate for the Category IV impacts. These ratios are based on those recommended in "Wetland Mitigation in Washington State – Part 1, Version 1, March 2006".

Due to past and ongoing land use practices within the mitigation wetlands, habitat values have been significantly reduced. In order to provide useful wildlife habitat and ensure no net loss in wetland and habitat functions and values for the project area watershed, several habitat improvements outline above will be performed.

PROJECT SCHEDULE

This project is proposed to begin construction as soon as the appropriate permits are received. Initial project grading and wetland impacts are tentatively scheduled to begin in the spring of 2014. Wetland enhancement activities will take place during the first planting season following wetland impacts.

PLANTING PLAN

The wetland enhancement areas will be planted with native tree and shrub species at a ratio of 5 trees/10 shrubs per 1,000 sq. ft. A total of 568 trees and 1,136 shrubs would be planted within 113,692 square feet of wetland enhancement areas. Plant species and numbers are presented in Table 4 below.

Table 4. Planting Plan Specifications: Wetland Enhancement Area – 113,692 Sq. Ft. (2.61 ac)

Species	Plant Form	Minimum Size	Minimum Spacing	Required Number
Shrubs				
Black Twinberry (*Lonicera involucrata)*	Bare Root	18"	4' +	150
Nootka rose *(Rosa nutkana)*	Bare Root	18-24"	3'	310
Native willow *(Salix* spp.*)*	Stakes	5-6'	3'	480
Red-osier dogwood (*Cornus sericea)*	Bare Root	18-24"	3'	60
Pacific ninebark *(Physocarpos capitatus)*	Bare Root	18-24"	3'	76
Douglas hawthorne *(Crataegus douglasii)*	Bare Root	4-5'	3'	60
Total Shrubs				**1,136**
Trees				
Black cottonwood *(Populus balsamifera)*	Bare Root	2'	8'	90
Oregon ash *(Fraxinus latifolia)*	Bare Root	2'	8'	310

Quaking aspen (*Populous tremuloides)*	Bare Root	2’	10’	80
Cascara (*Rhamnus purshiana*)	Bare Root	2’	8’	68
W. Red Cedar *Thuja plicata*	Seedling	2’	10’	20
Total Trees				**568**

Additional planting specifications applicable to this plan are listed below.

Source of Plant Materials. All plants will be obtained from nurseries specializing in plant materials native to the Pacific Northwest.

Planting Time. Bare-root shrubs and trees should be planted between December 1 and March 31, when plants are dormant. If planting is conducted outside this time period, containerized plant stock will be used and extra care and watering may be needed to ensure that plants become adequately established.

Planting Guidelines. A hole, one foot in diameter and one foot deep, shall be excavated for bare root stock. The holes should be large enough to accommodate the plant roots without restriction. Plants will be held in place with the top of the root mass at ground level. Topsoil will be backfilled around the roots and lightly tamped to remove any air pockets in the soil. Mulch (2-3 inches deep) shall be applied around the base of each plant. Future maintenance should use scarification (by hand) to keep the 1-foot diameter area free of herbaceous vegetation until plants are well established. If the soils are not saturated, each plant should be watered at the time of planting. Supplemental watering (every two weeks during the summer season) may also be required to ensure plant survival and mitigation success.

PERFORMANCE CRITERIA

Performance measures and standards are used to provide a basis for evaluating whether the project’s goals and objectives are being met. This plan established the following criteria as the basis for evaluating mitigation compliance and success. In order to meet the goals and objectives, the mitigation must meet the following criteria:

1. Native Woody Species

Performance Measure Year 1 – Planted woody species in the scrub/shrub & forested enhancement areas of the Parker Village off-site mitigation site will achieve at least 50 percent survival one year after the site has been planted. Any plants not surviving will be planted back to the original number proposed in this plan.

Performance Measure Years 2-4 – Native woody species (planted or volunteer) will achieve a density of a minimum of 6 shrubs and 3 trees per 1000 sq.ft. in the wetland enhancement areas of mitigation site.

Performance Measure Year 5 – Aerial cover of native woody species will be at least 40 percent in the wetland restoration and enhancement areas.
Performance Standard #1 (final year monitoring). Aerial cover of native woody species will be at least 80 percent in the wetland restoration and enhancement areas by the end of the monitoring period (year 10).

2. Native Woody Species Plant Diversity
Performance Standard. In addition to the % cover listed above and to provide habitat diversity, a minimum of 7 native species in the enhancement area of facultative or wetter woody trees and shrubs will be present by the end of each monitoring period.

3. Invasive species (all years)
No more than 20% (cumulatively) of the cover during any monitoring period shall consist of noxious weeds, including but not limited to blackberries, ivy, thistle, Scotch broom, Queen Anne's lace, or purple loosestrife. There will be zero tolerance for Japanese knotweed.

MONITORING AND MAINTENANCE PLANS

The following actions will be implemented as part of the wetland mitigation monitoring and maintenance plan on this site:

1. The initial and all successive year plantings will be supervised by a qualified professional to ensure that correct planting procedures are followed and that plantings are done according to the planting scheme.

2. The City requires 5 years of monitoring and maintenance as per CMC 16.53.050(E)(3)(d)(i). This project is permitted under a COE permit therefore 10-years of monitoring and maintenance is required. Monitoring of all planted areas will commence the summer following the initial planting (year 1) and continue in the 2^{nd}, 3^{rd}, 5^{th}, 7^{th}, and 10^{th} years. Monitoring will be conducted by a qualified professional during the late spring or summer time period. For each year that monitoring is required, a report documenting the monitoring results will be submitted to the COE, DOE, and City. The report will identify deficiencies in the mitigation progress and any contingency measures that will be taken to correct those deficiencies. Photographs taken from established photo-stations will be included with these reports (Fig. 7).

3. The goal of the mitigation plan is to achieve 80% cover by the end of the 10-year monitoring period. To determine if the mitigation plan is meeting the expected goal, the performance standards, as listed above, will be tied to each monitoring period.

4. Exotic species should cover less than 20 percent of the wetland enhancement area. If the planted stock do not survive, but native naturally colonizing wetland plant species replace them, then the project may be judged to meet the threshold criteria for successful plant community establishment. (Note: All decisions regarding which volunteer species are to be considered acceptable will be made by the COE, DOE, and City).

5. To ensure planting success, the Applicant will be responsible for performing minor maintenance over the monitoring period. This will include the selective removal of undesirable plant species such as blackberry (*Rubus* spp.) that may be hindering the growth and establishment of the favored plant stands. An area, 1-foot in diameter surrounding each planted woody species, will be kept free of competing vegetation. This can be accomplished either by scarifying the area by hand or through the use of weed-control rings.

6. Maintenance of the enhancement area may include irrigation of the planted stock. A watering schedule will be established during the dry months (June through September) so that the plants are watered on a weekly basis during this time period. If necessary, a temporary above ground irrigation system capable of watering the entire enhanced wetland area will be installed.

7. Any maintenance that is required within the wetland area will be supervised by a qualified wetland professional familiar with this project.

ADAPTIVE MANAGEMENT PLANS

Contingency plans are designed to identify potential courses of action, and any corrective measures to be taken when monitoring indicates project goals are not being met. Table 5 summarizes the maintenance and contingency requirements for this project. In general, the contingency measures for this site are as follows:

1. Replacement Plantings—Replacement plantings will also be made throughout the monitoring period if monitoring reveals that unacceptable plant mortality has occurred. Woody species will be re-planted to the original number of plants proposed in the accepted mitigation plan annually throughout the duration of the monitoring and maintenance period.

2. Planting Plan Modifications—Modifications to the planting plan (i.e., plant species and densities) will be made if monitoring identifies problems with the original planting scheme. For example, if annual monitoring identifies that plant mortality is attributed to an inappropriate hydrologic regime, the replacement plantings should be made using a more suitable plant species. Any recommended changes to the planting scheme will be documented in the annual monitoring report. The addition of any new plant species, not already included in this enhancement plan, must be approved by the COE, DOE, and City.

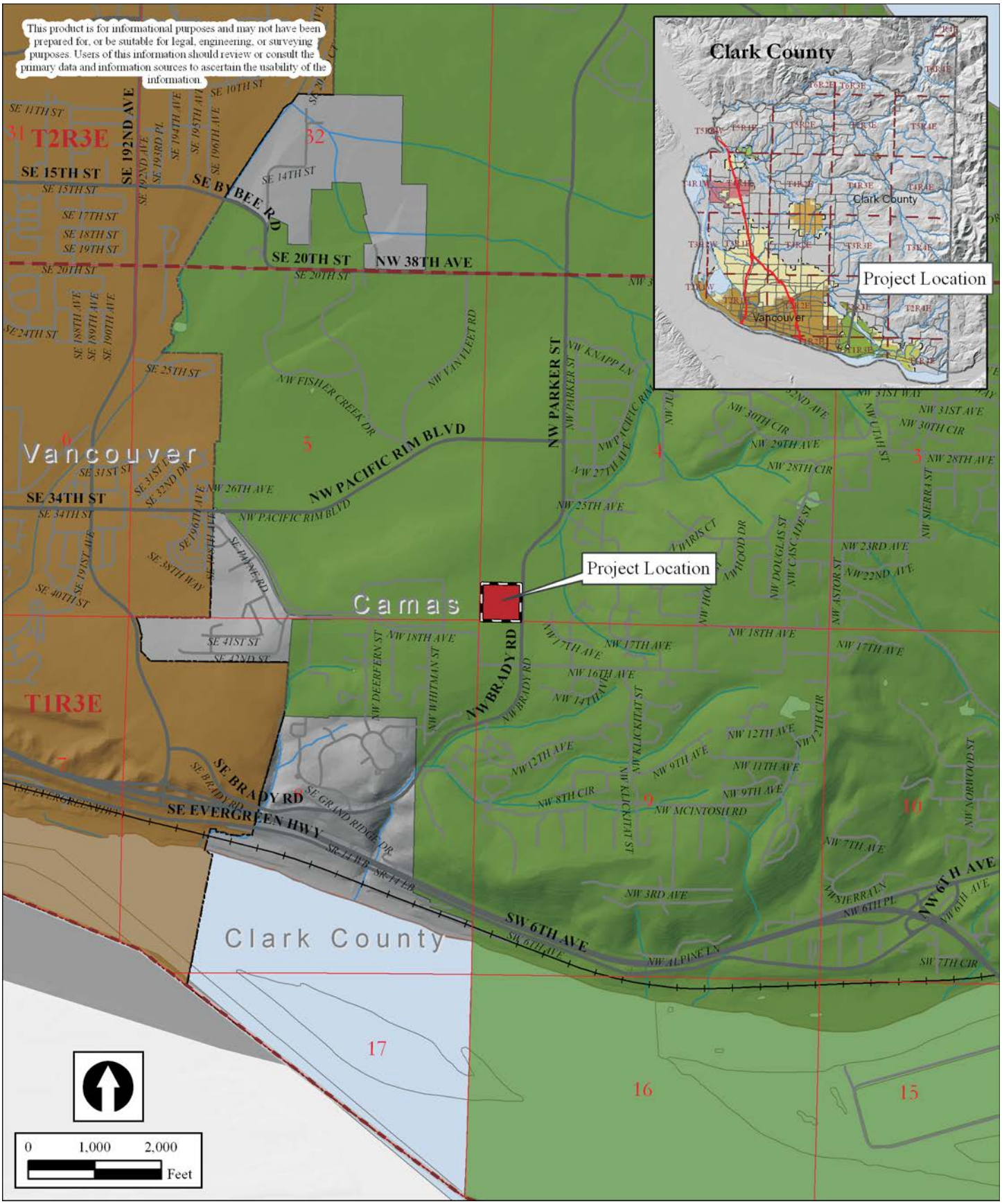
3. Soil Erosion—Any areas demonstrating soil erosion problems will be restored as soon as possible. If there does not appear to be a problem with the original design, the eroded areas will be restored by replacing any lost topsoil and replanted according to the original planting scheme.

Table 5. Maintenance and Contingency Requirements

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Rehabilitation /Enhancement Areas	Trash and debris	Any trash or debris which exceeds 1 $ft^3/100ft^2$ (equal to the volume of a standard size office garbage can). In general, there should be no evidence of dumping.	Trash and debris cleared from site.
Rehabilitation /Enhancement Areas	Erosion	Eroded damage >2 inches deep where cause of damage is still present or where there is potential for continued erosion.	Eroded areas should be stabilized with appropriate erosion control BMPs (e.g., seeding, mulching, rip rap).
Rehabilitation /Enhancement Areas	Plant mortality	Plant mortality jeopardizes attaining the required survival rate.	Plants should be replaced according to the planting plan. Modifications to the planting plan should be made if monitoring identifies problems with the original planting scheme.
Rehabilitation /Enhancement Areas	Invasion of undesirable plant species.	Undesirable plant species are hindering the growth and establishment of the favored plant stands.	Undesirable species removed by hand, or in accordance with recommendations of the Clark County Weed Control Board.

DEMARCATION

In accordance with the CMC 16.53.040(C)(2) (Standard Requirements), a permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, fencing, or other prominent physical marking approved by the responsible official. In addition, small signs shall be posted at an interval of one (1) per lot or (1) every 100 feet, which ever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer as approved by the responsible official worded substantially as follows: "Wetland and Buffer – Please retain in a natural state".



Parker Village Project

APPLICANT:
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800 NE Tenney Road, #100-348
Vancouver, WA 98665
PURPOSE: Final Wetland Mitigation Plan

Project Location Map
Parker Village Project
Camas, Washington

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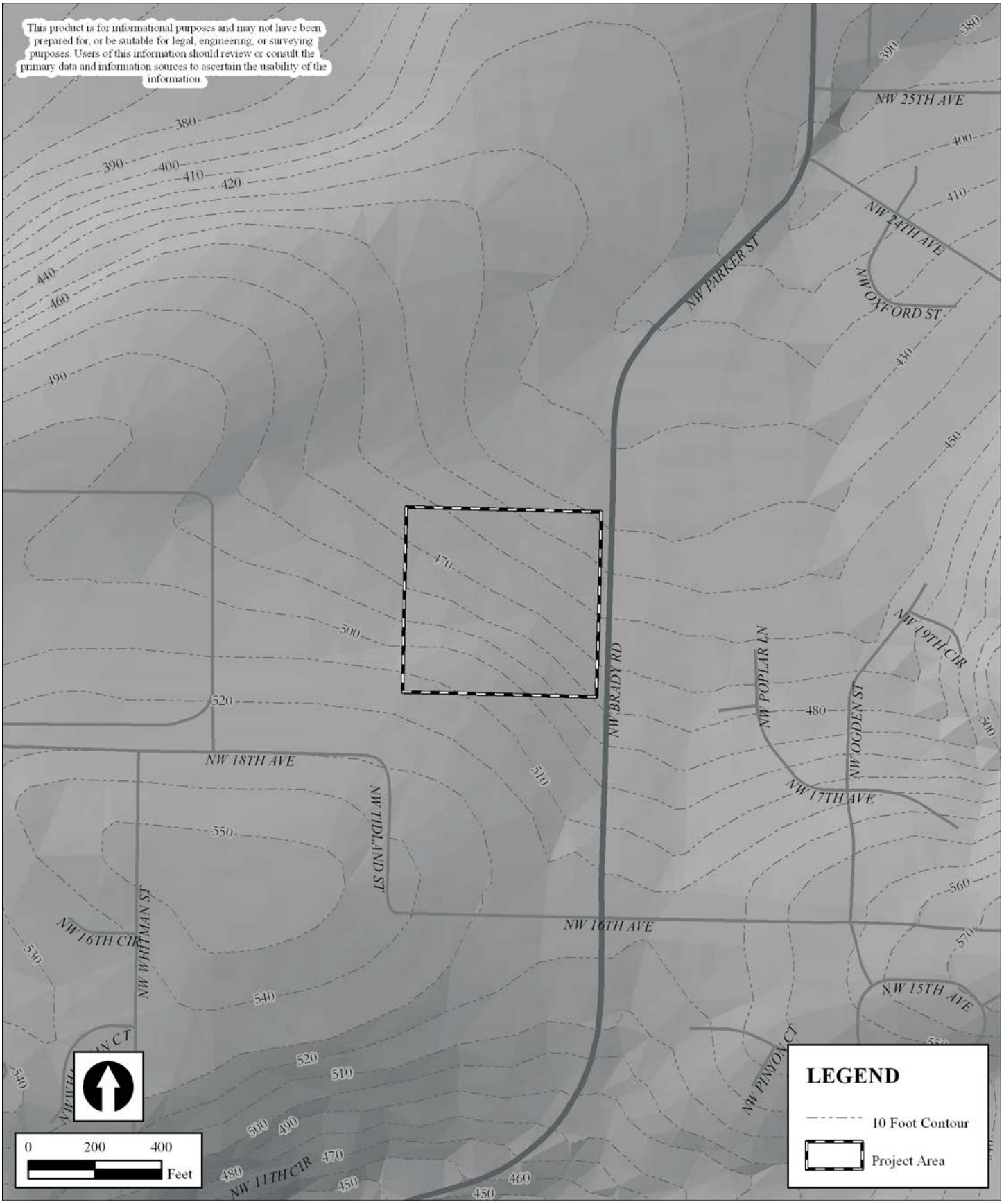
PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SW ¼ of Section 4, T1N, R3E, W.M.,
NEAR: Camas
COUNTY: Clark County, Washington
DATE: February 1, 2016

Figure 1



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Clark County LiDAR Topography
Parker Village Project
Camas, Washington

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Figure 2

Parker Village Project

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Existing Conditions
Parker Village Project
Camas, Washington

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Figure 3

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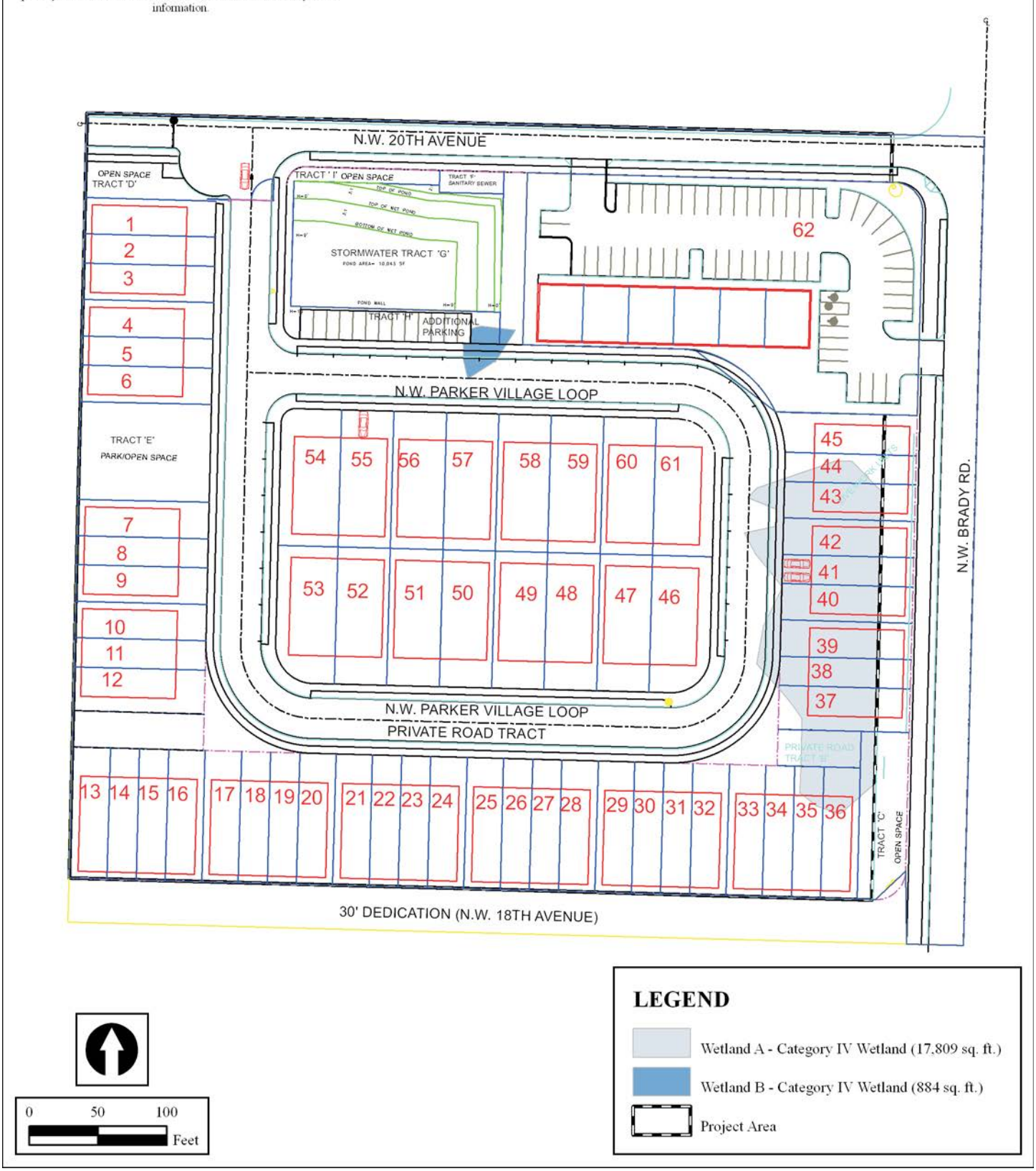

Parker Village Project

APPLICANT:
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PURPOSE: Final Wetland Mitigation Plan

Proposed Site Plan
Parker Village Project
Camas, Washington

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Figure 4

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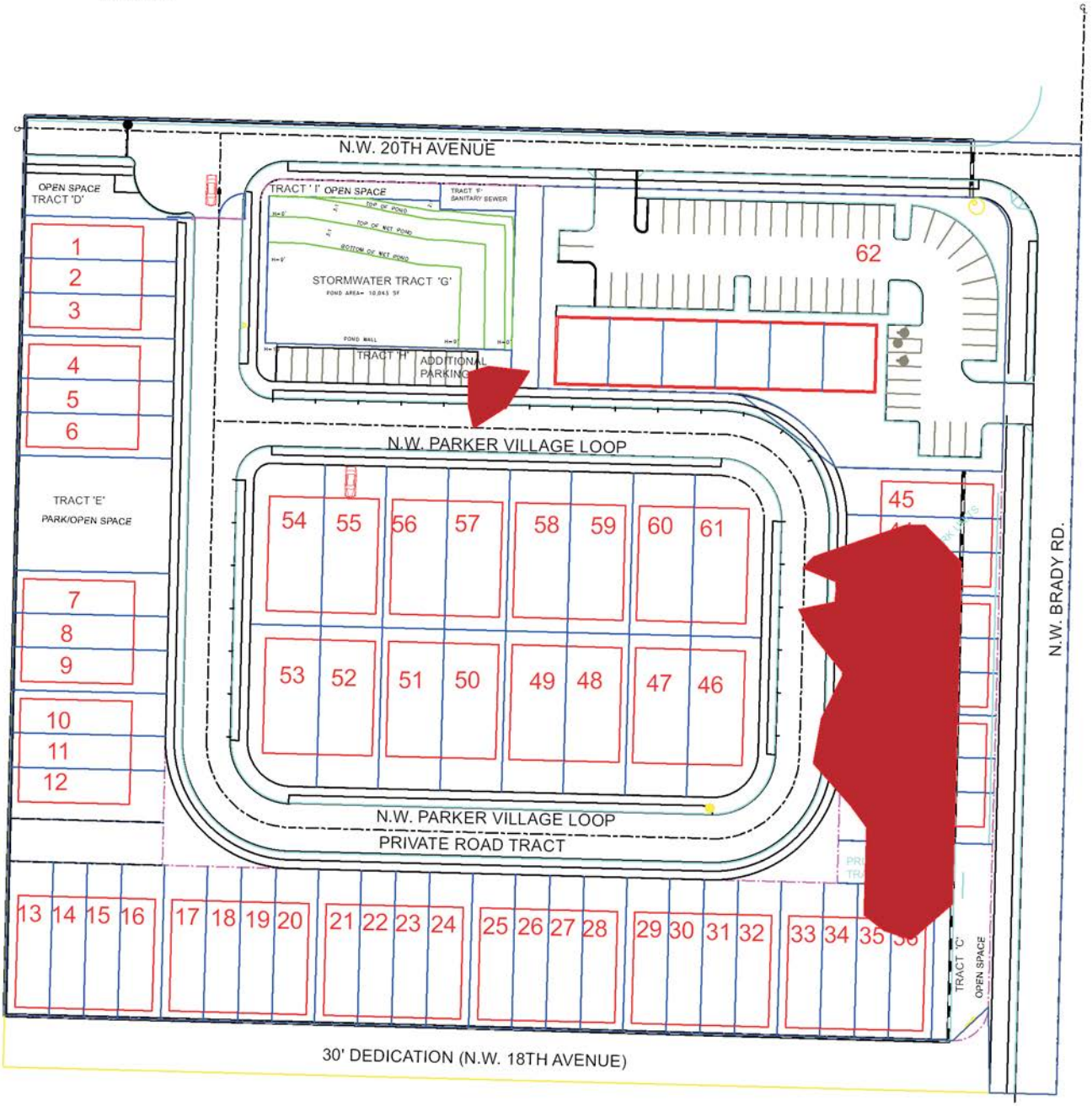

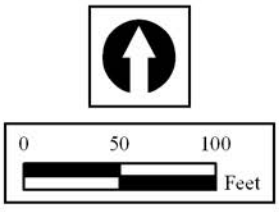

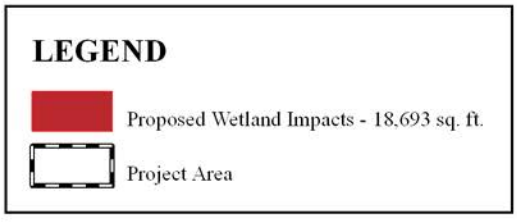

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Proposed Wetland Impacts
Parker Village Project
Camas, Washington

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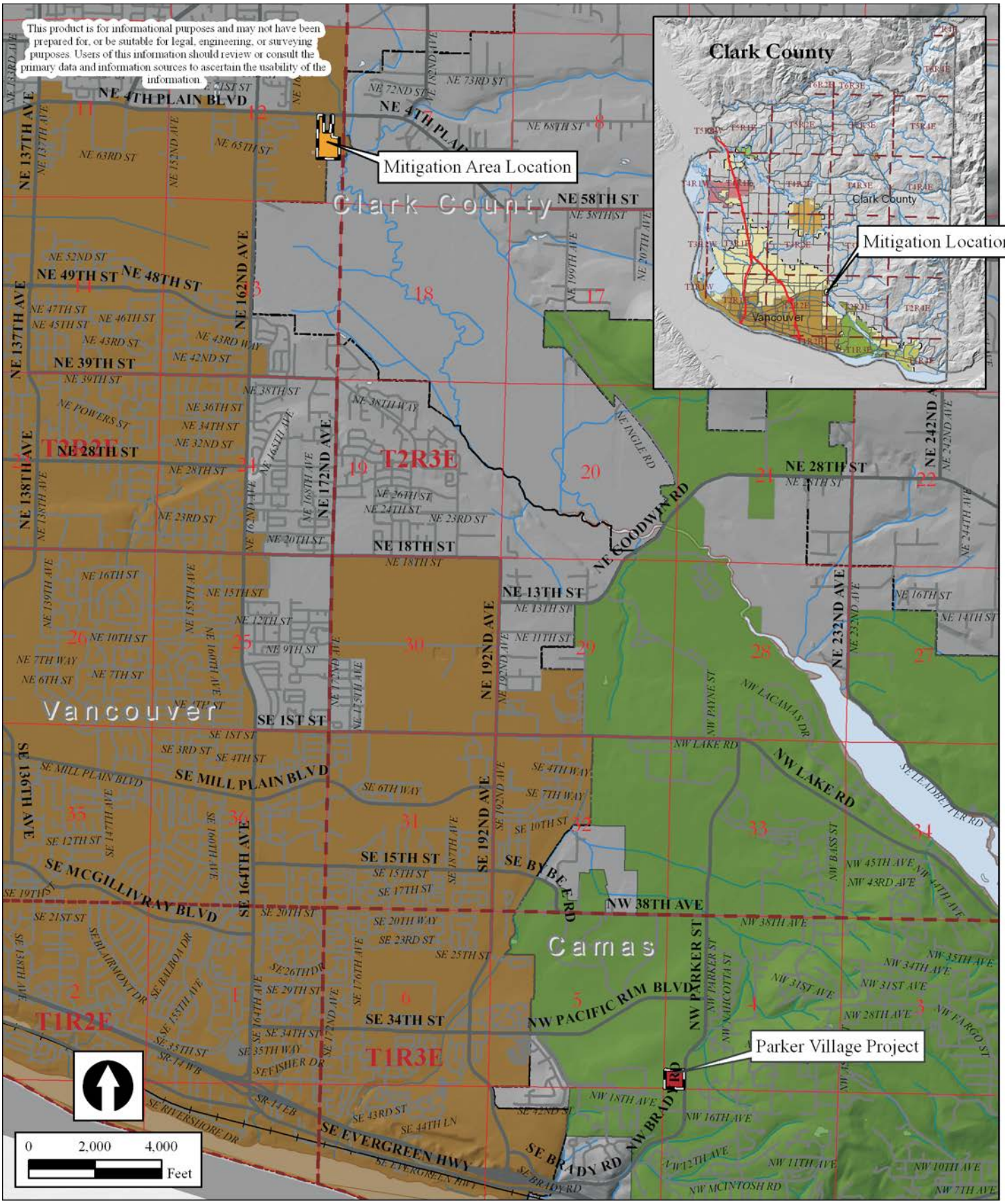
Figure 5



Parker Village Project

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Proposed Wetland Mitigation Location - Off-site
Parker Village Project
Camas, Washington

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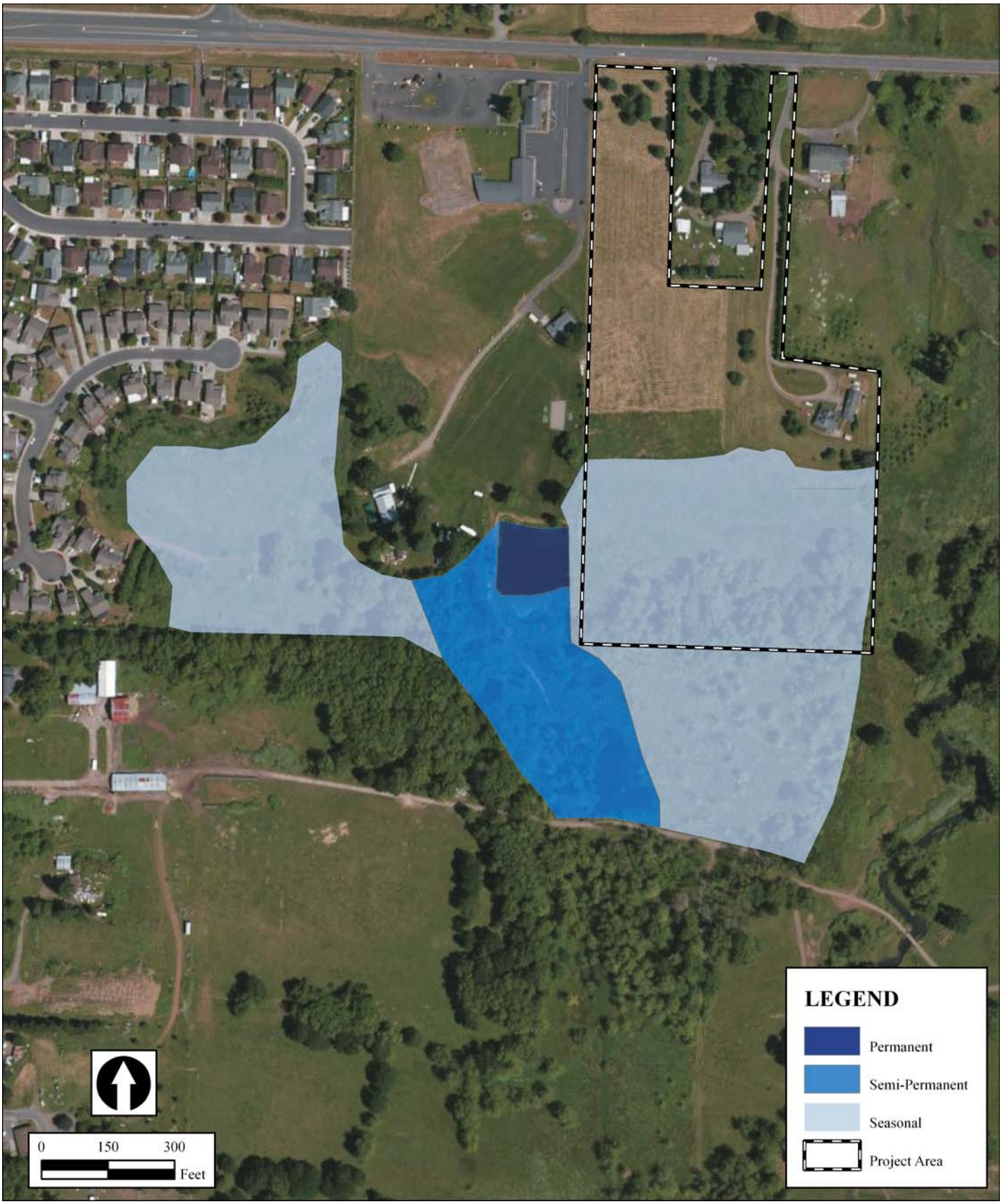
Figure 6



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Wetland Complex
Parker Village Project
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Figure 7

Parker Village Project

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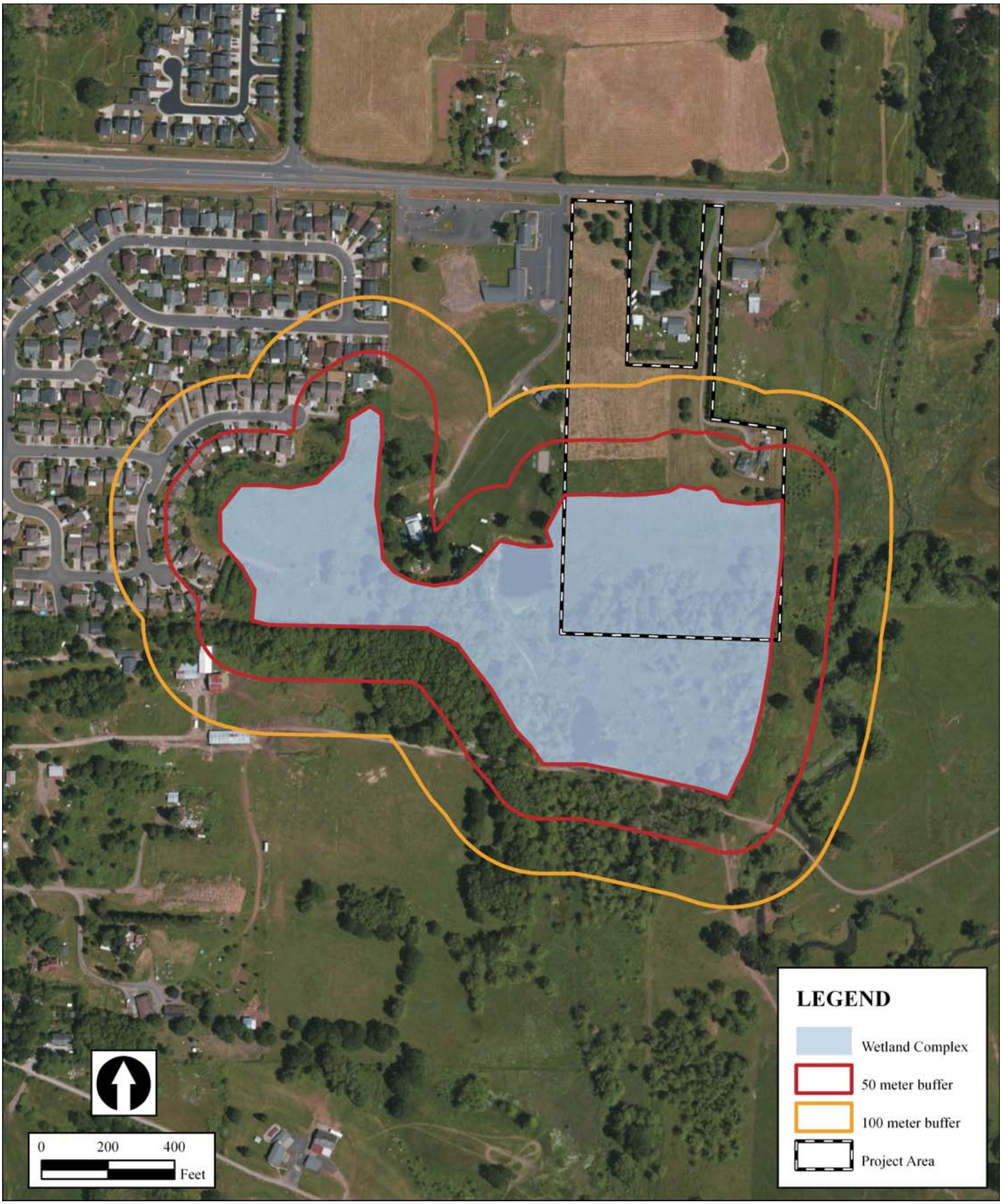
Vancouver, WA 98665
PURPOSE: Final Wetland Mitigation Plan

Wetland Complex
Parker Village Project
Camas, Washington

The Resource Company, Inc.
ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION
8415 N.E. 8th Avenue, Vancouver, WA 98665 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SW ¼ of Section 4, T1N, R3E, W.M.,
NEAR: Camas
COUNTY: Clark County, Washington
DATE: February 1, 2016

Figure 8



Parker Village Project

APPLICANT:
Mr. Patrick Ginn
Hasson Company Realtors
800 NE Tenney Road, #100-348
Vancouver, WA 98665
PURPOSE: Final Wetland Mitigation Plan

Wetland Complex Buffers
Parker Village Project
Camas, Washington

The Resource Company, Inc.
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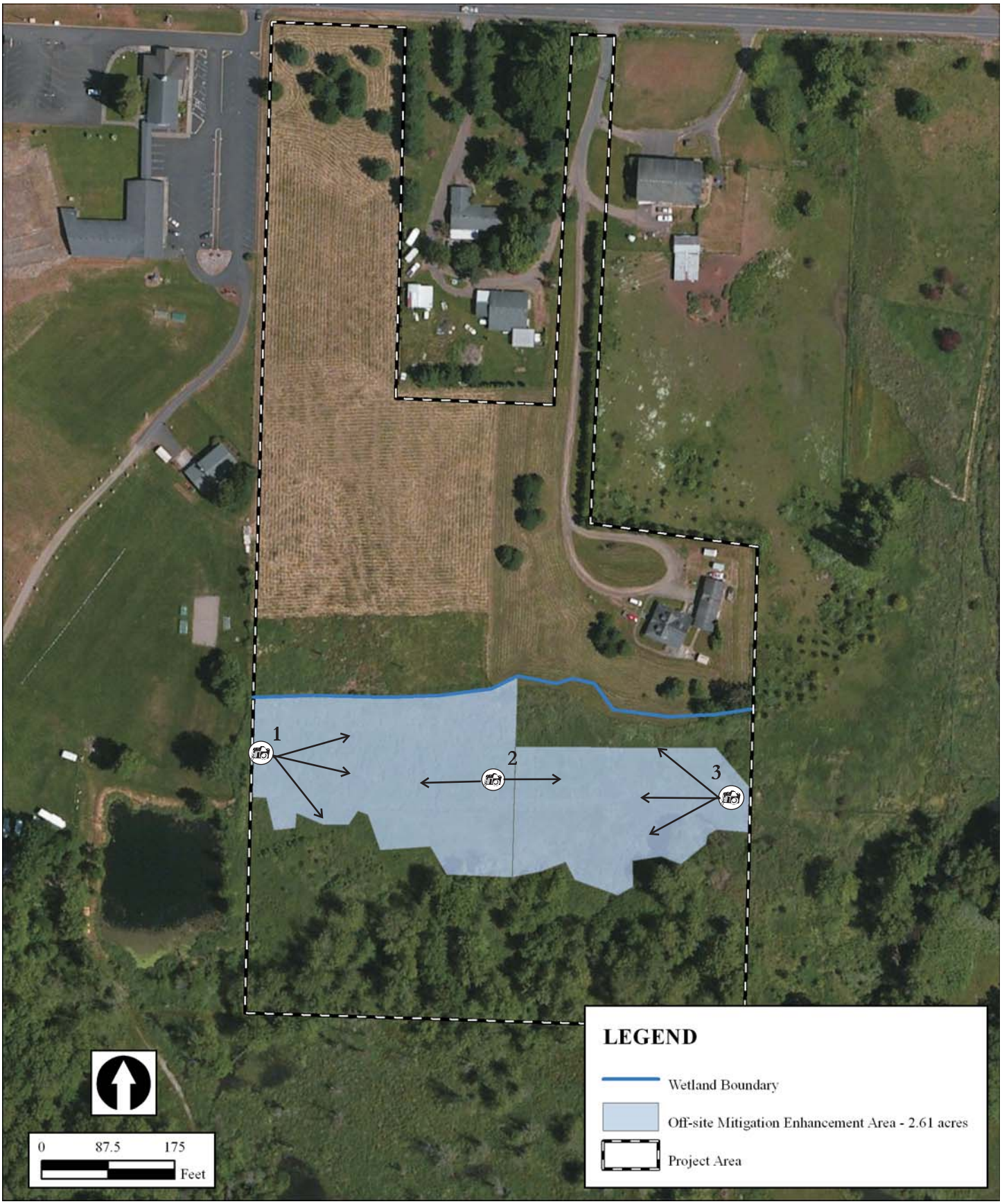
PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SW ¼ of Section 4, T1N, R3E, W.M.,
NEAR: Camas
COUNTY: Clark County, Washington
DATE: February 1, 2016

Figure 9



Parker Village Project

APPLICANT:
Mr. Patrick Ginn
Hasson Company Realtors
800 NE Tenney Road, #100-348
Vancouver, WA 98665
PURPOSE: Final Wetland Mitigation Plan

Proposed Wetland Mitigation - Off-site
Parker Village Project
Camas, Washington

The Resource Company, Inc.
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PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SW ¼ of Section 4, T1N, R3E, W.M.,
NEAR: Camas
COUNTY: Clark County, Washington
DATE: February 1, 2016

Figure 7

Photo Point #1 Facing East

Photo Point #2 Facing East

Photo Point #2 Facing West

Photo Point #3 Facing West

Parker Village Project **APPLICANT:** Mr. Patrick Ginn Hasson Company Realtors 800 NE Tenney Road, #100-348 Vancouver, WA 98665 **PURPOSE:** Final Wetland Mitigation Plan	**Project Photographs - Mitigation Site** **Parker Village Project** **Camas, Washington** The Resource Company, Inc. ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION 8415 N.E. 8th Avenue, Vancouver, WA 98665 ph: 360-693-4555 fax: 360-699-6242	**PROPOSED ACTIVITIES IN:** Lacamas Creek Watershed **LEGAL:** SW ¼ of Section 4, T1N, R3E, W.M., **NEAR:** Camas **COUNTY:** Clark County, Washington **DATE:** February 1, 2016 **Photo Sheet 1**