

Lauren Hollenbeck

From: Jim Barnes <jim@cascadia-inc.com>
Sent: Monday, November 06, 2017 10:52 AM
To: Lauren Hollenbeck
Cc: rebecca.rothwell@ecy.wa.gov; Carsner, James H CIV USARMY CENWS (US); Gayle Gerke
Subject: RE: CUP17-03 Union Self Storage Facility
Attachments: Sheet 1 Wetland Impacts and Mitigation.pdf

Good morning Lauren,

Before I give you a call to discuss the revised critical area mitigation plan I will be submitting this week, I wanted to break down the attached graphic for you. Hopefully it all makes sense. This is the strategy that was developed between me, Jim Carsner, and Rebecca Rothwell on October 20th.

Permanent Wetland Buffer Impacts (City): The project will result in 39,294 sf (0.90 ac.) of permanent wetland buffer impacts (purple shaded area)

Direct Wetland Buffer Impacts (City, Corps, Ecology): The project will result in 21,455 sf (0.90 ac.) of direct wetland impacts (red shaded area)

Indirect Wetland Impacts (Corps, Ecology): The project will result in 5,038 sf (0.11 ac.) of indirect wetland impacts (cyan shaded area)

The mitigation is calculated as follows:

On-site Wetland Enhancement for Permanent Wetland Buffer Impacts (City): The yellow shaded area labeled as "Indirect Wetland Impact Crossover Area" (13,474 sf) and the green shaded area labeled "Remaining Mitigation Area for Permanent Wetland Buffer Impacts" equal the area of the permanent wetland buffer impacts which is 39,294 sf. This area will mitigated through wetland enhancement by planting native shrubs and trees as required by code.

On-Site Enhancement for Direct Wetland Impacts (City): In order to mitigate for direct wetland impacts, the orange shaded area will be mitigated through wetland enhancement by planting native shrubs and trees. This area is 46,839 sf in size. The Ecology mitigation ratio for wetland enhancement is 8:1. Therefore, $46,839 \text{ sf} / 8 = 5,854 \text{ sf}$. That results in a credit of 0.13 acres out of the 0.49 acre direct wetland impact.

Wetland Mitigation Bank (City, Corps, Ecology): The applicant will purchase 0.36 credits from the Terrace Wetland Mitigation Bank to account for the remaining direct wetland impacts. $0.49 \text{ ac} - 0.13 \text{ ac. credit for on-site wetland enhancement} = 0.36$.

Please let me know when you have some time available today after reviewing this information so that we can discuss it on the phone. Thanks.

Jim Barnes
Cascadia Ecological Services, Inc.
360-601-8631
www.cascadia-inc.com



From: Lauren Hollenbeck [mailto:LHollenbeck@cityofcamas.us]
Sent: Thursday, October 19, 2017 4:38 PM
To: 'Gayle Gerke'
Cc: Kurt Stonex ; Robert Maul ; Curleigh (Jim) Carothers ; Jim Barnes
Subject: RE: CUP17-03 Union Self Storage Facility

Good afternoon,

Staff reviewed the attached addendum and have the following comments:

- 1) Per comment #2 of the June 13, 2017 City letter, all impacts to critical areas and buffers shall be mitigated as required in CMC 16.51.160. As such, permanent buffer impact should be included in addition to the permanent wetland impact (see pink and red areas in attachment).
- 2) Per comment #3 of the June 13, 2017 City letter, the priority location for wetland mitigation should be within or adjacent to the same wetland as the impact as required in CMC 16.53.050.D.2. (see green area in attachment).
- 3) Add the 120-ft buffer to the Critical Areas Impacts plan (see redline in attachment).
- 4) Based on the above comments, the addendum to the Critical Areas Report and plan should be revised to reflect these comments.

Do not hesitate to contact us should you have any questions.

Respectfully,

Lauren Hollenbeck
Senior Planner
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From: Gayle Gerke [mailto:gayleg@olsonengr.com]
Sent: Monday, October 16, 2017 1:39 PM
To: Lauren Hollenbeck; Robert Maul; Curleigh (Jim) Carothers
Cc: Kurt Stonex
Subject: RE: CUP17-03 Union Self Storage Facility

Good afternoon,

Please find attached an addendum to the Critical Areas Report for the Union Self Storage project.

Thank you, Gayle

Gayle E. Gerke

Land Use Planner

Olson Engineering, Inc.

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Vancouver, WA 98660

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Permanent Wetland Buffer Impact Area (39,294 sf). Mitigate in Indirect Wetland Impact Area east of project area (green shading)

Category 3 Direct Wetland Impact: 309 sf (0.007 ac.)

Indirect Wetland Impact Crossover Area (13,474 sf)

Indirect Wetland Impact Area for Street B (5,038 sf)

25,820 sf Remaining Mitigation Area for Permanent Wetland Buffer Impacts
Calculated: $39,294 - 13,474 = 25,820$ sf

Wetland Enhancement Area 46,839 sf
Equivalent to 0.13 acres of credit for proposed 0.49 acre direct wetland fill (Cat. 3 mitigation ratio of 8:1)
Deficit area of 0.36 wetland bank credits will make up the difference

Category 3 Direct Wetland Impact: 21,146 sf (0.485 ac.)

Wetland Impacts and Mitigation

Location: 6250 NW Friberg-Strunk Street, Camas, Washington
Tax Parcel: 176190000
Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62427606544913 N. lat. / -122.464881239858 W long.
County: Clark

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Date: 10/20/17

CLIENT:
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