

ENVIRONMENTAL CHECKLIST WAC 197-11-960

Property Owner: _____ Telephone: (360) 693-3611

Port of Vancouver
(Print or Type Name)

Mailing Address: 3103 Lower River Road, Vancouver, WA 98860
(No., City, State, ZIP)

Applicant: Victor Woodward, Principal, Clark County Mitigation Partners, LLC Telephone: (425) 785-8428
(Print or Type Name)

Mailing Address: 3103 Lower River Road, Vancouver, WA 98860
(No., City, State, ZIP)

Relationship to Owner: Same

Tax Assessor Serial Number(s): See below

Legal description: _____ Block(s) _____ Plat name _____
(If a Metes and Bounds description, check here , and attach narrative to this application.)

Site Address (if any): _____

② Include 8½" x 11" copies of Quarter Section Map, Topographic Map, Scaled Site Plan. Delineate site on maps.

Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Government agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers to provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." **IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).**

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

The proposed **Columbia River Wetland Mitigation Bank** is located within the following parcels within Clark County Washington:

PROPERTY OWNER	PARCEL NUMBER
Port of Vancouver, Parcel 6 of the Rufener Farm	152370000
	500503000

Other property owners in the project area are:

The State of Washington owns property to the west and north; Shillapoo Wildlife Refuge.

List of Figures:

- Figure 1 Vicinity Map**
- Figure 2 Areas to Be Graded**
- Figure 3 Bank Site Design**
- Figure 4 Existing Topography (to 1' contours)**
- Figure 5 NRCS Soils Mapping**
- Figure 6 Existing Wetlands**
- Figure 7 Shoreline Jurisdiction Maps**
- Figure 8 Areas of Cut & Fill**
- Figure 9 Planting Plan**
- Figure 10 Construction access**

A. BACKGROUND

The proposal is to establish the Columbia River Wetland Mitigation Bank on 162.4 acres of land on Parcel 6, which is owned by the Port of Vancouver and contained within both Clark County and the City of Vancouver, Washington (Figure 1). The underlying action required to establish the Columbia River Mitigation Bank is a grading permit. In addition, the bank site is within Shoreline jurisdiction, triggering a conditional use permit requirement. Approximately 27.94 acres of area, totaling 83,214 cubic yards, is to be excavated on site to create additional wetland area (Figure 2). Grading shall occur only within the area under City of Vancouver jurisdiction. In addition to wetland creation, establishing the bank involves enhancing wetland and upland to generate mitigation credit for unavoidable wetland impacts in compliance with federal, state, and local regulations. Credits, to be released incrementally over a 10 year period, are established based on the site's ability to meet performance standards over the 10 year timeframe (Figure 3). Typically 10-15% of credits are released at signature of the Mitigation Bank Instrument, the legal document which formalizes the contract between the Bank Sponsor (CCMP) and the regulatory agencies with jurisdiction over wetlands. A draft Mitigation Bank Instrument and Appendices, incorporated herein by reference, document the details of the agreement between Clark County Mitigation Partners and the local, state, and federal agencies responsible for administering mitigation within the region. The Mitigation Bank Instrument and Appendices are available for review at the Port Administrative offices located at 3101 NW Lower River Road, Vancouver, WA 98660-1027.

1. Name of proposed project, if applicable:

Columbia River Wetland Mitigation Bank

2. Name of applicant:

*Clark County Mitigation Partners
15600 NE 173rd Street
Woodinville, WA 98072*

3. Address and phone number of applicant and contact person:

*Victor Woodward, Principal
Clark County Mitigation Partners
15600 NE 173rd Street
Woodinville, WA 98072*

(425) 785-8428
victorw@comcast.net

4. Date checklist prepared:

March 6, 2007

5. Agency requesting checklist:

Port of Vancouver

6. Proposed timing or schedule (including phasing, if applicable):

The project will not be phased. Grading is anticipated to occur during the 2008 construction season, between August 1, and October 15, 2008, pending grading permit and shoreline conditional use approval. A draft Mitigation Bank Instrument, the legal document required to establish a wetland mitigation bank, was submitted to the agencies on January 29th, 2008. A copy of the draft Mitigation Bank Instrument is included for reference in this application. No substantive changes are anticipated at this time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Mitigation Bank Instrument Appendices reference a Resource Folder which contains all pertinent environmental information related to site development. As noted above, the Mitigation Bank Instrument, Appendices, and the Reference Folder are attached to this SEPA document. The Resource Folder includes a copy of the site survey and legal description, a wetland delineation report and jurisdictional determination documenting the presence of 89.35 acres of jurisdictional wetland on site, a wetland functional assessment report in accordance with the Washington State Functional Assessment Method, a botanical survey completed in 2007, a map of existing conditions, existing wetland area, proposed conditions, planting plan, and site specifications for habitat features. In addition the final Resource Folder will include technical reports on the site, including the results of a cultural resource survey conducted on site, soils on site, hydrologic monitoring pre- and post-construction, vegetation monitoring and protocols, maps of shoreline jurisdiction

pertinent to the site, and all other technical information deemed pertinent to establishing a wetland mitigation bank on site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A 1.61 acre area in the southeastern portion of the bank site is excluded from consideration as it is set aside to mitigate for impacts resulting from permitted development of other Port of Vancouver projects. The exclusion area and bank construction and permitting are totally separate and unrelated permitting actions. The exclusion area is called out on all maps related to the bank, and will be flagged in the field to ensure that it remains separate from the wetland mitigation bank area throughout construction and planting of the bank site and through the active life of the bank.

10. List any government approvals or permits that will be needed for your proposal, if known.

In addition to the grading permit, the City of Vancouver will require a shoreline conditional use permit in compliance with their Shoreline Master Program. Because the proposal involves creating and enhancing wetland area, the City will also require critical areas permits for Fish and Wildlife Habitat Areas, Frequently Flooded Areas, and Wetland Areas. In addition, Vancouver Municipal Code 20.710 requires an archaeological predetermination. CCMP requests a waiver of the predetermination; a cultural resources survey in compliance with Vancouver Municipal code 20.710.080 is in preparation and a summary of the findings of this report is included as a part of the SEPA application. A preliminary stormwater report will also be required to meet City requirements for the grading permit.

City of Vancouver also requires a Tree Plan locating existing trees > 6" dbh. No existing trees are anticipated to be removed as a part of this application.

Approximately 55,000 trees and shrubs will be planted on site as part of the wetland creation and enhancement required to establish the Columbia River Mitigation Bank.

Clark County will require a preliminary and final wetland permit and compliance with erosion control measures.

The Washington Department of Ecology will require an NPDES permit and 401 water quality certification for establishment of the wetland mitigation bank.

The U.S. Army Corps of Engineers will require compliance with the federal endangered species act, cultural resource survey in compliance with Section 106 of the federal Clean Water Act, and section 404 of the federal clean water act as establishing a wetland mitigation bank is considered a permittable federal action under section 404 of the clean water act.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for the Bank Sponsor, Clark County Mitigation Partners, to establish the Columbia River Wetland Mitigation Bank on 162.41 acres of land contained on Parcel 6 and owned by the Port of Vancouver. In this case, the underlying permit action triggering SEPA review is the grading permit, which is required to complete excavation related to wetland creation on the bank site.

Programmatically, the process of establishing a wetland mitigation bank is set forth in the Federal Guidance for the Establishment, Use and Operation of Mitigation Banks (Federal Register, 60(228), 1995). In Washington State the process is governed jointly by the Seattle District Army Corps of Engineers and the Washington Department of Ecology acting as co-chairs of the process utilizing Washington State's Draft Rule on Wetland Mitigation Banking, WAC 173-700 Compensatory Wetland Mitigation Banking. In addition, local codes and policies of Clark County and the City of Vancouver must be adhered to.

In brief, the process requires that the bank Sponsor (Clark County Mitigation Partners), first submit a Prospectus to the agencies who govern the process. Collectively these agencies are referred to as the Mitigation Bank Review Team, or MBRT. Members of the MBRT include the US Environmental Protection Agency, Region 10, as well as the US Fish and Wildlife Service, Clark County, and City of Vancouver. The Washington Department of Fish and Wildlife and the Cowlitz Indian Tribe are also aware of the proposal and have participated in the process. The Prospectus which included the Columbia River Wetland Mitigation Bank was submitted to the MBRT in May of 2007. A public meeting was held in April of 2007.

Wetland mitigation banks are a form of compensatory mitigation. Wetland mitigation credit is established by restoring, enhancing, or creating new wetland area in advance of impacts. The process of establishing the credits, and how they are to be generated, and the

documentation required to attain credit release, is within the Mitigation Bank Instrument and Appendices. For the Columbia River Mitigation Bank Site the Sponsor is requesting approximately 55 credits, in exchange for creating 27.94 acres of new wetland area and enhancing the remaining 130 acres of the site. If the Sponsor successfully attains ecological performance standards, these credits will be released incrementally over a ten-year timeframe. Credits will then be available for sale to parties with permitted unavoidable impacts to wetlands within the agreed upon service area, when the agencies with regulatory authority deem that use of the bank is ecologically appropriate.

A service area is an area deemed to be ecologically appropriate for the use of wetland mitigation credits. Service areas are negotiated between the bank Sponsor and the MBRT. Service Area considerations are addressed in the Draft WAC 173-700, as well as in federal guidance. Final service area has not been agreed to for this bank, but the discussion of service area has centered around that portion of the Columbia River floodplain and direct tributaries to the Columbia River Floodplain, between Bonneville Dam and, roughly, the downstream end of the Cowlitz River, on the Washington side of the Columbia River.

To ensure that the project is implemented according to design, the Sponsor is required to post financial assurances upfront, and to protect the site in perpetuity via a conservation easement. The Sponsor also contracts with a third party to ensure long-term stewardship of the site after the active life of the bank (the period during which credits are sold). The details of all of these agreements are included in the Mitigation Bank Instrument and Appendices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Columbia River Mitigation Bank Site is located on Parcel 6 on Port of Vancouver property, in a portion of Section 17, and a portion of Section 20, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington (See Vicinity Map, Figure 1). It is to the north of Lower River Road, and to the east of La Frambois Road, on a portion of the former Rufener Farm. It is bordered to the north and west by the Shillapoo Wildlife Refuge managed by the Washington Department of Fish and Wildlife.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The Columbia River Mitigation Bank site is gently rolling historic Columbia river floodplain in the Vancouver Lake Lowlands. Elevations on the site range from approximately 24 feet to less than 10 feet. The site is relatively flat and open, and was used throughout the 20th century to graze cattle. A map of existing site topography is included as Figure 4.

- b. **What is the steepest slope on the site (approximate percent slope)?**

Most of the site is open and gently rolling along a roughly 0-5% gradient. There are several upland knolls on site. The upland knoll to the west of the seasonal palustrine aquatic bed is the steepest slope on site. The topographic map included as Figure 4, lists the highest of these knolls at approximately 24 feet in elevation. The lowest wetland areas are less than 10 feet in elevation.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Soils on site are mapped by the NRCS as Sauvie silt loam 0-3% slopes and 3-8% slopes. See Figure 5, NRCS maps. In addition CCMP excavated four soil test pits on site on February 27, 2008. The test pits were located in areas to be graded to create wetland area, and were excavated to depths of 6-8.5 feet to confirm that soils on site matched the soil series mapped by the NRCS in 1972 (Soil Survey for Clark County, WA, NRCS, 1972). Soils in the excavated pits matched the NRCS soil survey.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

To create 27.94 acres of wetland area will require grading approximately 83,214 cubic yards of material from the site. Wetlands will be created on site by excavating upland areas of 12' elevation or less down to 8' in elevation. The material graded from the upland area will be placed on the nearest adjacent uplands at a thickness of no more than 1' additional elevation over existing grade. Final slopes will match the existing natural, gently sloping topography of the site. Cut and fill volumetric calculations are attached.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion may occur along exposed fill slopes with the project area during rain events. Construction stormwater BMPs will be implemented to prevent erosion and treat sediment laden runoff that may be generated along these fill slopes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None. The proposal is to plant the majority of the site in a combination of native trees, shrubs, grasses and forbs. Approximately 116 acres of the site is anticipated to be jurisdictional wetland, the remainder of the site (roughly 46 acres) will be planted to floodplain forest dominated by cottonwood trees.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All construction stormwater BMPs shall be complied with. BMPs will include, but aren't limited to, track walking slopes, mulching exposed soils, and installation of silt fences. Bare areas will be seeded and/or mulched as soon as possible once grading is complete.

a. Air

What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During the excavation work exhaust from the construction equipment would be released and if weather conditions are very dry, some dust from the site could result.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water will be applied if necessary to control dust.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes, approximately 89.35 acres of jurisdictional wetland are located on site. A wetland delineation is included in the Resource Folder of the Mitigation Bank Instrument. Figure 6 shows the extent of delineated wetlands on site. The site is also within Shoreline Jurisdiction of both the Columbia River and Vancouver Lake (Figure 7).

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes, construction plans and detailed design proposals are included in the Mitigation Bank Instrument Appendices. Generally the proposal is to create, and subsequently plant, 27.94 acres of wetland area adjacent to existing wetland area, to enhance the existing wetland via planting with native woody species, and to plant native species appropriate for upland areas in approximately 46 acres of active floodplain (upland). Hydrologic data on water levels on site, and proposed grading elevations to create wetland area are being monitored throughout the spring of 2008 and will be included in the final Resource Folder. In addition to the wetland creation and enhancement of the site, habitat features such as downed woody debris, brush piles, and Purple Martin nest boxes are proposed to be installed to improve existing habitat structure and function on site. See Figure 3 (Bank Site Design).

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill material is anticipated to be placed in or removed from surface or wetlands on site. However, approximately 83,000 cubic yards of material is anticipated to be excavated from the site to create wetlands on site. Areas of cut and fill are shown on Figure 8.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. The site is within the flood fringe, which is within the 100-year floodplain. Creating 27.94 acres of wetland area is anticipated to result in additional flood storage on site.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

Precipitation will collect on the site within the low-lying wetland areas. The proposal is to plant an existing grazed field with native vegetation. Some stormwater runoff currently enters the site via road runoff from State Route 501/Lower River Road. This contribution is negligible and is not anticipated to change from existing conditions.

Runoff generated by precipitation may occur along fill slopes prior to vegetation establishment. BMPs will be implemented to prevent erosion and treat sediment laden runoff prior to reaching on-site wetlands. Once the runoff reaches the wetlands, it will infiltrate or disperse within the wetland system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

All construction BMPs will be complied with.

4. Plants

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

A botanical survey of the site was completed in July of 2007, is included in the draft Mitigation Bank Instrument Resource Folder (Exhibit E). Generally the pasture areas and emergent wetland areas on the site are dominated by non-native pasture grasses and reed canary grass (approximately 110 acres, including the palustrine emergent and upland areas on site). A small portion of cottonwood forest exists on the northern portion of the site (approximately 6 acres). Approximately 2 acres of existing shrub habitat are present on site (willow-dominated). Approximately 10 acres of area is in seasonal palustrine aquatic bed habitat.

b. What kind and amount of vegetation will be removed or altered?

No existing mature native woody vegetation will be removed or altered as part of the proposal.

The understory of existing forested areas will have to be managed to remove Himalayan blackberry. Blackberry removal will occur with manual hand tools, including mechanized tools. Approximately 55,000 native trees and shrubs will be planted to enhance the site. Site management will also attempt to minimize the dominance of reed canary grass on site by competition via shading. Native trees and shrubs will be planted in the reed canary grass-dominated areas in an attempt to increase existing habitat structure and habitat interspersion.

The site will also be managed to remove existing blackberry and other non-native invasive species from the site, in accordance with local codes and policies related to noxious weed management. The following plants will be actively managed for control:

Reed canary grass

Tansy ragwort

Himalayan blackberry

Cirsium vulgare

Cirsium arvense

No specimens of English ivy or Japanese knotweed have been identified on site. Site management includes zero tolerance for English ivy, Japanese knotweed, purple loosestrife. Any living specimen of these plants identified on site shall be eradicated.

The overall goal of the site management is to increase vegetation structure, interspersion, complexity, and species richness. Approximately 55,000 trees and shrubs will be planted

on site, in addition to seeding the site with native seed mixes appropriate for upland, emergent wetland, and wet meadow communities on site.

Existing trees and shrubs on site will be protected during grading activity. No existing trees or shrubs are to be removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposal is to plant the site in native vegetation using reference sites to determine the appropriate species composition and density. This is anticipated to improve native vegetation species richness and interspersed on site. The following habitat types are anticipated to be planted on site:

Palustrine Forested Wetland : cottonwood/ash dominated forest

Palustrine Scrub/Shrub: willow dominated

Palustrine emergent: dominated by native emergent species

Palustrine emergent – wet meadow variant: dominated by native species particular to wet meadows, including camas and blue-eyed grass, among others.

Palustrine aquatic bed: fringe of aquatic area to be dominated by wapato, alissima plantago aquatica, and other obligate wetland species.

A planting plan for the site is attached as Figure 9.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

There is a heron rookery on the northern portion of the site. The Port of Vancouver as well as local Audubon groups have been monitoring the heron rookery for several years. If the rookery is active during the anticipated planting of the site (Fall '08/Spring '09) measures will be taken to minimize impacts to the rookery.

Hawks and eagles are seen at the site. No known nest sites are located on site. Songbirds are also seen at the site. The proposal entails enhancing habitat for songbirds.

European brown carp may enter the site during high winter water levels when water backs up on to the site from Vancouver Lake (Brian Calkins, WDFW, personal communication, 10/31/07). The site is not considered to be fish accessible.

c. List any threatened or endangered species known to be on or near the site.

Bald Eagles are in the vicinity and use the site for roosting and likely for foraging. They are listed by the state as threatened and by the federal government as a species of concern.

Sandhill cranes are known to use the area. They are listed by the state as threatened and are not listed by the federal government.

There may be suitable habitat on the site for Oregon spotted frogs. No surveys have been conducted on the project site for this species or their specific habitat requirements. The species is listed by the state as endangered and by the federal government as a candidate for listing.

Thirteen populations of federally-listed salmon and steelhead and one population of federally-listed bull trout are in the Columbia River. Coho presence in Lake River is confirmed, chum and steelhead are presumed to be present in Vancouver Lake, and chinook have a potential presence in Vancouver Lake (WDFW SalmonScape website). During a major flood, it may be possible for these species to occur on the project site, because it is in the 100-year floodplain. These populations are state species of concern.

c. Is the site part of a migration route? If so, explain.

It is located within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposal is premised on improving existing habitat structure and function for birds and mammals in the area.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None. No irrigation is proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

Glyphosate will be used to control reed canary grass on site. Other herbicides, such as Crossbow, may be utilized to control other noxious species on site during the active life of the bank. If used, these herbicides will be applied by licensed applicators and will follow all regulations related to their use, including securing necessary permits prior to application.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

Use of licensed applicators.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None. The site is located within the Vancouver Lake Lowlands adjacent to both natural areas and areas zoned for industrial use.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be noise associated with the heavy equipment required to complete the grading on site. Some material may have to be trucked off-site, which would require the use of additional heavy vehicles which generate noise. In addition, there will be noise associated with tractors used to spray the site with herbicides. This noise would be minimal and would be restricted to hours of daylight. There are no residential neighbors bordering this property, so these activities are not anticipated to create any noise impact.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use**a. What is the current use of the site and adjacent properties?**

The site is a portion of the former Rufener Farm (Parcel 6). It was used to graze cattle for much of the 20th century. Grazing is still active, and occurs through a lease agreement with the Port of Vancouver, and will cease prior to onsite construction. Adjacent property to the east has been used for raspberry production. This property (Parcels 7 & 8) has been acquired and zoned light industrial by the Port of Vancouver. Properties to the north and west are part of the Shillapoo Wildlife Refuge owned and operated by the Washington Department of Fish and Wildlife. SR 501/Lower River Road borders the property to the south.

b. Has the site been used for agriculture? If so, describe.

See 8a. above. In addition to cattle grazing the site was actively disked, plowed, and seeded on an annual basis throughout the 20th century for hay production by Mr. Rufener.

c. Describe any structures on the site.

Bonneville Power Administration (BPA) owns several transmission towers and associated transmission lines which cross the site, both east-west, as well as a portion of the southeastern corner of the site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

The site is zoned Open Space.

f. What is the current comprehensive plan designation of the site?

The site is located within the Vancouver Lake Greenway. Current comprehensive plan designation of the site is as Open Space or Public Facility. Areas designated Open Space

are areas intended for parks, greenways, and natural areas. Establishing a wetland mitigation bank is consistent with both the comprehensive plan designation as well as the underlying zoning for the site. Wetland Banks are allowed uses in the Vancouver Lake Greenway zone by Conditional Use Permit. (VMC 20.450.030).

g. If applicable, what is the current shoreline master program designation of the site?

The site is within the buffer area of Urban Conservancy shoreline jurisdiction.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, the site contains approximately 89.35 acres of wetland area. A wetland delineation report is included within the Resource Folder of the Mitigation Bank Appendices, a copy of which is attached.

In addition the site is within the buffer of Shoreline jurisdiction, and within what the city of Vancouver designates as Riparian Management Areas related both to Vancouver Lake and to the Columbia River. A heron rookery is on site. Bald Eagles and Sandhill Cranes frequent the area.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The bank sponsor has worked with the City of Vancouver, Clark County, the Port of Vancouver, tribal agency representatives, and state and federal agency representatives, to ensure that the proposal is compatible with existing and projected land uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, mid-dle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

The site is visible from the south, off of Lower River Road. Currently the site is an open grassy pasture area with scattered trees and areas of open water. Once planted, the view of the site will change over time from an existing grassy pasture with areas of open water to a willow and cottonwood forest with areas of open water. The site will more closely

resemble the existing conditions to the west, on Shillapoo Wildlife Refuge, than a grassy pasture area, over time.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
No aesthetic impacts are anticipated.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None existing. The site to the east is zoned light industrial. It is possible that lighting from that parcel could affect portions of the habitat to be established on site. These effects could be mitigated by use of appropriate lighting. In addition, wetlands on site will receive a 300 foot buffer per City of Vancouver code requirements. In addition, the MBRT has required a 150-foot setback off of parcel 7 to the east, to protect the wetland bank site from eventual development allowed within the light industrial zone. The bank site is also protected by a 100 foot setback to the southeast, and to the south, off of Lower River Road. These buffer and setback areas will help to protect the bank site from potential off-site impacts if and when the site to the east is developed. Currently the site to the east is in raspberry field production. An abandoned farm house and associated outbuildings are also off-site to the east.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

A portion of the site, the open water area in the southeast corner of the site, is known as 'Elmer's pond' locally, and is informally used for passive recreational bird watching. Shillapoo Wildlife Refuge is contiguous to the site to the north and west, and portions of the refuge are used for both passive and active recreational use.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Port of Vancouver, and the Sponsor have been working with local Audubon representatives to ensure that their interests are taken into consideration with respect to implementing final site design. An effort will be made to preserve and protect existing waterfowl habitat while also significantly improving habitat for songbird species on the site. The Port is working with a variety of stakeholders to explore the opportunity of installing a viewing platform off site from Parcel 6 but, within viewing access to the bank to accommodate passive recreational use of the site by birders. Overall these efforts have received support from Audubon and other representatives.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

An archaeological survey was conducted of the areas that may be modified or otherwise impacted during the wetland enhancement work. An archaeological site was identified in one area, and it will be avoided during the enhancement work. To protect the archaeological site, the boundaries will be marked by staking or fencing. The site is not evaluated. The resource has been documented, and the form and report will be provided to the City of Vancouver, Corps of Engineers, Department of Archaeology and Historic Preservation, and Cowlitz Indian Tribe.

No buildings are within the wetland mitigation bank parcel. The historic-period farm buildings on the adjacent parcel, which are within view of the wetland bank, were previously identified and have been determined to be not eligible for listing in the National Register of Historic Places.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Although the bank site is within a National Register District consisting of several archaeological sites in the vicinity of Vancouver Lake, none of the archaeological sites identified as part of the District are within or adjacent to the project.

- c. Proposed measures to reduce or control impacts, if any:

Grading will not occur in the vicinity of the documented archaeological site. No impacts to known cultural resources are anticipated to result from establishing a wetland mitigation bank. In the event that archaeological resources are encountered during construction all construction activity will immediately cease and the appropriate Planning Official as well as representatives from the State Department of Archaeology and Historic Preservation (DAHP) will be notified.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Construction access to the site will be off of La Frambois Road, to the west of the site. See Figure 10.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

None.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

- g. Proposed measures to reduce or control transportation impacts, if any:

None. No impact to transportation will result from implementing the wetland mitigation bank.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Water is available on the site and may be used, as needed, to irrigate site plantings. However, most of the species being planted have a high tolerance of water level fluctuations typical to the site. As a result, no irrigation is proposed. Irrigation is available if needed. The location of the water line closest to the site is shown on the construction access map, Figure 10. There is a two-inch lateral water line which is anticipated to be connected to a hydrant located just east of the existing three mature oaks. The hydrant is to be located on parcel 7, offsite and east of the Columbia River Mitigation Bank.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.