US Army Corps of Engineers
Seattle District

WASHINGTON STATE DEPARTMENT OF ECOLOGY

Joint Public Notice
Proposal for a Mitigation Bank

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 764-6913
ATTN: Ms. Kristina Tong

WA Department of Ecology
SEA Program
Post Office Box 47600
Lacey, WA 98504-7600
Telephone: (360) 407-6749
ATTN: Ms. Kate Thompson

Public Notice Date: November 14, 2014
Expiration Date: December 14, 2014

Reference No.: NWS-2014-892
Name: Terrace Mitigation Bank

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and Washington Department of Ecology (Ecology) are considering a proposal to establish the *Terrace Mitigation Bank* at Vancouver, Washington.

BANK SPONSOR CONTACT: Mr. Cornell Rotschy
Rotschy, Inc.
9210 Northeast 62nd Avenue
Vancouver, Washington 98665

LOCATION: The proposed project is located in the City of Vancouver, south of Fourth Plain Road, and between Northeast 137th Avenue and Northeast 162nd Avenue, at Sections 13 and 14, Township 2 North, Range 2 East in south-central Clark County, Washington. The proposed bank site consists of three separate parcels totaling 128 acres (Clark County Tax Parcels 159331-000, 162111-000, and 162114-000). The project location is shown on the attached Figure 1.

MITIGATION BANKING: Mitigation banks provide an alternative to traditional permittee-responsible compensatory mitigation. Mitigation banks offer an opportunity to implement compensatory mitigation at a regional scale in advance of impacts. Mitigation banks establish "credits" through restoring, creating, enhancing and/or preserving wetlands and other aquatic resources. These credits can then be sold to future permit applicants who need to offset the adverse environmental impacts of projects with wetland and aquatic resource impacts that would occur within the banks' designated and agency approved "service area". The document that details the bank process is the Mitigation Bank Instrument (MBI). The MBI is a legal document that is created in cooperation with the Interagency Review Team (IRT), which includes the Corps and Ecology, as Co-Chairs, and may also include the Environmental Protection Agency, and other Federal, Tribal, State, and local agencies. The MBI contains the legal language between the bank sponsor and the agencies, and the technical and procedural elements of constructing, operating, and maintaining the bank. The first stage of developing a MBI is reviewing the Prospectus of the mitigation bank proposal.

PROJECT DESCRIPTION The purpose of this public notice is to receive public comment on the Prospectus for this proposed mitigation bank.

The project area has been used for a variety of agricultural purposes since the wetland areas were ditched for drainage beginning in the late 1800's. In the early 1940's the Kunze family purchased the property for use as

farmland. Available cropping records, aerial photography, and discussions with Kunze family members indicate that the project site has been used continuously for commodity crops since the 1940s.

The site is currently a farmed field with several existing jurisdictional wetlands (see attached Figure 4). Roughly eight upland acres in the northeast corner of the property is developed with residential and farm buildings. Approximately 9.5 acres in the northeast portion of the site consists of mature Oregon white oak woodland. Burnt Bridge Creek, with a five- to six-feet wide span, flows across the property from east to west. A drainage system of clay tiles and four-inch plastic drain pipes directs surface and groundwater to the stream channel from both the north and south. It is estimated that there is currently close to four acres of existing emergent, depressional, Category IV wetlands on the site.

In the Prospectus entitled *Terrace Mitigation Bank Clark County, Washington,* dated September 2014, the conceptual goals of the mitigation bank are to re-establish 88 acres of wetlands, rehabilitate existing wetland areas, increase stream channel complexity by meandering a channelized stream, create back channel habitat, reconnect the floodplain, plant riparian areas along Burnt Bridge Creek, and preserve Oregon white oak habitat.

- Re-establish of additional wetland areas on the historically drained portions of the site through the disabling of drainage tiles and establishing a native historic wetland plant community
- Improve wetland functions within the existing wetland areas through wetland rehabilitation and enhancement
- Preserve and enhance Oregon white oak woodlands
- Increase stream channel complexity by meandering the stream and reconnecting the adjacent floodplain
- Enhance of the riparian area along the stream, by planting native trees and shrubs and removing invasive species

The Prospectus is available for review at the above-listed Corps and Ecology office and can be downloaded at the following internet addresses:

http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/public-notices.html

http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PublicNotices.aspx

SERVICE AREA: The service area of a mitigation bank is the geographic area over which credits may be used for compensatory mitigation. The sponsor has proposed a service area for this bank that would encompass the Burnt Bridge Creek, Lacamas, Salmon Creek, and Lakeshore watersheds . We are seeking comments on the proposed service area. The proposed service area may be increased or decreased based on public and IRT comments. See the attached Figure 5.

PURPOSE: The purpose of the mitigation bank is to provide compensatory mitigation for adverse aquatic resource impacts associated with activities authorized by the Corps, Ecology and other regulatory entities that occur within the service area of the bank. The use of bank credits as future compensatory mitigation would depend on case-by-case approval by the involved regulatory agencies after determining that the use of bank credits would be consistent with all applicable rules and policies of the agencies.

ADDITIONAL INFORMATION: The bank sponsor will work with the IRT to develop the MBI in accordance with the federal mitigation rule, 33 CFR Parts 325 and 332 and 40 CFR Part 230, *Compensatory Mitigation for Losses of Aquatic Resources;* and the State rule, Chapter 173-700 WAC, *Wetland Mitigation Banks,* as well as other applicable State, local, and Federal requirements. For additional information on wetland mitigation banking within Washington State, please refer to the following websites:

http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/index.html

http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/Mitigation.aspx

If you are interested in receiving updates from Ecology, concerning wetland mitigation banking in the state, please join their e-mail list at:

http://www.ecy.wa.gov/programs/sea/wetlands/maillist.html

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires Federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. After receipt of comments from this public notice, the Corps will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). If the Corps determines that the proposed action may adversely affect EFH for Federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS.

CULTURAL RESOURCES: A historic properties investigation will be conducted within the proposed mitigation bank site area and will be coordinated with the Washington Department of Archaeology and Historic Preservation. The Corps will review the latest published version of the National Register of Historic Places, lists of properties determined eligible for the historic register, and other sources of information. The District Engineer invites responses to this public notice from Native American Nations or Tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]), with any Tribe that has information or concerns with historic properties in the proposed mitigation bank area.

EVALUATION: The Corps and Ecology are soliciting comments from interested parties, including the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to identify project aspects that need to be addressed during the bank review process and in the development of the MBI. Public comments will assist the IRT to determine whether or not to authorize the proposed mitigation bank. For accuracy and completeness of the record, all comments should be submitted in writing with sufficient detail to furnish a clear understanding of the reasons for that support or opposition.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the mitigation bank name and reference number as shown below. Either conventional mail or e-mail comments must include the mitigation bank name and reference number, as shown below, and the commentator's name, address, and phone number. All comments whether conventional mail or e-mail must reach the Corps and Ecology, no later than the expiration date of this public notice to ensure consideration.

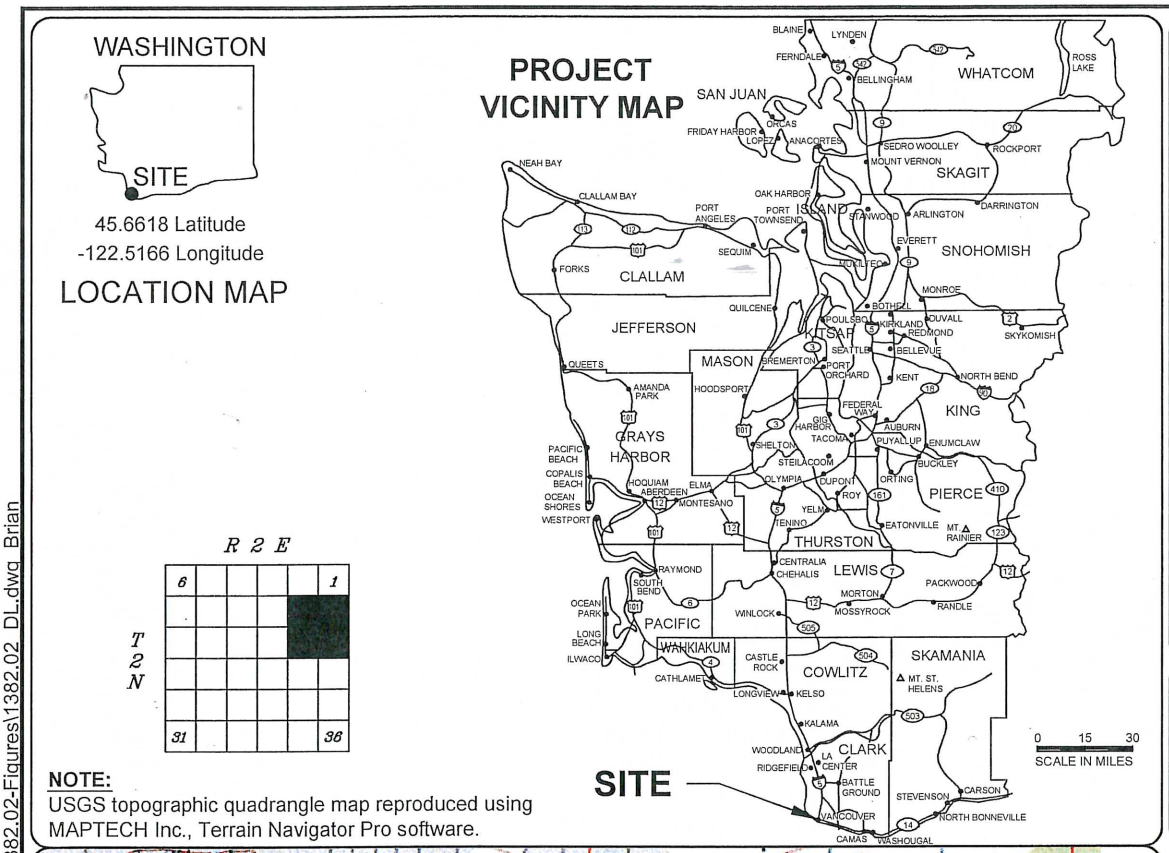
CORPS COMMENTS: All e-mail comments should be sent to kristina.g.tong@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Ms. Kristina Tong, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will

become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: All e-mail comments should be sent to kate.thompson@ecy.wa.gov. Conventional mail comments should be sent to: Washington State Department of Ecology, Attention: Ms. Kate Thompson, P.O. Box 47600, Olympia, Washington 98504-7600.

To ensure proper consideration of all comments, responders must include the following mitigation bank name and reference number in the text of their comments: NWS-2014-892; Terrace Mitigation Bank

Figures (3)



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

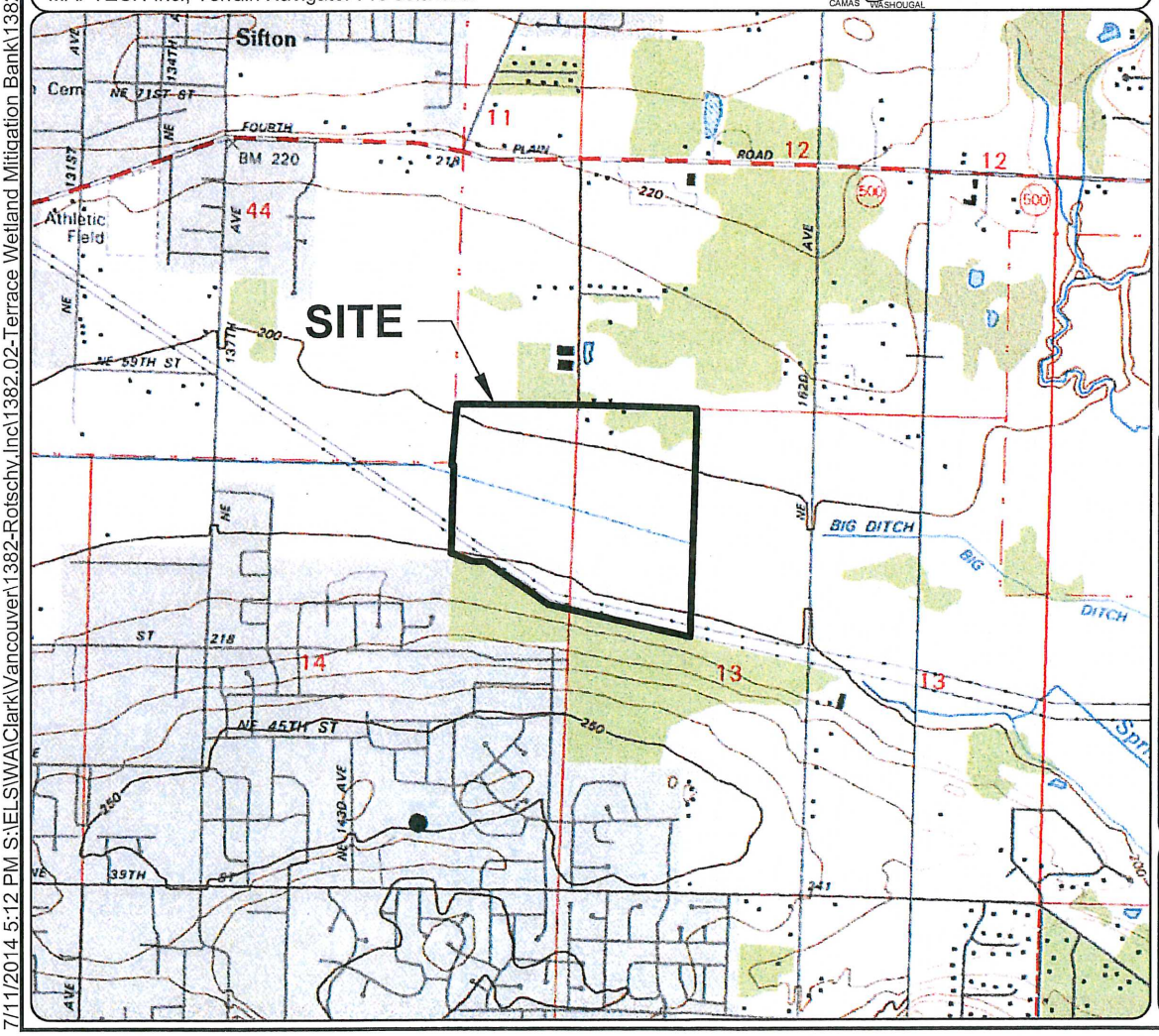


Figure 1
VICINITY MAP
Terrace Wetland Mitigation Bank
Rotschy, Inc.
City of Vancouver, Clark County, Washington
Section 11, 12, 13, & 14, Township 2N, Range 2E, W.M.

DATE: 7/11/14
DWN: BCB
REQ. BY: KB
PRJ. MGR: KB
CHK:
PROJECT NO: 1382.02

ECOLOGICAL LAND SERVICES, INC.
1157 3rd Ave., Suite 220
Longview, WA 98632
Phone: (360) 578-1371 Fax: (360) 414-9305

0 2000 4000
SCALE IN FEET
1" = 2000'

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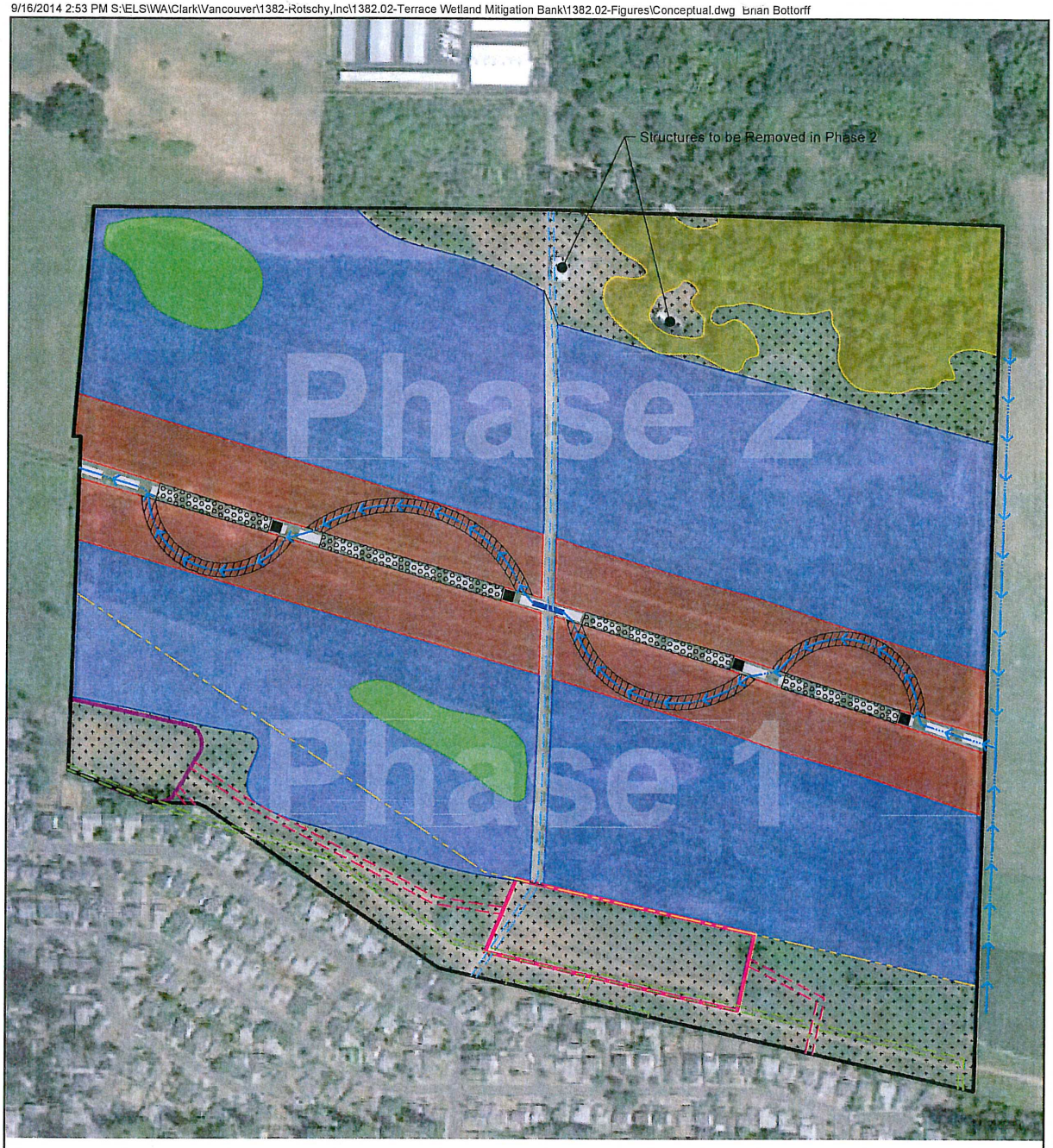


LEGEND:

- Site Boundary
- Phase Boundary
- Stream
- Oregon White Oak Priority Habitat Preservation (9.47 ac.)
- Wetland Re-establishment (68.72 ac.)
- Wetland Re-establishment/Riparian Enhancement (21.91 ac.)
- Wetland Rehabilitation (Existing Wetland Area Approximate) (4.03 ac.)
- Upland Enhancement (23.09 ac.)
- Stream Re-alignment Area
- Stream Back Channel Habitat
- Stream Re-alignment Plug
- BPA Powerline Easement
- Culvert Location
- 20' Storm Sewer Easement
- 20' Sanitary Sewer Easement
- 15' Water Line Easement
- Storm Water Facility

NOTE(S):

1. Aerial photograph (2012) provided by Google Earth™.

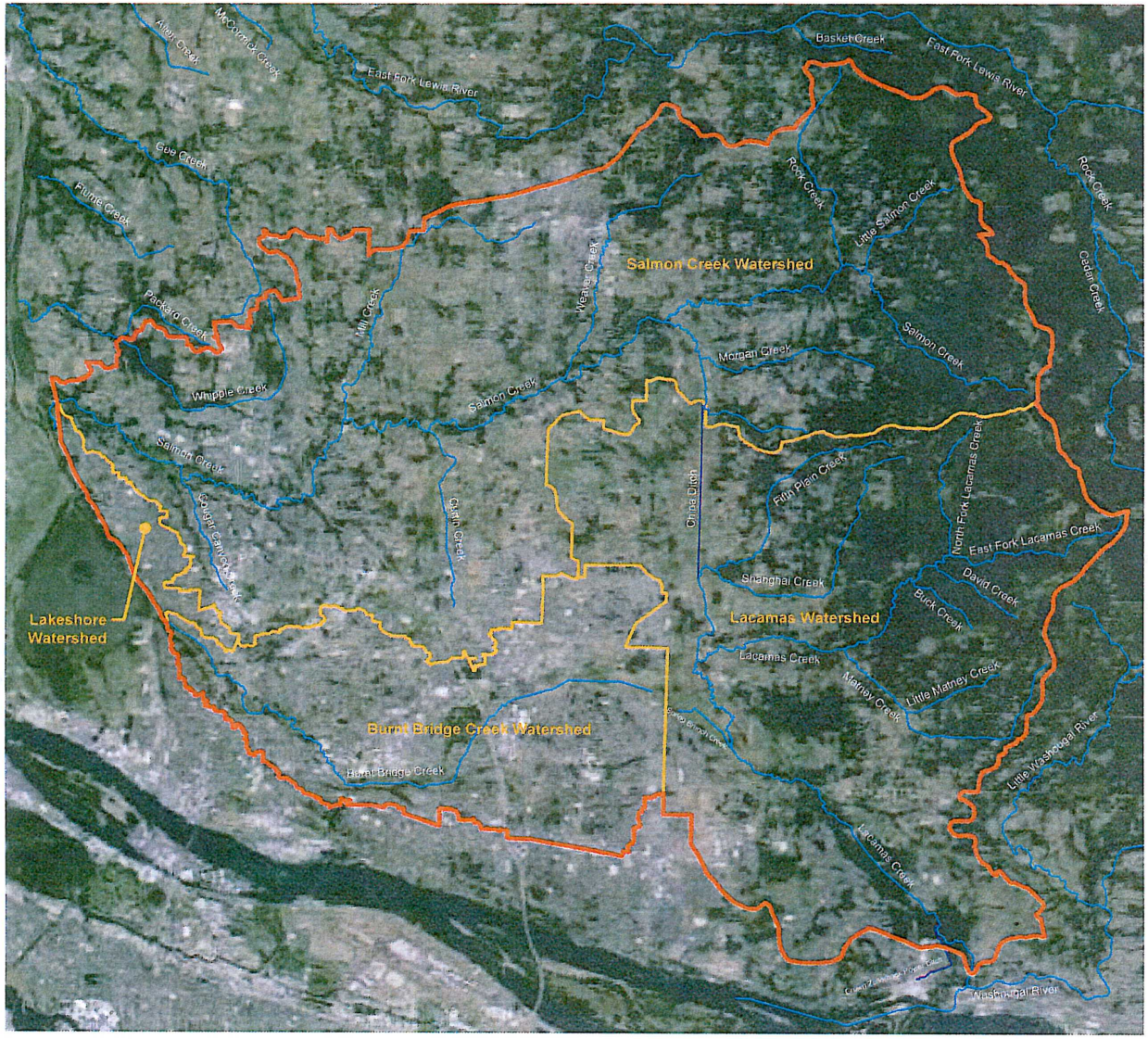
N W E S

0 300 600
SCALE IN FEET
1" = 300'

ECOLOGICAL LAND SERVICES, INC.
1157 3rd Ave., Suite 220
Longview, WA 98632
Phone: (360) 578-1371 Fax: (360) 414-9305

DATE: 9/16/14
DWN: BCB
REQ. BY: KB
PRJ. MGR: KB
CHK:
PROJECT NO: 1382.02

Figure 4
CONCEPTUAL DESIGN MAP
Terrace Wetland Mitigation Bank
Rotschy, Inc.
City of Vancouver, Clark County, Washington
Section 11, 12, 13, & 14, Township 2N, Range 2E, W.M.



Service Area

The Bank's Service Area extends to the limits of the Terrace hydrogeologic unit, as described in the Watershed Characterization of Clark County (Ecology 2009). This covers the majority of the Salmon Creek Water Resource Inventory Area (WRIA 28) as defined below in Table 1 and Table 2.

Table 1. Extent of the Terrace Mitigation Bank

Limit	Boundary Description
Northern	West Slope (Gee Creek Subwatershed) and East Fork Lewis River Watersheds
Western	Vancouver Lake and Lake River waterbodies; Whipple Creek and Salmon Creek RM 00.06 Subwatersheds
Eastern	East Fork Lewis River and Little Washougal River Watersheds
Southern	Columbia Slope Watershed

Table 2. Watersheds within the Terrace Mitigation Bank Service Area

Watershed	Sub-Watersheds
Lacamas Creek	China Ditch, Lower Fifth Plain Creek, Upper Fifth Plain Creek, Shanghai Creek, Upper Lacamas Creek, Lower Lacamas Creek, Matney Creek, Dwyer Creek, Lacamas Lake
Burnt Bridge	Lower Burnt Bridge Creek, Middle Burnt Bridge Creek, Upper Burnt Bridge Creek, Burton Sink
Salmon Creek	Salmon Creek RM 3.83, 8.96, 14.66, and 22.20; Cougar Creek, Curtin Creek, Mill Creek, Woodin Creek, Morgan Creek, Rock Creek
Lakeshore	Lakeshore

LEGEND:

Proposed Service Area

Watershed Boundary

Figure 5
PROPOSED SERVICE AREA MAP
Terrace Wetland Mitigation Bank
Rotschy, Inc.
City of Vancouver, Clark County, Washington
Section 11, 12, 13, & 14, Township 2N, Range 2E, W.M.

DATE: 7/24/14
DWN: BCB
REQ. BY: KB
PRJ. MGR: KB
CHK:
PROJECT NO: 1382.02

ECOLOGICAL LAND SERVICES, INC.
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Longview, WA 98632
Phone: (360) 578-1371 Fax: (360) 414-9305

SCALE IN MILES
1 INCH = 2 MILES

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