

### Proposed Certification for a Wetland Mitigation Bank in Clark County

Interested parties are notified the Washington Department of Ecology (Ecology) is considering the certification of the Terrace Mitigation Bank in Clark County.

#### Overview

Ecology is seeking public comment regarding a proposal to construct and operate a privately-owned, 113-acre wetland mitigation bank near Vancouver, WA. A wetland bank is a site where wetlands are restored, created, enhanced or preserved before unavoidable, authorized wetland losses occur. The Terrace Mitigation Bank (Bank) is designed to provide high-quality consolidated, watershed-based compensatory mitigation for sale to the general public. Ecology will take public comments to evaluate state certification for the proposed bank from Nov. 9, 2016, through Dec. 9, 2016.

#### Location

The proposed Bank is located at 5721 NE 152<sup>nd</sup> Ave, Vancouver, WA. The site is located on parcels 159331-000, 162111-000, and 162114-000 within the northwest quarter of Section 13 and the northeast quarter of Section 14, Township 2 North, Range 2 East, Willamette Meridian. The Bank is located within Clark County. For the exact location, **please see the attached project vicinity map (Figure A-1).**

#### Applicant

Rotschy, Inc.  
9210 NE 62<sup>nd</sup> Ave  
Vancouver, WA 98665  
ATTN: Cornell Rotschy  
[cornellr@rotschyinc.com](mailto:cornellr@rotschyinc.com)

Terrace Mitigation Bank

**Public Notice Date:**  
November 9, 2016

**Comment Period Ends:**  
December 9, 2016

**Send written comments to:**

Kate Thompson  
Department of Ecology  
SEA Program  
Post Office Box 47600  
Olympia, Wash. 98504-7600  
[kate.thompson@ecy.wa.gov](mailto:kate.thompson@ecy.wa.gov)

A more detailed description of the project is available in the *Terrace Mitigation Bank Mitigation Banking Instrument*, dated October 10, 2016, available at: [www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/public-notice](http://www.ecy.wa.gov/programs/sea/wetlands/mitigation/banking/public-notice)

Interested parties also can review the document at:

Department of Ecology  
300 Desmond Drive, SE  
Lacey, WA 98504

## Existing Conditions

The proposed Bank currently consists of fallow agricultural fields with approximately 4 acres of existing degraded wetlands. Burnt Bridge creek flows east to west across the center of the site.

## Proposed Improvements

The general goals of the Bank project are to restore site hydrology, increase habitat function, and re-establish wetland and riparian vegetation communities. If the Bank is approved and certified, the site would be permanently protected through a conservation easement. Implementation of the Bank project would restore approximately 85 acres of new wetland area, rehabilitate about 4 acres of wetland area, and enhance 3 acres of stream channel and 21 acres of upland area (**Figure B-1, Site Design**).

## Proposed Service Area

The proposed service area where wetland mitigation credits may be used includes all plains and terraces, nearly level to gently sloping within the Lacamas, Salmon Creek, Lakeshore, and Burnt Bridge Creek Watersheds, and their associated subwatersheds, with the exception of the Mill Creek Subwatershed within the Salmon Creek Watershed (**Figure E-1, Service Area**).

## Additional Information

For more information about wetland mitigation banking in Washington:

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

To receive updates about wetland mitigation banking in Washington or sign up for Ecology's listserv:

<http://listserv.wa.gov/cgi-bin/wa?A0=wetlands-information>

## Comment and Review Period

Ecology will evaluate all public comments received by 5 p.m., Dec. 9, 2016, to determine whether it would be in the public interest to certify the Bank. Comments can be made by email or conventional mail to:

Kate Thompson  
Department of Ecology  
SEA Program  
P.O. Box 47600  
Olympia, WA. 98504-7600  
[kate.thompson@ecy.wa.gov](mailto:kate.thompson@ecy.wa.gov)

To request a public hearing on the proposed bank certification, submit your request in writing to Ecology before the end of the comment period. Any request for a public hearing must include the reason why a public hearing is warranted.

**Special accommodations**

If you require special accommodations or need this document in a version for the visually impaired, call the Shorelands and Environmental Assistance Program at 360-407-6600.

Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

WASHINGTON



Latitude: 45.6618°  
Longitude: -122.5166°

LOCATION MAP

R 2 E

	6				1
T					
2					
N					
	31				36

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

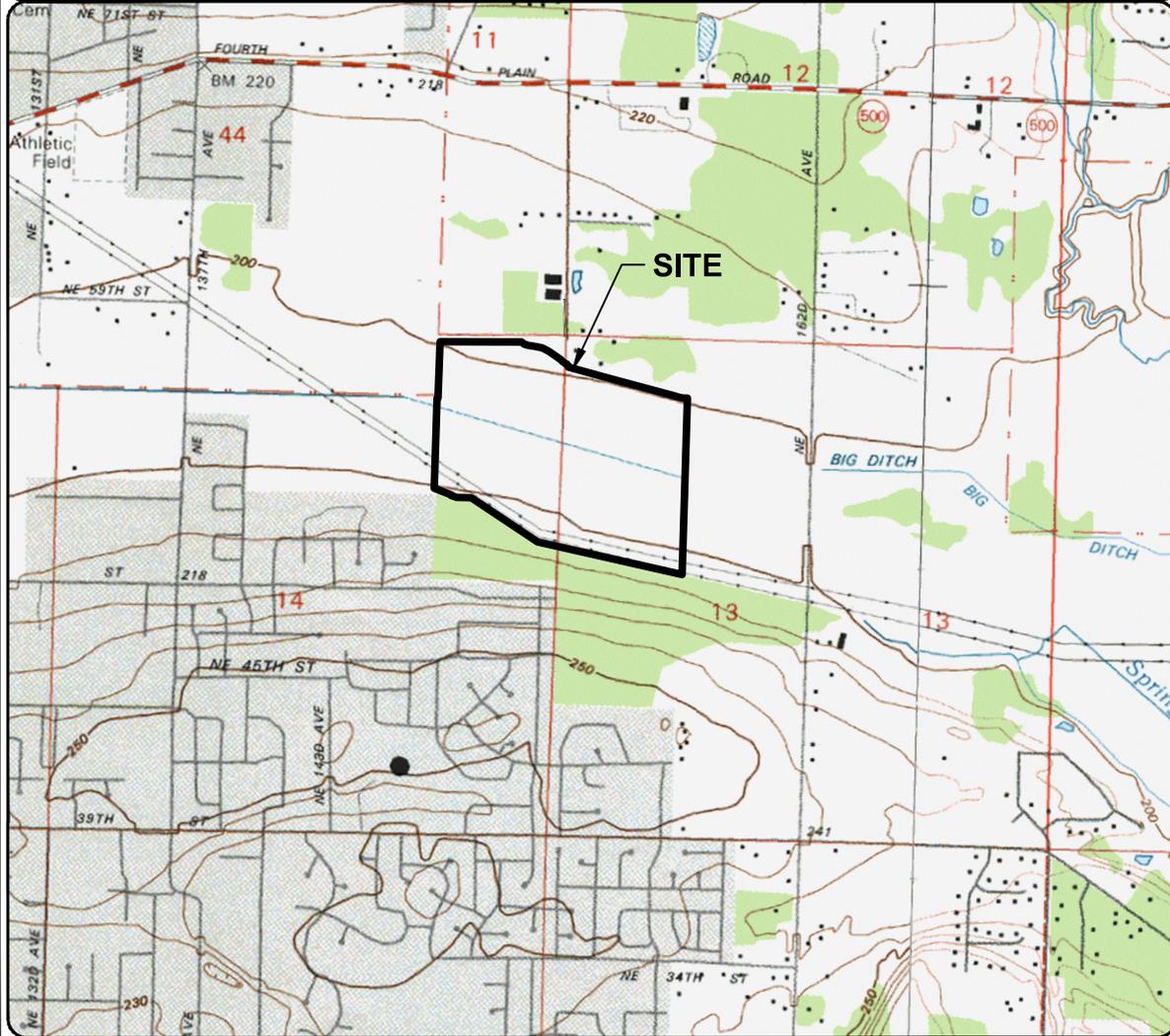
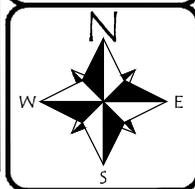
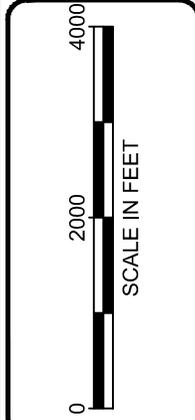
**PROJECT VICINITY MAP**



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

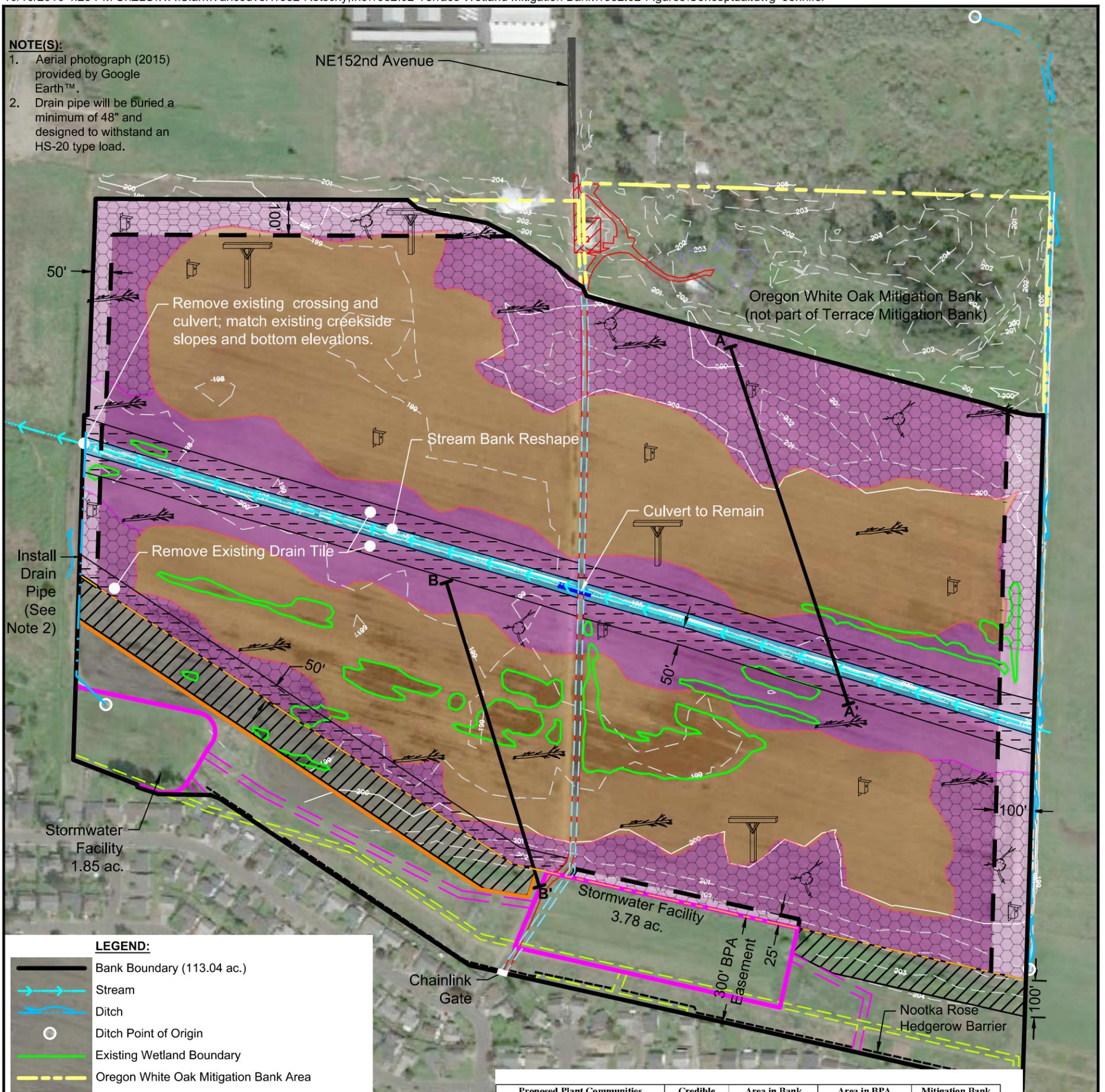
DATE: 10/11/16  
DWN: CDP  
REQ. BY: KB  
PRJ. MGR: KB  
CHK:  
PROJECT NO: 1382.02

1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
www.eco-land.com



**NOTE(S):**

1. Aerial photograph (2015) provided by Google Earth™.
2. Drain pipe will be buried a minimum of 48" and designed to withstand an HS-20 type load.



**LEGEND:**

- Bank Boundary (113.04 ac.)
- Stream
- Ditch
- Ditch Point of Origin
- Oregon White Oak Mitigation Bank Area
- BPA Powerline Easement
- Existing Gravel Road
- Culvert Location
- Mitigation Bank Buffer (7.28 ac.)
- Staging Area
- Drain Tile Removal Area
- BPA Easement Drainage Pipe
- 20' Storm Sewer Easement
- 20' Sanitary Sewer Easement
- 15' Water Line Easement
- Stormwater Facility

**Proposed Mitigation Habitat-See Figure B-5 for Species Composition**

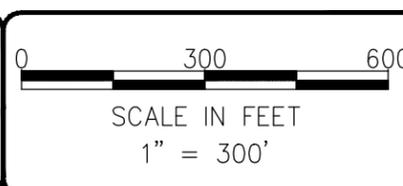
- Palustrine Forested/Scrub-Shrub Mosaic (PFO/PSS) (26.11 ac.)
- Palustrine Forested /Scrub-Shrub Riparian (PFO/PSS) (17.13 ac.)
- Palustrine Emergent (PEM) (45.81 ac.)
- Open Stream Channel Enhancement (2.53 ac.)
- Shrub Buffer Enhancement (SB) (4.85 ac.)
- 8-foot Wide Nootka Rose Hedgerow (NRB) (0.41 ac.)

**Proposed Habitat Features**

- Standard Bird Nest Box (10)
- Snags (6)
- Perch Poles (4)
- Horizontal Logs (14)

Proposed Plant Communities /Existing Bank Areas	Credible Area (acres)	Area in Bank Buffer (acres)	Area in BPA Easement (acres)	Mitigation Bank Site Total (acres)
<b>WETLAND/STREAM</b>				
<i>Palustrine Forested/Scrub-Shrub Mosaic (PFO/PSS)</i>				
Re-establishment	20.04	5.86	--	25.90
Rehabilitation	0.10	0.11	--	0.21
<i>Palustrine Forested/Scrub-Shrub Riparian (PFO/PSS)</i>				
Re-establishment	15.48	0.93	--	16.41
Rehabilitation	0.67	0.05	--	0.72
<i>Palustrine Emergent (PEM)</i>				
Re-establishment	42.53	0.19	--	42.72
Rehabilitation	3.09	0.00	--	3.09
<i>Open Stream Channel</i>				
Enhancement	2.39	0.14	--	2.53
<b>EASEMENTS</b>				
Shrub Buffer Enhancement (BPA easement) (SB) <sup>1</sup>	--	--	4.85 <sup>2</sup>	4.85
Nootka Rose Hedgerow (NRB) (BPA easement) (SS) <sup>3</sup>	--	--	0.41	0.41
Existing Vegetation Community (BPA Easement Area)	--	--	8.05	8.05
Utilities Easements within BPA Easement Area <sup>4</sup>	--	--	7.49	7.49
Existing Gravel Access Road and waterline easement <sup>5</sup>	--	--	--	0.66
<b>TOTALS</b>	<b>84.30</b>	<b>7.28</b>	<b>20.80</b>	<b>113.04</b>
<b>Total Bank Site Area</b>				<b>113.04</b>

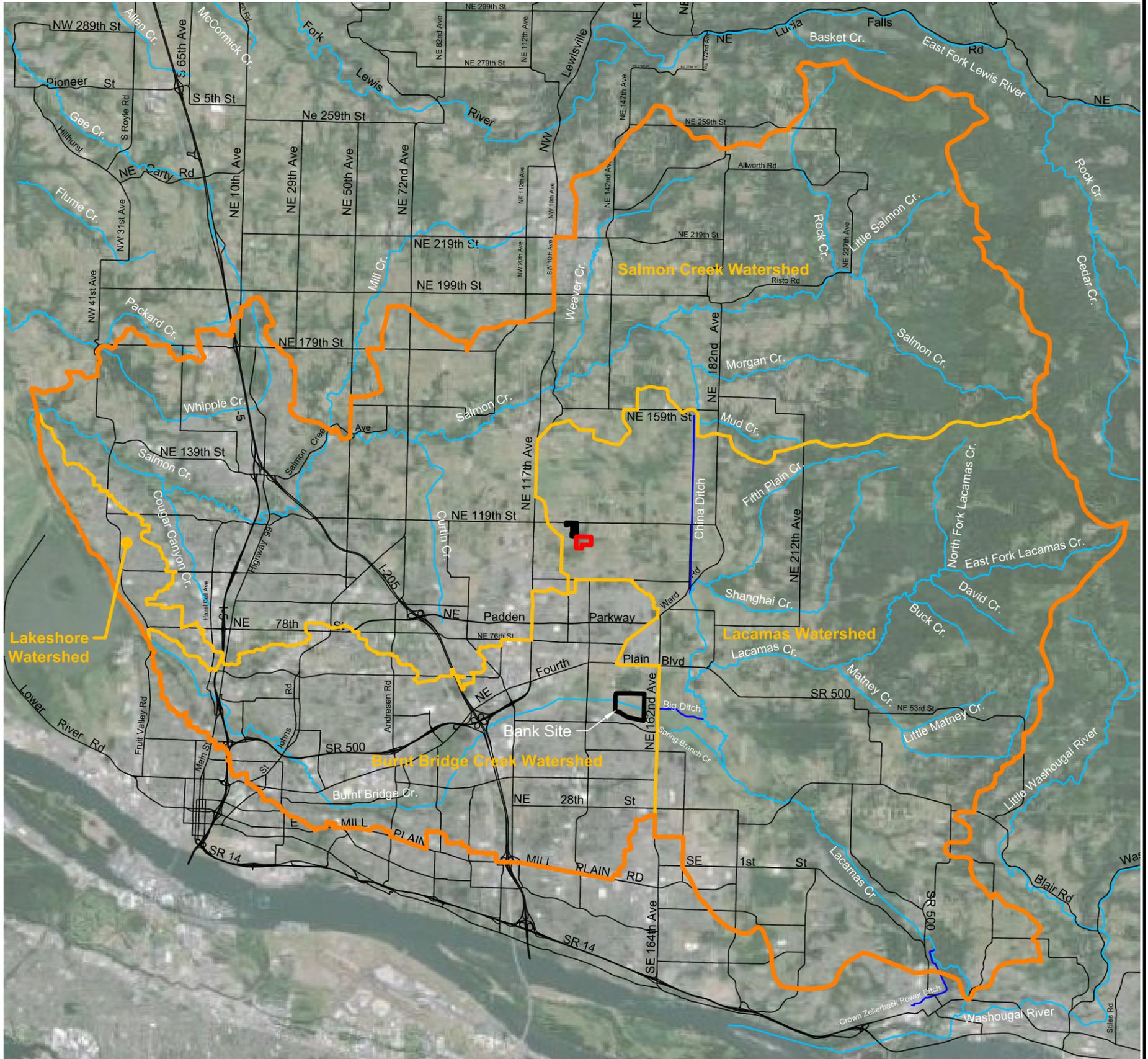
<sup>1</sup> This area is located within the BPA easement and serves as the 100 foot buffer of the bank  
<sup>2</sup> Includes 0.10 acres of existing wetland within the non-creditable BPA Easement Area.  
<sup>3</sup> This area is located within the BPA easement and is planted as a barrier between the bank boundary and existing subdivision.  
<sup>4</sup> BPA Easement includes individual storm sewer, sanitary sewer, water line, and storm facility easements, individual acreages are listed on Figure 2 - Existing Conditions in Basis of Design Report  
<sup>5</sup> The existing access road and the water line easement are within the same footprint within the Bank area outside of the BPA easement



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 PROJECT NO:  
 1382.02

Figure B-1  
**BANK SITE DESIGN**  
 Terrace 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-Washougal portion of Water Resource Inventory Area (WRIA 28).

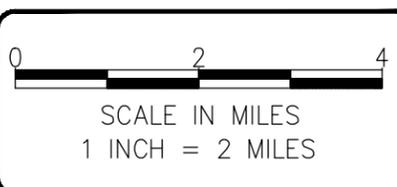
**LEGEND:**

- Service Area
- Watershed Boundary

**Table E-1. Extent of Terrace Mitigation Bank Service Area.**

Limits of Terrace Mitigation Bank Service Area	
Northern Limits	West Slope (Gee Creek Subwatershed) and East Fork Lewis River Watersheds
Western Limits	Vancouver Lake and Lake River waterbodies, Lakeshore and Salmon Creek River Mile (RM) 00.06 Subwatersheds
Southern Limits	Columbia Slope Watershed (Columbia Slope and Camas Subwatersheds)
Eastern Limits	Washougal River (Little Washougal Subwatershed) and East Fork Lewis River Watersheds
Watersheds that extend into Service Area	Sub-watersheds in Service Area
Lacamas	China Ditch, Lower Fifth Plain, Lacamas Creek, Upper Fifth Plain Creek, Shanghai Creek, Upper Lacamas Creek, Lower Lacamas Creek, Matney Creek, Dwyer Creek, and Lacamas Lake
Burnt Bridge Creek	Lower Burnt Bridge Creek, Middle Burnt Bridge Creek, Upper Burnt Bridge Creek, and Burton Sink
Salmon Creek	Salmon Creek RM 3.83, 8.96, 14.66, and 22.20; Cougar Creek, Curtin Creek, Woodin Creek, Morgan Creek, Rock Creek, and Upper Whipple Creek
Vancouver Lake/Lake River	Lakeshore

**NOTES:** Aerial photo from Google Earth™. Subwatershed boundaries from Clark County GIS Department.



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Figure E-1  
**TERRACE MITIGATION BANK SERVICE AREA**  
 Terrace Mitigation Bank  
 Rotschy, Inc.  
 City of Vancouver, Clark County, Washington  
 Section 11, 12, 13, & 14, Township 2N, Range 2E, W.M.