US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Jim Green, Project Manager

Public Notice Date: June 15, 2004
Expiration Date: July 15, 2004
Reference: 200301009
Name: Mox Chehalis, LLC

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 404 of the Clean Water Act for certain works described below and shown on the enclosed drawings.

APPLICANT – Mox Chehalis, LLC
Mr. Chuck Maples
1001 Cooper Point Road Southwest, Suite 140-395
Olympia, Washington 98502
Telephone: (360) 790-3398

AGENT - Economic & Engineering Services, Incorporated
Mr. Marc Horton
Post Office Box 976
Olympia, Washington 98507-0976
Telephone: (360) 352-5090

LOCATION – In wetlands adjacent to the Pacific Ocean at Westport, Washington.

WORK – The proposed project is to construct a destination resort including hotels, conference center, golf course, condominiums, and supporting commercial development. The proposed development will require the grading and filling of 9.98 acres of adjacent wetlands on the project site.

ADDITIONAL NON-JURISDICTIONAL WORK – An additional 14.63 acres of wetlands will be impacted by vegetation clearing (not grubbing) and 0.23 acres of wetlands will be impacted by excavation activities. In addition, approximately 13.66 acres of wetland buffer impacts will occur from construction of the golf course and car paths and 0.27 acres from the condominiums.

PURPOSE – To provide a viable, year-round public destination resort/golf vacation area within a 3-hour drive of Seattle, Washington and Portland, Oregon. The U.S. Army Corps of Engineers (Corps) and the applicant have agreed that counties within the states of Washington and Oregon that satisfy the project purpose include Grays Harbor, Pacific, Wahkiakum, Thurston, Lewis, Cowlitz, Clatsop, and Columbia counties.

MITIGATION – The proposed development will require the grading and filling of 9.98 acres of adjacent wetlands on the project site. These wetland impacts will result from construction of the golf course. All other facilities related to the project will be located on uplands. Mitigation for wetland fill impacts will include creating and/or restoring 5.21 acres of onsite interdunal wetlands; preserving 107 acres of onsite interdunal wetlands/uplands, restoring 7.0 acres of estuarine wetland at an offsite location at Firecracker Point;

preserving 14.0 acres of sphagnum bog and forested peat wetland at an offsite location at Seastrand bog; and preserving 30.0 acres of interdunal habitat at an offsite location a Mar Vista, as seen on the enclosed drawing sheets 10 through 23.

ENDANGERED SPECIES - The Endangered Species Act (ESA) of 1973, as amended, requires assessment of potential impacts to listed and proposed species. The bull trout *(Salvelinus confluentus)*, threatened; bald eagle *(Haliaeetus leucocephalus)*, threatened; marbled murrelet *(Brachyramphus marmoratus)*, threatened; brown pelican *(Pelecanus occidentalis)*, endangered; western snowy plover *(Charadrius alexandrinus nivosus)*, threatened; and the Oregon silverspot butterfly *(Speyeria zerene hippolyta)*, threatened, in the state of Washington, occur in the proposed project area. Critical habitat has been designated for the marbled murrelet and the western snowy plover. However, critical habitat for these species does not occur in the project action area. The Corp's preliminary determination indicates that the activity may affect, and is likely to adversely affect, the western snowy plover. The Corps also determined that the activity may affect, but is not likely to adversely affect, the other species listed above, or their critical habitat, designated under the Endangered Species Act of 1973. Formal/informal consultation under Section 7 of the ESA will be initiated with U.S. Fish and Wildlife Service (USFWS) in the near future.

ESSENTIAL FISH HABITAT - The Magnuson-Stevens Fishery Conservation and Management Act (MSA), as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect essential fish habitat (EFH). EFH for Pacific salmon, groundfish, and coastal pelagic species occurs in the Firecracker Point mitigation area. The Corps has determined that the proposed action will adversely affect designated EFH for federally managed fisheries in Washington waters. Firecracker Point estuary restoration involves removing 60,000 cubic yards of dredge spoils in close proximity to high quality category I, estuarine wetlands and mudflats. Sediment from the dredge spoil removal may impact EFH in this estuary. The Corps will initiate EFH consultation with the NMFS in the near future.

CULTURAL RESOURCES - The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

A known historic property occurs in the vicinity of the proposed project. However, it does not occur in the permit area. An historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area.

The District Engineer invites responses to this public notice from Federal, Native American Nations or tribal governments, State, and local agencies, historical and archeological societies, and other parties likely to have knowledge of or concerns with historic properties in the area.

PUBLIC HEARING - Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns,

wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

Corps is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act. This evaluation will include an alternatives analysis.

ADDITIONAL EVALUATION - The state of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program and for compliance with the applicable State and Federal water quality standards pursuant to Section 401 of the Clean Water Act.

This proposal is the subject of a Shorelines Substantial Development Permit and Conditional Use Permit, which have been issued by the City of Westport.

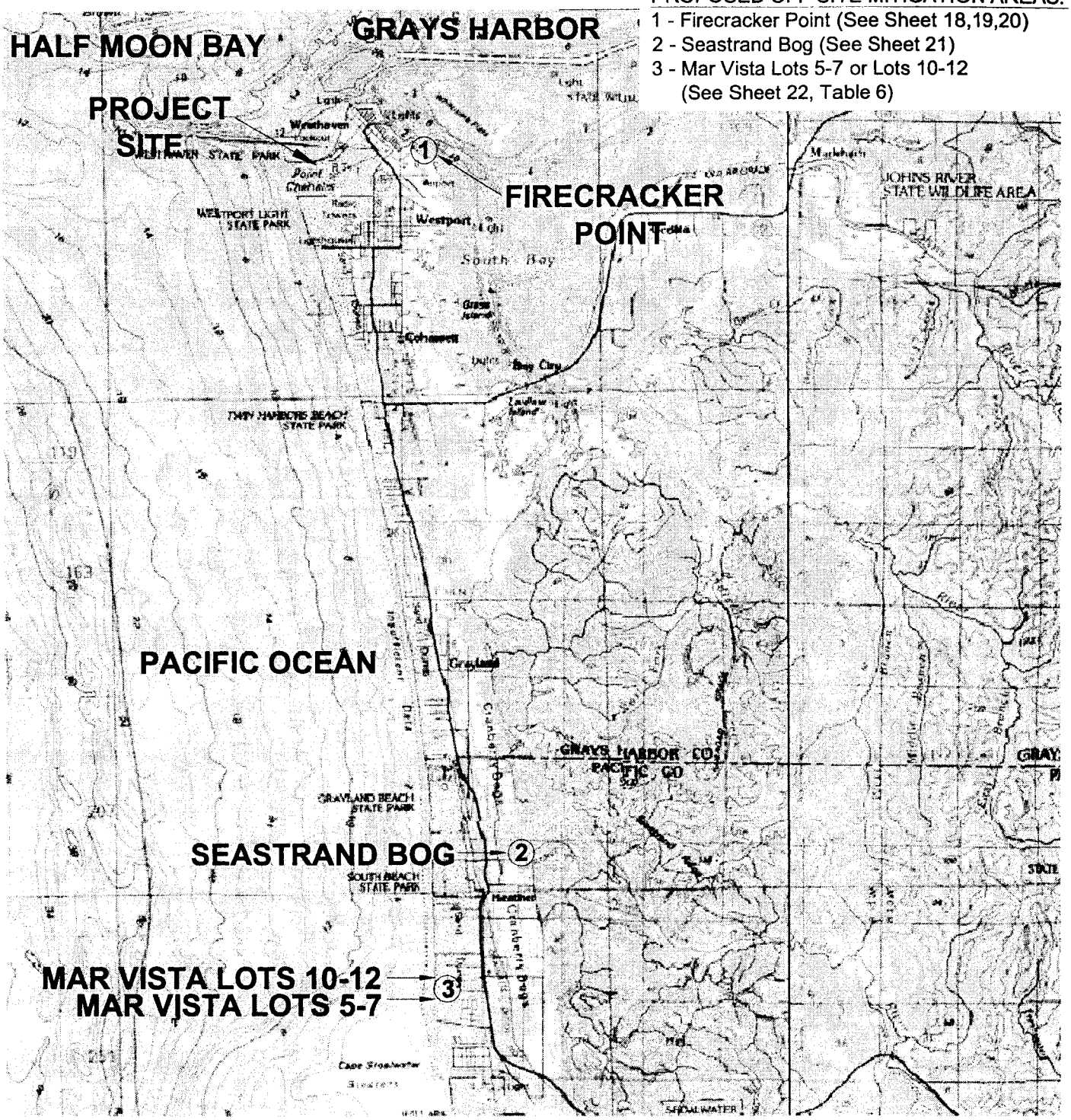
COMMENT AND REVIEW PERIOD – Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to Mr. Jim Green at James.D.Green@nws02.usace.army.mil. Conventional mail comments should be sent ATTN: Regulatory Branch. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Mox Chehalis, LLC, 200301009

Encl
Drawings (23)

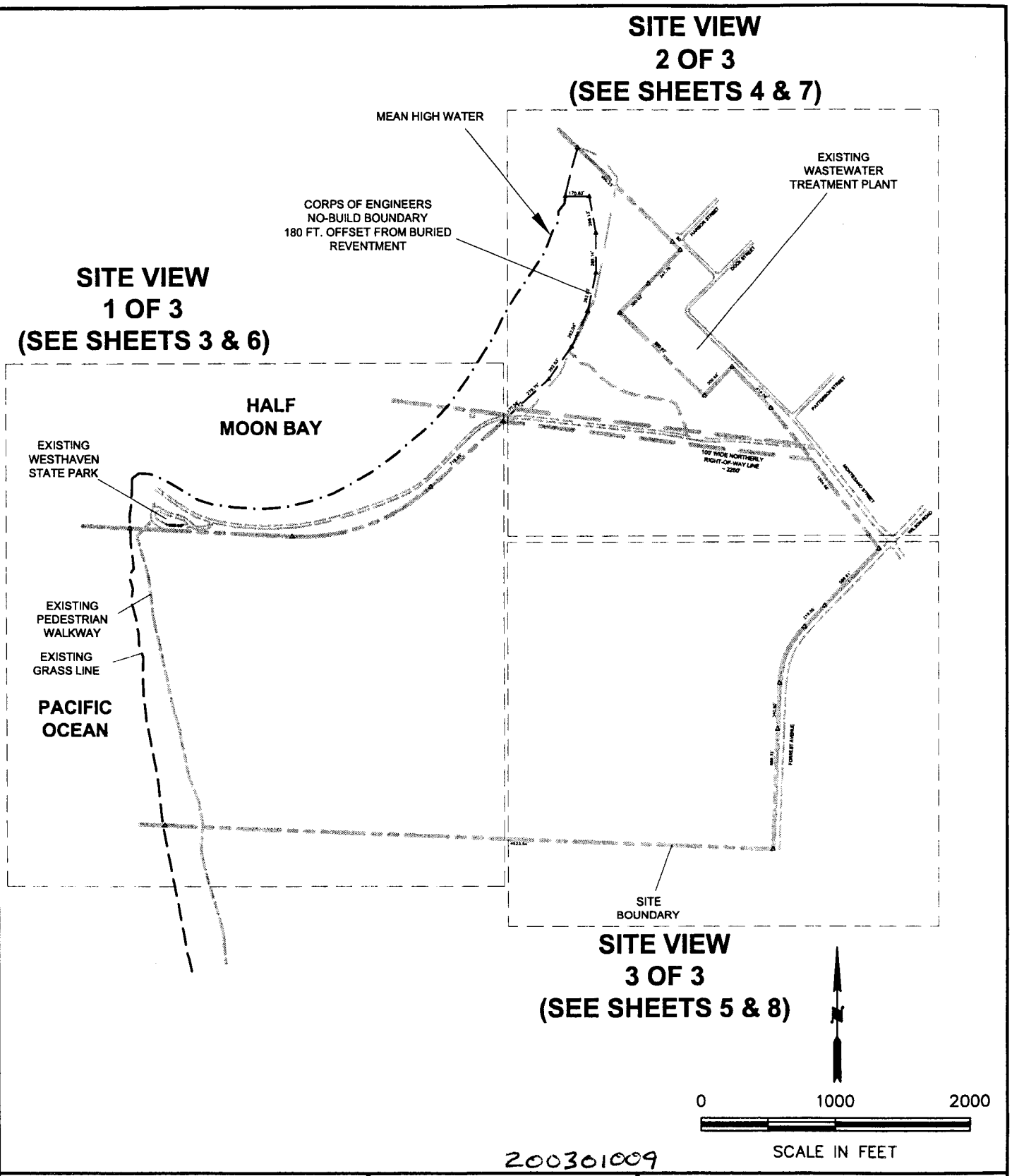
PROPOSED OFF-SITE MITIGATION AREAS:

1 - Firecracker Point (See Sheet 18,19,20)
2 - Seastrand Bog (See Sheet 21)
3 - Mar Vista Lots 5-7 or Lots 10-12 (See Sheet 22, Table 6)



20030109

PURPOSE: DESTINATION RESORT / GOLF COURSE / RECREATION PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27) VERTICAL DATUM: NGVD of 1929 = 0.0' Section 1 T. 16 N, R 7 W County of Grays Harbor, State of Washington	VICINITY MAP/ LOCATION OF PROPOSED OFF-SITE MITIGATION AREAS	PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE IN: WETLANDS ADJACENT TO PACIFIC OCEAN AT: WESTPORT COUNTY OF: GRAYS HARBOR STATE: WA APPLICATION BY: MOX Chehalis, L.L.C. SHEET 1 OF 23 DATE: JAN. 2004



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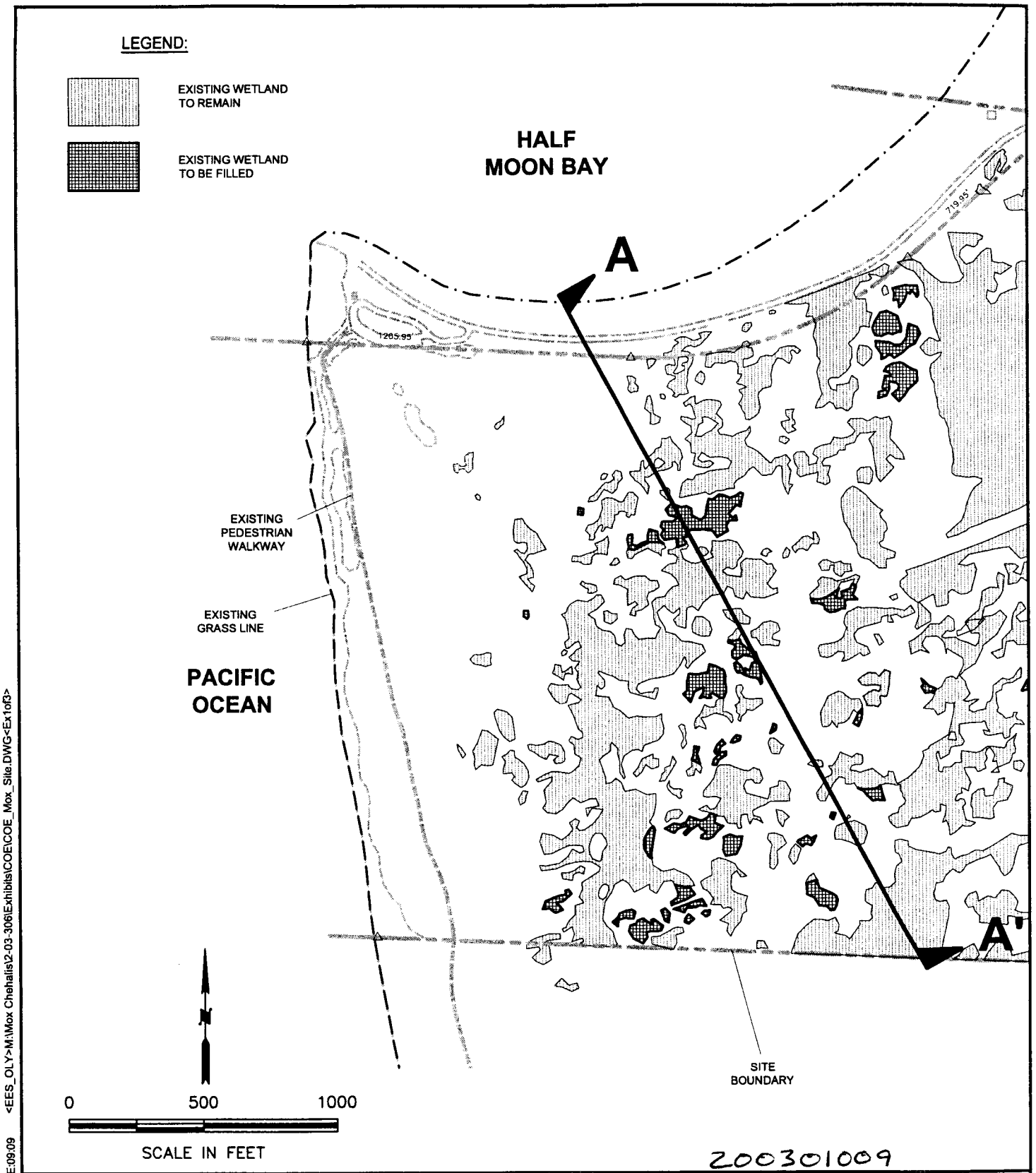

200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

EXISTING SITE PLAN
(SITE VIEW 1 OF 3)

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 3 OF 23 DATE: JAN. 2004

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LEGEND:

EXISTING WETLAND TO REMAIN

EXISTING WETLAND TO BE FILLED

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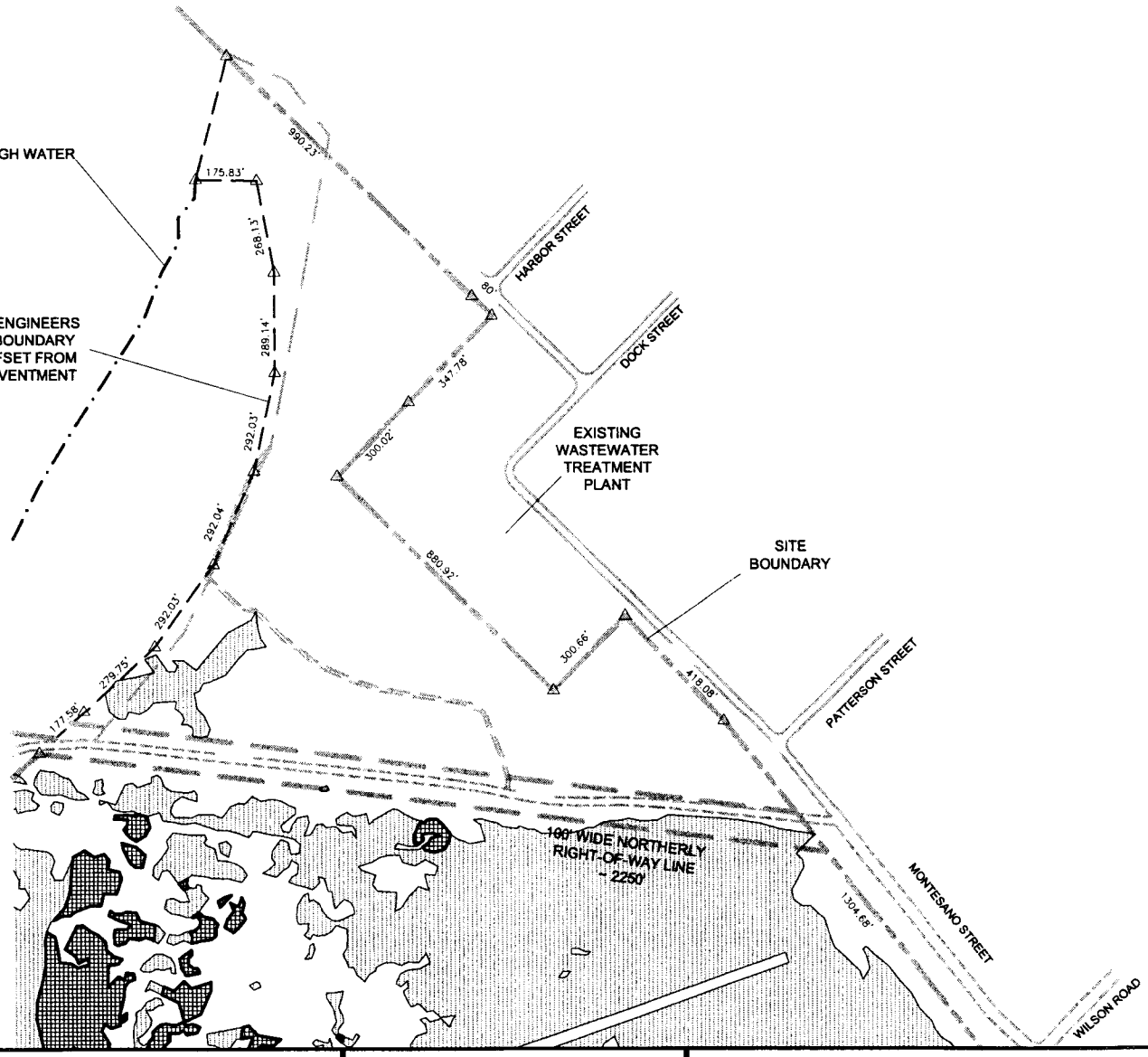
SCALE IN FEET



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County of Grays Harbor, State of Washington

EXISTING SITE PLAN
(SITE VIEW 2 OF 3)

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IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 4 OF 23 DATE: JAN. 2004

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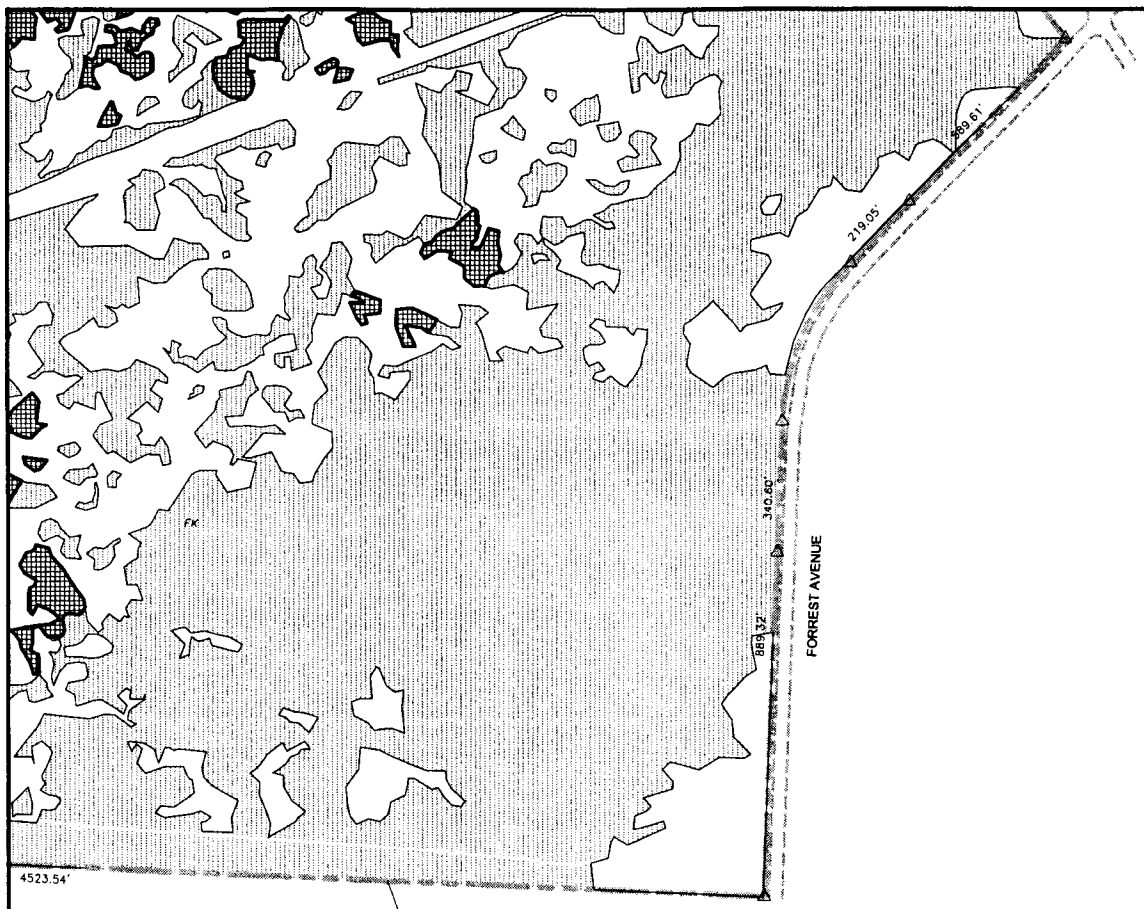

SITE BOUNDARY

NOTE:
TOTAL WETLANDS TO BE FILLED =

LEGEND:

EXISTING WETLAND TO REMAIN

EXISTING WETLAND TO BE FILLED

N

0 500 1000

SCALE IN FEET

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PURPOSE:
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PROJECT COORDINATES: 46° 54' 00" N
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County of Grays Harbor, State of Washington

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AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 5 OF 23 DATE: JAN. 2004

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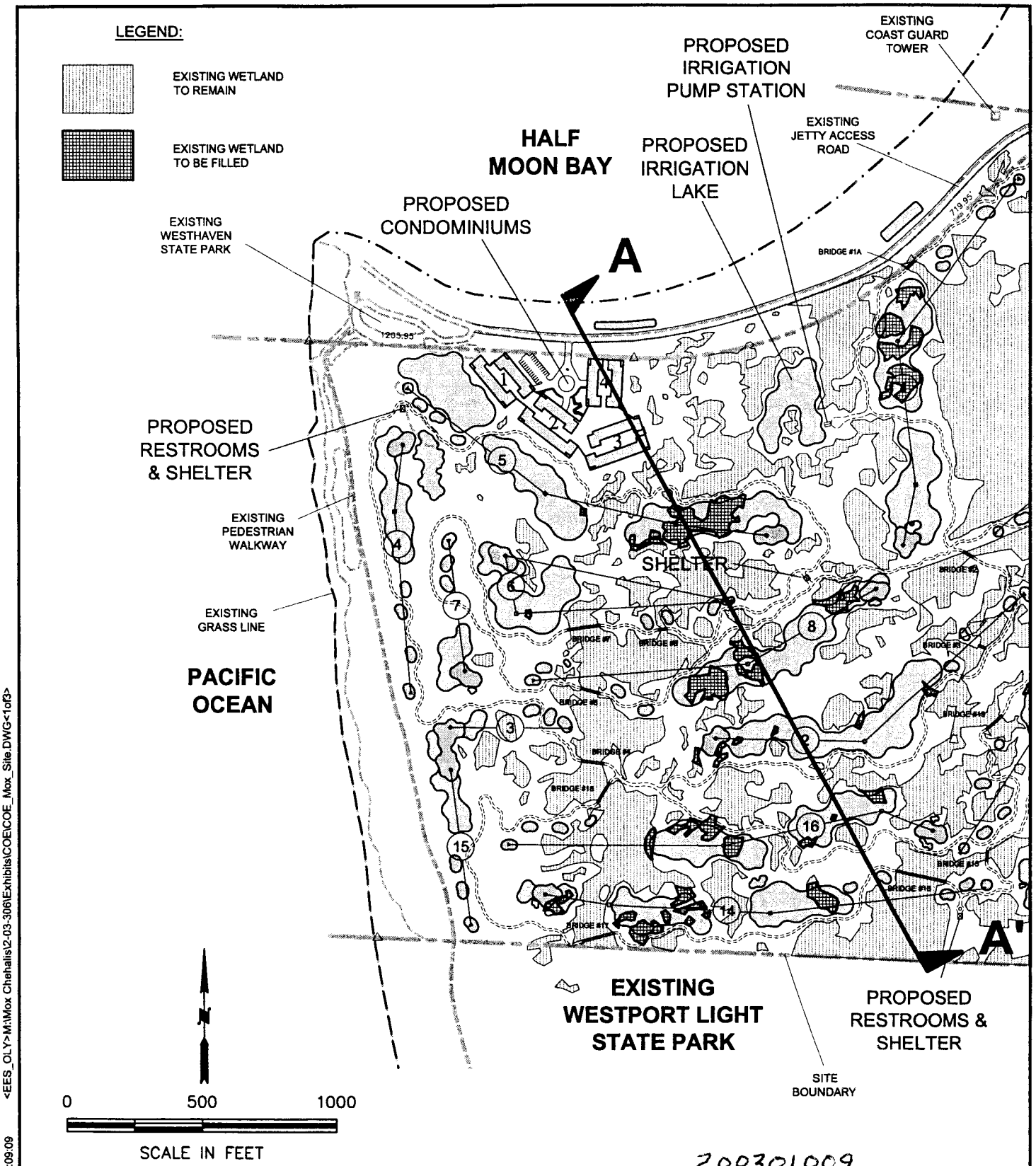

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PURPOSE:
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Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

PROPOSED SITE PLAN
(SITE VIEW 1 OF 3)

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 6 OF 23 DATE: JAN. 2004

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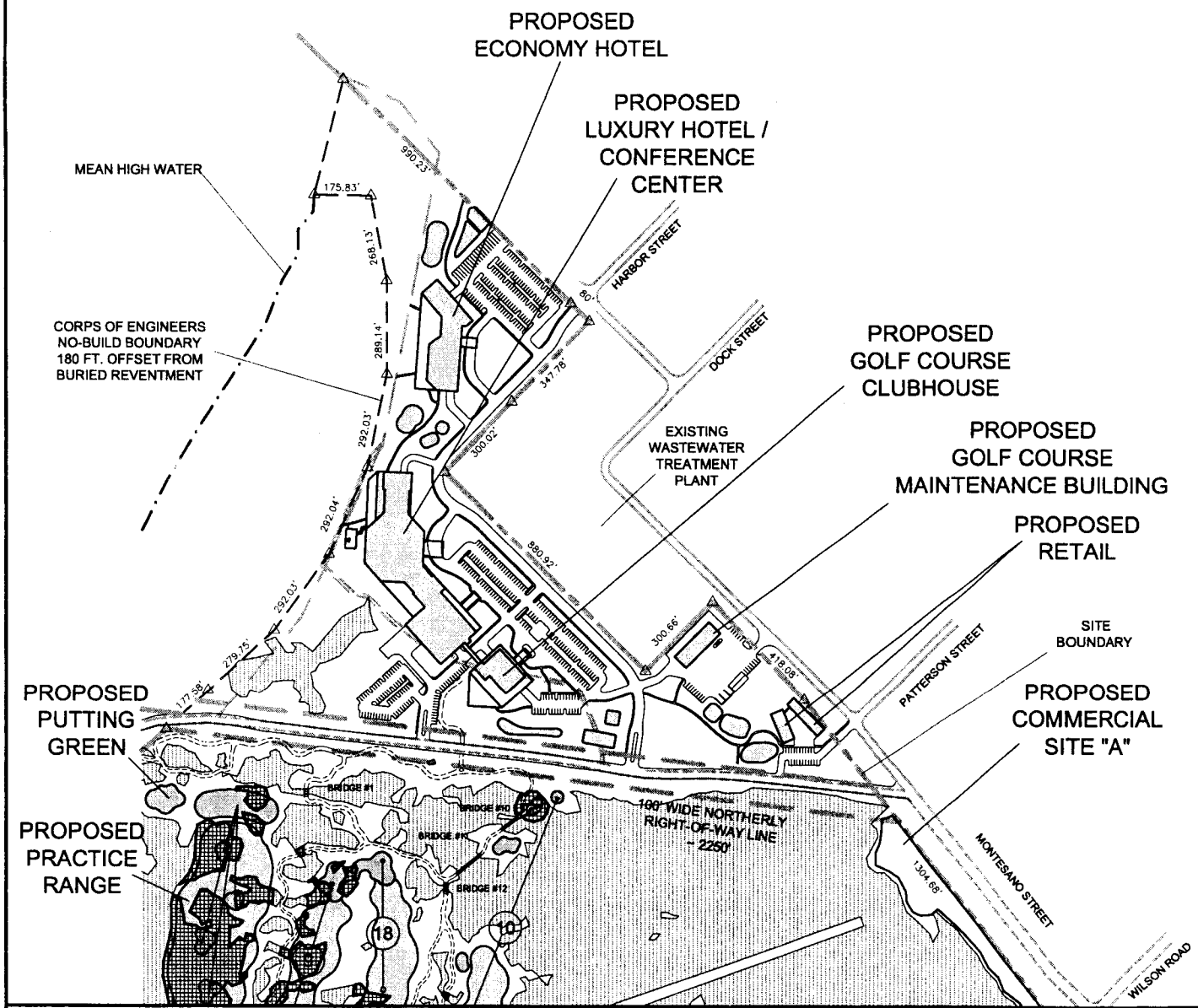
LEGEND:

EXISTING WETLAND TO REMAIN

EXISTING WETLAND TO BE FILLED

0 500 1000

SCALE IN FEET



PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

PROPOSED SITE PLAN
(SITE VIEW 2 OF 3)

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 7 OF 23 DATE: JAN. 2004

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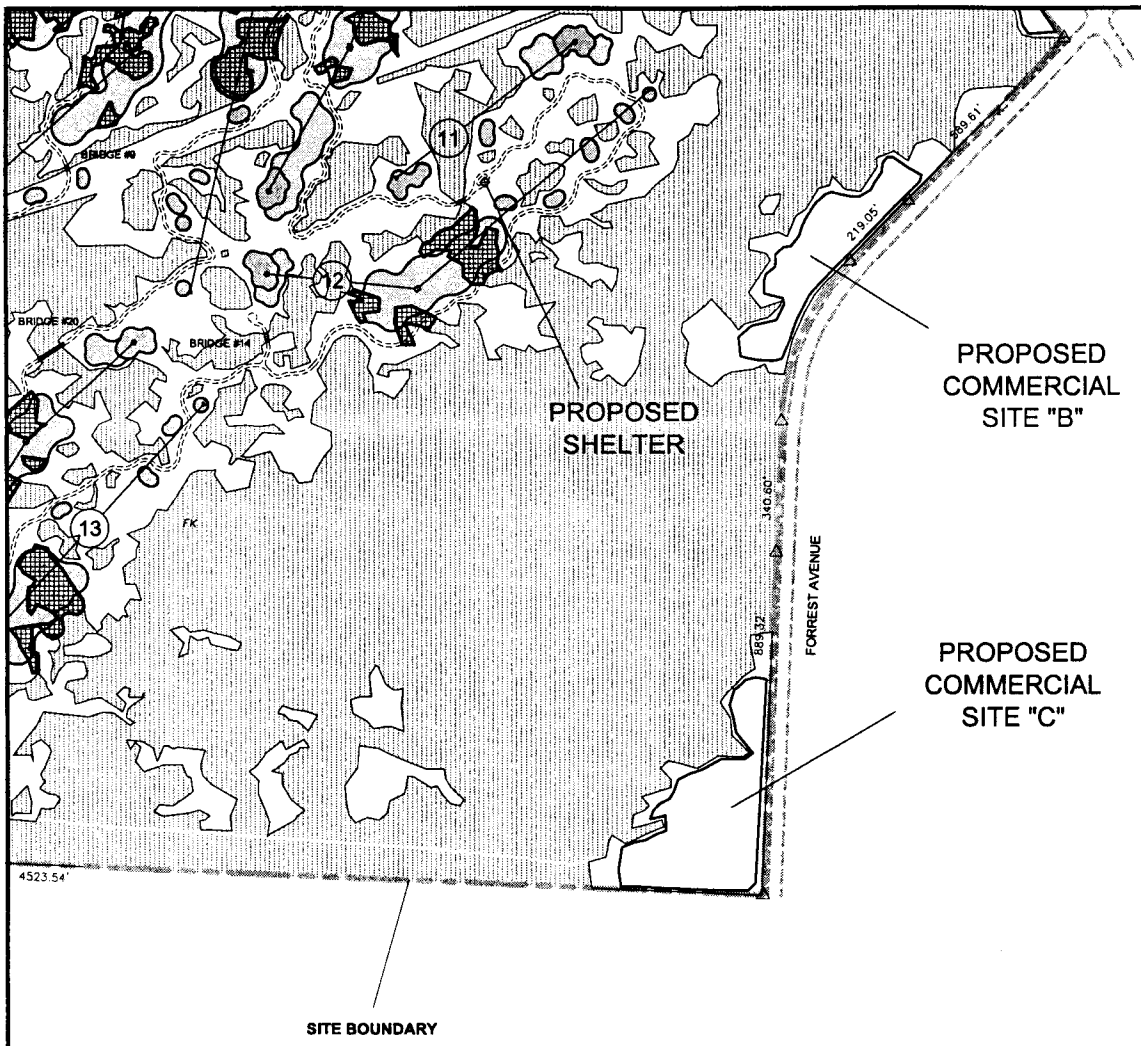

NOTE:
TOTAL WETLANDS TO BE FILLED = 9.[illegible] ACRES

LEGEND:

EXISTING WETLAND TO REMAIN

EXISTING WETLAND TO BE FILLED

0 500 1000

SCALE IN FEET

200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

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Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

PROPOSED SITE PLAN
(SITE VIEW 3 OF 3)

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 8 OF 23 DATE: JAN. 2004

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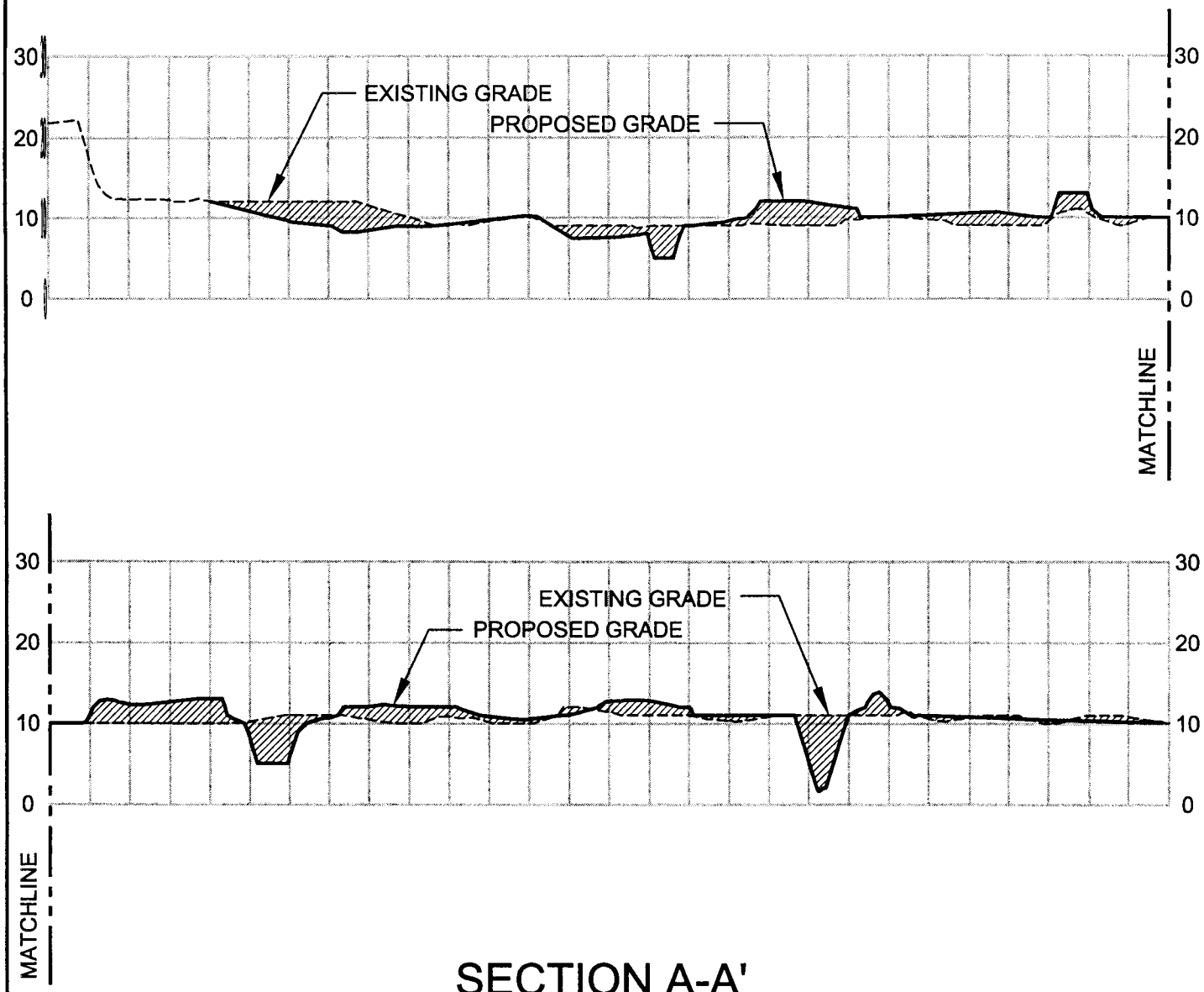

SECTION A-A'

200301009

1" = 200' (HORIZONTAL)

1" = 20' (VERTICAL)

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

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Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

TYPICAL SECTION

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 9 OF 23 DATE: JAN. 2004

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MITIGATION PLAN

EXECUTIVE SUMMARY

Mox-Chehalis, L.L.C. (Proponent) has proposed the development of a destination resort on approximately 350 acres of Port of Grays Harbor (Port) property within the city limits of Westport, Washington (Figure 1). The destination resort will include an 18-hole golf course which incorporates natural site features such as wetlands, dunes, open waters, and forested areas. Construction of the golf course will unavoidably impact wetland areas on both a short-term (temporary impacts during construction) and a long-term (permanent impacts) basis.

The proposed project will require the filling of 9.98 acres of wetlands. Mitigation for wetland fill impacts will include creating and/or restoring 5.21 acres of on-site interdunal wetlands, preserving 107 acres of on-site interdunal wetlands/uplands, restoring 7.00 acres of estuarine wetland, preserving 14.00 acres of rare sphagnum bog and forested peat wetland, and preserving 30.00 acres of interdunal habitat on the Pacific Coast.

TABLE 1. WETLAND IMPACT AND MITIGATION SUMMARY

IMPACT		MITIGATION		
Type	*Acres*	*Method*	*Location*	*Acres*
Filling	9.98	Preservation	On-site	107.00
		Creation/Restoration	On-site	5.21
		Restoration	Firecracker Point	7.00
		Preservation	Seastrand Bog	14.00
		Preservation	Mar Vista	30.00

SUMMARY OF MITIGATION APPROACH

- A total of 107.00 acres of interdunal upland and wetland habitat will be preserved on-site.
- A total of 4.30 acres of on-site interdunal wetland will be created by excavating existing uplands to an elevation sufficient for the development of wetland hydrology, hydrophytic vegetation, and hydric soils. The use of excavated surface soils from proposed filled wetlands will be used to facilitate wetland vegetation in the created wetland areas.
- A total of 0.91 acres of wetland will be restored on-site by removing the old Radar Road fill and revegetating with native wetland species.
- A total of 7.00 acres of estuarine wetland at Firecracker Point will be restored by excavating and removing approximately 6 feet of existing dredge spoils, which will enable high tides to inundate the site. The wetland will be planted with native estuarine plant species and allowed to revegetate naturally. Approximately 2.90 acres (minimum 75 feet wide) of upland buffer will be enhanced by removing invasive species and installing native plants.
- A total of 14.00 acres of rare sphagnum bog and forested peat wetland at Seastrand Bog will be permanently preserved with a legal conservation easement or purchased by a land trust or natural resource entity.
- A total of 30.00 acres of interdunal habitat located on the Pacific Coast at Mar Vista will be permanently preserved with a legal conservation easement or purchased by a land trust or natural resource entity.

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PURPOSE: DESTINATION RESORT / GOLF COURSE / RECREATION PROJECT COORDINATES: 46° 54' 00" N 124° 07' 17" W (NAD 27) VERTICAL DATUM: NGVD of 1929 = 0.0' Section 1 T. 16 N, R 7 W County of Grays Harbor, State of Washington	**NARRATIVE SUMMARY** **WETLAND MITIGATION PLAN**	PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE IN: WETLANDS ADJACENT TO PACIFIC OCEAN AT: WESTPORT COUNTY OF: GRAYS HARBOR STATE: WA APPLICATION BY: MOX Chehalis, L.L.C. SHEET 10 OF 23 DATE: JAN. 2004

SUMMARY OF GOLF COURSE DESIGN ITERATIONS

The design lay-out of the Links at Half Moon Bay golf course has gone through more than one-half dozen iterations, each one that increasingly avoid direct wetland impacts such as filling, excavating, and pruning of wetland vegetation. The original golf course routing plan from March 2000 identified 30 acres of wetland fill, 19 acres of vegetation pruning impacts, and 2.5 acres of excavation impacts. The most recent and formally proposed design iteration identifies that the wetland fill impacts have been reduced to 9.98 acres, vegetation pruning impacts to 14.63, and excavation impacts to 0.23 acres. The latest design has utilized, to the most practical extent, upland areas that occur on the site. Wetland pruning impacts are preferable than fill impacts because several important wetland functions can be retained despite the location of the wetland within the golf fairway.

GOALS AND OBJECTIVES OF MITIGATION

The goal of this mitigation plan is to create, restore, and preserve wetland habitat, restore and preserve interdunal upland habitat, and preserve sphagnum bog habitat to compensate for unavoidable wetland impacts from proposed site developments. Creation of on-site wetlands will involve converting existing upland into viable Class II wetlands with a mosaic of emergent, scrub-shrub, and forested components. Enhancement of wetland buffers adjacent to the condominiums will provide habitat and screening between the wetlands and adjacent development. Restoration of on-site wetlands will involve removing the old Radar Road fill and installing native wetland species. Restoration of the off-site estuarine wetland at Firecracker Point will involve excavation and installing native estuarine species, and enhancing the buffer. Restoration of interdunal uplands on-site and at Mar Vista will involve removing invasive species to enable natural succession of the sites. Preservation of high quality sphagnum bog at Seastrand Bog, interdunal habitat on-site, and interdunal habitat at Mar Vista will further maintain existing habitat, forage, and shelter for wildlife.

ON-SITE MITIGATION

On-site mitigation will include 4.30 acres of wetland creation, 0.91 acres of wetland restoration, and 107.00 acres of interdunal wetland and upland preservation.

Additional wetland creation/restoration is not available on-site without disrupting additional areas of wetland buffers or upland dune areas with quality native habitat. Wetland creation areas are planned in areas dominated by Scot's broom (*Cytisus scoparius*), at elevations under 13 feet above sea level, and lacking significant cover (30 percent or more) of native shrubs and trees. This is to avoid impacts to higher quality upland dune areas.

REVEGETATION SPECIFICATIONS FOR ON-SITE MITIGATION

OBJECTIVE A – ON-SITE WETLAND CREATION (4.30 acres)

Quantity	Common Name	Scientific Name	How Established	Spacing
300	Shore Pine	*Pinus contorta*	container/bareroot	10 ft
300	Sitka Spruce	*Picea sitchensis*	container/bare root	10 ft
200	Western Crabapple	*Malus fusca*	container	10 ft
3,700	Hooker Willow	*Salix hookeriana*	cuttings	5 ft
200	California Wax Myrtle	*Myrica californica*	container	5 ft
200	Black Twinberry	*Lonicera involucrata*	container/bareroot	5 ft
200	Douglas Spiraea	*Spiraea douglasii*	container/bareroot	5 ft
800	Slough Sedge	*Carex obnupta*	container	3 ft
800	Dagger Leaf Rush	*Juncus ensifolius*	container	3 ft
400	Pacific Silverweed	*Potentilla anserina*	container	3 ft

7,100 (1,651 plants per acre = 5 foot average spacing)

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PURPOSE: DESTINATION RESORT / GOLF COURSE / RECREATION PROJECT COORDINATES: 46° 54' 00" N 124° 07' 17" W (NAD 27) VERTICAL DATUM: NGVD of 1929 = 0.0' Section 1 T. 16 N, R 7 W County of Grays Harbor, State of Washington	**NARRATIVE SUMMARY** **WETLAND MITIGATION PLAN**	PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE IN: WETLANDS ADJACENT TO PACIFIC OCEAN AT: WESTPORT COUNTY OF: GRAYS HARBOR STATE: WA APPLICATION BY: MOX Chehalis, L.L.C. SHEET 11 OF 23 DATE: JAN. 2004

OBJECTIVE B – ON-SITE WETLAND RESTORATION (0.91 acres)

Quantity	Common Name	Scientific Name	How Established	Spacing
50	Shore Pine	*Pinus contorta*	container/bareroot	10 ft
50	Sitka Spruce	*Picea sitchensis*	container/bare root	10 ft
750	Hooker Willow	*Salix hookeriana*	container	5 ft
200	California Wax Myrtle	*Myrica californica*	container	5 ft
200	Black Twinberry	*Lonicera involucrata*	container/bareroot	5 ft

1,250 (1,374 plants per acre = 5.6 foot average spacing)

OBJECTIVE C – ON-SITE WETLAND BUFFER ENHANCEMENT (1.13 acres)

Quantity	Common Name	Scientific Name	How Established	Spacing
123	Shore Pine	*Pinus contorta*	container/bareroot	14 ft
123	Black Twinberry	*Lonicera involucrata*	container/bareroot	14 ft
246				

Additional quantities of the above species (approximately 250 of each species) will be necessary to screen created wetlands from cartpaths or other maintained golf course areas that are less than 25 feet distant from the adjacent created wetland. (*Notes: container = 1-2 gallon container, bare root = 1-5 year old plants, cuttings = 2 foot minimum length, 0.25 inch minimum diameter).*

FIRECRACKER POINT MITIGATION SITE

The site is owned by the Port of Grays Harbor. The site is currently a undeveloped, dredge spoil site. Firecracker Point is located on Point Chehalis, southeast of the Westport marina and north of the airport. The site is immediately east of the project site (See Vicinity Map, Sheet 1).

In 1999, the Corps of Engineers utilized Firecracker Point as a mitigation site for impacts to wetlands during reconstruction of the south jetty near Half Moon Bay. Approximately 3.7 acres of existing dredge spoil material was removed from Firecracker Point in an effort to restore high salt/brackish marsh vegetation communities. Excavation consisted of mechanically removing the dredge spoils to a depth of approximately 10 feet MLLW and placing the spoils on adjacent upland area. Firecracker Point is primarily an artificially created upland resulting from the deposit of dredge spoils from various projects including development of the marina and routine maintenance dredging of nearby ship channels.

The site provides an excellent opportunity to restore estuarine wetlands by removing existing dredge spoils that cover historic wetlands. Simple removal of spoils is intended to facilitate full wetland restoration.

Mitigation for impacts to wetlands at the Links at Half Moon Bay development site would include the restoration of approximately 7.00 acres of estuarine wetland that has been historically filled with dredge spoils. A minimum 100-foot wide vegetated buffer (approximately 2.90 acres) will be established between the restoration area and future upland developments (See Firecracker Point Plan View, Sheet 18).

Restoration will include removing approximately 60,000 cubic yards of dredge spoil material to a depth conducive to allowing winter and spring high tides from Grays Harbor to inundate the area. The 60,000 cubic yards of spoils will be used at the golf course site for construction fill in uplands. Approximately 6 feet of spoil material will need to be removed to reach an elevation to achieve high salt/brackish marsh conditions. Based on past fill removal activities, over-excavating by at least 0.5 foot (vertical) will assure that expected swelling of exposed native silty soils will not result in an elevation above expected high water during winter and spring tides.

The goal of this mitigation effort is to restore a high salt/brackish marsh to an area that has been filled with dredge spoils. Given the proximity of Firecracker Point to existing high quality Category I estuarine wetlands and mudflats, the proposed restoration plan is intended to provide additional acreage to existing high quality wetlands adjacent to Grays Harbor.

200301009

REVEGETATION SPECIFICATIONS FOR FIRECRACKER POINT

OBJECTIVE A – FIRECRACKER POINT WETLAND RESTORATION (7.0 acre)

Quantity	Common Name	Scientific Name	How Established	Spacing
700	Tufted Hairgrass	*Deschampsia caespitosa*	plugs	12 ft
700	Pacific Silverweed	*Potentilla anserina*	plugs	12 ft
700	Pickleweed	*Salicornia virginica*	plugs	12 ft

2,100 (300 plugs per acre = 12 foot average spacing)

OBJECTIVE B – FIRECRACKER POINT BUFFER ENHANCEMENT (2.9 acre)

Quantity	Common Name	Scientific Name	How Established	Spacing
850	Shore Pine	*Deschampsia caespitosa*	container/bareroot	10 ft
425	California Wax Myrtle	*Myrica californica*	container	10 ft

1,275 (440 plants per acre = 10 foot average spacing)

Notes: container = 1-2 gallon container
bare root = 1-5 year old plants
plugs = 4 to 6-inch height; clumps of multiple plants

SEASTRAND BOG MITIGATION SITE

The site is privately owned by a local family of cranberry farmers from Grayland, Washington.
Seastrand Bog is located in Grayland, south of Westport (See Seastrand Bog Plan View, Sheet 21). The Seastrand Bog area has been severely altered since the early 1900s by timber harvesting, land clearing, livestock grazing, and cranberry bog development. Assuming that a larger majority of the mapped Orcas Peat (#108) and Seastrand Peat & Muck (#132 & #133) soils were originally well-developed native sphagnum bog communities, approximately 2,100 acres of the Grayland interior was native sphagnum bog prior to human development. With the establishment of numerous drainage ditches, including Pacific County Drainage Ditch #1 to aid the development of cranberry farming, the historic Seastrand Bog has been reduced to a small fraction of its original size.

Seastrand Bog is at present day a minor remnant of an expansive native sphagnum bog system located in the Grayland area of Washington. Based on aerial interpretation, approximately 58 contiguous acres of the Seastrand Bog at the mouth of Seastrand Creek has been relatively unaltered by human activities. Approximately 9 acres of the 58 acres is dominated by sphagnum moss and native cranberry, a rare vegetative association in the State of Washington.

Existing land uses surrounding the remnant Seastrand Bog includes active commercial cranberry beds to the north, south, and west with commercial timberlands to the east.

Even though the wetland to be preserved (palustrine sphagnum peat, scrub-shrub and forested) is different from the type of wetlands being impacted (palustrine interdunal emergent, scrub-shrub and forested) the preservation site is within the same Grayland Plains coastal sub-cell as the impact site.

Mitigation for wetland impacts from the golf course site would include preservation of the entire unaltered Seastrand Bog area currently owned by the local family. This would include a total area of 14.0 acres consisting of 9.0 acres of forested/scrub-shrub and 5.0 acres of sphagnum moss/native cranberry dominated area, a remnant of an expansive natural bog system that once covered an estimated 2,100 acres.

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MAR VISTA MITIGATION SITE

The Mar Vista Lots 5,6,7 and 10, 11, 12 are located in Grayland, south of Westport within what is labeled the "interdunal" zone located between SR 105 to the east and mean high tide of the Pacific Ocean to the west (See Mar Vista Plan View, Sheet 22). The area has a variety of vegetation types, including forested, scrub-shrub and emergent wetlands, upland dunes, recently formed wetlands, and upland dunes in accreted land. The site is privately owned by several landowners

This mitigation plan includes two sets of three adjoining lots – Mar Vista Lots 5, 6, 7 and Mar Vista Lots 10, 11, 12. Each set of three lots is similar in size, appearance, and wetland/upland acreage. Both sets of lots are included in this mitigation plan because negotiations with current landowners are ongoing.

The Mar Vista Lots 5, 6, 7 combined are 300 feet wide north-south by over 5,000 feet long east-west between SR 105 and mean high tide (1999 air photo). The total size of the parcel is estimated at 34 acres; however, a more conservative estimate places the size at 31 acres. If a one-acre building site is retained in the location of the existing septic system on Lot 5, there are 30 acres of potential on-site interdunal preservation area. Mar Vista Lots 10, 11, 12, excluding existing residences in the eastern end of the lots, is nearly 31 acres in size.

Moving from east to west, Table 6 on Sheet 23 provides a description of the topography, hydrology and vegetative characteristics that dominate the Mar Vista sites.

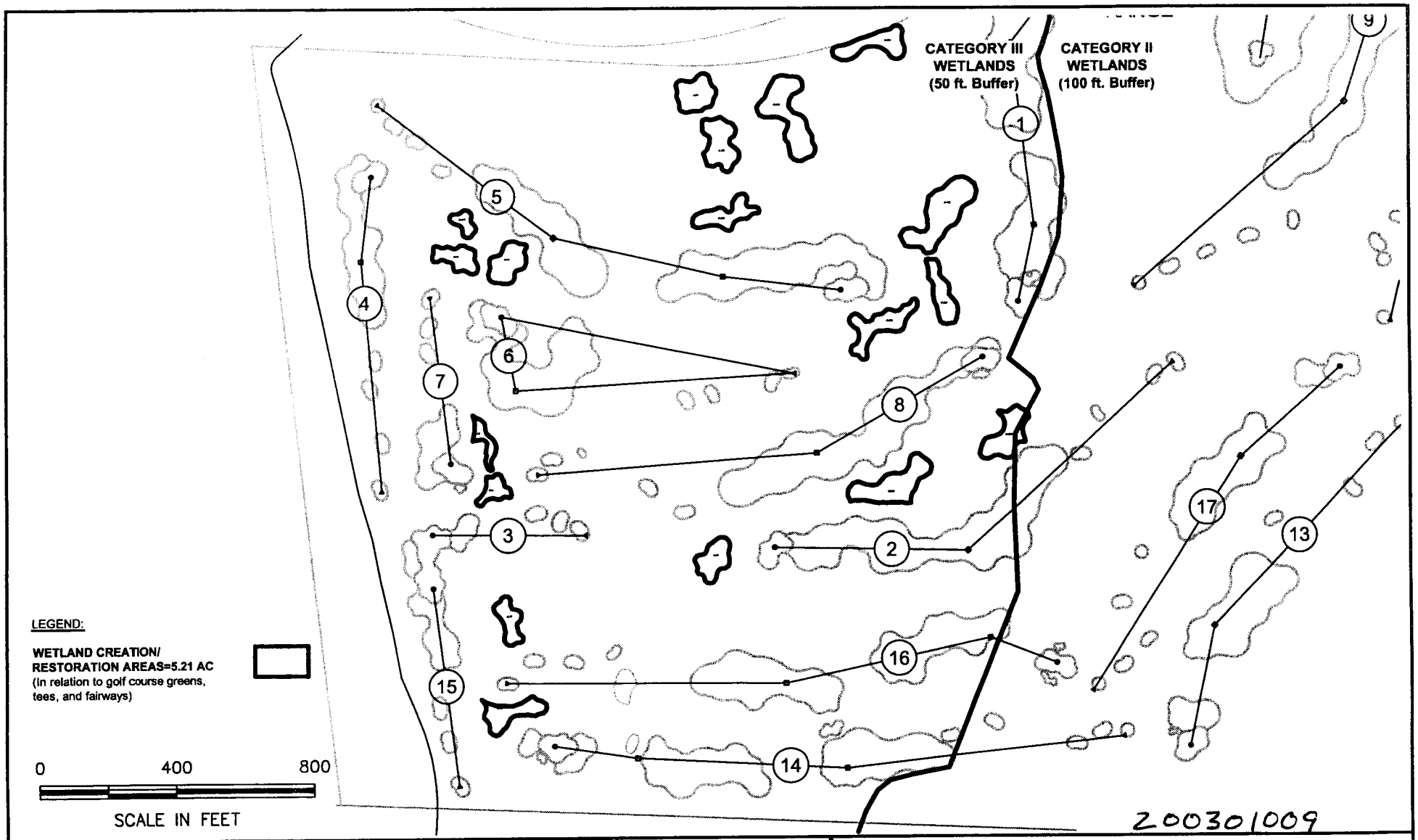
The wetlands to be preserved at Mar Vista, approximately 18 acres of a total 30 acre site, are palustrine interdunal Category II and III wetlands made up of emergent, scrub-shrub and forested wetlands and are similar to the wetlands at the impact site. The mitigation site is in moderate proximity, 10.0 miles, to the impact site and is within the same coastal sub-cell as the mitigation site.

The coastal environment, and the interdunal wetland complex contained within it, provides important habitat for numerous shorebirds, upland bird and mammal species, and amphibians. Retention of undeveloped coastal property provides important corridors for the movement of wildlife species from the shoreline to inland areas and vice-versa. There is an on-going development pressure to locate residential homes along the coast.

The cumulative effect of these minor impacts could result in a nearly fully developed coastline with little left for open space. The size of the site and ecological significance of preserving interdunal lands and coastline makes it an appropriate off-site mitigation area.

Mitigation for wetland impacts at the golf course site would include preservation of the 30 acres on Mar Vista Lots 5,6,7 or 10,11,12; with the allowance for one acre of development for a single family dwelling at the south half of Zone 6 on Lot 5. The current developments along the eastern property boundary of Lots 10, 11, 12 will not be included for preservation. An existing mowed walking path to the ocean on Lots 10, 11, 12 would be maintained for pedestrian beach access for local residents.

200301009



PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

ON-SITE WETLAND CREATION AREAS

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

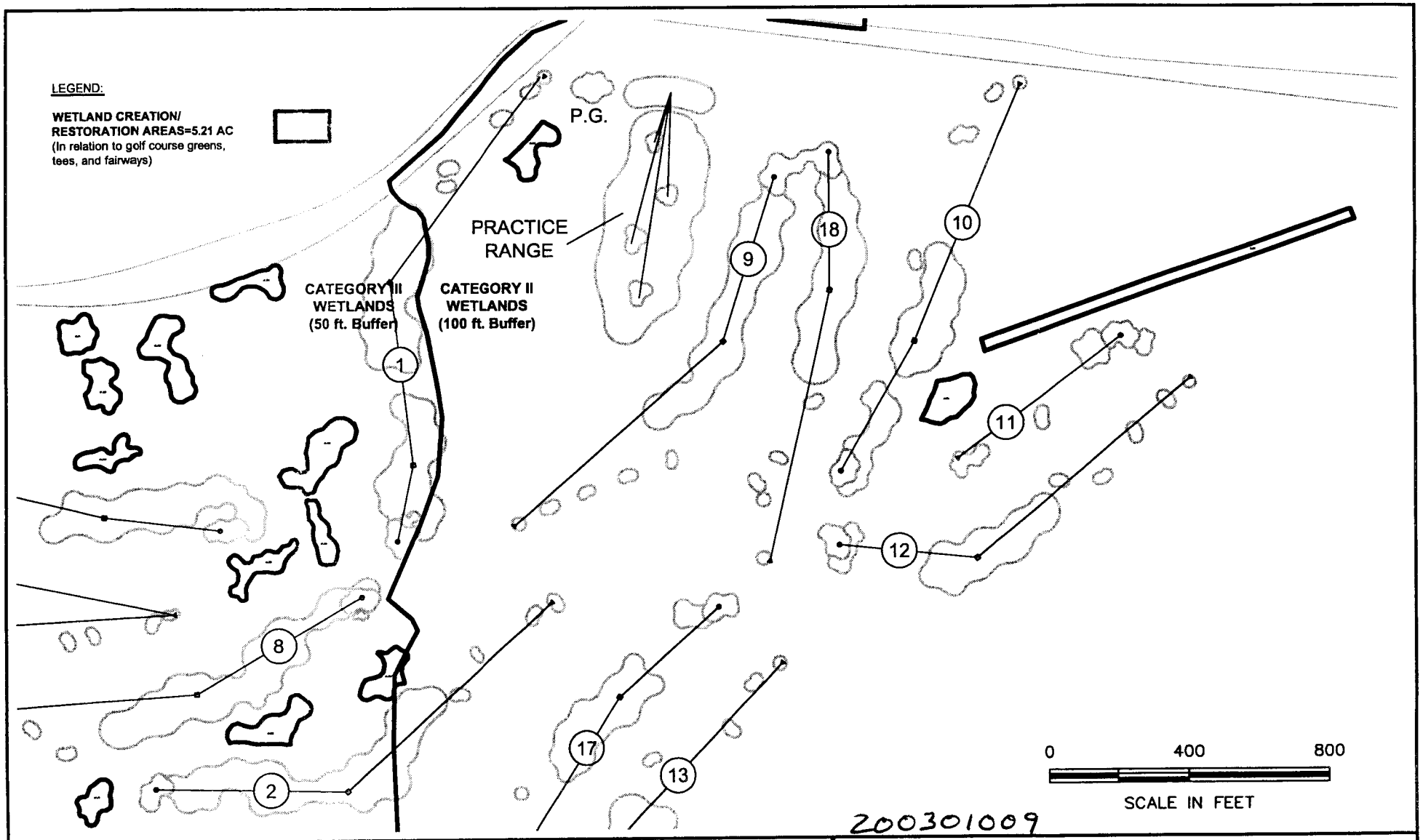
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 15 OF 23 DATE: JAN. 2004



200301009

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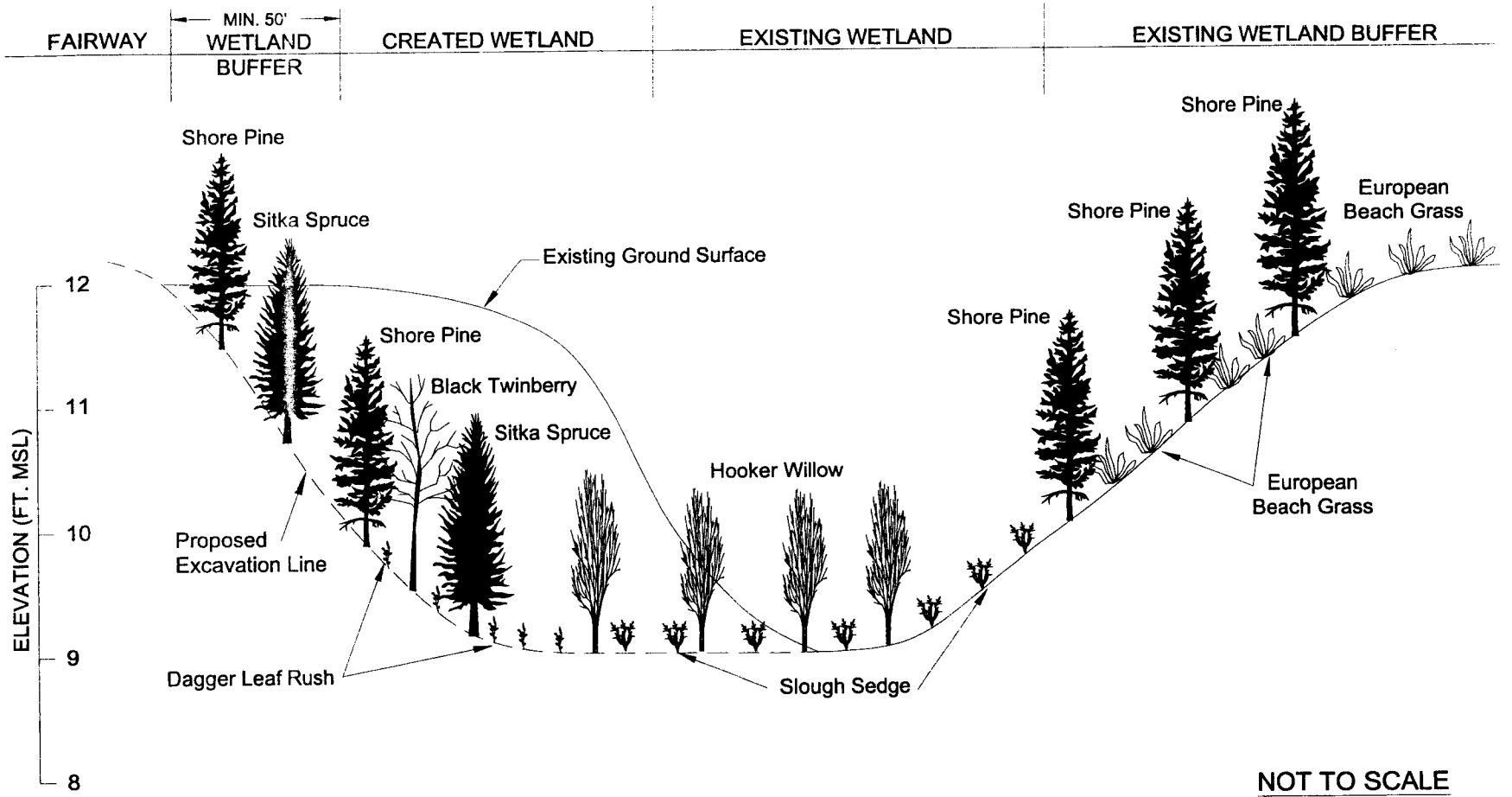
COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 16 OF 23 DATE: JAN. 2004



NOT TO SCALE
DIMENSIONS AS SHOWN

200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N
124° 07' 17" W
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Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

TYPICAL WETLAND CREATION PROFILE FOR ON-SITE MITIGATION AREAS

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

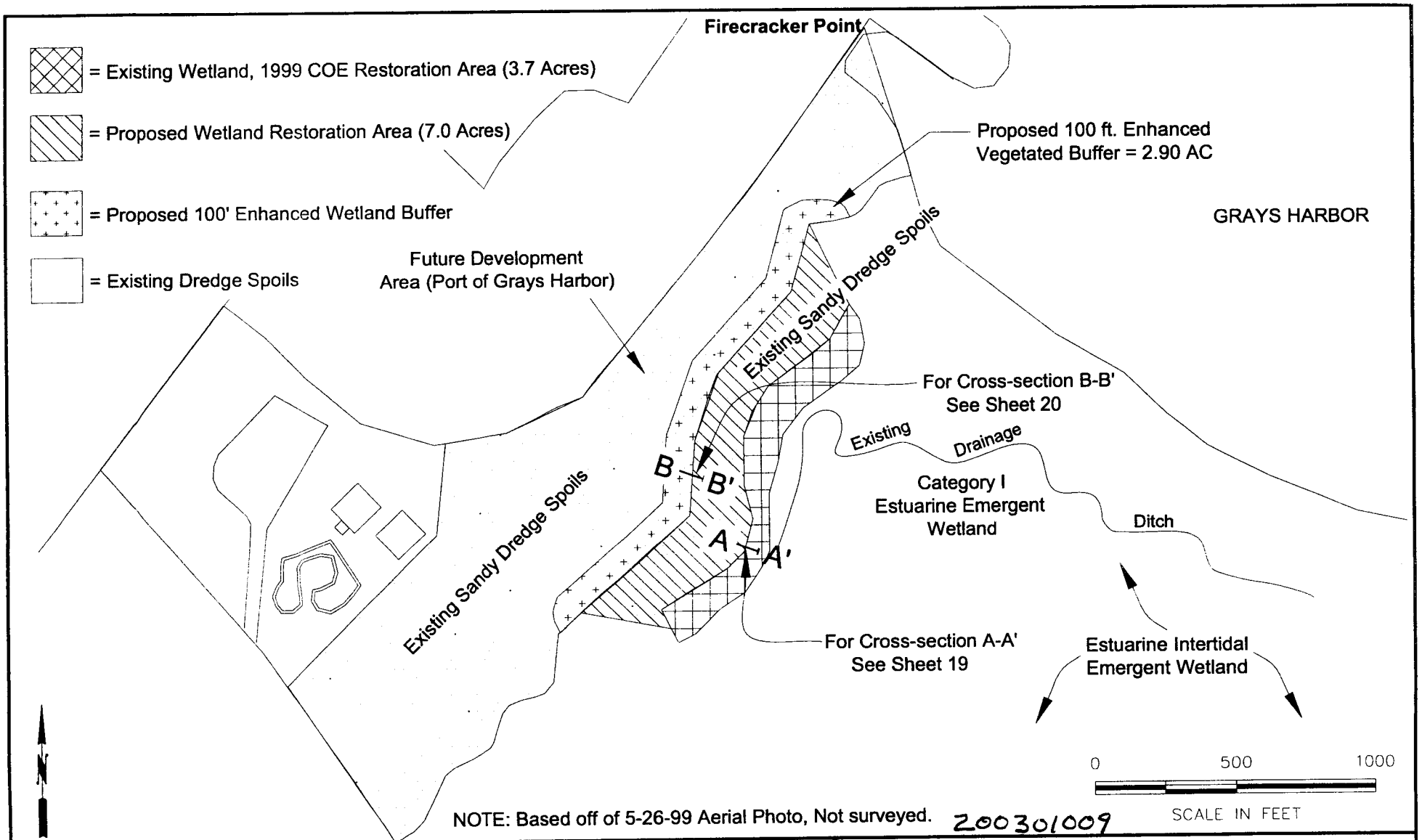
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 17 OF 23 DATE: JAN. 2004



NOTE: Based off of 5-26-99 Aerial Photo, Not surveyed. 200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N
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Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

FIRECRACKER POINT
PLAN VIEW

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

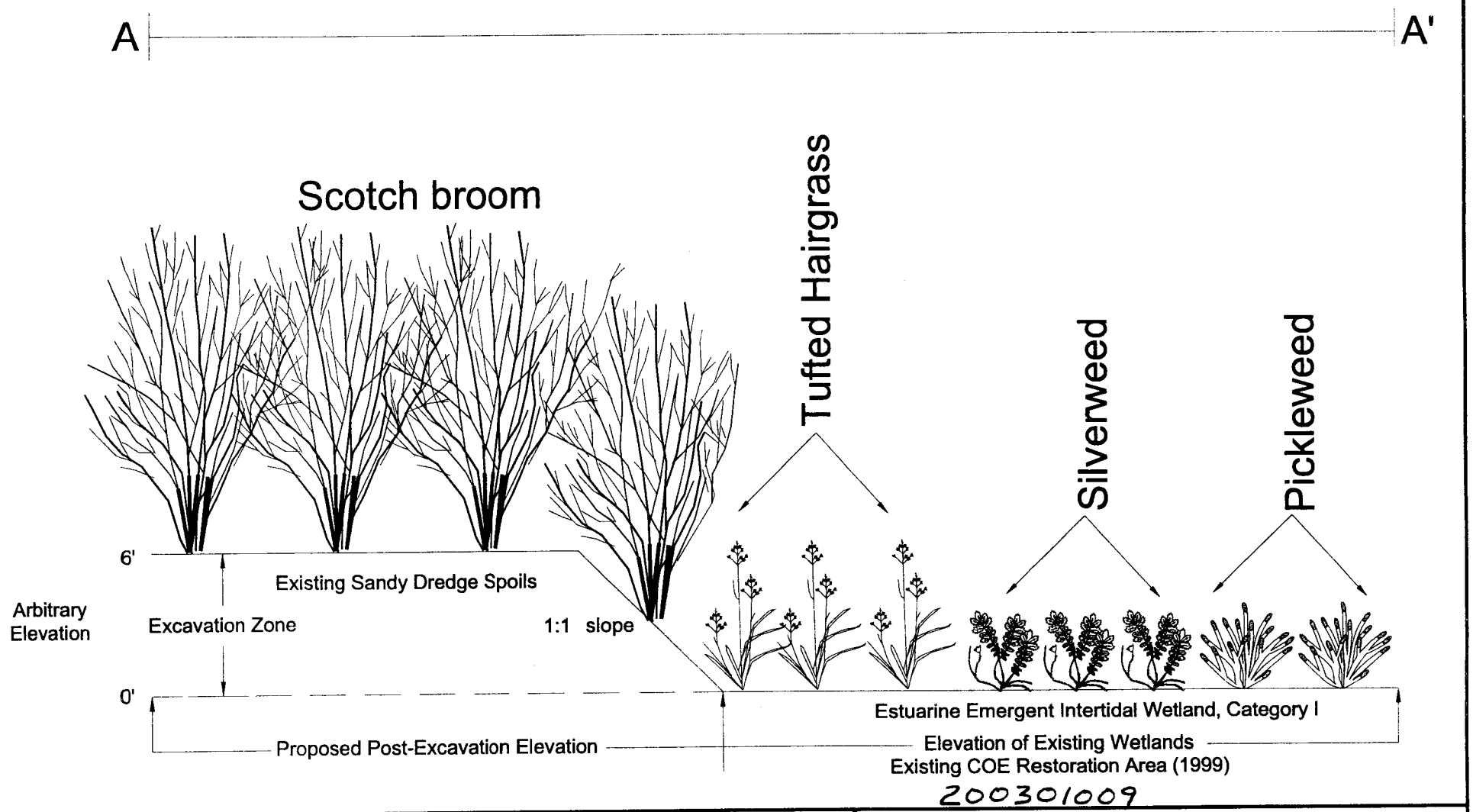
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 18 OF 23 DATE: JAN. 2004



200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

A-A'
FIRECRACKER PT.
CROSS SECTION
EXISTING CONDITIONS

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

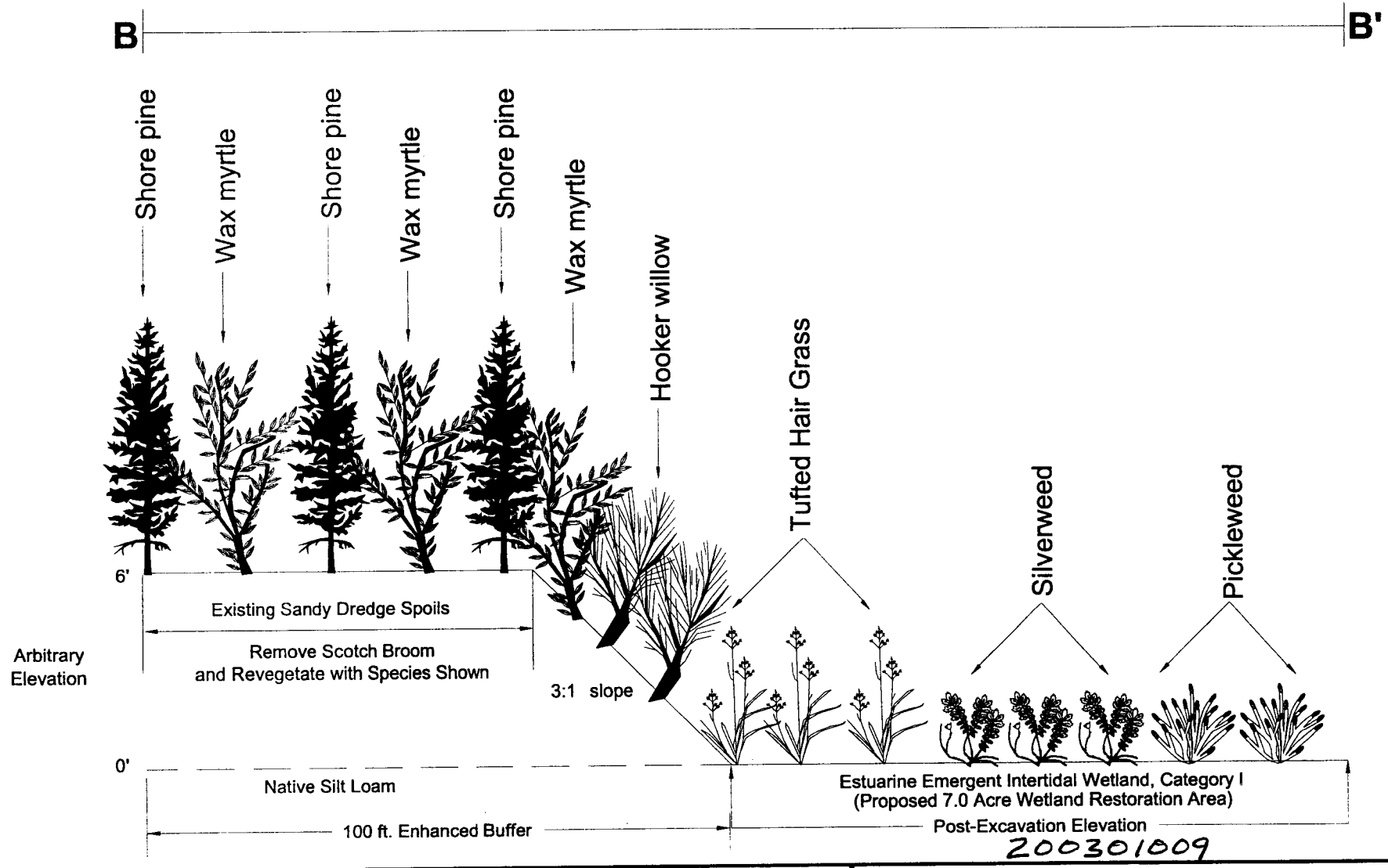
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 19 OF 23 DATE: JAN. 2004



200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N / 124° 07' 17" W (NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

B-B'
FIRECRACKER PT.
CROSS SECTION
POST-MITIGATION CONDITIONS

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

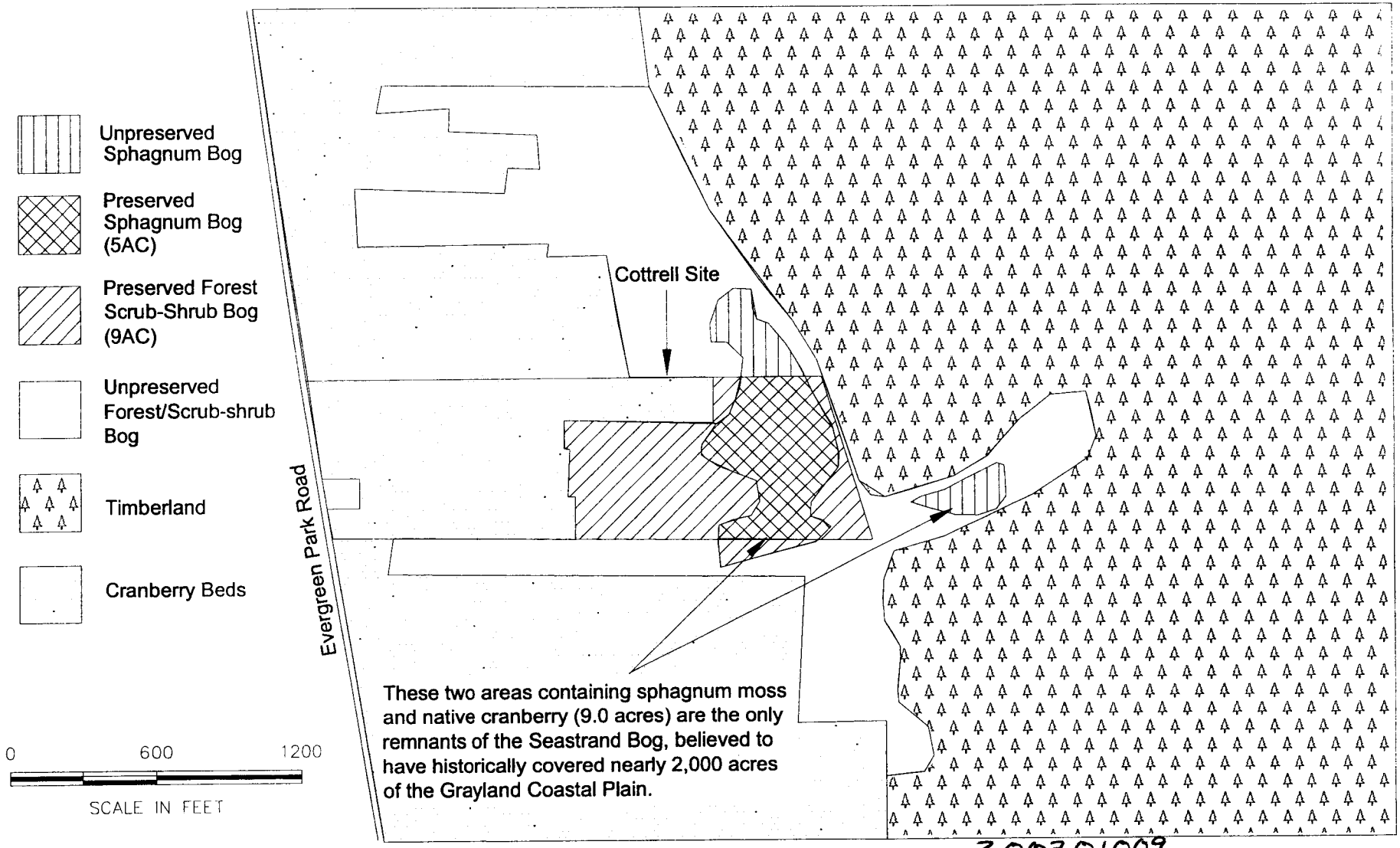
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 20 OF 23 DATE: JAN. 2004



200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N
124° 07' 17" W
(NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

SEASTRAND BOG
PLAN VIEW

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

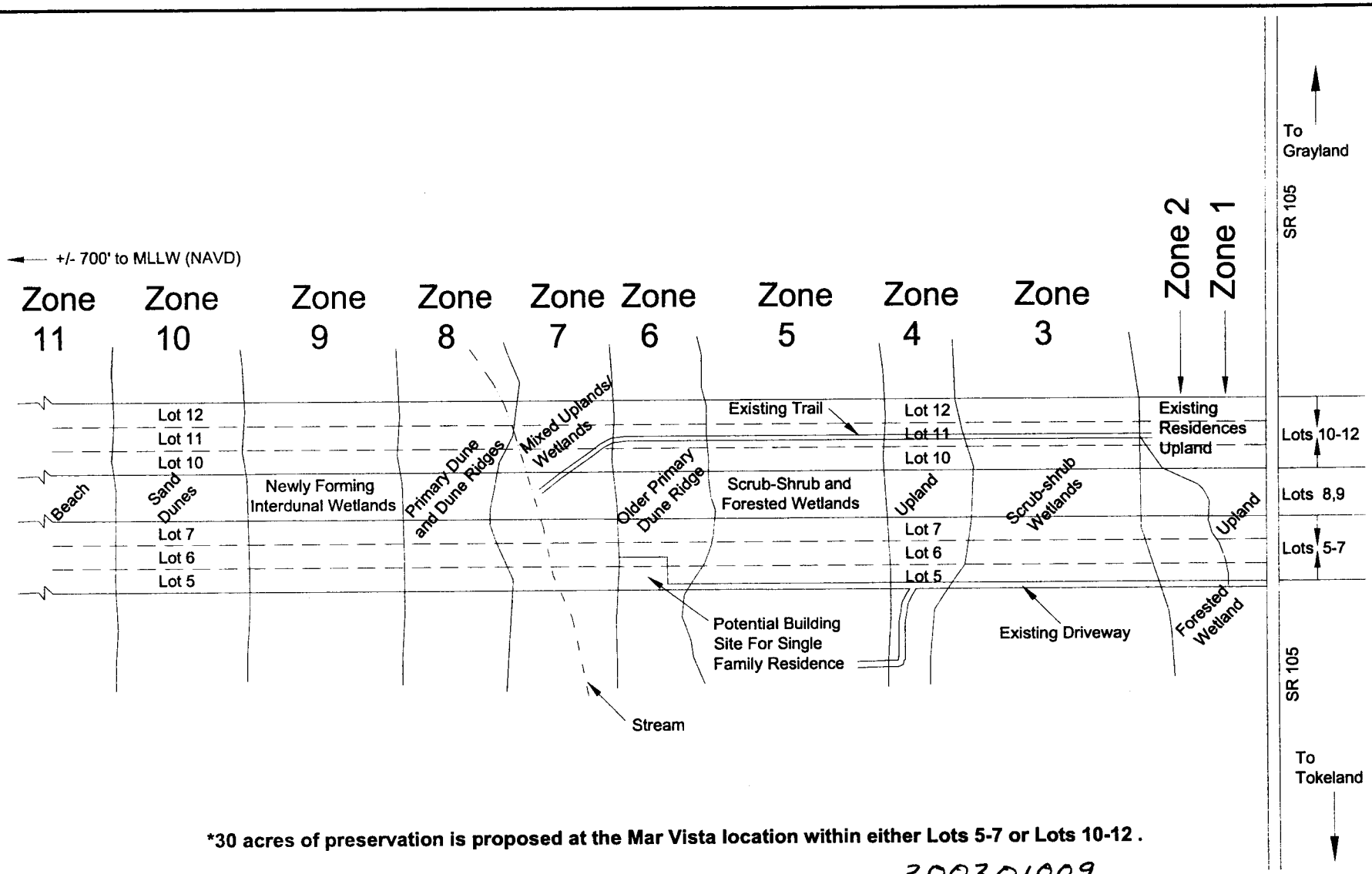
IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 21 OF 23 DATE: JAN. 2004



***30 acres of preservation is proposed at the Mar Vista location within either Lots 5-7 or Lots 10-12 .**

200301009

PURPOSE:
DESTINATION RESORT / GOLF COURSE / RECREATION

PROJECT COORDINATES: 46° 54' 00" N
124° 07' 17" W
(NAD 27)

VERTICAL DATUM: NGVD of 1929 = 0.0'

Section 1 T. 16 N, R 7 W
County of Grays Harbor, State of Washington

MAR VISTA LOTS
PLAN VIEW

WETLAND MITIGATION PLAN

PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE

IN: WETLANDS ADJACENT TO PACIFIC OCEAN

AT: WESTPORT

COUNTY OF: GRAYS HARBOR STATE: WA

APPLICATION BY: MOX Chehalis, L.L.C.

SHEET 22 OF 23 DATE: JAN. 2004

TABLE 6. SUMMARY OF TOPOGRAPHY, HYDROLOGY, AND VEGETATION AT MAR VISTA SITES

Zone	Distance from SR 105	Topography	Hydrology	Vegetation
1	0'-200'	This upland area is the primary dune in 1940. Several feet higher elev. than surrounding areas.	Temporarily saturated during storm events but usually well drained.	Sitka spruce trees, ~60 years old dominate over salal, Evergreen huckleberry.
2	200'-500'	Forested wetland in the area of what was the beach prior to 1940.	Seasonally saturated. Inundated during storm events.	Red alder and sitka spruce over salmonberry and slough sedge.
3	500'-1,500'	Deflation plain. Appears as newly- forming wetland in 1942.	Perennially inundated during average years.	Hooker willow and western crabapple over salmonberry and slough sedge.
4	1,500'-1,700'	Marginal upland area that is level. May be the original military airstrip from WWII.	Not inundated but seasonally saturated.	Sitka spruce over salal and swordfern and occasional slough sedge.
5	1,700'-2,400'	Deflation plain formed in the 1950s-60s behind the primary dune. Level topography.	Seasonally inundated during average years.	Mosaic of sitka spruce, shore pine over slough sedge and areas of Hooker willow/red alder over slough sedge.
6	2,400'-2,700'	Highest elevation primary dune formed in 1950s-60s. Site of septic drainfield.	Well drained, except for occasional cuts for small drainages that flow west.	Scot's broom is dominant, along with scattered shore pine and sitka spruce over European beach grass. Upland areas are well suited for invasive species control and dune restoration.
7	2,700'-3,200'	Mixture of upland dunes and depressional areas. A stream flows through this area south to north.	Upland dunes are well drained. Depressional areas are saturated or inundated. Stream flow appears perennial.	Upland dunes dominated by Scot's broom or gorse over European beach grass. Wetlands dominated by low growing Hooker willow and/or slough sedge. Upland areas are well suited for invasive species control and dune restoration.
8	3,200'-3,600'	Rolling topography with two parallel primary dune ridges.	Well-drained except for eastern portion which is slightly above groundwater level.	Beach grass and dune grass with occasional clumps of invading gorse and Scot's broom. Some restoration potential by removing invasive plant species.
9	3,600'-4,300'	Rolling to nearly level plain of recently accreted dune land.	Shallow depressions are forming new wetlands, which appear seasonally inundated.	Beach grass is colonizing dunes. Slough sedge and Baltic rush is colonizing newly formed wetlands.
10	4,300'-4,900'	Newly formed sand dunes. Level to slightly rolling.	Less depressional areas than previous described zone. Some do exist and are only a few inches deep.	Beach grass is beginning to colonize dunes. Depressional areas are still unvegetated.
11	4,900'-5,200'	Sand beach within intertidal zone. Slopes toward the west.	Intertidal zone.	Not vegetated.

200301009

PURPOSE: DESTINATION RESORT / GOLF COURSE / RECREATION PROJECT COORDINATES: 46° 54' 00" N 124° 07' 17" W (NAD 27) VERTICAL DATUM: NGVD of 1929 = 0.0' Section 1 T. 16 N, R 7 W County of Grays Harbor, State of Washington	TABLE 6 **WETLAND MITIGATION PLAN**	PROPOSED: PLACE OF FILL MATERIAL FOR CONSTRUCTION OF GOLF COURSE IN: WETLANDS ADJACENT TO PACIFIC OCEAN AT: WESTPORT COUNTY OF: GRAYS HARBOR STATE: WA APPLICATION BY: MOX Chehalis, L.L.C. SHEET 23 OF 23 DATE: JAN. 2004

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Water Quality Certification
and for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: June 15, 2004

Notice is herby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 401 of the federal Clean Water Act of 1977 (PL 95-217), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200301009 will comply with the Sections 301, 302, 303, 306, and 307 of the Act, and with applicable provisions of State and Federal water pollution control laws.

Notice is herby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the above referenced project will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that program.

Any person desiring to present views on the project pertaining to the project on either or both (1) compliance with water pollution control laws or (2) the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600