CRITICAL AREAS REPORT & MITIGATION PLAN

Mineral Lake Resort Redevelopment
Lewis County Tax Parcel #037061000000
148 Mineral Hill Road,
Mineral, Washington, 98355

Mike Neghina / Elite Holdings Group, Inc.
Lewis County, Washington

Prepared By:
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5 August 2026 (Revised 15 September 2026)

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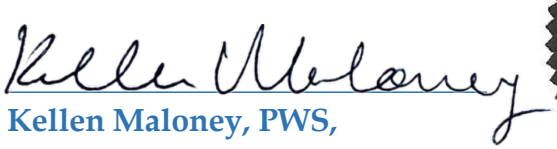
Critical Areas Report and Mitigation Plan
Mineral Lake Resort Redevelopment,
Lewis County, Washington.

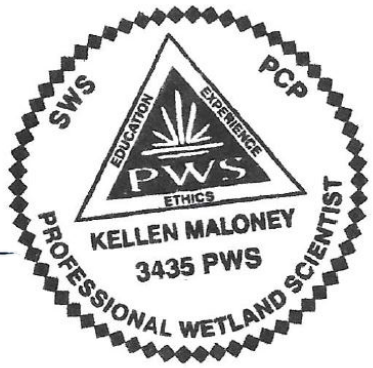
Project Numbers:

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5 August 2026; Revised 15 September 2026

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1. Introduction

1.1 Report Purpose

Eastside Environmental Pros, Inc. (EEP) was retained by Mike Neghina of Elite Holdings Group, Inc. (referred to as the "applicant") to prepare a Critical Areas Report and Mitigation Plan for the redevelopment of the Mineral Lake Resort, located at 148 Mineral Hill Road in Mineral, in unincorporated Lewis County (Lewis County Tax Parcel 037061000000), hereafter referred to as the "Project Site" or "Site". A critical areas evaluation of the Site was conducted on 6 January 2026 by Ecologist Emily Newton-Weideman. The Site and the area within 300 feet of the proposed work area limits are referred to jointly as the "Study Area", consistent with the wetland assessment trigger and report scope established at LCC §17.38.210(2) and §17.38.320(1).

This report has been prepared to comply with the critical area assessment report requirements of the Lewis County Critical Areas Ordinance (CAO), **LCC §17.38.070**, and the wetland assessment content requirements of **LCC §17.38.320**. Because the Site lies within shoreline jurisdiction associated with Mineral Lake, the report also addresses the requirement for no net loss of shoreline ecological functions established by the Lewis County Shoreline Master Program (SMP) at **SMP §4.03.01(A)** and **§4.04.02(A)(1)**, and by **WAC 173-26-186(8)** and **RCW 90.58.020**.

Consistent with the scope authorized under Task 6 of the Additional Services Authorization dated 6 July 2026, this report is prepared in support of both local building permit applications and a Shoreline Substantial Development Permit (SSDP). It is intended to satisfy the No Net Loss of Ecological Function Report required as Condition 6 of Lewis County Master Site Review **MSR26-0280**.

1.2 Limitations

This report and the information provided herein were prepared per the guidance of the best available science and technical guidance documents available during the time of report preparation. The findings, discussions, and conclusions made in this report are based on the best professional judgement of the author(s) and on the field evaluation conducted on 6 January 2026. All project work was limited by the scope, budget, and timing requirements of the project. The findings and conclusions provided in this report are subject to confirmation by applicable local, state, and federal agencies, depending on the scope of the project. No other warranty, expressed or implied, is made.

Wetland delineations completed in accordance with LCC §17.38.220 remain valid for a period of five (5) years from the date of the field evaluation

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2. General Property Description and Land Use

2.1 Project Location

The Site is a single Lewis County tax parcel (Tax Parcel 037061000000) located at 148 Mineral Hill Road, Mineral, Washington 98355, in unincorporated Lewis County (**Figure 1**). The parcel is approximately 1.47 acres (64,136 square feet — 27,824 sf west of Mineral Hill Road and 36,312 sf east, per the record of survey; confirmed by the project civil engineer, 2 September 2026) and is centered at approximately 46.7221° N, -122.1814° W. The Site is located within the southeast quarter of the southwest quarter of Section 4, Township 14 North, Range 5 East, of the Willamette Meridian of the Public Land Survey System.

The parcel configuration reflects a Boundary Line Adjustment recorded in 2023 under Lewis County file **BLA23-0013**; parcel number 037061000000 is the current, correct parcel identifier for the Site. The Site is zoned **Small Town Mixed Use**.

The Site abuts **Mineral Lake** along its southwestern boundary and is bounded to the northeast by Mineral Hill Road.

2.2 General Property Description and Historic Land Use

The Site is developed as the Mineral Lake Resort, an established small-town mixed use lodging and accommodation facility. Existing improvements recorded on the existing conditions survey (**Sheet CA1.0**) include a resort office, five structures in the cabin series (Cabins 1 through 5) — of which four are guest cabins and the fifth is a storage/restroom outbuilding (architect, 21 August 2026) — a shed, a south shed, seven recreational vehicle (RV) spaces (RV 1 through RV 7), perimeter fencing, and four in-water dock structures (Docks 1 through 4). Extensive legally established impervious and compacted gravel surfaces are present across the Site, including:

- Existing gravel parking lot — **1,947 sf**
- Existing lower gravel area — **15,021 sf**
- West gravel area — **9,402 sf**

A gravel embankment is present along the waterline. A culvert conveys drainage to Mineral Lake from the property across Mineral Hill Road, which is under the same ownership.

The property has an established permit history with Lewis County, including Master Site Review MSR23-0128 (maintenance and repair of an existing dock) and Site Plan Review SPRC25-016.

Vegetation

Vegetation communities within the Study Area reflect long-term commercial resort use and are dominated by disturbance-tolerant and non-native species. The tree stratum near the Mineral Lake shoreline is composed of Pacific willow (*Salix lasiandra*), Douglas fir (*Pseudotsuga menziesii*), and English holly (*Ilex aquifolium*). Inland, within the western portion of the parcel adjacent to the gravel pad, the tree stratum is composed of Douglas fir, black cottonwood (*Populus trichocarpa*), and red alder (*Alnus rubra*). The shrub stratum is dominated by Himalayan blackberry (*Rubus armeniacus*) throughout, with black twinberry (*Lonicera involucrata*) and common hawthorn

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(Crataegus monogyna) present inland. The herbaceous stratum near the shoreline is dominated by bluegrass (*Poa sp.*) and common velvetgrass (*Holcus lanatus*), with reed canarygrass (*Phalaris arundinacea*) and common dandelion (*Taraxacum officinale*) present; inland, reed canarygrass and giant horsetail (*Equisetum telmateia*) are present at low cover. Non-native and invasive species — Himalayan blackberry, reed canarygrass, English holly, and common hawthorn — are present across the Site and are proposed for removal within the mitigation enhancement area

Topography

The Site occupies a bench above Mineral Lake, with resort structures and gravel parking areas located above the slope crest and the dock and shoreline improvements below. The slope descends toward Mineral Lake at approximately 24 degrees, with surveyed profile inclinations ranging from approximately 10 to 26 degrees and slope heights of approximately 12, 18, and 20 feet across three profiles (Quality Geo NW, QG22-195, revised 30 June 2026). Soils on the slope face are vegetated with grasses and shrubs; soils immediately adjacent to the lake were observed to be saturated and underlying aquatic vegetation. Trees on adjacent properties were noted to be tilted from vertical, indicating localized soil creep. No groundwater was observed daylighting from the slope face.

3. Methodology

3.1 Field Investigation Procedures

3.1.1 Routine Methodology

The Study Area was evaluated for the presence of critical areas on **6 January 2026** by Ecologist Emily Newton-Weideman using the routine approach described in the *Corps of Engineers Wetland Delineation Manual* (Corps 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers, 2010) (referred to as the "Corps Manual"), and the Washington State Department of Ecology's publication *Determining the Ordinary High Water Mark for Shoreline Management Compliance in Washington State* (2016). Offsite areas were evaluated from what could be observed visually from the boundary of the Site, public rights-of-way, and via agency databases.

Wetlands were identified and delineated in accordance with **LCC §17.38.220**, which requires delineation consistent with RCW 36.70A.030 and WAC 173-22-035. Wetlands were rated in accordance with **LCC §17.38.230** using the Washington State Department of Ecology *Wetland Rating System for Western Washington* (Appendix C). Wetland buffers were established per **LCC §17.38.260** and **§17.38.270 (Table 17.38-3)**. Streams were typed in accordance with **LCC §17.38.420** and stream buffers established per **LCC §17.38.430 (Table 17.38-7)**. Shoreline buffers for Mineral Lake, a Type S water, were established per **SMP §4.04.02(B)** and **SMP Table 4-1**, consistent with LCC §17.38.430(1), Table 17.38-7, note 3, which provides that Type S streams and lakes over 20 acres in size are regulated under the Shoreline Master Program.

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The Ordinary High Water Mark (OHWM) of Mineral Lake was flagged in the field at seventeen locations (flags **OHWM-1** through **OHWM-17**) and surveyed; flag locations are shown on **Sheet CA1.0**. Two upland/wetland sampling points (**SP-1** and **SP-2**) were established within representative locations on the Site; sampling point locations are shown on **Sheet CA1.0** and Wetland Determination Datasheets are provided in **Appendix B**.

4. Results

4.1 Analysis of Existing Site Conditions

One (1) wetland (**Wetland A**), one (1) stream (**Stream 1**), and one (1) shoreline aquatic area (**Mineral Lake**) were identified within the Study Area during the 6 January 2026 field evaluation (**Figure 1**). No other critical areas were identified during the Site visit. These features are described below in **Table 1** and in the following subsections.

Table 1. Critical Areas Summary Table

Critical Area	Category / Type	HGM / Cowardin Class	Standard Buffer [1]
Wetland A	Category III / Habitat Score 8 (Total score 17)	Riverine	150 feet
Stream 1	Type F	N/A	150 feet (LCC §17.38.430, Table 17.38-7)
Mineral Lake	Type S / Shoreline of the State	N/A	150 feet buffer; 200-foot shoreline management zone.

[1] All critical areas require an additional 15-foot building setback measured from the edge of the buffer per **LCC §17.38.1030(1)**, applied within shoreline jurisdiction by **SMP §4.04.02(B)(9)**.

4.1.1 Wetland A

Wetland A is located within the northwestern portion of the Site, north of the resort office and inland of the Mineral Lake shoreline (**Sheet CA1.0**). Wetland A was rated using the **Riverine** hydrogeomorphic (HGM) classification (Brinson 1993; Hruby 2014).

According to the wetland rating form completed on 6 January 2026 (**Appendix C**), Wetland A scored **5 points** for improving water quality functions, **4 points** for hydrologic functions, and **8 points** for habitat functions. These scores total **17 points**, which falls within the 16–19 point band and qualifies Wetland A as a **Category III** wetland under LCC §17.38.230.

4.1.2 Stream 1

Stream 1 is located within the Study Area and discharges directly to Mineral Lake. The stream is conveyed through a culvert of substantial diameter and does not appear to preclude fish passage. On that basis, Stream 1 is identified as a **Type F water** under LCC §17.38.420(1)(a)(ii).

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Type F waters in unincorporated Lewis County require a **150-foot buffer** per **LCC §17.38.430(1), Table 17.38-7**, plus the 15-foot building setback per LCC §17.38.1030. Lewis County identified an Aquatic Habitat Review requirement in MSR26-0280 associated with this stream.

4.1.3 Mineral Lake

Mineral Lake is a lake greater than twenty (20) acres in size located along the southwestern boundary of the Site. Because it exceeds the twenty-acre threshold at RCW 90.58.030(2)(e), Mineral Lake is a **Shoreline of the State** and is categorized as a **Type S water** accordingly. Per **LCC §17.38.420(1)(a)(i)** and **LCC §17.38.430(1), Table 17.38-7, note 3**, Type S waters and lakes over twenty acres in Lewis County are regulated under the Lewis County Shoreline Master Program rather than under the buffer provisions of the CAO.

Shoreline jurisdiction extends **200 feet** landward in all directions measured on a horizontal plane from the OHWM, per **SMP §1.06.01** and RCW 90.58.030(2)(d). The limit of shoreline jurisdiction is shown on the approved figures as the 200-foot Shoreline Management Zone (SMZ). All current and future development within shoreline jurisdiction must conform with the Lewis County Shoreline Master Program.

Mineral Lake requires a **150-foot** shoreline buffer measured landward from the Mineral Lake OHWM, plus a 15-foot building setback measured from the landward edge of that buffer. Shoreline buffers in Lewis County are established by **SMP Table 4-1**, which assigns a buffer width based on the intersection of the use type and the shoreline environment designation, measured horizontally landward from the OHWM (SMP §4.04.02(B)(5), (6), (8)).

4.1.4 Priority Habitats and Species (PHS)

A Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) database search was completed on 7 January 2026. The search returned the following occurrences within the report area: mule and black-tailed deer (*Odocoileus hemionus*) — Nisqually Deer Wintering Area, regular concentration; Rocky Mountain elk (*Cervus elaphus nelsoni*) — Nisqually Elk Wintering Area, regular concentration; little brown bat (sensitive location); northern spotted owl (*Strix occidentalis caurina*) — federally Threatened, state Endangered (sensitive location); and Yuma myotis (sensitive location).

5. Proposed Project

The applicant proposes to redevelop the Mineral Lake Resort. As described in Lewis County Master Site Review **MSR26-0280**, the proposal is to "Replace Existing RV Spaces and Existing Cabins with New Cabins (Total of 5), Remove Docks 3 and 4, Construct New Addition to Dock 2, New Septic Installation, and Well Site." As designed, the in-water scope is the removal of Docks 3 and 4 and the construction of a new float-supported dock in their place (Northwest Dock Systems, LLC, Sheets A0.1–A0.5), and the existing well is retained rather than a new well site developed (Vector Engineering, Inc., 16 April 2026); the elements below reflect the design documents.

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As shown on the Proposed Site Plan, Impacts & Mitigation Overview Plan (**Sheet CA1.1**), the proposal comprises:

- Construction of five (5) new cabins (Cabins 'A' through 'E'), replacing the existing cabins and RV spaces (all seven RV spaces are removed)
- Removal of existing structures noted "TBR" (to be removed) on the plan;
- Removal of Docks 3 and 4 (3,191 sf) and construction of a new 4,800 sf float-supported dock in their place, secured by five 5-inch galvanized steel piles (Northwest Dock Systems, LLC, Sheets A0.1–A0.5; confirmed by the project manager and dock builder, 17–18 August 2026);
- Installation of a new onsite septic system — NuWater aerobic treatment, Treatment Level B, designed for 1,320 gallons per day — including a primary drainfield and a reserve drainfield, with the existing system decommissioned in place: tanks pumped out, crushed and filled, and the existing drainfield left in place (McNair Septic Design & Consulting, 17 August 2026);
- Retention of the existing well — no new well is proposed — with rehabilitation, atmospheric storage, booster pumping and arsenic treatment (Vector Engineering, Inc., 16 April 2026); decommissioning of the original hand-dug well, for which no decommissioning record exists, by a licensed driller under WAC 173-160; and
- Removal of the existing gravel embankment along the waterline and replacement with native plantings.

Landward redevelopment will occur largely over existing legally established impervious and compacted gravel surfaces. In-water work involves the removal of Docks 3 and 4 and the construction of a new float-supported dock in their place, resulting in a net increase of 1,609 sf of over-water structure area (3,191 sf removed; 4,800 sf constructed). Because the majority of the property is encumbered by the Mineral Lake shoreline buffer and the Wetland A buffer, redevelopment cannot be sited entirely outside critical area buffers, and unavoidable buffer impacts result. Those impacts, and the compensatory mitigation proposed to offset them, are quantified in **Section 6** and **Section 7**.

Regulatory Status

Lewis County issued **Master Site Review MSR26-0280** with a Step 1 Site Analysis status of **CONDITIONALLY APPROVED** on **16 June 2026** (review completed by Tara Snelson, Planner II). The MSR states that "The current proposal is in compliance with the Critical Area Ordinance," and attaches six conditions of approval:

1. Any change in the project from the current proposal requires further review.
2. All other required local, state, and federal permits are required to be obtained by the applicant, including all permits listed on page two of the Master Site Review.
3. A State Environmental Policy Act (SEPA) checklist is required due to proposed development on lands covered by water.

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4. A Traffic Impact Analysis is required to be submitted with SEPA, and approved prior to issuance of the SEPA.
5. A geotechnical report is required to be submitted with SEPA, as the proposed development location is within the buffer of a steep slope hazard area.
6. A Joint Aquatic Resources Permit Application (JARPA) is required due to the proposed work within shoreline jurisdiction. The proposal requires a **Shoreline Substantial Development Permit**. A **No Net Loss of Ecological Function Report** is required to be submitted with the JARPA for any disturbance within the shoreline. A **Burden of Proof Statement** is required with the JARPA detailing how the proposal is compliant with applicable sections of the Lewis County Shoreline Master Program, including Sections 4.02–4.07, Section 5.07, Section 5.13, and Section 6.03.

The MSR further identifies that Step 2 land use permitting requires a Traffic Impact Analysis, a Special Use Permit, SEPA, and JARPA (shoreline permitting) approvals prior to submittal of Step 3 development permits.

The SMP sections identified in Condition 6 are: §4.02 Archaeological and Historic Resources; §4.03 Environmental Impacts and Mitigation; §4.04 Critical Areas and Shoreline Vegetation Conservation; §4.05 Flood Hazard Management; §4.06 Public Access; §4.07 Water Quality; §5.07 Boating and Water Access Facilities; §5.13 Recreational Development; and §6.03 Clearing, Grading, and Fill.

6. Critical Area Impacts

6.1 Agency Policies and Guidance

This report and mitigation plan have been prepared to meet the requirements outlined in **LCC §17.38.080 —** General mitigation requirements, **LCC §17.38.300 —** Mitigation, and **LCC §17.38.330 —** Wetland mitigation plan requirements, together with the shoreline no-net-loss standards at **SMP §4.03** and **§4.04**.

No direct wetland impacts are proposed. The project involves permanent impacts to the Mineral Lake shoreline buffer associated with the addition of impervious surface, and direct in-water impacts associated with the replacement dock. The buffer impacts are offset within the same shoreline system by removal of existing impervious surface and by enhancement planting within the reestablished areas; the in-water impacts are reduced in effect by the removal of Docks 3 and 4, though over-water area increases on a net basis as quantified below. Impact and mitigation quantities as shown on the approved Proposed Site Plan, Impacts & Mitigation Overview Plan (**Sheet CA1.1**, dated 27 July 2026) are summarized in **Table 2**.

Table 2. Critical Areas Impact and Mitigation Summary

Element	Area	Source
Permanent shoreline buffer impact (impervious surface addition)	3,390 sf	Sheet CA1.1

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Element	Area	Source
Shoreline buffer reestablishment (impervious surface reduction)	4,300 sf	Sheet CA1.1
Net change in impervious surface within the shoreline buffer	−910 sf	Sheet CA1.1
Direct shoreline impact, in-water (replacement dock construction)	4,800 sf	NWDS Sheets A0.1–A0.5
Direct shoreline enhancement, in-water (removal of Docks 3 and 4)	3,191 sf	Sheet CA1.1
Net change in total dock area	+1,609 sf	Calculated
Direct wetland impact	None proposed	Sheet CA1.1

All areas are as labeled in the Impact & Mitigation Legend on Sheet CA1.1, dated 27 July 2026. Negative values denote a net reduction relative to existing conditions. Positive values denote a net increase. The 4,800 sf replacement-dock area is per the dock engineering (Northwest Dock Systems Sheets A0.1–A0.5, issued 25 September 2025), confirmed by the project manager and dock builder 17–18 August 2026; it supersedes the 1,987 sf dock addition shown on Sheet CA1.1, which is to be revised to match.

The redevelopment therefore results in a net reduction of 910 sf of impervious surface within the shoreline buffer, and a net increase of 1,609 sf of in-water structure area below the Mineral Lake OHWM. The landward component results in an overall decrease relative to existing conditions and leaves areas onsite newly available for mitigation enhancement planting as described in Section 7; the in-water increase and the measures that address it are described in Sections 7.1 and 7.4.

6.2 Critical Area Buffer Functional Analysis

The portions of the Mineral Lake shoreline buffer proposed for impact are situated within legally established impervious and compacted gravel surfaces associated with the operating resort — the existing gravel parking lot, the existing lower gravel area, and the west gravel area — together with the existing gravel embankment along the waterline. These areas are characterized by long-term disturbance associated with commercial resort use and do not function as intact or high-functioning shoreline buffers.

Habitat Functions

Properly functioning shoreline buffers provide variable habitat structure including shelter, foraging opportunities, and corridors for local wildlife, and provide overhanging vegetation and organic input at the water's edge. The buffer areas proposed for impact do not provide these functions at a significant level. Compacted gravel surfaces and the gravel embankment along the waterline support little to no vegetation and provide no vertical or horizontal structural complexity, no native plant diversity, and no shoreline vegetation overhang. Habitat functions within these buffer areas are accordingly considered impaired.

Water Quality Protection Functions

Water quality functions including sediment retention, nutrient uptake, and pollutant filtration prior to runoff entering Mineral Lake are limited across the impact area. Compacted gravel and

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impervious surfaces provide minimal infiltration capacity and no vegetative filtration, so surface runoff is conveyed toward the lake with little attenuation or treatment. Water quality protection functions in the proposed development locations are therefore degraded relative to a vegetated buffer of equivalent width.

Hydrologic Functions

Buffers moderate hydrologic inputs to shorelines by promoting infiltration, reducing runoff velocity, and attenuating peak flows. In the affected areas, hydrologic functions are diminished by surface compaction and the absence of deep-rooted vegetation, which together limit infiltration and groundwater recharge and do not effectively regulate surface water movement. The buffer's capacity to protect Mineral Lake from altered hydrologic regimes is impaired in these locations.

7. Critical Area Mitigation Plan

7.1 Shoreline Buffer Reestablishment and Enhancement

This mitigation plan proposes shoreline buffer reestablishment and enhancement planting totaling 4,300 sf within the Mineral Lake shoreline buffer, to offset the 3,390 sf of permanent shoreline buffer impact associated with the redevelopment (**Figures 2 – 4**). The mitigation areas are located where existing impervious and compacted gravel surfaces are removed, along the Mineral Lake shoreline and within the graded and cleared lake buffer. Because the mitigation is sited within degraded, previously compacted critical area buffer, the plan is anticipated to result in a substantial net uplift of shoreline habitat, water quality, and hydrologic functions relative to existing conditions.

In addition, Docks 3 and 4 — 3,191 sf of existing over-water structure — are removed in their entirety and a new 4,800 sf float-supported dock is constructed in their place, a net increase of 1,609 sf of over-water structure; no reduction in over-water shading is claimed as a benefit of the proposal. The new structure is float-supported on five 5-inch steel piles rather than founded on the lake bed, is sited approximately 10 feet waterward of the shoreline — relocating over-water coverage away from the shallowest nearshore habitat — and uses no preservative-treated wood for any in-water or over-water component.

Two distinct planting communities are proposed, as outlined on **Sheet CA2.0**: a restored graded and cleared lake buffer community, and a restored lake shoreline community. The restored lake shoreline is further subdivided by elevation into an emergent zone at and below the OHWM, a wet meadow transition zone, and an upland fringe.

Table 3. Proposed Mitigation Planting Areas

Planting Community / Zone	Area	Source
Restored graded / cleared lake buffer (lawn grass area)	1,906 sf	Sheets CA2.0, CA2.1
Restored lake shoreline — emergent zone	96 sf	Sheet CA2.1

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Planting Community / Zone	Area	Source
Restored lake shoreline — wet meadow transition	677 sf	Sheet CA2.1
Restored lake shoreline — upland fringe	1,333 sf	Sheet CA2.1
Restored lake shoreline — total as labeled on Sheet CA2.0	2,394 sf	Sheet CA2.0
TOTAL SHORELINE BUFFER REESTABLISHMENT	4,300 sf	Sheet CA1.1

Two small disconnected portions of the lake shoreline planting area at the far north and far south of the total area (61 sf and 45 sf) are to be planted with the wet meadow transition palette rather than shrubs, as those portions are too narrow to support shrub planting (Sheet CA2.0, note).

Species Selection and Mitigation Overview

The restored graded and cleared lake buffer areas are proposed to be seeded with native and naturalized bunchgrasses: Idaho fescue (*Festuca idahoensis*) and tall fescue (*Festuca arundinacea*). Within the restored lake shoreline, the emergent zone closest to the Mineral Lake OHWM is to be planted with hardstem bulrush (*Schoenoplectus acutus*), softstem bulrush (*Schoenoplectus tabernaemontani*), and common cattail (*Typha latifolia*). The wet meadow transition zone is to be planted with slough sedge (*Carex obnupta*), tufted hairgrass (*Deschampsia cespitosa*), and Pacific silverweed (*Argentina pacifica*). The upland fringe is to be planted with red-osier dogwood (*Cornus sericea*), Pacific ninebark (*Physocarpus capitatus*), and salmonberry (*Rubus spectabilis*).

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Table 4. Mitigation Plant Schedule

Zone	Scientific Name	Common Name	Quantity	WL Status	Spacing	Stock Size
Lawn grasses	*Festuca idahoensis*	Idaho fescue	953 sf	FACU	2' O.C.	Seeds
Lawn grasses	*Festuca arundinacea*	Tall fescue	953 sf	FACU	2' O.C.	Seeds
Emergent	*Schoenoplectus acutus*	Hardstem bulrush	32	OBL	2.5' O.C.	Plugs
Emergent	*Schoenoplectus tabernaemontani*	Softstem bulrush	32	OBL	2' O.C.	Plugs
Emergent	*Typha latifolia*	Common cattail	32	OBL	2.5' O.C.	Plugs
Wet meadow	*Carex obnupta*	Slough sedge	56	OBL	18" O.C.	Plugs
Wet meadow	*Deschampsia cespitosa*	Tufted hairgrass	56	FACW	18" O.C.	Plugs
Wet meadow	*Argentina pacifica*	Pacific silverweed	56	OBL	18" O.C.	Plugs
Upland fringe	*Cornus sericea*	Red-osier dogwood	14	FACW	4' O.C.	1 gal., 18" ht.
Upland fringe	*Physocarpus capitatus*	Pacific ninebark	14	FACW	4' O.C.	1 gal., 18" ht.
Upland fringe	*Rubus spectabilis*	Salmonberry	14	FAC	4' O.C.	1 gal., 18" ht.

Quantities, spacing, wetland indicator status, and stock sizes as shown in the Plant Schedule on Sheet CA2.1, dated 27 July 2026. Mature heights and stock notes are given on the sheet

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The proposed enhancement is anticipated to improve existing conditions and result in a net increase in ecological functions and values within the Mineral Lake shoreline buffer. Removal of the gravel embankment along the waterline and reestablishment of an emergent-to-upland vegetation gradient will restore shoreline structural complexity, restore overhanging vegetation and organic input at the water's edge, slow and disperse surface runoff before it reaches the lake, enhance infiltration and water quality treatment, and improve overall shoreline buffer function. All invasive plant species within the enhancement area, including Himalayan blackberry and English ivy, will be removed prior to planting, and a three-inch layer of mulch will be placed throughout the mitigation area per the specifications on **Figure 5**.

7.2 Regulatory Review

This section outlines the proposed redevelopment and its compliance with the Lewis County Critical Areas Ordinance and Shoreline Master Program

7.2.1 Interrupted Buffer — Substantial Improvements

The critical area buffers shown on **Sheets CA1.0** and **CA1.1** have been stopped at the edge of legally established substantial structures across the Site. This reflects the interrupted buffer provision, under which the Shoreline Administrator may allow a reduced buffer where a legally established substantial improvement such as a road, railroad, or structure serves to eliminate or greatly reduce the impact of a proposed activity upon a wetland or shoreline buffer.

In shoreline jurisdiction, this provision is administered under the Shoreline Master Program rather than the CAO. **SMP §4.04.02(A)(5)(f)** provides that "LCC 17.38.280(2): Reductions in Buffer Widths Where Existing Roads or Structures Lie within the Buffer. In shoreline jurisdiction, interrupted buffer is addressed in SMP Section 4.04.02(C)(3)." The corresponding CAO provision, **LCC §17.38.280(2)**, permits the administrator to exclude buffer area that is functionally disconnected by a legally established substantial improvement, and to reduce the buffer to the critical area edge of that improvement. LCC §17.38.280(2)(d) defines substantial improvements to include developed public infrastructure such as roads and railroads and private improvements such as homes, commercial structures, and paved parking lots, and expressly excludes paved trails, sidewalks, private driveways, resident parking areas, and accessory buildings not requiring a building permit.

7.2.2 Shoreline Permitting

The proposal constitutes development within shoreline jurisdiction and exceeds the substantial development cost threshold established under RCW 90.58.030(3) and WAC 173-27-040(2)(a). A **Shoreline Substantial Development Permit** is therefore required, per **SMP §7.04.01**, and was identified as required in MSR26-0280, Condition 6.

The Site is zoned Small Town Mixed Use and the proposed use is a commercial resort. Where a proposed use is classified as a conditional use in the applicable shoreline environment designation, a **Shoreline Conditional Use Permit** is required under **SMP §7.04.02**, which applies

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the criteria of **WAC 173-27-140** (review criteria for all development) and **WAC 173-27-160** (review criteria for conditional use permits) as the minimum criteria for review. Under WAC 173-27-160(1), the applicant must demonstrate that the proposed use is consistent with the policies of RCW 90.58.020 and the master program; that it will not interfere with the normal public use of public shorelines; that the site and project design are compatible with other authorized uses in the area and with uses planned under the comprehensive plan and shoreline master program; that it will cause no significant adverse effects to the shoreline environment; and that the public interest suffers no substantial detrimental effect. Per SMP §7.04.02(E) and WAC 173-27-200, the Washington State Department of Ecology is the final authority authorizing a shoreline conditional use permit

7.3 Sequence of Mitigation Measures

The proposed redevelopment has been designed to comply with the mitigation sequencing requirements of **LCC §17.38.080** and **SMP §4.03.02(B)**. Mitigation measures have been applied in the order of priority identified in the code, and lower-priority measures are proposed only where higher-priority measures are infeasible or inapplicable due to site constraints and existing development conditions.

Avoidance

Avoidance has been incorporated into project design by siting landward redevelopment predominantly over existing legally established impervious and compacted gravel surfaces rather than over undisturbed buffer. The replacement cabins and associated improvements are located within the existing developed resort footprint. No direct wetland impacts are proposed. Alternative site layouts that would extend development further into vegetated buffer areas were rejected in favor of reuse of the existing developed footprint.

Minimization

Impacts have been minimized by confining development to areas already subject to routine commercial resort use and reduced ecological function, and by designing the redevelopment to produce a net reduction in impervious surface within the shoreline buffer (**−910 sf**) rather than a net increase. In-water impacts have been minimized by consolidating moorage into a single float-supported dock secured by five 5-inch steel piles rather than a bed-founded structure, siting it approximately 10 feet waterward of the shoreline, using no preservative-treated materials, and confining in-water work to the WDFW work window; over-water structure area nonetheless increases by a net 1,609 sf (3,191 sf removed; 4,800 sf constructed). Construction best management practices will be implemented to limit temporary disturbance, erosion, and sediment transport during construction.

Rectification

The existing gravel embankment along the waterline is to be removed and the shoreline regraded and replanted with a native emergent-to-upland vegetation gradient, rectifying a long-standing

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hard shoreline condition. Removal of hard shoreline stabilization structures is expressly identified at **LCC §17.38.080(4)(a)** as an appropriate onsite mitigation activity within shoreline jurisdiction.

Compensation and Monitoring

Compensatory mitigation is proposed through **4,300 sf** of shoreline buffer reestablishment and enhancement planting, located within the same shoreline buffer system as the impacts and immediately adjacent to them, thereby directly replacing the impacted functions. Onsite mitigation is the preferred approach under **LCC §17.38.080(4)** and **LCC §17.38.300(5)(a)**, which require compensatory mitigation to be conducted within the same subdrainage basin and on the site of the alteration except where off-site mitigation is demonstrably ecologically preferable. A monitoring program will be implemented in accordance with **LCC §17.38.090** to evaluate mitigation performance, as described in **Section 8**.

No Net Loss Determination

Through application of mitigation sequencing, a net reduction in impervious surface within the shoreline buffer, removal of the hardened gravel embankment, and proportional onsite enhancement of degraded shoreline buffer, the proposed project is anticipated to achieve no net loss of shoreline ecological functions notwithstanding the net increase of 1,609 sf in over-water structure area (Section 7.4).

7.4 No Net Loss of Shoreline Ecological Functions and Processes

The Shoreline Management Act and the Lewis County Shoreline Master Program require that development proposals within shoreline jurisdiction be designed and implemented to achieve no net loss of shoreline ecological functions. **SMP §1.03(D)** commits the program to "regulations and mitigation standards to ensure that development under the SMP will not result in a net loss of shoreline ecological functions." **SMP §4.03.01(A)** requires the County to "[a]void or mitigate impacts in shoreline jurisdiction to ensure the standards of no net loss to ecological function are met," and **SMP §4.04.02(A)(1)** requires that "[a]ll shoreline uses and activities shall be located, designed, constructed, and managed to protect the ecological functions and ecosystem wide processes provided by critical areas and shoreline vegetation." The state basis for the standard is **WAC 173-26-186(8)** and **RCW 90.58.020**.

The Site is located within shoreline jurisdiction associated with Mineral Lake and contains buffers associated with Mineral Lake and Wetland A. The proposed development has been designed to achieve no net loss by avoiding impacts where feasible, minimizing the extent and magnitude of unavoidable impacts through reuse of the existing developed footprint, and compensating for buffer impacts through in-kind enhancement located within the immediate vicinity of the impact.

The Department of Ecology identifies a series of indicators commonly used to evaluate no net loss of shoreline ecological functions. The indicators are provided below in *italicized* text, with an

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explanation of how the proposed development meets the no net loss standard following in regular text.

Forest cover: acres converted from forest to other land uses;

No forest conversion is proposed. No acreage is converted from forest to other land uses. Landward redevelopment is sited over existing legally established impervious and compacted gravel surfaces associated with the operating resort, and does not extend into treed areas. All existing native trees onsite will be retained and protected through construction in accordance with **Section 9.2**. The mitigation planting described in **Section 7.1** adds native shrub and groundcover cover within the shoreline buffer where none currently exists, resulting in a net increase in native woody vegetation onsite.

Shoreline stabilization: linear length or area of bulkheads, revetments, bioengineering, seawalls, groins, retaining walls, gabions;

No new hard shoreline stabilization is proposed. The project removes the existing gravel embankment along the waterline and replaces it with a native, vegetated shoreline. This constitutes a reduction in hard shoreline conditions and a restoration of natural shoreline processes. The reestablished shoreline is planted with an emergent-to-upland vegetation gradient as described in Section 7.1 and shown on Sheets CA2.0 and CA2.1.

Slope stability and shoreline protection for the redevelopment are addressed through the recommendations of the geotechnical investigation prepared by Quality Geo NW, PLLC (QG Project No. QG22-195, 30 November 2022, revised 30 June 2026), which are incorporated into the proposal. QG concluded that the Site is not within an active landslide hazard area and recommended no further exploration or slope stability modeling.

Marine: linear measurement of mature native marine vegetation of a given width (buffer width) or percent cover of different vegetation classes;

Mineral Lake is a freshwater lacustrine system and no native marine vegetation is present. Existing shoreline vegetation is limited by the gravel embankment and compacted gravel surfaces. The proposed enhancement planting will establish 4,300 sf of native emergent, wet meadow transition, and upland fringe vegetation where none currently exists, representing a net increase in native shoreline vegetation cover.

Piers/docks/floats, overwater structures: number of structures, square footage of new and replacement;

The in-water scope as designed is the removal of Docks 3 and 4 in their entirety — 3,191 sf of existing over-water structure — and the construction of a new 4,800 sf float-supported dock in their place (Northwest Dock Systems Sheets A0.1–A0.5, issued 25 September 2025; confirmed by the project manager and dock builder, 17–18 August 2026). Over-water structure area increases by a net 1,609 sf, and no reduction in over-water shading is claimed

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as a benefit of the proposal. The effect of the increase is minimized by the design: the dock is float-supported on five 5-inch steel piles rather than founded on the lake bed, is sited approximately 10 feet waterward of the shoreline away from the shallowest nearshore habitat, uses no preservative-treated materials in or over the water, and in-water work is confined to the WDFW work window — with removal of the hardened gravel embankment and reestablishment of 4,300 sf of native shoreline vegetation providing offsetting improvement at the water's edge.

Road lengths (feet) within 200 feet of a water body; number of road crossings;

No new road is proposed within 200 feet of Mineral Lake, and no new road crossings are proposed. Vehicular access to the Site is via the existing Mineral Hill Road frontage and the existing onsite gravel circulation and parking areas; no new, relocated, or extended roadway is proposed within shoreline jurisdiction. The proposed onsite septic system, drainfields, and well are lightweight subsurface and surface improvements rather than roadway, and the redevelopment reduces total impervious and compacted surface within the shoreline buffer by **910 sf** relative to existing conditions.

Water quality: 303(d) list;

Mineral Lake is **not listed on the Washington State Department of Ecology Clean Water Act Section 303(d) list** of impaired waters (Category 5), and **no Total Maximum Daily Load (TMDL) applies to Mineral Lake**. The Site lies within Water Resource Inventory Area (WRIA) 11 — Nisqually. The single water quality improvement project in WRIA 11, the *Nisqually Watershed Bacteria and Dissolved Oxygen TMDL* (Ecology Publication No. 05-10-040), covers the Nisqually River from the mouth upstream to Alder Dam together with Nisqually Reach, McAllister Creek, Red Salmon Creek, and Ohop Creek; its boundary does not extend to Mineral Lake or to the basin above Alder Dam. These findings are consistent with the scores of 0 recorded for questions R 3.1 and R 3.2 of the Wetland A rating form (**Appendix C**).

Mineral Lake does, however, appear in Ecology's Water Quality Assessment as Assessment Unit 17110015000535_001_001 with two non-303(d) records: **Category 2 (Water of Concern) for Total Phosphorus** (Listing ID 18898) and **Category 4C (impaired by a non-pollutant) for Non-Native Aquatic Plants** (Listing ID 104405). Neither category places the lake on the 303(d) list, and Category 4C does not require a TMDL because an invasive species is not a pollutant. Both records are nonetheless relevant to this proposal, and the project responds to each:

- ***Total phosphorus.*** The redevelopment reduces impervious and compacted gravel surface within the shoreline buffer by **910 sf** and replaces **4,300 sf** of that surface with vegetated buffer, converting a reach that currently delivers untreated sheet flow directly to the lake into one that provides vegetative filtration, nutrient uptake, and infiltration. Per the geotechnical recommendations incorporated at **Section 5**, all gathered stormwater is tightlined away from the slope to an approved discharge point with energy dissipation at the outfall rather than discharged over the shoreline. The

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proposed onsite septic system replaces the existing resort waste disposal arrangement and is subject to Lewis County Environmental Health review. Each of these measures reduces, rather than increases, phosphorus loading to Mineral Lake.

- ***Non-native aquatic plants.*** The mitigation planting palette is composed of native emergent, wet meadow, and upland fringe species (**Table 4**), and the planting specifications require removal of all invasive plant species from the enhancement area, including Himalayan blackberry and English ivy, prior to installation (**Figure 5**). Establishing a vegetated native shoreline in place of bare compacted gravel reduces the disturbed, unvegetated substrate along the water's edge that favors invasive colonization. No aquatic planting below the OHWM other than the native emergent zone species listed in **Table 4** is proposed.

Floodplain area: acres allowed to flood;

The project results in no change to flood storage relative to existing conditions. The Site does not contain a meaningful quantity of natural flood storage under existing conditions. The shoreline band between the resort structures and the Mineral Lake OHWM is occupied by legally established impervious and compacted gravel surfaces — the existing gravel parking lot, the existing lower gravel area, the west gravel area, and the gravel embankment along the waterline — rather than by lake-fringe wetland, emergent marsh, or other vegetated floodplain habitat capable of storing and attenuating floodwaters. Wetland A, the one wetland identified within the Study Area, lies inland of this reach and is not proposed for direct impact.

The redevelopment does not fill, grade, or otherwise displace any natural flood storage volume. To the contrary, it reduces total impervious surface within the shoreline buffer by 910 sf and converts **4,300 sf** of compacted gravel to vegetated shoreline. Removal of the gravel embankment and reestablishment of a native emergent-to-upland vegetation gradient produces a softer, more natural shoreline profile with greater surface roughness and infiltration capacity than the condition it replaces. The project therefore results in no loss of flood storage capacity and no alteration of floodplain processes and is anticipated to modestly improve the Site's capacity to attenuate surface water at the shoreline edge.

Number of bald eagle, osprey nests and roosts, and great blue heron rookeries;

No bald eagle nests, osprey nests or roosts, or great blue heron rookeries were returned by the Washington Department of Fish and Wildlife Priority Habitats and Species database search completed on 7 January 2026, and none were observed onsite or within the Study Area during the 6 January 2026 field evaluation. PHS occurrences returned for the report area are the Nisqually deer and elk wintering areas and three sensitive-location records (little brown bat, northern spotted owl, and Yuma myotis).

Impervious surface area;

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The project results in a **net decrease of 910 sf** in impervious surface within the Mineral Lake shoreline buffer. **4,300 sf** of existing impervious and compacted gravel surface is removed and reestablished as vegetated shoreline buffer, against **3,390 sf** of new impervious surface added. This is a net improvement in buffer condition rather than a loss.

Area of seagrasses, kelp, and emergent aquatic vegetation.

No seagrass or kelp is present in this freshwater system. The project increases emergent aquatic vegetation: **96 sf** of emergent zone planting (hardstem bulrush, softstem bulrush, and common cattail) is proposed at and below the Mineral Lake OHWM where none currently exists.

Overall, the proposed redevelopment has been designed in accordance with mitigation sequencing requirements by avoiding impacts where practicable, minimizing unavoidable impacts through reuse of the existing developed footprint, rectifying an existing hard shoreline condition, and compensating for buffer impacts through onsite enhancement. The project produces a net reduction in impervious surface within the shoreline buffer and establishes native shoreline vegetation where compacted gravel currently exists; the net increase of 1,609 sf in over-water structure area is addressed through the float-supported design and the shoreline enhancement described above. Subject to resolution of the outstanding items identified in this report, the project is anticipated to result in no net loss of shoreline ecological functions.

8. Monitoring Plan

The mitigation planting areas will be monitored in accordance with **LCC §17.38.090(1)(a)**, which provides that "*monitoring should occur for at least five years from the date of plant installation*," with ten years applied as warranted on a case-by-case basis. A **five (5) year** monitoring period is proposed. Performance monitoring and maintenance reviews will be scheduled according to **Table 5**. A baseline assessment will be provided to Lewis County following installation and approval, and a final performance monitoring report will be submitted at the end of Year 5.

Per **LCC §17.38.090(2)**, five-year monitoring periods require a report in each monitoring year. Per **LCC §17.38.090(3)**, monitoring reports must document the degree of mitigation success or failure as defined by the performance standards in the approved mitigation plan, including the methods used to document compliance, percent survival, plant cover, stem density, invasive species cover, hydrologic observations, representative photographs, and maintenance recommendations. Per **LCC §17.38.090(4)**, if performance standards are not met, the administrator may require corrective mitigation measures and/or extend the monitoring period.

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Table 5. Projected Schedule for Performance Monitoring

Year	Season	Maintenance Review	Performance Monitoring	Report Due to Agencies
0				
	Winter 2026	X	X	BA[1]
1	Spring 2027			
	Fall 2027	X	X	X
2	Spring 2028			
	Fall 2028	X	X	X
3	Spring 2029			
	Fall 2029	X	X	X
4	Spring 2030			
	Fall 2030	X	X	X
5	Spring 2031			
	Fall 2031	X	X	X[2]

[1] BA = Planting as-built to be completed after installation. Baseline Assessment to be completed after restoration approval by the County, and annual monitoring reports will be submitted starting the first fall after one full growing season following installation. Calendar seasons shown assume installation in the Winter 2026–27 planting window; with all permits sought for a 1 September 2027 construction start and planting installed between 1 November and 1 March, installation and all subsequent monitoring seasons shift accordingly.

[2] Obtain final approval from the County (presumes performance criteria are met).

Mitigation implementation cannot begin without departmental approval, and applicants must notify the department when mitigation starts, granting reasonable access for inspections. If monitoring shows significant deviations or mitigation failures, the applicant must implement an approved contingency plan, treated as new mitigation with all original requirements, including financial guarantees.

The overall goal of this mitigation plan is to reestablish and enhance the ecological functions of the Mineral Lake shoreline buffer within the areas affected by the redevelopment. Monitoring will be performed by a qualified biologist or ecologist. Specific objectives and performance standards include the following**:**

Objective A: *Create structural and plant species diversity in the enhancement area.*

Performance Standard A1: *At least 8 species of desirable native plants will be present during the monitoring period. Species may be comprised of both installed plants and naturally colonized vegetation.*

Performance Standard A2: *Percent survival of planted woody species must be at least 100% at the end of Year 1 (per contactor warranty), and at least 80% for each subsequent year of the monitoring period.*

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Performance Standard A3: *Total percent aerial plant coverage must be at least 60% by Year 3. Coverage may be comprised of both planted and recolonized native species.*

Objective B: *Limit the amount of invasive and exotic species within the enhancement areas.*

Performance Standard B1: *After construction and following every monitoring event for a period of three years, exotic and invasive plant species will be maintained at levels below 10% total cover in the restoration area. These species include Himalayan and evergreen blackberry, reed canarygrass, creeping buttercup, and reed canarygrass.*

Lewis County will be notified upon the completion of the enhancement plantings and will be requested to conduct a Site review for initial approval. Annual monitoring reports will then be submitted to the County according to the schedule provided in **Table 5.** The monitoring reports will include photos from established photopoints and will make a determination if the enhancement areas are meeting the performance standards.

9. Construction Management

9.1 Mitigation Construction Sequencing

The mitigation plan will be sequenced to ensure the success and completion of the project. The following list of activities will be completed in sequence or concurrently as the project progresses:

1. Conduct a meeting with involved parties; the landscape contractor, Eastside Environmental Pros, and the Owner and/or Owner's representative. This meeting will discuss the construction limits outlined by the silt fencing areas, staging and stockpile areas, soil decompaction areas, and disposal areas.
2. Invasive vegetation removal within the mitigation area with native tree and shrub preservation.
3. Amending the native topsoil as required to create ideal planting conditions.
4. Install native plants in accordance to placements, details, and specifications to all **figures** located at the end of this report.
5. Place a 3-inch layer of much throughout the mitigation area.
6. If deemed necessary, install temporary irrigation throughout the mitigation area to ensure plants receive enough water despite variable climatic conditions for the first two years of mitigation.

9.2 Tree Protection and Preservation

All trees within the redevelopment and mitigation areas shall be protected and preserved as part of this mitigation plan. Invasive species within five (5) feet of tree trunks shall be removed carefully to protect root systems.

9.3 Maintenance

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Per **Figure 5**, note 9, the contractor shall maintain trees and shrubs for a period of one year from the date of final acceptance in order to maintain healthy growth and habitat diversity. Maintenance activities shall include, but are not limited to: (a) replacing plants due to mortality; (b) resetting plants to proper grades and upright positions; and (c) correcting drainage problems as required. The contractor shall review landscape maintenance recommendations with the project ecologist, who is familiar with the stated goals and objectives of the project plan. These maintenance specifications apply to the one-year contractor warranty period only; long-term performance monitoring requirements are as set out in **Section 8.**

10. Summary

The Mineral Lake Resort property at 148 Mineral Hill Road in unincorporated Lewis County (Tax Parcel 037061000000) was evaluated for critical areas on 6 January 2026 by Ecologist Emily Newton-Weideman of Eastside Environmental Pros, Inc. During this evaluation, one (1) wetland (**Wetland A**), one (1) stream (**Stream 1**), and one (1) shoreline aquatic area (**Mineral Lake**) were identified within the Study Area.

Wetland A is a Riverine wetland that scored 5 points for water quality functions, 4 points for hydrologic functions, and 8 points for habitat functions, totaling 17 points and qualifying it as a **Category III** wetland under LCC §17.38.230. Stream 1 was preliminarily identified as a **Type F** water requiring a 150-foot buffer under LCC §17.38.430, Table 17.38-7. Mineral Lake is a **Shoreline of the State** and a **Type S** water regulated under the Lewis County Shoreline Master Program, with shoreline jurisdiction extending 200 feet landward of the Ordinary High Water Mark. A 15-foot building setback is measured from the landward edge of all critical area buffers per LCC §17.38.1030.

The applicant proposes to redevelop the resort by replacing the existing RV spaces and cabins with five new cabins (all seven RV spaces are removed), removing Docks 3 and 4 and constructing a new 4,800 sf float-supported dock in their place, and installing a new septic system; the existing well is retained — no new well is proposed. Lewis County issued Master Site Review **MSR26-0280** with a Step 1 Site Analysis status of **CONDITIONALLY APPROVED** on 16 June 2026, subject to six conditions, and determined that the current proposal is in compliance with the Critical Areas Ordinance. The MSR requires SEPA, a Traffic Impact Analysis, a geotechnical report, a JARPA, a Shoreline Substantial Development Permit, a No Net Loss of Ecological Function Report, and a Burden of Proof Statement addressing SMP Sections 4.02–4.07, 5.07, 5.13, and 6.03.

Landward redevelopment occurs largely over existing legally established impervious and compacted gravel surfaces. As shown on **Sheet CA1.1**, the project results in **3,390 sf** of permanent shoreline buffer impact from impervious surface addition, offset by **4,300 sf** of shoreline buffer reestablishment through impervious surface removal, for a **net reduction of 910 sf** of impervious surface within the shoreline buffer. In-water work removes Docks 3 and 4 — 3,191 sf of existing

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over-water structure — and constructs a new 4,800 sf float-supported dock in their place, a net increase of 1,609 sf of over-water structure area. **No direct wetland impacts are proposed.**

Compensatory mitigation is proposed through **4,300 sf** of native shoreline buffer reestablishment and enhancement planting comprising four zones — a restored graded and cleared lake buffer, and an emergent zone, wet meadow transition, and upland fringe within the restored lake shoreline. The existing gravel embankment along the waterline is to be removed and replaced with a native vegetated shoreline. The mitigation areas will be monitored for a period of five (5) years per LCC §17.38.090. Subject to resolution of the outstanding items identified throughout this report, the project has been designed to comply with the Lewis County Critical Areas Ordinance and Shoreline Master Program and to achieve no net loss of shoreline ecological functions.

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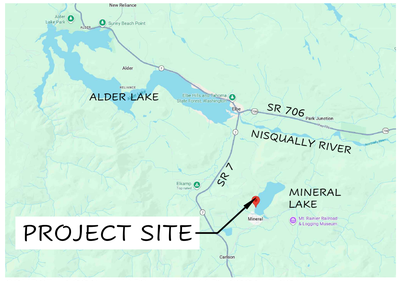
FIGURES

Figure 1: Vicinity Map & Existing Conditions Map (Sheet CA1.0)
Figure 2: Proposed Site Plan, Impacts & Mitigation Overview Plan (Sheet CA1.1)
Figure 3: Proposed Mitigation Planting Overview (Sheet CA2.0)
Figure 4: Plant Schedule & Mitigation Planting Plan (Sheet CA2.1)
Figure 5: Planting Specifications & Container Shrub Planting Detail

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VICINITY MAP

NTS



SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM
(ACCESSED 1/28/2026)

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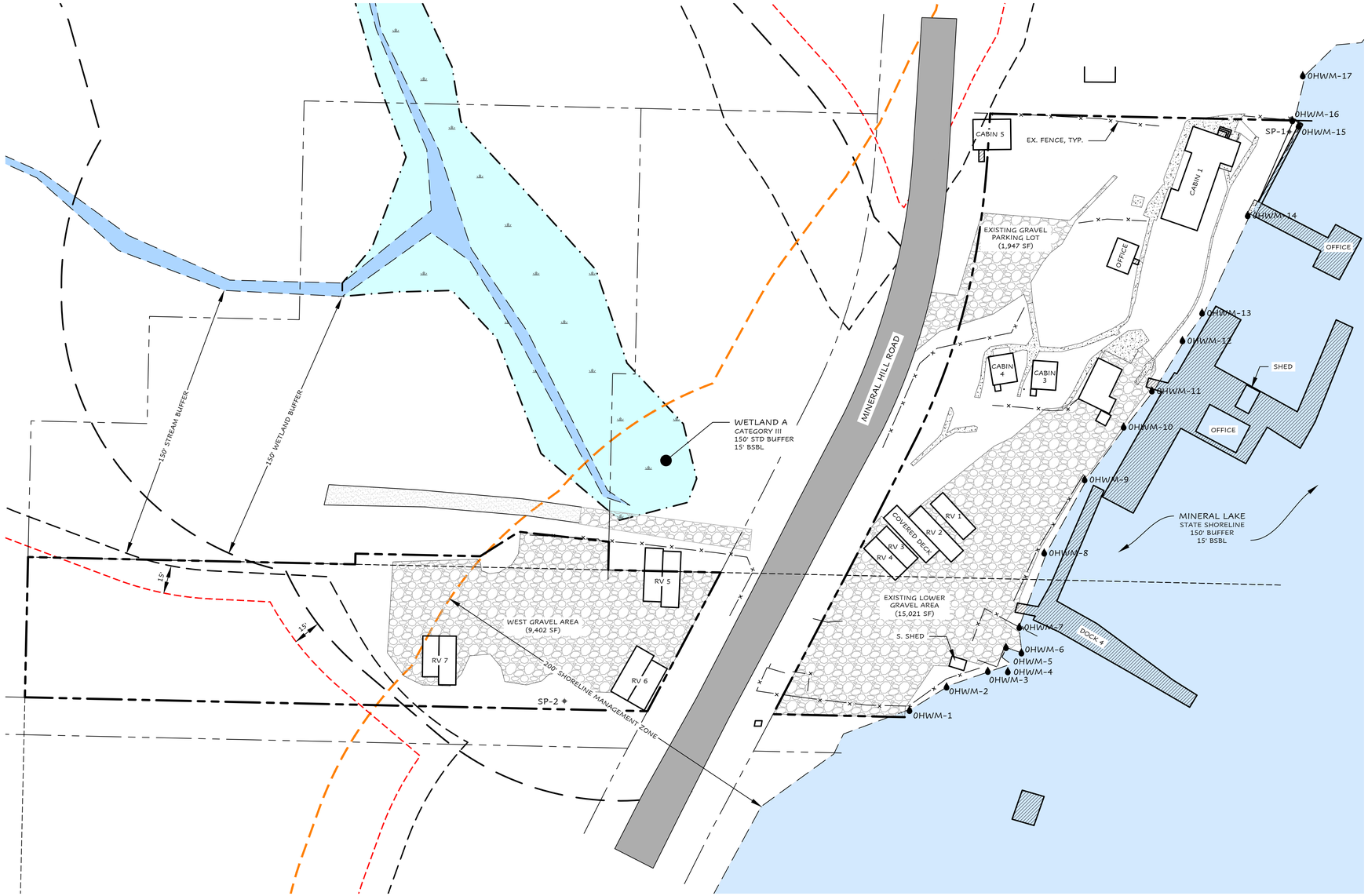
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SHEET INDEX

SHEET NUMBER	SHEET TITLE
CA1.0	EXISTING CONDITIONS MAP
CA1.1	PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN



EXISTING CONDITIONS MAP

GRAPHIC SCALE
0 15' 30' 60'
GRAPHIC SCALE: 1" = 30'
(IN FEET)

N

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND (APPROXIMATED)
- WETLAND BUFFER
- ◆SP-# SOIL TEST PIT LOCATION
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- AQUATIC BUFFER
- OHWM-# AQUATIC OHWM FLAG LOCATION
- 200' SHORELINE MANAGEMENT ZONE (SMZ)
- 15-FT BUILDING SETBACK (BSBL)

***NOTE: BUFFER INTERUPTION:**

THE SHORELINE ADMINISTRATOR MAY ALLOW A REDUCED BUFFER WHERE A LEGALLY ESTABLISHED SUBSTANTIAL IMPROVEMENT SUCH AS A ROAD, RAILROAD, OR STRUCTURE SERVES TO ELIMINATE OR GREATLY REDUCE THE IMPACT OF A PROPOSED ACTIVITY UPON A WETLAND OR SHORELINE BUFFER. (LCC)

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CRITICAL AREAS MITIGATION PLAN
EXISTING CONDITIONS MAP
MINERAL LAKE RESORT REDEVELOPMENT
LEWIS COUNTY, WASHINGTON

Date 1-28-2026
Scale AS SHOWN
Drawn
EE-700

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PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND (APPROXIMATED)
- WETLAND BUFFER
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- AQUATIC BUFFER
- 200' SHORELINE MANAGEMENT ZONE (SMZ)
- 15-FT BUILDING SETBACK (BSBL)

IMPACT & MITIGATION LEGEND

AQUATIC AREA BUFFER		
	SHORELINE BUFFER REESTABLISHMENT (IMPERVIOUS SURFACE REDUCTION)	4,300 SF
	PERMANENT SHORELINE BUFFER IMPACT (IMPERVIOUS SURFACE ADDITION)	3,390 SF
	CHANGE IN IMPERVIOUS SURFACE:	-910 SF
AQUATIC AREA - IN-WATER		
	DIRECT SHORELINE ENHANCEMENT (DOCK REDUCTION)	3,191 SF
	DIRECT SHORELINE IMPACT (DOCK ADDITION)	1,987 SF
	CHANGE IN TOTAL DOCK AREA	-1,204 SF

***NOTE: BUFFER INTERUPTION:**

THE SHORELINE ADMINISTRATOR MAY ALLOW A REDUCED BUFFER WHERE A LEGALLY ESTABLISHED SUBSTANTIAL IMPROVEMENT SUCH AS A ROAD, RAILROAD, OR STRUCTURE SERVES TO ELIMINATE OR GREATLY REDUCE THE IMPACT OF A PROPOSED ACTIVITY UPON A WETLAND OR SHORELINE BUFFER. (LCC)

GRAPHIC SCALE
0 15' 30' 60'
GRAPHIC SCALE: 1" = 30'
(IN FEET)

N

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CRITICAL AREAS MITIGATION PLAN
SITE PLAN & IMPACTS ANALYSIS MAP
MINERAL LAKE RESORT REDEVELOPMENT
LEWIS COUNTY, WASHINGTON

Date 07-27-2026
Scale AS SHOWN
Drawn CD
EE-700

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PLANT COMMUNITIES LEGEND

RESTORED GRADED/CLEARED LAKE BUFFER (1,906 SF)

GROUNDCOVERS

SCIENTIFIC NAME	*COMMON NAME*
FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA ARUNDINACEA	TALL FESCUE

RESTORED LAKE SHORELINE (2,394 SF)

EMERGENT ZONE

SCIENTIFIC NAME	*COMMON NAME*
SHOENOPLECTUS ACUTUS	HARDSTEM BULRUSH
SCHOENOPLECTUS TABERNAEMONTANI	SOFTSTEM BULRUSH
TYPHA LATIFOLIA	COMMON CATTAIL
WET MEADOW TRANSITION	
CAREX OBNUPTA	SLOUGH SEDGE
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS
ARGENTINA PACIFICA	PACIFIC SILVERWEED
UPLAND FRINGE	
CORNUS SERICEA	RED-OSIER DOGWOOD
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
RUBUS SPECTABILIS	SALMONBERRY



EXISTING SHORELINE CONDITION



PROPOSED SHORELINE CONDITION CONCEPT



PROPOSED MITIGATION PLANTING OVERVIEW

GRAPHIC SCALE
0 10' 20' 40'
GRAPHIC SCALE: 1" = 20'
(IN FEET)

N

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND (APPROXIMATED)
- WETLAND BUFFER
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- AQUATIC BUFFER
- 200' SHORELINE MANAGEMENT ZONE (SMZ)
- 15-FT BUILDING SETBACK (BSBL)

NOTE: BUFFER INTERUPTION:

THE SHORELINE ADMINISTRATOR MAY ALLOW A REDUCED BUFFER WHERE A LEGALLY ESTABLISHED SUBSTANTIAL IMPROVEMENT SUCH AS A ROAD, RAILROAD, OR STRUCTURE SERVES TO ELIMINATE OR GREATLY REDUCE THE IMPACT OF A PROPOSED ACTIVITY UPON A WETLAND OR SHORELINE BUFFER. (LCC)

***NOTE*: DISCONNECTED SHORELINE PLANTING:**

THE LAKE SHORELINE PLANTING AREA CONTAINS TWO SMALL, DISCONNECTED AREAS AT THE FAR NORTH AND SOUTH OF THE TOTAL AREA. THESE PORTIONS ARE TO BE PLANTED WITH THE WET MEADOW TRANSITION PLANTS (FURTHER DESCRIBED IN SHEET CA2.1), AS THE AREAS ARE TOO NARROW FOR SHRUBS.

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CRITICAL AREAS MITIGATION PLAN
PROPOSED MITIGATION PLANTING OVERVIEW
MINERAL LAKE RESORT REDEVELOPMENT
LEWIS COUNTY, WASHINGTON

Date 07-27-2026
Scale AS SHOWN
Drawn CD
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PLANT SCHEDULE

LAWN GRASSES

SCIENTIFIC & COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING/ MATURE HEIGHT	STOCK SIZE (MIN.)	STOCK NOTES
FESTUCA IDAHOENSIS (IDAHO FESCUE)	953 SF	FACU	2' O.C. 2.5 FEET	SEEDS	BLUISH LEAVES, CLUMPING
FESTUCA ARUNDINACEA (TALL FESCUE)	953 SF	FACU	2' O.C. 2.5 FEET	SEEDS	DARK LEAVES, CLUMPING

GROUNDCOVERS & PERENNIALS

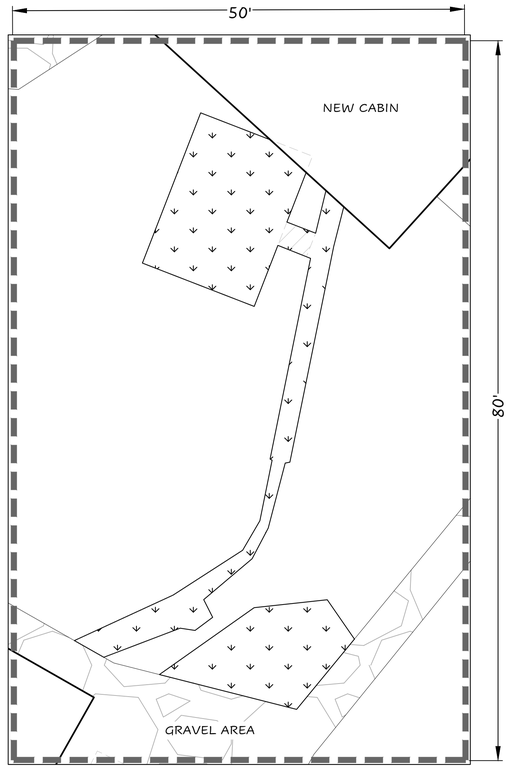
SCIENTIFIC & COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING/ MATURE HEIGHT	STOCK SIZE (MIN.)	STOCK NOTES
SCHOENOPLECTUS ACUTUS (HARDSTEM BULRUSH)	32	OBL	2.5' O.C.	PLUGS	TALL ROUND STEMS, EMERGENT SEDGE
SCHOENOPLECTUS TABERNAEMONTANI (SOFTSTEM BULRUSH)	32	OBL	2' O.C.	PLUGS	SOFT ROUND STEMS, EMERGENT SEDGE
TYPHA LATIFOLIA (COMMON CATTAIL)	32	OBL	2.5' O.C.	PLUGS	AGGRESSIVE SPREADER, BROWN FLOWER SPIKES
CAREX OBNUPTA (SLOUGH SEDGE)	56	OBL	18" O.C.	PLUGS	DARK GREEN CLUMPING SEDGE, EVERGREEN
DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)	56	FACW	18" O.C.	PLUGS	FINE CLUMPING GRASS, AIRY SEED HEADS
ARGENTINA PACIFICA (PACIFIC SILVERWEED)	56	OBL	18" O.C.	PLUGS	SILVERY LEAVES, YELLOW FLOWERS

SHRUBS

SCIENTIFIC & COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING/ MATURE HEIGHT	STOCK SIZE (MIN.)	STOCK NOTES
CORYNUS SERICEA (RED-OSIER DOGWOOD)	14	FACW	4' O.C. 15 FEET	18" HT. 1 GAL.	MULTI-CANE (3 MIN.)
PHYSOCARPUS CAPITATUS (PACIFIC NINEBARK)	14	FACW	4' O.C. 11 FEET	18" HT. 1 GAL.	FULL & BUSHY
RUBUS SPECTABILIS (SALMONBERRY)	14	FAC	4' O.C. 5 FEET	18" HT. 1 GAL.	MULTI-CANE (3 MIN.)

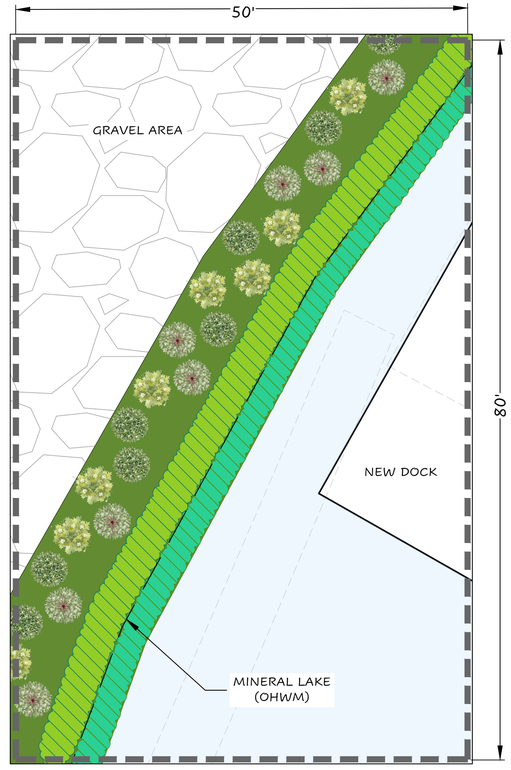
MITIGATION PLANTING PLAN

PLANTING TYPICAL #1
(LAWN AREA PLANTING)



SCALE: 1" = 8'

PLANTING TYPICAL #2
(SHORELINE PLANTING)



SCALE: 1" = 8'

TOTAL PLANTING AREAS

LAWN GRASS AREA	1,906 SF
EMERGENT AREA	96 SF
WET MEADOW TRANSITION AREA	677 SF
UPLAND FRINGE AREA	1,333 SF

GRAPHIC SCALE
0 4' 8' 16'
GRAPHIC SCALE: 1" = 8'
(IN FEET)

N

***NOTE: BUFFER INTERUPTION:**

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CRITICAL AREAS MITIGATION PLAN
PROPOSED MITIGATION PLANTING OVERVIEW
MINERAL LAKE RESORT REDEVELOPMENT
LEWIS COUNTY, WASHINGTON

Date 07-27-2026
Scale AS SHOWN

Drawn CD

EE-700

Sheet # CA2.1

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PLANTING SPECIFICATIONS

1. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THE PLANTING PORTION OF THE MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

   1.1. CONDUCT A SITE MEETING BETWEEN A REPRESENTATIVE FROM LEWIS COUNTY, THE CONTRACTOR, THE PROJECT ECOLOGIST, AND THE OWNER TO REVIEW THE PROJECT PLANS, STAGING/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.

   1.2. REMOVE ALL INVASIVE PLANT SPECIES WITHIN ENHANCEMENT AREA, INCLUDING HIMALAYAN BLACKBERRY AND ENGLISH IVY.

   1.3. PLANT SHRUBS AND GROUNDCOVER AS INDICATED ON MITIGATION PLANS.

   1.4. MULCH PLANTS AS INDICATED ON PLANTING DETAIL.

2. PRIOR TO ANY SITE WORK, THE ENHANCEMENT AREA BOUNDARY WILL BE STAKED BY THE LANDSCAPE CONTRACTOR OR PROJECT ECOLOGIST.

3. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WASHINGTON OR OREGON) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.

4. PLANT LAYOUT SHALL BE APPROVED BY EEP PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING. MINOR ADJUSTMENTS TO THE ORIGINAL DESIGN MAY BE REQUIRED PRIOR TO AND DURING CONSTRUCTION.

5. ALL PLANTS SHOULD BE INSTALLED BETWEEN NOVEMBER 1ST AND MARCH 1ST UNLESS SUPPLEMENTAL WATERING IS PROVIDED IMMEDIATELY DURING PLANT INSTALLATION.

6. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH NATIVE SOIL AND SETTLED WITH WATER. PROVIDE A 24-INCH DIAMETER, 3-INCH DEEP MULCH RING AROUND THE BASE OF EACH SHRUB.

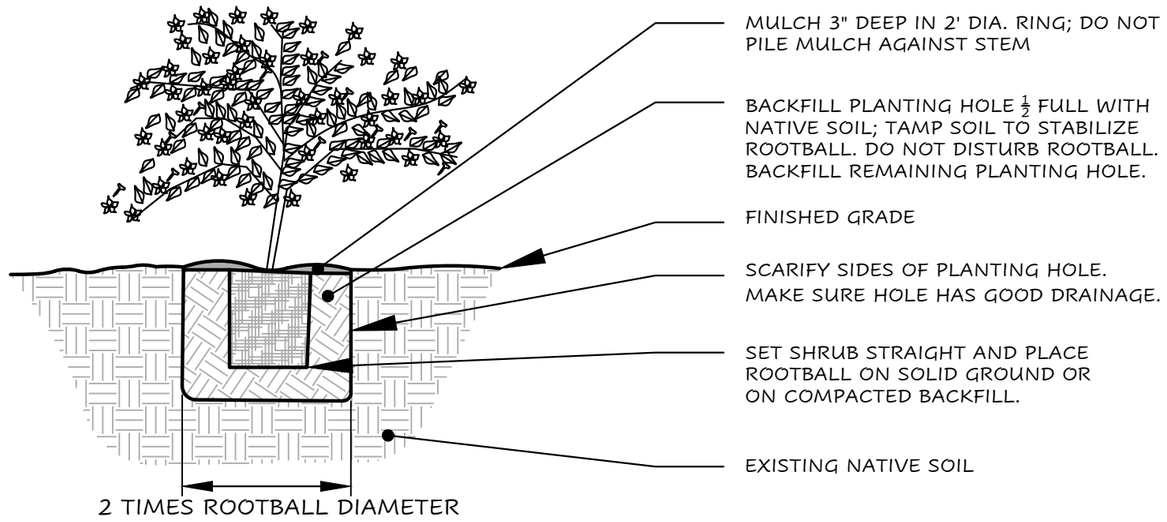
7. PLANTINGS SHALL BE HAND-WATERED OR WATERED VIA A TEMPORARY IRRIGATION SYSTEM CAPABLE OF PROVIDING 1/2" OF FLOW TO EACH PLANT AT LEAST 2 TIMES PER WEEK FROM JULY 1 – OCTOBER 31 FOR THE FIRST TWO YEARS AFTER PLANTING.

8. UPON APPROVAL OF PLANTING INSTALLATION BY EEP, LEWIS COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

9. MAINTENANCE: THESE MAINTENANCE SPECIFICATIONS APPLY TO THE ONE-YEAR CONTRACTOR WARRANTY PERIOD ONLY. IF THIS MITIGATION PROJECT REQUIRES LONG-TERM PERFORMANCE MONITORING, AS DETERMINED BY THE GOVERNING JURISDICTION, THE MAINTENANCE SPECIFICATIONS AND GUIDELINES ASSOCIATED WITH THE PERFORMANCE MONITORING STANDARDS ARE INCLUDED IN THE MITIGATION REPORT ASSOCIATED WITH THIS PLAN SET.

   9.1. REVIEW OF MAINTENANCE REQUIREMENTS: CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH THE PROJECT ECOLOGIST WHO IS FAMILIAR WITH THE STATED GOALS AND OBJECTIVES OF THE PROJECT PLAN.

   9.2. MAINTENANCE ACTIVITIES: CONTRACTOR SHALL MAINTAIN TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE IN ORDER TO MAINTAIN HEALTHY GROWTH AND HABITAT DIVERSITY. MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: (A) REPLACING PLANTS DUE TO MORTALITY, (B) RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS, AND (C) CORRECTING DRAINAGE PROBLEMS AS REQUIRED.



1 CONTAINER SHRUB PLANTING DETAIL

N.T.S

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FIGURE #5

PLANTING SPECIFICATIONS

MINERAL LAKE RESORT
LEWIS COUNTY, WASHINGTON

SCALE	DRAWN BY:
AS SHOWN	CD
DATE	
07-27-2026	
FIGURE	
#5	

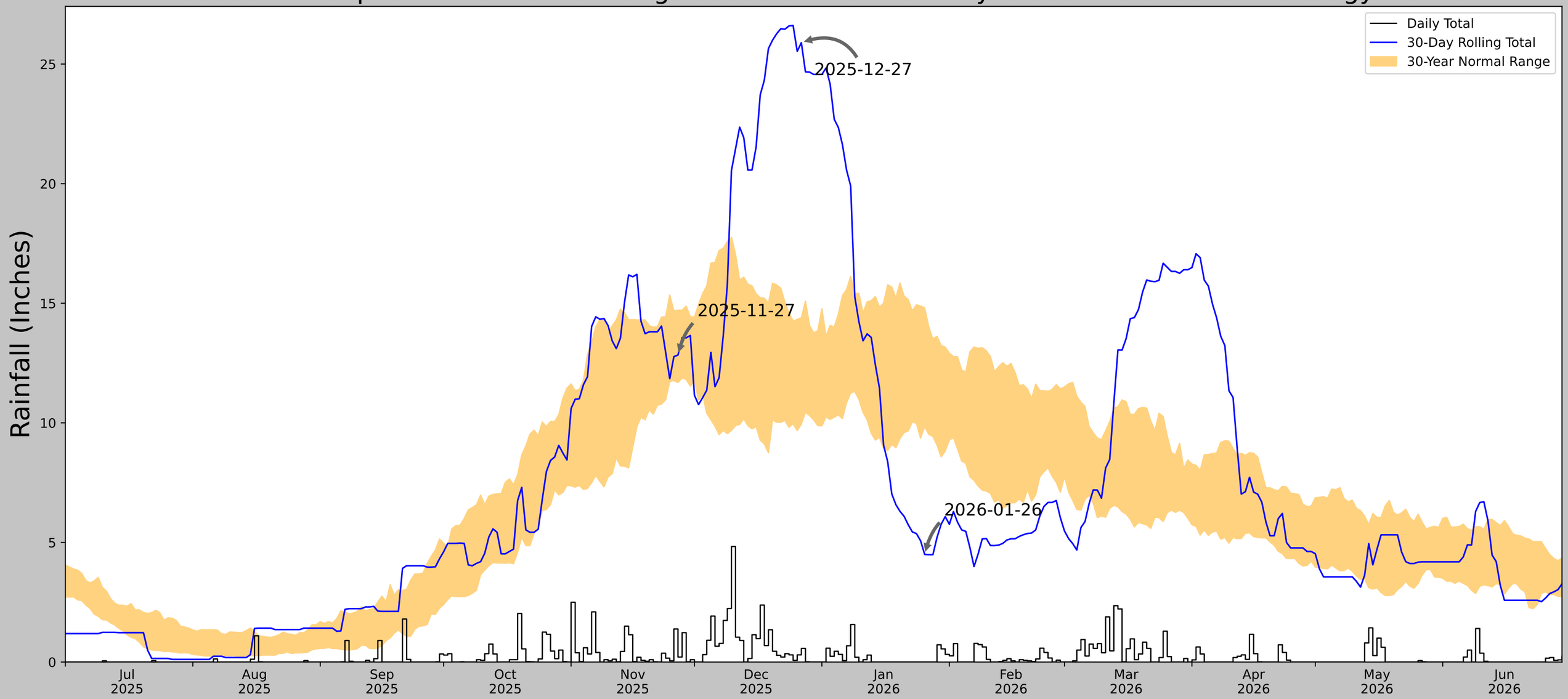
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APPENDIX A

Corps Antecedent Precipitation Tool Worksheet
3 June 2022.

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Coordinates	46.7221, -122.1814
Observation Date	2026-01-26
Elevation (ft)	1437.876
Drought Index (PDSI)	Mild drought
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-01-26	9.840945	14.805906	4.5	Dry	1	3	3
2025-12-27	9.950788	14.388583	25.893702	Wet	3	2	6
2025-11-27	11.686615	14.711811	12.834646	Normal	2	1	2
Result							Normal Conditions - 11

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

US Army Corps of Engineers

ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
LONGMIRE RAINIER NPS	46.7492, -121.812	2754.921	17.593	1317.045	31.087	10491	83
Paradise	46.78, -121.75	5129.921	3.625	2375.0	10.241	860	7
Skate Creek	46.64, -121.83	3770.013	7.593	1015.092	11.124	2	0

APPENDIX B

Wetland Determination Datasheets

Eastside Environmental Pros, 2026.

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WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: EE-700 City/County: _____ Sampling Date:

Applicant/Owner: Mike Neghina State: WA Sampling Point: SP-

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): A Lat: _____ Long: _____ Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks: Adjacent to Mineral Lake, near dock; Vegetation along ordinary high water mark of lake noted but insufficient to constitute a wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiandra*	20	X	FACW
2. *Pseudotsuga menziesii*	10	X	FACU
3. *Ilex aquifolium*	10	X	FACU
4.			
	40	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus armeniacus (Himalayan blackberry)*	20	X	FAC
2.			
3.			
4.			
5.			
	20	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Poa sp.*	30	X	FAC
2. *Holcus lanatus*	20	X	FAC
3. *Phalaris arundinacea (reed canary grass)*	5		FACW
4. *Taraxacum officinale*	5		FACU
5.			
6.			
7.			
8.			
	60	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust 40.00

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.70% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species 25	x 2 = 50
FAC species 70	x 3 = 210
FACU species 25	x 4 = 100
UPL species	x 5 =
Column Totals: 120 (A)	360 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☒ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes ☐ No ☒**

Remarks: Hydrophytic vegetation criteria met. However, some vegetation rooted on shoreline promotes hydrophytic vegetation.

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2						SL	
6-18	10YR 3/3		10YR 3/4	1	concretions		SL	Gravel present.

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1 (**except MLRA 1**))
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil criteria not met. Chroma of matrix color too high to qualify in 6-18" layer.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1)(**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**))
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6(**LRR A**)
- ☐Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland hydrology criteria not met.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: EE-700 City/County: _____ Sampling Date:

Applicant/Owner: Mike Neghina State: WA Sampling Point: SP-

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): A Lat: _____ Long: _____ Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks: SP located in western portion of parcel, adjacent to gravel pad.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pseudotsuga menziesii*	20	X	FACU
2. *Populus trichocarpa*	20	X	FAC
3. *Alnus rubra*	5		FAC
4.			
	45	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus armeniacus*	15	X	FAC
2. *Lonicera involucrata*	20	X	FACW
3. *Crataegus monogyna*	5		FACU
4.			
5.			
	40	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Equisetum telmateia*	4		FACW
2. *Phalaris arundinacea*	10	X	FACW
3.			
4.			
5.			
6.			
7.			
8.			
	14	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.00% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species 34	x 2 =	68
FAC species 40	x 3 =	120
FACU species 25	x 4 =	100
UPL species	x 5 =	
Column Totals: 99 (A)		288 (B)

Prevalence Index = B/A = 2.91

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☒ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2							no redox.

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1 (**except MLRA 1**))
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil criteria not met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1)(**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**))
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6(**LRR A**)
- ☐Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 0

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Wetland hydrology criteria met - saturation present at the surface.

APPENDIX C

Wetland Rating Forms

Eastside Environmental Pros, 2026.

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RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 01/06/2026
Rated by ENW Trained by Ecology? ☒ Yes ☐ No Date of training 10-2018
HGM Class used for rating Riverine Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*. Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

☐ **Category I** – Total score = 23 - 27
☐ **Category II** – Total score = 20 - 22
☒ **Category III** – Total score = 16 - 19
☐ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
			Circle the appropriate ratings	
Site Potential	M	M	M	
Landscape Potential	M	L	H	
Value	L	L	H	TOTAL
Score Based on Ratings	5	4	8	17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC		CATEGORY
Estuarine	☐	I II
Wetland of High Conservation Value	☐	I
Bog	☐	I
Mature Forest	☐	I
Old Growth Forest	☐	I
Coastal Lagoon	☐	I II
Interdunal	☐	I II III IV
None of the above		☒

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2 ☐ **YES** – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ **NO – Saltwater Tidal Fringe (Estuarine)** ☐ **YES – Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3 ☐ **YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size; ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4 ☐ **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☐ The wetland is on a slope (*slope can be very gradual*),

☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5 ☐ **YES –** The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☒ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☒ The overbank flooding occurs at least once every 2 years.

☐ NO – go to 6 ☒ **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

Wetland A

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☒ NO – go to 7 ☐ **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☒ NO – go to 8 ☐ **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

R 1.0. Does the site have the potential to improve water quality?	
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event: Depressions cover >$^3/_4$ area of wetland points = 8 Depressions cover > ½ area of wetland points = 4 Depressions present but cover ≤ ½ area of wetland points = 2 No depressions present points = 0	2
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, **not** Cowardin classes) Trees or shrubs > $^2/_3$ area of the wetland points = 8 Trees or shrubs > $^1/_3$ area of the wetland points = 6 Herbaceous plants (> 6 in high) > $^2/_3$ area of the wetland points = 6 Herbaceous plants (> 6 in high) > $^1/_3$ area of the wetland points = 3 Trees, shrubs, and ungrazed herbaceous < $^1/_3$ area of the wetland points = 0	8
Total for R 1 Add the points in the boxes above	10

Rating of Site Potential If score is: ☐ **12-16 = H** ☒ **6-11 = M** ☐ **0-5 = L** *Record the rating on the first page*

R 2.0. Does the landscape have the potential to support the water quality function of the site?	
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0	0
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0	0
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0	0
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources _____ Yes = 1 No = 0	0
Total for R 2 Add the points in the boxes above	1

Rating of Landscape Potential If score is: ☐ **3-6 = H** ☒ **1 or 2 = M** ☐ **0 = L** *Record the rating on the first page*

R 3.0. Is the water quality improvement provided by the site valuable to society?	
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi? Yes = 1 No = 0	0
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens? Yes = 1 No = 0	0
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (*answer YES if there is a TMDL in development or in effect for the drainage in which the unit is found)* Yes = 2 No = 0	0
Total for R 3 Add the points in the boxes above	0

Rating of Value If score is: ☐ **2-4 = H** ☐ **1 = M** ☒ **0 = L** *Record the rating on the first page*

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?

R 4.1. Characteristics of the overbank storage the wetland provides: *Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).* If the ratio is more than 20 points = 9 If the ratio is 10-20 points = 6 If the ratio is 5-<10 points = 4 If the ratio is 1-<5 points = 2 If the ratio is < 1 points = 1	2
R 4.2. Characteristics of plants that slow down water velocities during floods: *Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are NOT Cowardin classes).* Forest or shrub for > $^1/_3$ area OR emergent plants > $^2/_3$ area points = 7 Forest or shrub for > $^1/_{10}$ area OR emergent plants > $^1/_3$ area points = 4 Plants do not meet above criteria points = 0	7
Total for R 4 Add the points in the boxes above	9

Rating of Site Potential If score is: ☐ **12-16 = H** ☒ **6-11 = M** ☐ **0-5 = L** *Record the rating on the first page*

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

R 5.1. Is the stream or river adjacent to the wetland downcut? Yes = 0 No = 1	0
R 5.2. Does the upgradient watershed include a UGA or incorporated area? Yes = 1 No = 0	0
R 5.3. Is the upgradient stream or river controlled by dams? Yes = 0 No = 1	0
Total for R 5 Add the points in the boxes above	0

Rating of Landscape Potential If score is: ☐ **3 = H** ☐ **1 or 2 = M** ☒ **0 = L** *Record the rating on the first page*

R 6.0. Are the hydrologic functions provided by the site valuable to society?

R 6.1. Distance to the nearest areas downstream that have flooding problems? *Choose the description that best fits the site.* The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) points = 2 Surface flooding problems are in a sub-basin farther downgradient points = 1 No flooding problems anywhere downstream points = 0	0
R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for R 6 Add the points in the boxes above	0

Rating of Value If score is: ☐ **2-4 = H** ☐ **1 = M** ☒ **0 = L** *Record the rating on the first page*

HABITAT FUNCTIONS - These questions apply to wetlands of all HGM classes. Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ☐ Aquatic bed
- ☒ Emergent
- ☐ Scrub-shrub (areas where shrubs have > 30% cover)
- ☒ Forested (areas where trees have > 30% cover)

4 structures or more: points = 4
3 structures: points = 2
2 structures: points = 1
1 structure: points = 0

If the unit has a Forested class, check if:

☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5ac, or ¼ ac to count (*see text for descriptions of hydroperiods*).

- ☐ Permanently flooded or inundated
- ☒ Seasonally flooded or inundated
- ☐ Occasionally flooded or inundated
- ☒ Saturated only
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☒ Intermittently or Seasonally flowing stream in, or adjacent to, the wetland
- ☐ **Lake Fringe wetland** **2 points**
- ☐ **Freshwater tidal wetland** **2 points**

4 or more types present: points = 3
3 types present: points = 2
2 types present: points = 1
1 type present: points = 0

2

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

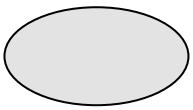
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species — points = 2
5 - 19 species — points = 1
< 5 species — points = 0

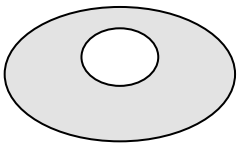
1

H 1.4. Interspersion of habitats

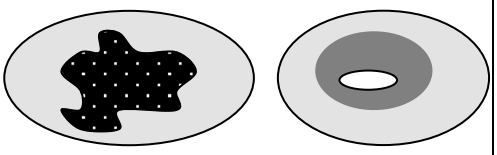
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

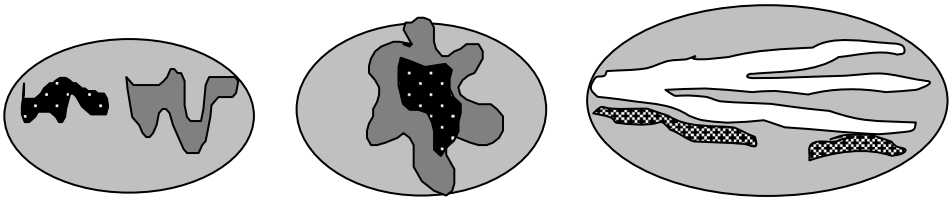


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3points



2

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over open water or a stream (or ditch), or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 above for the list of strata and H1.5 in the manual for the list of aggressive plant species*)	2
Total for H 1 Add the points in the boxes above	9

Rating of Site Potential If score is: ☐ **15-18 = H** ☒ **7-14 = M** ☐ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include *only habitat polygons accessible from the wetland*. *Calculate:* % undisturbed habitat 19 **+** [(% moderate and low intensity land uses)/2] 5 **=** 24% Total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	2
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 57.70 **+** [(% moderate and low intensity land uses)/2] 16.59 **=** 74.29% Total habitat > 50% of Polygon points = 3 Total habitat 10-50% and in 1-3 patches points = 2 Total habitat 10-50% and > 3 patches points = 1 Total habitat < 10% of 1 km Polygon points = 0	3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	0
Total for H 2 Add the points in the boxes above	5

Rating of Landscape Potential If score is: ☒ **4-6 = H** ☐ **1-3 = M** ☐ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 ☒ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources data ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	2

Rating of Value If score is: ☒ **2 = H** ☐ **1 = M** ☐ **0 = L** *Record the rating on the first page*

WDFW Priority Habitats

See complete description of Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the priority habitat. All vegetated wetlands are Priority Habitat but are not included in this list because they are addressed by this rating system

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit:

☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

☒ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

☒ **Fresh Deepwater.** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organism lives. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as pond with a vegetated fringe)

☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☐ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multilayered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

☐ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? ☐ The dominant water regime is tidal, ☐ Vegetated, and ☐ With a salinity greater than 0.5 ppt ☐ Yes –Go to **SC 1.1** ☒ No= **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = **Category I** ☐ No - Go to **SC 1.2**	No
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	No
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☐ Yes – Go to **SC 2.2** ☐ No – Go to **SC 2.3** SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☐ Yes = **Category I** ☐ No = **Not a WHCV** SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes – **Contact WNHP/WDNR and go to SC 2.4** ☐ No = **Not a WHCV** SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = **Category I** ☐ No = **Not a WHCV**	No
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes – Go to **SC 3.3** ☐ No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes – Go to **SC 3.3** ☐ No = **Is not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = **Is a Category I bog** ☐ No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = **Is a Category I bog** ☐ No = **Is not a bog**	No

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** ☐ **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = **Category I** ☐ No = **Not a forested wetland for this section**	No
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks ☐ The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* ☐ Yes – Go to **SC 5.1** ☐ No = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. ☐ The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) ☐ Yes = **Category I** ☐ No = **Category II**	No
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: ☐ Long Beach Peninsula: Lands west of SR 103 ☐ Grayland-Westport: Lands west of SR 105 ☐ Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes – Go to **SC 6.1** ☐ No = **not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = **Category I** ☐ No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = **Category II** ☐ No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = **Category III** ☐ No = **Category IV**	No
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

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APPENDIX D

Lewis County Master Site Review MSR26-0280

Step 1 Site Analysis — Conditionally Approved

Lewis County Community Development, 16 June 2026.

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Lewis County Community Development
125 NW Chehalis Avenue Chehalis WA 98532 | (360) 740-1146 | www.lewiscountywa.gov

Master Site Review
Step 1 Site Analysis Status: CONDITIONALLY APPROVED

Parcel Number(s): 037061000000
Master Site Review #: MSR26-0280
Applicant's Name: ELITE HOLDINGS GROUP INC

Project Proposal: Mineral Lake Resort - Replace Existing RV Spaces and Existing Cabins with New Cabins (Total of 5), Remove Docks 3 and 4, Construct New Addition to Dock 2, New Septic Installation, and Well Site

Previous Project Reviewed: MSR23-0128: Maintanence and Repair of Existing Dock
Assocaited Planning Permits: None Zoning: Small Town Mixed Use

Conditions of Approval:

1 Any change in the project from the current proposal requires further review.
2 All other required local, state, and federal permits are required to be obtained by the applicant including all permits listed on page two of this Master Site Review.
3 The State Environmental Policy Act Checklist (SEPA) is required due to proposed development on lands covered by water.
4 A Traffic Impact Analysis is required to be submitted with SEPA. The TIA is required to be approved prior to issuance of the SEPA
5 A Geotech report is required to be submitted with your SEPA as the proposed development location is within the buffer of a steep slope hazard area.
6 The **Joint Aquatic Resources Permit Application (JARPA)** is required due to the proposed work within a Shoreline Jurisdiction. Based on the information provided, the proposed requires a **Shoreline Substantial Development Permit**. A **No Net Loss of Ecological Function Report** is required to be submitted with the JARPA for any disturbance within the Shoreline. A **Burden of Proof Statement** is required to be sumbitted with the JARPA which details how the proposal is compliant with any applicable sections of the Lewis County Shoreline Master Program including Sections 4.02 - 4.07, Section 5.07; 5.13, and Section 6.03.

The recommendations and requirements in the following reports may be conditions of development:

None

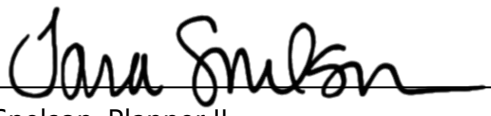
The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required:

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.
  Aquatic Habitat Review – associated with the nearby Type F stream and its required 150 foot buffer.
- Shoreline review – as a result of the proximity of the site to shoreline jurisdiction, as identified in the Shoreline Master Program.

- Geologically Hazardous Areas Review – due to the proximity of the site to steep slopes, erosion hazard areas and/or historic landslide areas.
- Critical Aquifer Recharge Areas Review – due to the proximity of the site to a mapped critical aquifer recharge area.
- Floodplain Development Review – due to the proximity of the site to a 100-year floodplain (Flood Zone A)
- An adjacent property is a designated Agricultural Resource Land, Forest Resource Land or Mineral Resource Land. Additional setbacks may apply, pursuant to LCC 17.30 unless otherwise approved.

The following notices are provided for the proposal:

- The subject property is within or near land designated for long-term commercially significant resource use in which natural resource activities are permitted and encouraged, including a variety of activities that may not be compatible with residential or other types of development. These activities may be conducted over periods that extend beyond the normal workday and/or work week and produce noise, dust, smoke, visual impacts, and odors. When performed in accordance with best management practices, these resource utilization activities are to be expected and shall not be subject to legal action or public nuisance.

Final Planning Approval
Review Approved By:  Date: 06/16/2026
Review Completed By: Tara Snelson, Planner II

Step 2: Land Use Permitting

Step 2 permits and applications are required to be approved prior to submittal of Step 3 permits:

me
- [x] **Traffic Impact Analysis (TIA)**
- [ ] Special Use Permit (SUP)
- [x] **SEPA**

emily
- [x] **JARPA (Shoreline Permitting)**
- [ ] None

Step 3: Development Permitting

Required applications for the proposal described (more applications/information may be rquired after further review):

ryan
WATER

- [x] **Well Site Inspection**
- [ ] Well Log
- [ ] Water Availability Notification
- [ ] Municipal WAN
- [ ] Group B Well
- [x] **Arsenic Testing**
- [ ] Water Purveyor Consent Form
- [ ] Two Party/Shared Well

SEWAGE DISPOSAL

- [x] **Septic Permit** cory
- [ ] Septic Connection/Reconnection
- [ ] Sewer Availability

WRIA: 11 Nisqually

**If the well is drilled after January 19, 2018 and you are located in the Chehalis (23), Nisqually (11) or Deschutes Water Basin(13), a $500 fee and covenant restricting water usage may apply.*

erik
OTHER

- [x] **Road Approach**
- [x] **Address**
- [x] **Flood Development Permit**

  *Pre/Post Elevation Certificate may be required.

erik
- [x] **Work in Right-of Way Permit**
- [ ] Fill and Grade
- [x] **Stormwater**

vlad
BUILDING

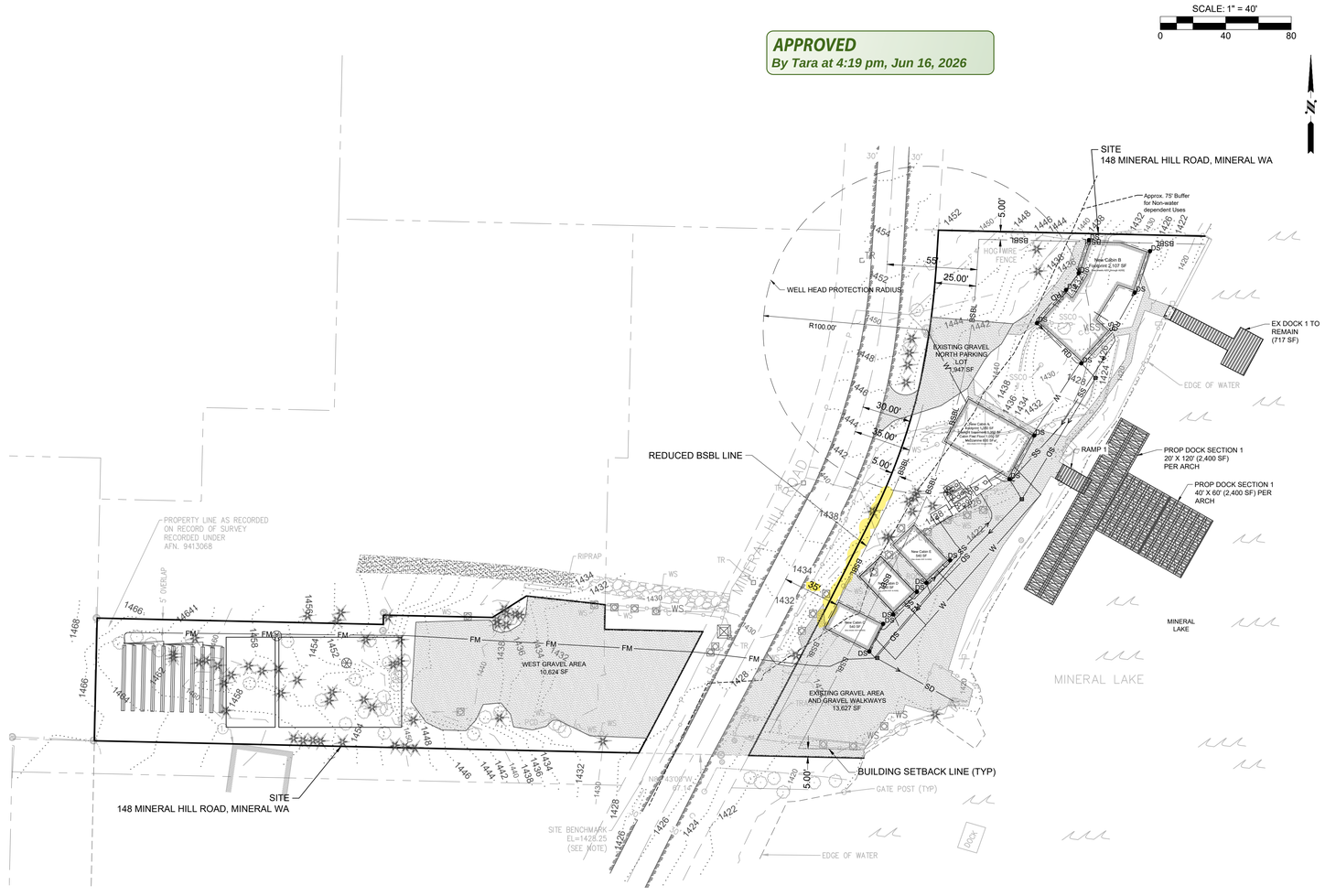
- [x] **Building or Placement Permit** vlad
- [ ] Building (Change of Use)
- [x] **Demolition Permit** me
- [x] **Energy Code Compliance**

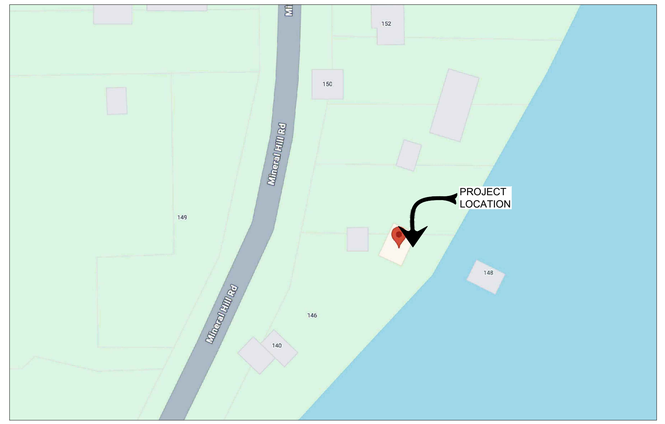
SE 1/4 OF SW 1/4, SECTION 4, TOWNSHIP 14 N., RANGE 5 E., W.M.

MINERAL LAKE RESORT

148 MINERAL HILL RD, MINERAL, WA 98355

APPROVED
By Tara at 4:19 pm, Jun 16, 2026





VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE		
ADJACENT LOT LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
CONTOUR, MAJOR	160	160
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	P	
OVERHEAD POWER LINE	OH	
POWER POLE		
GUY WIRE		
POWER VAULT		P
STREET LIGHT		
NATURAL GAS LINE	G	
TELEPHONE LINE	T	
TELEPHONE MANHOLE	T	T
TELEPHONE PEDESTAL	T	T
CABLE LINE	CTV	
CABLE PEDESTAL	TV	TV
STORM MAIN LINE	SD	
FOOTING DRAIN LINE	FD	
ROOF DRAIN LINE	RD	
YARD DRAIN	CB	
TYPE I CATCH BASIN	D	
TYPE II CATCH BASIN	YD	
DOWNSPOUT	DS	DS
WATER MAIN LINE	W	
WATER METER	WM	
BLOWOFF VALVE	BO	BO
FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE	S	
CLEANOUT	CO	CO
SEWER MAIN LINE	S	
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:
MIKE NEGHINA
16902 116TH ST E
BONNEY LAKE, WA 98391

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5003353-0003532E, DATED OCTOBER 28, 2022)

PARCEL A:

THAT PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4;
THENCE SOUTH 89°27'38" EAST ALONG SAID SOUTH LINE 2525.37 FEET;
THENCE NORTH 00°32'22" EAST AT RIGHT ANGLES TO SAID SOUTH LINE 803.39 FEET TO A ONE-HALF INCH REBAR, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'38" EAST 185 FEET, MORE OR LESS, TO MINERAL LAKE; THENCE SOUTHWESTERLY ALONG MINERAL LAKE TO A ONE-HALF INCH REBAR; THENCE NORTH 89°27'38" WEST 468.15 FEET TO A ONE-HALF INCH REBAR
(SAID POINT BEING SOUTH 89°27'38" EAST 2030.00 FEET AND NORTH 00°32'22" EAST 480.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4);
THENCE NORTH 00°32'22" EAST 75.00 FEET;
THENCE SOUTH 89°27'38" EAST 310.00 FEET;
THENCE NORTH 00°32'22" EAST 12.00 FEET;
THENCE SOUTH 89°27'38" EAST TO THE EASTERLY RIGHT OF WAY LINE OF MINERAL LAKE DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THAT PORTION LYING WITHIN SAID COUNTY ROAD.

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., LEWIS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;
THENCE SOUTH 88°42'36" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 2030.00 FEET;
THENCE NORTH 01°17'24" EAST PERPENDICULAR TO THE SOUTH LINE OF SAID
SECTION 4 A DISTANCE OF 550.00 FEET;
THENCE SOUTH 88°42'36" EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 174.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°42'36" EAST A DISTANCE OF 135.18 FEET;
THENCE NORTH 01°17'24" EAST A DISTANCE OF 20.07 FEET;
THENCE NORTH 83°39'11" WEST A DISTANCE OF 48.34 FEET;
THENCE SOUTH 57°41'12" WEST A DISTANCE OF 24.45 FEET;
THENCE NORTH 88°47'38" WEST A DISTANCE OF 66.66 FEET;
THENCE SOUTH 01°17'24" WEST A DISTANCE OF 10.70 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT DATA

PARCEL #: 037061000000

LOT SIZE: 64,136 SF

EX LOT COVERAGE:
EX ROOF AREA: 5,280 SF
EX GRAVEL PARKING LOT: 26,370 SF
TOTAL EX IMP COVERAGE AREA: 31,650 SF

TOTAL LANDSCAPED AREA: 32,486 SF
50.7% IMP COVERAGE

PROP TOTAL LOT COVERAGE:
TOTAL PROP + EX ROOF AREA: 5,770 SF
TOTAL PROP + NEW GRAVEL AREA: 26,198 SF
TOTAL NEW + EX IMP AREA: 31,968 SF

PROP LOT COVERAGE:
NEW + REPLACED ROOF AREA: 5,770 SF
NEW + REPLACED GRAVEL AREA: 1,227 SF
TOTAL NEW + REPLACED IMP AREA: 6,997 SF

TOTAL SITE IMP COVERAGE AREA: 31,968 SF
TOTAL LANDSCAPED AREA: 32,486 SF
49.8% IMP COVERAGE

BASIS OF BEARING

NAD83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE (4602), (PER THE WASHINGTON STATE REFERENCE NETWORK).
BASIS OF BEARINGS
THE CALCULATED SOUTH SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., WHICH BEARS
S88°43'00"E

VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).
SITE BENCHMARK
60d NAIL SET IN POWER POLE #044160, LOCATED ON THE WESTERLY SIDE OF MINERAL HILL ROAD, SOUTH OF THE SOUTH LINE OF SITE.
ELEVATION = 1428.25 (NAVD88)

CONTRACTOR AS-BUILT:

THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.

ANY ALTERATIONS TO THE DESIGN SHOWN HERON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

NOTE:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

811 Know what's below. Call before you dig.

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RELIANT DESIGN GROUP
a division of THE LAND DEVELOPER, LLC
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E-MAIL: erik@reliantdg.net

ERIK A. REED
38284
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
5/5/26

DATE:
REVISIONS:

MINERAL LAKE RESORT

COVER SHEET AND SITE PLAN

PROJECT:
MINERAL LAKE RESORT
148 MINERAL HILL RD
MINERAL, WA 98355

CLIENT:
MIKE NEGHINA
16902 116TH ST E
BONNEY LAKE, WA 98391

DRAWN BY: EBA
DATE: 5/3/26
AGENCY NO:
SHEET: 1 OF 3
JOB NO: 26-006

APPENDIX E

Joint Aquatic Resources Permit Application (JARPA)
Eastside Environmental Pros, 2026.

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WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

_____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]
Mineral Lake Resort Redevelopment

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Neghina, Mike			
2b. Organization (If applicable)			
Elite Holdings Group, Inc.			
2c. Mailing Address (Street or PO Box)			
2114 Marshall Avenue			
2d. City, State, Zip			
Tacoma, WA 98421			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
206-832-6168	—	—	mike@eliteone.org

[1]Additional forms may be required for the following permits:
- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

[2]To access an online JARPA form with [help] screens, go to https://www.oria.wa.gov/jarpa-forms.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, Middle)			
Maloney, Kellen			
3b. Organization (If applicable)			
Eastside Environmental Pros, Inc.			
3c. Mailing Address (Street or PO Box)			
15620 NE Woodinville Duvall Place, Suite 3			
3d. City, State, Zip			
Woodinville, WA 98072			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
(425) 864-6025	—	—	KMaloney@wetland-consulting.com

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [help]

☐ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Neghina, Mike			
4b. Organization (If applicable)			
Elite Holdings Group, Inc.			
4c. Mailing Address (Street or PO Box)			
16902 116th Street East			
4d. City, State, Zip			
Bonney Lake, WA 98391			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail
206-832-6168	—	—	mike@eliteone.org

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

148 Mineral Hill Road

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Mineral, WA 98355

5d. County [help]

Lewis

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
SE ¼ of SW ¼	4	14 North	5 East, W.M.

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

46.7221 N lat. / -122.1814 W long. (NAD 83)

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

037061000000

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
Wilson, Otis	104 Moonhill Rd Chehalis, WA 98532	037049004000
Nilson, Ronald N & Church, Roberta Sue	PO Box 132 Mineral, WA 98355	037042001000
Gordon, Michael R & Linda G	PO Box 262 Mineral, WA 98355	037049003000
Jones, William E Jr & Karen M	3825 SE 114th Portland, OR 97266	037047000000

5i. List all wetlands on or adjacent to the project location. [help]

Wetland A — Category III wetland (total score 17; water quality 5, hydrologic 4, habitat 8), Riverine hydrogeomorphic class. Located in the northwestern portion of the Site, north of the resort office and inland of the Mineral Lake shoreline. Standard buffer 150 feet plus a 15-foot building setback. Boundary shown as approximate on Sheet CA1.0.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Mineral Lake — a lake greater than 20 acres (approximately 275 acres); a Shoreline of the State and a Type S water; abuts the Site. Regulated under the Lewis County Shoreline Master Program. Standard shoreline buffer 150 feet from the ordinary high water mark (OHWM) plus a 15-foot building setback; shoreline jurisdiction extends 200 feet landward of the OHWM. Stream 1 — a Type F water within the Study Area that discharges to Mineral Lake through a culvert. Standard buffer 150 feet. No work is proposed in Stream 1 or its buffer.

5k. Is any part of the project area within a 100-year floodplain? [help]

☒ Yes ☐ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

Vegetation reflects long-term commercial resort use and is dominated by disturbance-tolerant and non-native species. Near the Mineral Lake shoreline the tree stratum is composed of Pacific willow (Salix lasiandra), Douglas fir (Pseudotsuga menziesii), and English holly (Ilex aquifolium). Inland, the tree stratum is composed of Douglas fir, black cottonwood (Populus trichocarpa), and red alder (Alnus rubra). The shrub stratum is dominated by Himalayan blackberry (Rubus armeniacus) throughout, with black twinberry (Lonicera involucrata) and common hawthorn (Crataegus monogyna) inland. The herbaceous stratum near the shoreline is dominated by bluegrass (Poa sp.) and common velvetgrass (Holcus lanatus), with reed canarygrass (Phalaris arundinacea) and common dandelion (Taraxacum officinale); inland, reed canarygrass and giant horsetail (Equisetum telmateia) occur at low cover.

Extensive areas of the shoreline band are occupied by legally established compacted gravel and impervious surfaces supporting little or no vegetation, including a gravel embankment along the waterline. Soils immediately adjacent to the lake are saturated and underlie aquatic vegetation.

A WDFW Priority Habitats and Species search completed 7 January 2026 returned the Nisqually Deer Wintering Area, the Nisqually Elk Wintering Area, and sensitive-location records for little brown bat, northern spotted owl, and Yuma myotis.

5m. Describe how the property is currently used. [help]

The property operates as the Mineral Lake Resort, a small-town mixed use lodging and accommodation facility. The resort operates seasonally, from early April through late September (Level 1 Traffic Impact Analysis, William Popp Associates, 31 July 2026). Existing uses include four rental cabins and a shared restroom building; seven recreational vehicle spaces, four of which occupy the lakeside portion of the parcel east of Mineral Hill Road and three the inland portion west of the road; a resort office; an accessory shed; gravel parking and circulation areas; and four in-water dock structures providing lake access for guests. The parcel is zoned Small Town Mixed Use.

5n. Describe how the adjacent properties are currently used. [help]

Adjacent properties along Mineral Hill Road are predominantly single-family residential and undeveloped residential land, with one adjoining parcel in designated forest land. The parcel across Mineral Hill Road from the Site is under the same ownership and contains a culvert that conveys drainage to Mineral Lake. Mineral Lake abuts the Site and supports recreational use.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

Above ground, recorded on the existing conditions survey (Sheet CA1.0) and itemized in the architect's area schedule: five structures in the cabin series — Cabin 1 (1,063 sf), Cabin 2 (416 sf), Cabin 3 (210 sf), Cabin 4 (213 sf) and Cabin 5 (326 sf) — of which four are guest cabins and the fifth is identified on the proposed site plan as the existing restroom building; a resort office (196 sf); a south shed (46 sf); seven recreational vehicle spaces (RV 1 through RV 7, of 234, 627, 192, 216, 559, 549 and 432 sf respectively); perimeter fencing; and four in-water dock structures (Docks 1 through 4) providing guest lake access. Total existing building area is 5,279 sf (SVS Architecture areas summary), consistent with the 5,280 sf existing roof area recorded on the civil plan set. Legally established impervious and compacted gravel surfaces include a north gravel parking lot (1,947 sf), a lower gravel area (15,021 sf), and a west gravel area (9,402 sf). A gravel embankment is present along the waterline, and a 48-foot wood bulkhead is shown on the site plan.
Below ground: an existing onsite sewage disposal system, to be decommissioned in place — tanks pumped out, crushed and filled, with the existing drainfield left in place (McNair Septic Design & Consulting, 17 August 2026) — and replaced under this proposal; and the existing water supply well, which is retained — drilled in 1977 to a depth of 63 feet with 6-inch steel casing to 60 feet, unslotted and unscreened (Lewis County Tag AGN-991; Washington State Department of Health Public Water System ID 20465P). The Preliminary Water System Project Report (Vector Engineering, Inc., 16 April 2026) records that there are no records of decommissioning the original hand-dug well, indicating a second, unused well on the parcel that will require decommissioning by a licensed driller under WAC 173-160.
Condition: the existing cabins are of wood construction with wood shingle siding and are not believed to contain asbestos (applicant statement, 21 August 2026). Individual construction dates are not documented; the resort was established in 1975 (SVS Architecture plan set, project notes), so structures of original vintage exceed 45 years of age. Structures identified for removal are noted "TBR" on Sheet CA1.1.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

From State Route 7 at the town of Mineral, turn east onto Mineral Hill Road and continue to the Mineral Lake Resort. See the Vicinity Map on Sheet CA1.0, attached.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

Redevelopment of the existing Mineral Lake Resort. As described in Lewis County Master Site Review MSR26-0280, the proposal is to replace existing recreational vehicle spaces and existing cabins with new cabins (total of five), remove Docks 3 and 4, construct a new float-supported dock in their place, and install a new onsite septic system. The project also removes the existing gravel embankment along the waterline and replaces it with native shoreline plantings. Landward redevelopment occurs largely over existing legally established impervious and compacted gravel surfaces, and results in a net reduction of 910 square feet of impervious surface within the shoreline buffer.
No new well is proposed. The resort continues to rely on its existing approved Group A Transient Non-Community water supply (DOH PWS ID 20465P), with landward improvements comprising well rehabilitation, atmospheric storage, booster pumping and arsenic treatment.
MSR26-0280 describes a "Well Site" as part of the approved project. The Preliminary Water System Project Report (Vector Engineering, 16 April 2026) confirms the well is existing and is retained, and designs no new source; no new well site is proposed.
All seven recreational vehicle spaces are removed (applicant confirmation of 21 August 2026, corroborated by the project architect). The Level 1 Traffic Impact Analysis of 31 July 2026, which assumed the three RV spaces west of Mineral Hill Road would remain, predates that confirmation and will require a conforming revision by the traffic engineer.
Removal of Docks 3 and 4 (3,191 sf) and construction of the new 4,800 sf dock results in a net increase of 1,609 sf of over-water structure; see 6e, 8a and 8e.

6b. Describe the purpose of the project and why you want or need to perform it. [help]

The resort's cabins, recreational vehicle spaces, and dock structures are at the end of their service life. The purpose of the project is to replace aging guest accommodations and in-water structures, replace the onsite sewage disposal system with a permitted system meeting current standards, bring the existing public water supply into full Department of Health approval and treat it for arsenic, and improve the condition of the Mineral Lake shoreline. The redevelopment reuses the existing developed footprint rather than expanding it, reducing impervious surface relative to existing conditions while reestablishing native vegetation along a shoreline reach currently occupied by compacted gravel.

6c. Indicate the project category. (Check all that apply) [help]

☒ Commercial ☐ Residential ☐ Institutional ☐ Transportation ☒ Recreational

☐ Maintenance ☒ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [help]

☐ Aquaculture	☐ Culvert	☐ Float	☒ Retaining Wall (upland)
☐ Bank Stabilization	☐ Dam / Weir	☐ Floating Home	☐ Road
☐ Boat House	☐ Dike / Levee / Jetty	☐ Geotechnical Survey	☐ Scientific Measurement Device
☐ Boat Launch	☐ Ditch	☒ Land Clearing	☐ Stairs
☐ Boat Lift	☒ Dock / Pier	☐ Marina / Moorage	☐ Stormwater facility
☐ Bridge	☐ Dredging	☐ Mining	☐ Swimming Pool
☐ Bulkhead	☐ Fence	☐ Outfall Structure	☒ Utility Line
☐ Buoy	☐ Ferry Terminal	☒ Piling/Dolphin	
☐ Channel Modification	☐ Fishway	☐ Raft	

☒ Other: Cabin construction (5); onsite septic system with advanced treatment units and pressure-distribution drainfield; water system improvements serving the existing well (storage, booster pumping, arsenic treatment); gravel embankment removal and native shoreline planting

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Dock / Pier and Piling (in water, below OHWM). Docks 3 and 4 are removed in their entirety and a new float-supported dock is constructed in their place. The new structure comprises sixteen bolted sections — eight measuring 10 feet by 30 feet and eight measuring 30 feet by 10 feet — joined at 4-foot centers with 1/2-inch galvanized bolts, for a total dock area of 4,800 sf. Each section is carried on six 48-inch by 96-inch by 16-inch polyethylene float tubs rated at 2,150 pounds buoyancy each. The frame is 3-inch by 3-inch by 1/4-inch steel angle with 3-inch AA channel coped and welded at 20-inch centres; decking is glass-filled polypropylene panel with Trex fascia. Design live load is 40 pounds per square foot. The dock is secured by four 5-inch galvanized steel piles driven with a Collins CPH0306 air hammer, which is an impact hammer. Access is by a ramp of up to 24 feet with hinged and UHMW-faced bearing surfaces, landing on undisturbed lakeshore and carried at its waterward end on a 5-inch pile driven to refusal with the same hammer. The dock is float-supported and is not founded on the lake bed. No preservative-treated wood, creosote, ACZA or CCA appears in the specification for any in-water or over-water component. Source: Northwest Dock Systems, LLC, Sheets A0.1 through A0.5, issued 25 September 2025, with float load analysis by MC Squared, Inc., project 2025-0355, dated 3 December 2025.

Land Clearing and gravel embankment removal (shoreline buffer, adjacent to Mineral Lake; partly within the 100-year floodplain). The existing gravel embankment along the waterline and portions of the existing compacted gravel areas are removed and the shoreline regraded to a stable profile. Total area reestablished as vegetated shoreline buffer is 4,300 sf. Conventional earthmoving equipment; organic topsoil and weathered overburden removed and subgrade benched near flat, with maximum vertical steps of 2.0 feet at horizontal spacing of at least 4.0 feet.
Cabin construction (landward, within the shoreline buffer). Five new cabins constructed largely over existing legally established impervious and compacted gravel surfaces. New foundations maintain a minimum 12-foot horizontal setback from any proposed wall; cabins near geotechnical Profile A maintain a minimum 5-foot setback from the base of the wall; no setback is required for cabins near Profiles B and C where daylight basement retaining walls are used (Quality Geo NW, QG22-195, revised 30 June 2026).
Retaining Wall (upland). Daylight basement retaining walls associated with cabins near Profiles B and C, designed by others. Wall drainage to consist of a minimum 1-foot width of clean granular free-draining imported material conforming to WSDOT Standard Specification 9-03.12(4) or 9-03.12(5), with filter fabric against retained soil cuts. Native soils are not suitable as wall backfill or drainage material.
Utility Line — septic and water system (landward). A new onsite septic system is installed landward of the cabins, comprising three NuWater BNR-500 advanced treatment units, a 2,700-gallon pump chamber, a distribution box with leveler, and a pressure-distribution drainfield of eleven 40-foot lines at 6-foot centres with a 40 per cent reduction and a 100 per cent reserve area (Sheet A002, revised 9 April 2026). No new well is proposed: the existing well is retained and rehabilitated, and landward water system improvements comprise an atmospheric storage tank of approximately 4,000 to 4,500 gallons, a duplex variable-frequency-drive booster pump station, a reverse-osmosis arsenic treatment train, and a well house within the daylight basement of Cabin A. All are subject to Lewis County Environmental Health and Department of Health review, including a well site inspection and Engineering Source Approval under WAC 246-290-140. The septic system design flow is 1,320 gallons per day, using the NuWater aerobic treatment units described above and meeting Treatment Level B, with an installed drainfield of 63 by 40 feet (McNair Septic Design & Consulting, 17 August 2026). The Lewis County Environmental Health permit has been applied for and reviewed, and will be issued upon approval of the well source. The existing onsite sewage system is decommissioned in place: the tanks are pumped out, crushed and filled, and the existing drainfield is left in place (McNair, 17 August 2026). Disposal of reverse-osmosis concentrate will be established through the Department of Health design review of the water system improvements now under way (Vector Engineering); no discharge of process water to Mineral Lake is proposed.
Erosion and sediment control (all elements). All site slopes permanently stabilized from erosion; new permanently graded and fill slopes no steeper than 2H:1V. All gathered stormwater tightlined in rigid PVC away from the slope to an approved discharge point with energy-dissipating features at the outfall; dispersion and infiltration on or near the base of the slope avoided. Exposed subgrades protected during wet weather; earthen berms prevent runoff from draining into excavations; temporary excavations and slopes covered and secured. Excavation limited to the smallest practicable extent.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

Start Date: To be provided by the applicant. End Date: To be provided by the applicant. ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

$2,700,000.00 (estimated construction cost, provided by the applicant's project manager 14 August 2026). The project exceeds the shoreline substantial development threshold.

6h. Will any portion of the project receive federal funding? [help]

- **If yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☒ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☐ Not applicable

Wetland A is located in the northwestern portion of the Site, inland of the Mineral Lake shoreline and north of the resort office. Redevelopment has been sited within the existing developed resort footprint — predominantly over legally established impervious and compacted gravel surfaces — and away from Wetland A. No grading, filling, excavation, clearing, or structure is proposed within Wetland A, and no direct wetland impacts result. Excavation across the Site is limited to the smallest practicable extent consistent with the geotechnical recommendations, and erosion and sediment control measures will be installed prior to ground-disturbing activity and maintained until permanent stabilization is achieved.

7b. Will the project impact wetlands? [help]

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

- **If Yes**, submit the report, including data sheets, with the JARPA package.

☒ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

☒ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

No wetland buffer impacts are proposed. The proposed mitigation plan has been prepared to compensate for shoreline buffer related impacts, not wetland buffer impacts.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]

The mitigation plan reestablishes and enhances 4,300 sf of degraded critical area buffer along the Mineral Lake shoreline, offsetting 3,390 sf of permanent shoreline buffer impact from impervious surface addition. Mitigation is sited where existing impervious and compacted gravel surfaces are removed, so the plan converts hardened, unvegetated surface into vegetated buffer rather than relocating impacts elsewhere.

The plan establishes an emergent-to-upland vegetation gradient across four zones: a restored graded and cleared lake buffer seeded with bunchgrasses (1,906 sf); an emergent zone at and below the OHWM planted with hardstem bulrush, softstem bulrush and common cattail (96 sf); a wet meadow transition planted with slough sedge, tufted hairgrass and Pacific silverweed (677 sf); and an upland fringe planted with red-osier dogwood, Pacific ninebark and salmonberry (1,333 sf). All invasive species, including Himalayan blackberry and English ivy, are removed from the enhancement area prior to installation. The mitigation areas will be monitored for five years.

Watershed approach: mitigation is located onsite, within the same shoreline system and immediately adjacent to the impacts, consistent with LCC 17.38.080(4) and 17.38.300(5)(a), which require compensatory mitigation within the same subdrainage basin and on the site of the alteration except where off-site mitigation is demonstrably ecologically preferable. The Site lies in WRIA 11 (Nisqually). Mineral Lake carries a Category 2 (Water of Concern) listing for total phosphorus and a Category 4C listing for non-native aquatic plants in Ecology's Water Quality Assessment; the plan responds to both by reducing impervious surface delivering untreated runoff to the lake, tightlining stormwater away from the shoreline, and establishing native vegetation in place of bare compacted substrate that favors invasive colonization.

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)
None proposed	Wetland A	Riverine / Category III (score 17; habitat 8)	0 sf	N/A	N/A — no direct wetland impact	0 sf

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: Critical Areas Report and Mitigation Plan (5 August 2026): Table 1 (Critical Areas Summary), Table 2 (Critical Areas Impact and Mitigation Summary), Table 3 (Proposed Mitigation Planting Areas).

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]

Not applicable. No fill is proposed within a wetland.

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

Not applicable. No excavation is proposed within a wetland.

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]

☐ Not applicable

Avoidance. Landward redevelopment is sited over existing legally established impervious and compacted gravel surfaces within the existing developed footprint rather than over undisturbed shoreline. No work is proposed in Stream 1 or its buffer.
Minimization. Impervious surface within the shoreline buffer decreases by 910 sf. Docks 3 and 4 are removed and replaced by a float-supported structure carried on driven piling rather than founded on the lake bed, so no material is placed on the substrate other than the piles themselves. Excavation is limited to the smallest practicable extent, and the access ramp lands on undisturbed lakeshore. Over-water structure area increases by a net 1,609 sf (Docks 3 and 4, 3,191 sf, removed; new dock, 4,800 sf, constructed); no reduction in over-water shading is claimed as a benefit of the proposal.
Rectification. The existing gravel embankment along the waterline is removed and the shoreline regraded and replanted with a native emergent-to-upland vegetation gradient, restoring a soft shoreline condition.
Water quality protection. All gathered stormwater is tightlined away from the slope to an approved discharge point with energy dissipation at the outfall, replacing uncontrolled sheet flow across the shoreline. Groundwater was encountered at 3.5 feet below grade and sits at approximately the elevation of the lake surface beneath the property, so erosion and sediment control and stormwater handling are treated as direct protections for lake water quality. Erosion and sediment control BMPs will be installed prior to ground-disturbing activity and maintained until permanent stabilization.

8b. Will your project impact a waterbody or the area around a waterbody? [help]

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [help]

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable,** explain below why a mitigation plan should not be required.

☒ Yes ☐ No ☐ Don't know

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [help]

See 7g. The mitigation plan addresses shoreline buffer and in-water impacts together, as both occur within the Mineral Lake system.

8e. Summarize impact(s) to each waterbody in the table below. [help]

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name[1]	Impact location[2]	Duration of impact[3]	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Dock removal (Docks 3 and 4)	Mineral Lake	In waterbody, below OHWM	Permanent	0 — floating structures towed offsite; no anchors or piles to extract, no bed disturbance	3,191 sf removed
Dock construction and pile driving (new float-supported dock; four 5-in steel piles plus one ramp pile, Collins CPH0306 impact hammer)	Mineral Lake	In waterbody, below OHWM	Permanent	Less than 2 (displacement of five 5-inch steel piles driven to refusal)	4,800 sf
Gravel embankment **removal** and shoreline regrading	Mineral Lake	Adjacent to waterbody, within shoreline buffer; partly within the 100-year floodplain	Permanent	0 — regrading occurs landward of the OHWM	Part of 4,300 sf reestablished buffer
Emergent zone planting	Mineral Lake	In waterbody, at and below OHWM	Permanent	0	96 sf

Impervious surface addition / removal within shoreline buffer	Mineral Lake	Adjacent to waterbody, within the 150-ft shoreline buffer	Permanent	0 — landward of the OHWM	3,390 sf added; 4,300 sf removed (net −910 sf)

[1] If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
[2] Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
[3] Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]

Below the Mineral Lake OHWM the only material placed is structural piling: four 5-inch diameter galvanized steel piles supporting the dock and one 5-inch pile at the waterward end of the access ramp, driven with a Collins CPH0306 air hammer (Northwest Dock Systems Sheets A0.1 and A0.5). The dock is float-supported and is not founded on the lake bed, and no other fill is proposed below the OHWM. Under 33 CFR 323.3(c)(2), pilings placed for structural support are not "fill material". The piles are driven to refusal, with final embedment determined in the field; total displacement below the OHWM is nominal — five 5-inch-diameter piles displace less than 2 cubic yards at any credible embedment depth.

Imported structural fill, where required **above** the OHWM, will conform to WSDOT Standard Specification 9-03.14(1) Gravel Borrow or an approved alternative. Wall drainage material will conform to WSDOT 9-03.12(4) or 9-03.12(5); wall backfill to WSDOT 9-03.12(2); trench backfill to WSDOT 9-03.19. Native site soils are not suitable for reuse as structural fill, wall backfill, or drainage material due to elevated fines content. Fill will be placed in maximum 12-inch horizontal lifts and compacted to a firm and unyielding condition.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

Removal of the existing gravel embankment along the waterline and shoreline regrading will be performed with conventional earthmoving equipment. Organic topsoil and weathered overburden are to be removed and the subgrade benched near flat, with maximum vertical steps of 2.0 feet at horizontal spacing of at least 4.0 feet. Excavations are to remain open only as long as necessary before backfilling. No dredging is proposed. The access ramp lands on undisturbed lakeshore (Sheet A0.5) and no excavation below the OHWM is shown on the dock drawings. No excavation extends below the ordinary high water mark: the new dock is float-supported and set approximately 10 feet off the shore, and the applicant's project manager (17 August 2026) and the dock contractor (18 August 2026) both confirm there will be no disturbance to the shoreline. Beyond the shoreline regrading described here, no excavation and no imported fill are proposed. Removed dock structures are towed to the Lewis County boat ramp and hauled offsite for disposal. The upland disposal location for gravel removed from the embankment is to be provided by the contractor.

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☐ Yes ☒ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [help]

A Water Quality Monitoring Plan has not been prepared. In-water work is limited to removal of existing dock structures and construction of a dock addition, with no dredging and no discharge of process water to Mineral Lake. Turbidity will be controlled through the erosion and sediment control measures described in 6e and 8a, work timing within the approved fish work window, and stormwater tightlining that directs all site runoff away from the shoreline to an approved discharge point with energy dissipation at the outfall.

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact
Lewis County Community Development	Tara Snelson, Planner II	—	16 June 2026 — MSR26-0280 conditional approval
Lewis County Community Development	Mike Johnston, Plans Examiner	—	13 November 2025 — pre-application meeting
WA Department of Ecology	Zach Meyer	—	—

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☐ Yes ☒ No

Mineral Lake is not on the Clean Water Act Section 303(d) list (Category 5) and no Total Maximum Daily Load applies. Mineral Lake does appear in Ecology's Water Quality Assessment as Assessment Unit 17110015000535_001_001 with two non-303(d) records: Category 2 (Water of Concern) for total phosphorus (Listing ID 18898) and Category 4C (impaired by a non-pollutant) for non-native aquatic plants (Listing ID 104405). Neither category constitutes a 303(d) listing, and Category 4C does not require a TMDL. Source: Ecology Water Quality Assessment, 2022 cycle, EPA approval 11 May 2026.

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC.

17110015 (Nisqually)

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.

WRIA 11 — Nisqually

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: Shoreline Residential (Lewis County Critical Areas GIS, Shoreline Environments layer, queried 11 August 2026; Aquatic applies waterward of the OHWM)

9g. What is the Washington Department of Natural Resources Water Type? [help]

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: 2024 Stormwater Management Manual for Western Washington (Ecology; confirmed by the project civil engineer, 2 September 2026)

9i. Does the project site have known contaminated sediment? [help]

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [help]

The property has operated as the Mineral Lake Resort, a lodging and accommodation facility with rental cabins, recreational vehicle spaces, and lake access docks. Lewis County permit history includes Master Site Review MSR23-0128 for maintenance and repair of an existing dock, and Site Plan Review SPRC25-016. The current parcel configuration reflects Boundary Line Adjustment BLA23-0013 recorded in 2023. The resort was established in 1975 (SVS Architecture plan set) and the existing water supply well was drilled in 1977, so structures of original vintage exceed 45 years of age.

9k. Is the project located in or adjacent to a designated state or federal contaminated site or clean-up site. (e.g. MTCA or CERCLA)?

- **If Yes**, provide any additional details below.

☐ Yes ☒ No

9l. Has a cultural resource (archaeological) survey been performed on the project area? [help]

- **If Yes**, attach it to your JARPA package.

☐ Yes ☒ No

9m. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]

A desktop ESA and Essential Fish Habitat screening analysis was completed 11 August 2026 and is submitted with this application. Species evaluated and effect determinations:
Northern spotted owl (Strix occidentalis caurina), USFWS Threatened — no effect. Sensitive-location record in the WDFW Priority Habitats and Species search of 7 January 2026; nearest designated critical habitat is more than 4 kilometers from the site. No trees are removed and no forest is cleared.
Marbled murrelet (Brachyramphus marmoratus), USFWS Threatened — no effect. Nearest critical habitat more than 4 kilometers away; no potential nesting structure is removed.
Bull trout (Salvelinus confluentus), Coastal-Puget Sound DPS, USFWS Threatened — no effect. No designated critical habitat within 15 kilometers and no critical habitat water body within 20 kilometers; not reported by WDFW for Mineral Lake nor in the Alder Reservoir assemblage. Confirmation is being sought from the USFWS Washington Fish and Wildlife Office.
Chinook salmon (Oncorhynchus tshawytscha), Puget Sound ESU, NMFS Threatened — no effect. Steelhead (O. mykiss), Puget Sound DPS, NMFS Threatened — no effect. Coho salmon (O. kisutch), Lower Columbia River ESU, NMFS Threatened — no effect. Mineral Lake drains via Mineral Creek to the Nisqually River above the Nisqually River Project dams (FERC No. 1862 — Alder Dam and La Grande Dam), which have no upstream fish passage facilities and lie above natural falls and cascades that historically precluded anadromous access. The licensing record states that separate fish populations occur above and below the project. The fish community of Mineral Lake reported by WDFW is entirely resident (brown trout, coastal cutthroat, rainbow trout, largemouth bass, brown bullhead, pumpkinseed, yellow perch). Nearest NMFS critical habitat is 10 to 15 kilometers away and downstream of the barrier.
Taylor's checkerspot (Euphydryas editha taylori), USFWS Endangered — no effect. No suitable prairie habitat at a forested lakeshore resort; nearest critical habitat 15 to 20 kilometers away.
Oregon spotted frog (Rana pretiosa), USFWS Threatened — presence undetermined; determination to be confirmed before the application is finalized, because the mitigation design plants 96 square feet of emergent vegetation at and below the ordinary high water mark.
No designated critical habitat of any species, under either agency, intersects the project site or lies within one kilometre of it (USFWS ECOS Final Critical Habitat Features and NOAA Fisheries critical habitat services, queried 11 August 2026).
No Essential Fish Habitat is present, because the site is above the anadromous barrier.

9n. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]

Mule and black-tailed deer (Odocoileus hemionus) — Nisqually Deer Wintering Area, regular concentration.
Rocky Mountain elk (Cervus elaphus nelsoni) — Nisqually Elk Wintering Area, regular concentration.
Little brown bat (Myotis lucifugus) — sensitive location record.
Northern spotted owl (Strix occidentalis caurina) — sensitive location record.
Yuma myotis (Myotis yumanensis) — sensitive location record.
Source: WDFW Priority Habitats and Species database report generated 7 January 2026.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]

- For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with Lewis County (lead agency). The SEPA checklist is submitted concurrently with this application; a decision date has not yet been established.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

_____

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [help]

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☒ Floodplain Development Permit ☒ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

The dock is float-supported on driven steel piling, which is not "fill material" under 33 CFR 323.3(c)(2), and Mineral Lake is not on the Seattle District Section 10 list, so no Corps authorization (and no Section 401 certification) is presently identified.

United States Coast Guard:
For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

☐ Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11–Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)

Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Kellen Maloney, PWS		8/11/2026
Authorized Agent Printed Name	Authorized Agent Signature	Date

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018