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) and install a new onsite septic system. Docks 3 and 4 are replaced in kind within their existing footprint. 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.
Docks 3 and 4 (3,191 sf) are replaced in kind: the existing piles, floats and decking are removed, and new piles are installed at the existing pile locations with new floats and decking, in the same location, orientation and dimensions as the existing docks. The docks are not expanded, and there is no change in over-water structure area; 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 replaced in kind. The existing piles, floats and decking are removed, and the docks are rebuilt in the same location, orientation and dimensions, with the same overall size (3,191 sf) as the existing structures. No expansion of the docks is proposed.
New piles are installed at the locations of the existing piles, with no increase in the number of piles, and new floats and decking are installed in the existing configuration. The replacement docks remain float-supported and are not founded on the lake bed.

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 replaced in kind, in the same location, orientation and dimensions, as float-supported structures carried on piling rather than founded on the lake bed; new piles are placed only at the existing pile locations, and no other material is placed on the substrate. Excavation is limited to the smallest practicable extent. Over-water structure area is unchanged, because the replacement docks match the existing 3,191 sf footprint; 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
Removal of existing dock piles, floats and decking (Docks 3 and 4)	Mineral Lake	In waterbody, below OHWM	Permanent	Nominal — existing piles extracted; floats and decking towed offsite; no dredging	3,191 sf (existing footprint)
In-kind dock replacement and pile installation (new piles at existing pile locations; new floats and decking; same location, orientation and dimensions)	Mineral Lake	In waterbody, below OHWM	Permanent	Nominal (displacement of replacement piles at existing pile locations)	3,191 sf (no change from existing)
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: replacement piles installed at the locations of the existing piles for Docks 3 and 4, with no increase in the number of piles. The replacement docks are 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". Because the replacement piles occupy the existing pile locations, total displacement below the OHWM is nominal.

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. No excavation extends below the ordinary high water mark: Docks 3 and 4 are replaced in kind as float-supported structures in their existing location, 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 in-kind replacement of Docks 3 and 4 (removal and replacement of the existing piles, floats and decking, in the same location, orientation and dimensions), 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 replacement docks are float-supported on 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.

Authorized Agent Printed Name	Authorized Agent Signature	Date
Kellen Maloney, PWS		10/22/2026

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
Mihail Neghina	Mike Neghina	10.22.2026

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