

WHEN RECORDED RETURN
TO:

CITY OF STEVENSON
7121 E. Loop Rd.
P.O. Box 371
Stevenson, WA 98648

Document titles or transactions contained therein:

Easement Dedication, Wetland Mitigation Plan

GRANTOR(S) (Last name, first, then first name and initials)

Columbia Gorge Interpretive Center

GRANTEE(S) (Last name, first, then first name and initials)

City of Stevenson

LEGAL DESCRIPTION (Abbreviated: Lot, Block, Plat/Section, Township, Range, Qtr/Qtr)

Parcel located in Section 2, Township 7, Range 1, Willamette Meridian

Complete metes and bounds legal descriptions with exhibit map are attached.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

02-07-01-00-1301

REFERENCE NUMBER(S) of Documents assigned or released

NA

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

A PUBLIC EASEMENT DEDICATION

The Grantor, Columbia Gorge Interpretive Center, a corporation in the State of Washington, for valuable consideration does hereby declare and dedicate to public use to the City of Stevenson, a municipal corporation of the State of Washington, its successors and assigns, hereafter referred to as the City, a perpetual public easement for the purpose of **constructing and maintaining a Category IV wetland as mitigation for the Bridging Byway Communities over the Bridge of the Gods construction project** along with the rights of ingress and egress over Grantor's property located in Skamania County, State of Washington, to-wit:

A wetland and buffer area consisting of 12,246 square feet, more or less, located in Tax Lot 1301 in Section 2, Township 7 and Range 1, Willamette Meridian, (the "Subject Parcel") as shown on Exhibit "A" attached hereto and made a part hereof, beginning at the intersection of the boundary of the Subject Parcel, SR 14, and the southwesterly boundary of Tax Parcel 02-07-02-00-3700; thence in a northerly direction along the Subject Property boundary approximately 60 feet; thence departing from the boundary line at an angle approximately 20 degrees to the West to a point along the Rock Creek Drive Right of Way; thence Southwesterly along the Rock Creek Drive Right of Way 123' to a point, thence Southeasterly to a point approximately 30' Northeast of the intersection of the eastern Rock Creek Drive Right of Way and the Northern edge of SR 14 Right of Way along the SR 14 northern Right of Way; thence continuing along the northern SR 14 Right of Way to the point of beginning.

The wetland mitigation plan describing the Grantee's responsibilities for and use and maintenance of the easement is shown on Exhibit "B" attached hereto and made a part hereof.

Tax Parcel: **02-07-01-00-1301**

TO HAVE AND TO HOLD the above easement unto said City, its successors and assigns, forever.

The parties agree consideration for this easement is a full, fair and final compensation.

Time is of the essence in the performance of this agreement. This agreement is binding upon and shall inure to the benefit of the parties hereto, and their successors and assigns with respect to the burdened and benefited property described herein. This agreement, including the exhibits attached hereto, constitutes the entire agreement between the parties hereto relative to the subject matter hereof. Any prior negotiations, correspondence, or understandings relative to the subject matter hereof shall be deemed to be merged in this agreement and shall be of no further force or effect. This agreement may not be amended or modified except in writing executed by both of the parties. The making and execution of this agreement has not been induced by any representation, statement, warranty or agreement other than those herein expressed. The failure by any party to insist upon the strict performance of any provisions of this agreement, or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provision and the same shall nevertheless be and remain in full force and effect. If any provisions of this agreement as applied to any

party or to any circumstance shall be determined by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect any other provision of this agreement or the validity or enforceability of the agreement as a whole. This agreement shall be governed by and construed in accordance with the internal laws of the State of Washington.

To the fullest extent permitted by law, the parties waive any right to a trial by jury respecting litigation directly or indirectly arising out of, under or in connection with this Easement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot or has not been waived.

Notices to be given under this agreement shall be delivered or mailed to the following: Grantor—Columbia Gorge Interpretive Center, 990 SW Rock Creek Drive, PO Box 396, Stevenson, WA 98648; Grantee—City of Stevenson, Attn: Public Works Director, 7121 E. Loop Rd., P.O. Box 371, Stevenson, WA 98648

The individuals executing this agreement each represent and warrant: (i) that he or she is authorized to do so on behalf of the respective parties hereto, (ii) that he or she has full legal power and authority to bind the respective parties hereto, and if necessary, has obtained all required consents or delegations of such power and authority, and (iii) that the execution, delivery and performance by the respective parties hereto of this document will not constitute a default under any agreement to which it is a party.

I/We, Grantor(s), JAMES N. PRICE [Grantor's name] and the City of Stevenson, as Grantee, do hereby agree to the terms of this Easement Dedication as set forth herein.

GRANTOR

JAMES N. PRICE
Chairman of Board [Name]

Dated this 3 day of July, 2013.

[Signature]
Grantor

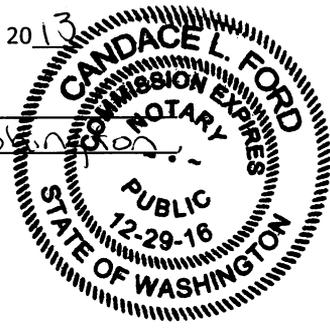
STATE OF Washington
County of Skamania

I certify that I know or have satisfactory evidence that James Price [Grantor's name] is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledged it as the Chairman of Board

[Grantor's Title] of Columbia Gorge Interpretive Center [Grantor's Agency] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 3 day of July, 2013

Candace J. Ford
Notary Public in and for the State of Washington
Residing at Stevenson



GRANTEE

Frank Cox [Name]

Dated this 10th day of Sept, 2013.

City of Stevenson
Grantee

STATE OF Washington
County of Skamania

I certify that I know or have satisfactory evidence that Frank Cox [Grantee's name] is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor [Grantee's Title] of City of Stevenson [Grantee's Agency] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

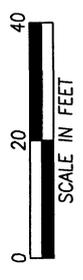
GIVEN under my hand and official seal this 10 day of September, 2013.



Mary Ann Duncan
Notary Public in and for the State of Washington
Residing at North Bonneville WA

EXHIBIT "A"
EASEMENT AREA

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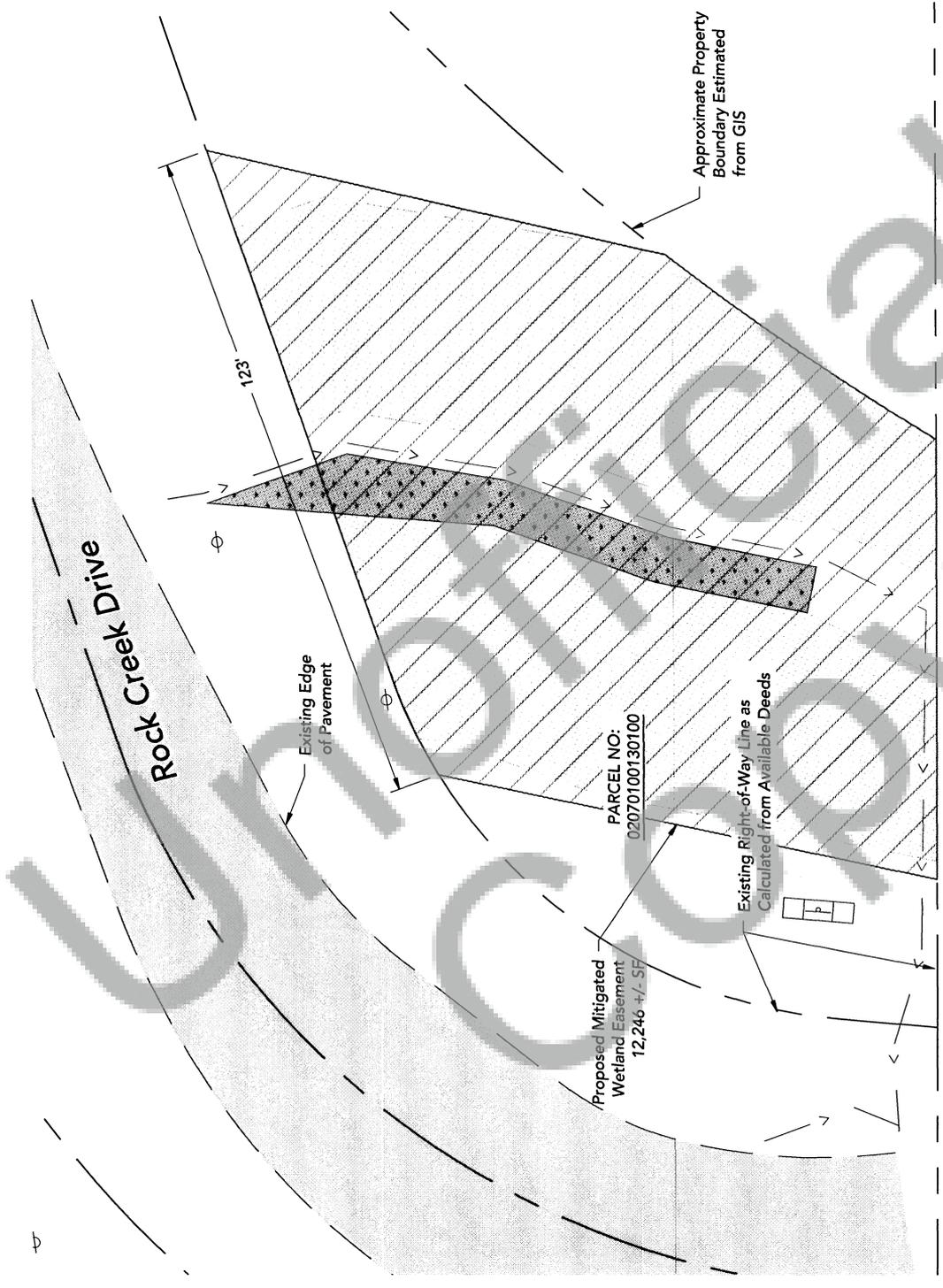


Legend

	Proposed Mitigated Wetland Easement
	Existing Drainage Ditch
	Proposed Wetland Mitigation Area
	Proposed Wetland Buffer
	Existing Roadway Centerline
	Existing Informational Sign
	Existing Utility Pole

Owner:
Columbia Gorge Interpretive Center
PO Box 396
Stevenson, WA 98648

Property Address:
990 SW Rock Creek Drive
Stevenson, WA 98648
Parcel No: 02070100130100



*Note: Right-of-Way and Property Lines are Considered Approximate and are Shown from Available Information and as Supplemented by Skamania County GIS. Final Right-of-Way Boundary Lines to be Calculated for Legal Easement Preparation.



State Route 14

EXHIBIT "B"
WETLAND MITIGATION PLAN

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**Bridging Byway Communities over the Bridge of the Gods,
Phase 1-Stevenson to Bridge, Construct Phase 1 of the Path,
Stevenson to Bridge (Component 2)**

**FINAL WETLAND
MITIGATION PLAN**

Stevenson, Washington



Prepared for:

City of Stevenson
7121 E Loop Road
Stevenson, WA 98648

Prepared by:

The Resource Company, Inc.
915 Broadway, Ste. 250
Vancouver, WA 98663
(360) 693-4555

May 17, 2013



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FIGURES

FIGURE 1 – PROJECT LOCATION

FIGURE 2 – CLARK COUNTY LIDAR TOPOGRAPHIC MAP

FIGURE 3 –EXISTING CONDITIONS

FIGURE 4 – PROPOSED SITE PLAN AND WETLAND IMPACTS

FIGURE 5 –MITIGATION AREA EXISTING CONDITIONS

FIGURE 6 – PROPOSED MITIGATION

PHOTO-SHEET 1 - PROJECT PHOTOGRAPHS

PHOTO-SHEET 2 - MITIGATION AREA PHOTOGRAPHS

APPENDIX A. TRAIL DESIGN PROVIDED BY WALLIS ENGINEERING

FINAL WETLAND MITIGATION PLAN

Project: City of Stevenson Multi-Purpose Trail
Applicant: City of Stevenson
Location: Skamania Lodge Entrance to Mallicott Road, Stevenson, Washington
Legal Description: SW ¼ of Sec. 14, T02N, R07E, W. M., Skamania County
Study Area Size: Approximately 20,000 sq.ft.
Project Type: Multi Purpose Trail
Zoning: R1-6
ComPlan: UL
Delineation Report Date: April 10, 2013
Preliminary Mitigation Plan Date: April 11, 2013
Final Mitigation Plan Date: May 17, 2013

INTRODUCTION

This report details final wetland mitigation plan prepared for the City of Stevenson (City) by The Resource Company, Inc. (TRC). The City is proposing to extend the existing trail along Rock Creek Drive and Skamania Lodge Way approximately 2,000 feet to the western boundary of City limits near Mallicott Road (Fig. 1). The trail which is proposed along the north ditch line of Rock Creek Drive will impact wetlands that are regulated by the City of Stevenson Municipal Code 18.13 Critical Areas and Natural Resource Lands – Wetland Areas (SMC 18.13.100) and the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. This report outlines the compensatory wetland mitigation proposed for those impacts on the property between Rock Creek Drive and SR-14 (Fig. 1).

EXISTING CONDITIONS

The trail route parallels State Route 14 and contains two substantial grade changes (Fig. 2). Approximately half of the route is adjacent to and within the City's Rock Creek Drive right-of-way (road-side ditch), approximately one quarter of the route utilizes a vacated but still existing section of abandoned asphalt roadway, and western one-fourth is through privately-owned undeveloped terrain. The roadway ditch is dominated by a grass and forb plant community with a few clumps of trees and shrubs throughout this portion of the trail. A wetland occurs in the road cut and roadside ditch near the west end of this section of the trail (Fig. 3). Vegetation surrounding the vacated road area is overgrown with blackberries but does contain a few trees and shrubs. A wetland occurs at the base of the roadbed fill near the center of this portion of the trail (Fig. 3). As the trail extends to the west, it goes through a forested area. A description of the wetland and the surrounding upland areas follows:

WETLANDS

Wetland A (Fig. 3)

Wetland A meets the criteria of a riverine hydrogeomorphic (HGM) wetland class. This wetland is formed on the north side of the bed of the vacated asphalt road. The culvert in this area causes water to pond on the uphill side of the road creating the wetland. The wetland is not located within the project area. The wetland is a palustrine scrub/shrub, seasonally inundated (PSSC) wetland. Vegetation in the wetland is dominated by oak fern (*Gymnocarpium dryopteris* – FAC), vine maple (*Acer circinatum* – FAC) and red-osier dogwood (*Cornus stolonifera* – FACW). Hydrologic indicators within the wetland include ponded water (2-3”) throughout the wetland and oxidized rhizospheres. Hydric soil characteristics include a loamy silt with a very dark gray (10YR 3/1) soil matrix with strong brown (7.5YR 4/6) mottles in the A horizon. Wetland A was rated using the Western Washington Wetland Rating Form (WRF) and found to be a Category III wetland with a total score of 43 points (Table 1).

Wetland B (Fig. 3)

Wetland B meets the criteria of a slope HGM wetland class. This wetland is formed within the ditch and north side road cut for Rock Creek Drive. Vegetation is dominated by a black cottonwood saplings (*Populus balsamifera* – FAC), Pacific willow (*Salix lasiandra* – FACW) and Scouler willow (*S. scouleriana* – FAC) shrub layer. The herbaceous stratum is dominated by reed canarygrass (*Phalaris arundinacea* – FACW), water parsley (*Oenanthe sarmentosa* – OBL), water-cress (*Rorippa nasturtium-aquaticum* – OBL), and field horsetail (*Equisetum arvense* – FAC). Hydric soil characteristics include a loamy clay with a very dark gray (10YR 3/1) to very dark grayish brown (10YR 3/2) soil matrix with strong brown (7.5YR 4/6) mottles in the A horizon. Wetland hydrology was indicated by water seeping out of the road cut and flowing through the ditch. Wetland B was rated using the Western Washington Wetland Rating Form (WRF) and found to be a Category IV wetland with a total score of 15 points (Table 1).

Wetland Functional Assessment

The on-site wetlands have been assessed using the Washington State Wetland Rating System for Western Washington (Hruby 2004). This rating system categorizes wetlands based on specific attributes such as rarity, sensitivity to disturbance, and functions. The system was designed to differentiate between wetlands based on their sensitivity to disturbance, their significance, their rarity, our ability to replace them, and the functions they provide. Through a series of questions, the wetland rating system will yield a number for water quality functions, hydrologic functions, and habitat function, which yield a total score for functions. Based on the total score, the wetland is categorized as a Category I, II, III, or IV wetland. Table 1 below summarizes the wetland type, total score for functions, and category.

Table 1. Wetland Function Rating

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
A	Riverine	20	9	14	43	III
B	Slope	4	1	10	15	IV

NON-WETLANDS

The non-wetland portion of the study area consists of roadside ditch and existing pavement. Vegetation surrounding Wetland A consists of big-leaf maple (*A. macrophyllum* – FACU) and Douglas-fir (*Pseudotsuga menziesii* – FACU) in the tree stratum. The shrub layer is predominantly snowberry (*Symphoricarpos albus* – FACU), vine maple, and hazelnut (*Corylus cornuta* – FACU). The herbaceous layer is dominated by bedstraw (*Galium aparine* – FACU) and swordfern (*Polystichum munitum* – FACU). Bare ground is also present. Soils consist of compacted roadbed. No wetland hydrology indicators were observed in the non-wetland portions of the study area. The non-wetland area adjacent to Wetland B consists of asphalt and a herbaceous layer dominated by vernalgrass (*Anthoxanthum odoratum* – FACU) and tall fescue (*Festuca arundinacea* – FACU).

There are two non-wetland areas of note: on the west end of the study area is an excavated ditch that was dug several years ago to alleviate flooding from a pond located upslope from the project area. This man-made ditch does not contain hydrophytic vegetation and no flow was observed during the three site visits to the study area in the Spring of 2012. The other area is in the roadside ditch east of Wetland B. This area contains wetland vegetation above a culvert that goes under Rock Creek Drive. However, it is part of the excavated ditch which was not dug through existing wetlands; there are no seeps above the ditch; and the soils are primarily crushed rock and gravel. Therefore, it was not considered jurisdictional.

Photographs of the study and surrounding areas are shown in Photo-sheet 1.

AVOIDANCE AND MINIMIZATION OF IMPACTS

The trail has been designed to minimize wetland and buffer impacts. Due to safety issues along Rock Creek Drive avoidance of the wetland in the roadside ditch was not feasible.

The stormwater facilities have been designed to smallest area practicable to meet regulatory criteria and minimize wetland impacts.

In accordance with the City's Municipal Code, the following measures will be taken to avoid further impacts to wetland and riparian areas:

1. All wetland, wetland buffer, and riparian buffer boundaries will be temporarily flagged in the field prior to construction.
2. Erosion control measures (e.g. straw bale sediment barriers or sediment fence) will be installed to prevent siltation from entering the sensitive areas during construction.
3. The erosion control measures will be removed once construction is completed and vegetation has become established.

MITIGATION GOALS

The overall objective of this plan is to ensure no net loss of wetland functions and values within the watershed, and satisfy the requirements of the COE, DOE, and the City.

OBJECTIVES

Objective #1 The compensatory mitigation will replace lost wetland acreage by creating 1,239 sq.ft. and enhancing 862 sq.ft. of wetlands.

Objective #2 Compensatory mitigation will improve plant diversity by planting a total of 2,101 sq.ft. of wetlands with native trees and shrubs. Low diversity, non-native plant communities will be replaced by native forest and shrub communities.

Objective #3 The compensatory mitigation will improve wetland functions through increasing the diversity and complexity of available wildlife habitat. The proposed project would ultimately provide a diversity of tree, shrub and ground cover habitat that will provide the opportunity for increased wildlife use.

MITIGATION ACTIVITIES

The proposed trail project will directly impact Category IV Wetland B (826 sq.ft. – Fig. 4). Wetland mitigation sites are limited within the urban growth boundary of the City. Through a search of available properties, the only site that was identified that would provide mitigation is the ditch area between Rock Creek Drive and SR-14 as shown in Figure 5. This ditch area (862 sq.ft) is a HGM slope, Category IV wetland that is seasonally inundated. To compensate for the wetland impact from the trail, 1,239 sq.ft. of wetlands will be created and 862 sq.ft. of Category IV wetland will be enhanced as shown in Figure 6. Wetland impact and compensation ratios are outlined in Table 2 below. These ratios are based on those recommended in “Wetland Mitigation in Washington State – Part 1, Version 1, March 2006”. Due to past and ongoing land use practices within the mitigation wetlands, habitat values have been significantly reduced. In order to provide useful wildlife habitat and ensure no net loss in wetland and habitat functions and values for the project area watershed, several habitat improvements will be performed.

Table 2. Mitigation Accounting (Sq. Ft.) (Figs. 5/6)

Wetland	Impact Type	Purpose	Impacts (Sq.Ft.)	Compensation (sq.ft.)					
				Reestablishment/Creation		Rehabilitation		Enhancement	
B -Category IV	Direct	Trail	826 minus 144= 682	1,023 required	1.5:1			862 *	6:1
Total Wetland Compensation									1,885 required 2,101 available**

* The existing 862 sq.ft. Category IV wetland compensates for 144 sq.ft. through enhancement at a 6:1 ratio. **There is an excess of 216 sq.ft. of wetland creation that is available for another project.

PROJECT SCHEDULE

This project is proposed to begin construction as soon as the appropriate permits are received. Initial project grading and wetland impacts are tentatively scheduled to begin in the summer of 2013. Wetland enhancement/creation activities will take place during the first planting season following wetland impacts.

PLANTING PLAN

The wetland enhancement areas will be planted with native tree and shrub species at a ratio of 5 trees/10 shrubs per 1,000 sq. ft. A total of 11 trees and 22 shrubs will be planted within 2,101 sq.ft. of wetland creation/enhancement areas on-site. Plant species and numbers are presented in Table 3 below.

Table 3. Planting Plan Specifications: Wetland Creation/Enhancement Areas – 2,101 Sq. Ft. (0.05 ac)

Species	Plant Form	Minimum Size	Minimum Spacing	Required Number
Shrubs				
Nootka rose (<i>Rosa nutkana</i>)	Bare Root	18-24"	3'	10
Native willow (<i>Salix spp.</i>)	Stakes	5-6'	3'	7
Red-osier dogwood (<i>Cornus sericea</i>)	Bare Root	18-24"	3'	5
Total Shrubs				22
Trees				
Black cottonwood (<i>Populus balsamifera</i>)	Bare Root	2'	8'	3
Oregon ash (<i>Fraxinus latifolia</i>)	Bare Root	2'	8'	6
Cascara (<i>Rhamnus purshiana</i>)	Bare Root	2'	8'	2
Total Trees				11

Additional planting specifications applicable to this plan are listed below.

Source of Plant Materials. All plants will be obtained from nurseries specializing in plant materials native to the Pacific Northwest.

Planting Time. Bare-root shrubs and trees should be planted between December 1 and March 31, when plants are dormant. If planting is conducted outside this time period, containerized plant stock will be used and extra care and watering may be needed to ensure that plants become adequately established.

Planting Guidelines. A hole, one foot in diameter and one foot deep, shall be excavated for bare root stock. The holes should be large enough to accommodate the plant roots without restriction. Plants will be held in place with the top of the root mass at ground level. Topsoil will be backfilled around the roots and lightly tamped to remove any air pockets in the soil. Mulch (2-3 inches deep) shall be applied around the base of each plant. Future maintenance should use scarification (by hand) to keep the 1-foot diameter area free of herbaceous vegetation until plants are well established. If the soils are not saturated, each plant should be watered at the time of planting. Supplemental watering (every two weeks during the summer season) may also be required to ensure plant survival and mitigation success.

PERFORMANCE CRITERIA

Performance measures and standards are used to provide a basis for evaluating whether the project's goals and objectives are being met. This plan established the following criteria as the basis for evaluating mitigation compliance and success. In order to meet the goals and objectives, the mitigation must meet the following criteria:

1. Native Woody Species

Performance Measure Year 1 – Planted woody species in the scrub/shrub & forested areas of the mitigation site will achieve at least 50 percent survival one year after the site has been planted. Any plants not surviving will be planted back to the original number proposed in this plan.

Performance Measure Years 2-7 – Native woody species (planted or volunteer) will achieve a density of a minimum of 6 shrubs and 3 trees per 1000 sq.ft. in the wetland restoration and enhancement areas of mitigation areas.

Performance Standard #1 (final year monitoring). Aerial cover of native woody species will be at least 80 percent in the wetland restoration and enhancement areas by the end of the monitoring period (year 10).

2. Native Woody Species Plant Diversity

Performance Standard. In addition to the % cover listed above and to provide habitat diversity, a minimum of 5 species in the creation/enhancement area of facultative or wetter woody trees and shrubs will be present by the end of each monitoring period.

3. Invasive species (all years)

No more than 20% (cumulatively) of the cover during any monitoring period shall consist of noxious weeds, including but not limited to blackberries, ivy, thistle, Scotch broom, Queen Anne's lace, or purple loosestrife. There will be zero tolerance for Japanese knotweed.

MONITORING AND MAINTENANCE PLANS

The following actions will be implemented as part of the wetland mitigation monitoring and maintenance plan on this site:

1. The initial and all successive year plantings will be supervised by a qualified professional to ensure that correct planting procedures are followed and that plantings are done according to the planting scheme.
2. Monitoring of all planted areas will commence the summer following the initial planting (year 1) and continue in the 2nd, 3rd, 5th, 7th, and 10th years. Monitoring will be conducted by a qualified professional during the late spring or summer time period. For each year that monitoring is required, a report documenting the monitoring results will be submitted to the COE, DOE, and the City. The report will identify deficiencies in the mitigation progress and any contingency measures that will be taken to correct those deficiencies. Photographs taken from established photo-stations will be included with these reports.
3. The goal of the mitigation plan is to achieve 80% cover by the end of the 10-year monitoring period. To determine if the mitigation plan is meeting the expected goal, the performance standards, as listed above, will be tied to each monitoring period.
4. Exotic species should cover less than 20 percent of the wetland enhancement area. If the planted stock do not survive, but native naturally colonizing wetland plant species replace them, then the project may be judged to meet the threshold criteria for successful plant community establishment. (Note: All decisions regarding which volunteer species are to be considered acceptable will be made by the COE, DOE, and City).
5. To ensure planting success, the Applicant will be responsible for performing minor maintenance over the monitoring period. This will include the selective removal of undesirable plant species such as blackberry (*Rubus* spp.) that may be hindering the growth and establishment of the favored plant stands. An area, 1-foot in diameter surrounding each planted woody species, will be kept free of competing vegetation. This can be accomplished either by scarifying the area by hand or through the use of weed-control rings.
6. Maintenance of the enhancement/creation areas may include irrigation of the planted stock. A watering schedule will be established during the dry months (June through September) so that the plants are watered on a weekly basis during this time period. If plant survival does not meet the 50 percent survival rate (Performance Measure 1)

following the first year monitoring period, a temporary above ground irrigation system capable of watering the entire wetland enhancement/creation area will be installed.

7. Any maintenance that is required within the wetland area will be supervised by a qualified wetland professional familiar with this project.

ADAPTIVE MANAGEMENT PLANS

Contingency plans are designed to identify potential courses of action, and any corrective measures to be taken when monitoring indicates project goals are not being met. Table 4 summarizes the maintenance and contingency requirements for this project. In general, the contingency measures for this site are as follows:

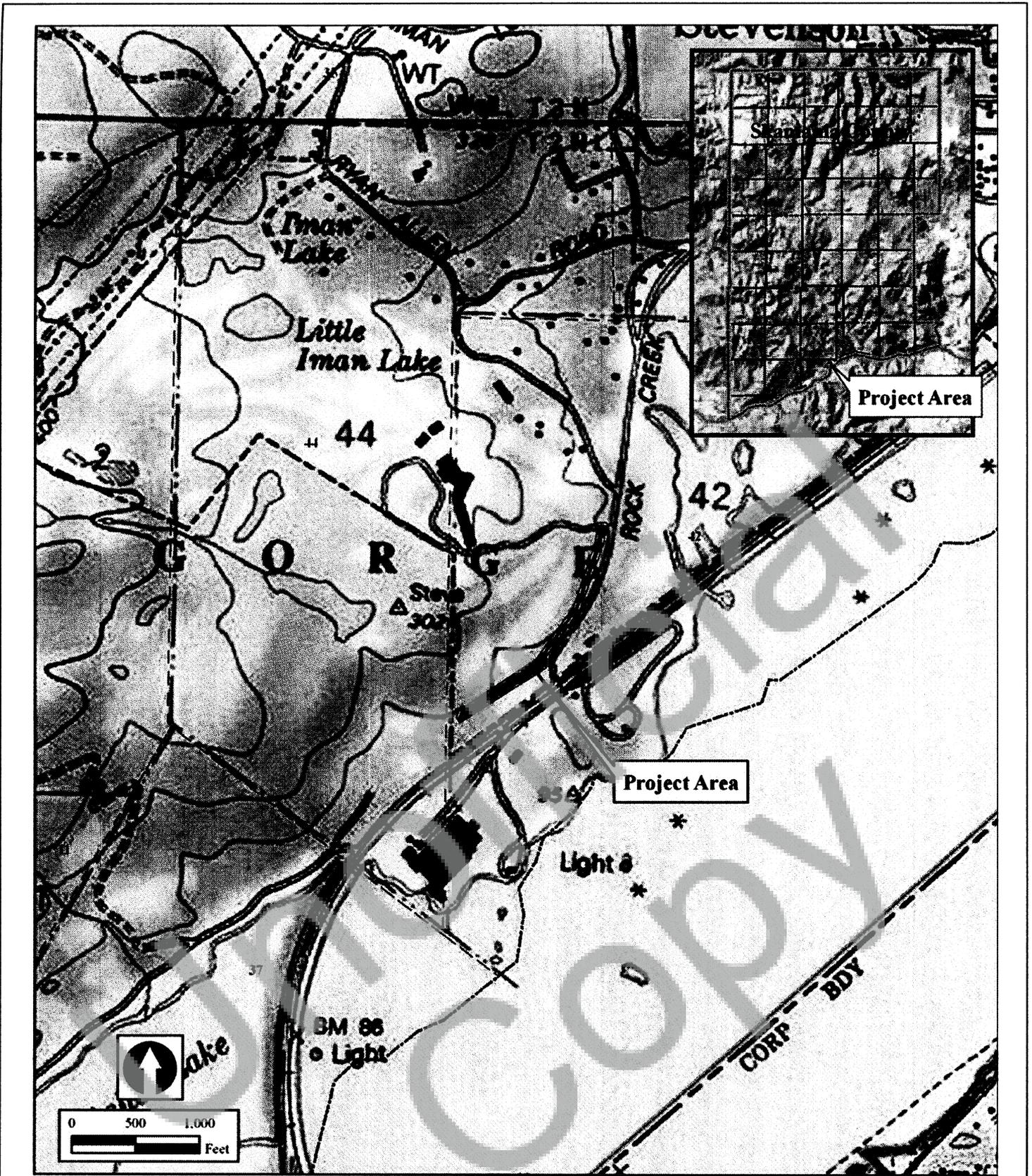
1. Replacement Plantings—Replacement plantings will also be made throughout the monitoring period if monitoring reveals that unacceptable plant mortality has occurred. Woody species will be re-planted to the original number of plants proposed in the accepted mitigation plan annually throughout the duration of the monitoring and maintenance period.
2. Planting Plan Modifications—Modifications to the planting plan (i.e., plant species and densities) will be made if monitoring identifies problems with the original planting scheme. For example, if annual monitoring identifies that plant mortality is attributed to an inappropriate hydrologic regime, the replacement plantings should be made using a more suitable plant species. Any recommended changes to the planting scheme will be documented in the annual monitoring report. The addition of any new plant species, not already included in this enhancement plan, must be approved by the COE, DOE, and City.
3. Soil Erosion—Any areas demonstrating soil erosion problems will be restored as soon as possible. If there does not appear to be a problem with the original design, the eroded areas will be restored by replacing any lost topsoil and replanted according to the original planting scheme.
4. Temporary Irrigation—If during the first year monitoring period it is determined that the plant survival rate is less than 50 percent as stated in Performance Standard #1, a temporary above ground irrigation system will be installed. This system will be maintained at least through year 3, but no longer than year 5 of the monitoring and maintenance period.

Table 4. Maintenance and Contingency Requirements

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Enhancement/Creation Areas	Trash and debris	Any trash or debris which exceeds 1 ft ³ /100ft ² (equal to the volume of a standard size office garbage can). In general, there should be no evidence of dumping.	Trash and debris cleared from site.
Enhancement/Creation Areas	Erosion	Eroded damage >2 inches deep where cause of damage is still present or where there is potential for continued erosion.	Eroded areas should be stabilized with appropriate erosion control BMPs (e.g., seeding, mulching, rip rap).
Enhancement/Creation Areas	Plant mortality	Plant mortality jeopardizes attaining the required survival rate.	Plants should be replaced according to the planting plan. Modifications to the planting plan should be made if monitoring identifies problems with the original planting scheme.
Enhancement/Creation Areas	Invasion of undesirable plant species.	Undesirable plant species are hindering the growth and establishment of the favored plant stands.	Undesirable species removed by hand, or in accordance with recommendations of the Skamania County Weed Control Board.

DEMARCATATION

In accordance with the SMC 18.13.100(D)(2) Demarcation), a permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, fencing, or other prominent physical marking approved by the Planning Department. In addition, signs (minimum size 1’x1’ and posted 3.5’ above grade) shall be posted at an interval of one (1) per lot or (1) every 150 feet, which ever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer and worded substantially as follows: “WETLAND AND BUFFER – PLEASE RETAIN IN A NATURAL STATE”. For highly visible areas or areas located along a public right-of-way, interpretive signs may be required in lieu of signage.



Stevenson Multi-Use Trail Project

APPLICANT:
 City of Stevenson
 7121 E. Loop Road
 Stevenson, WA 98648

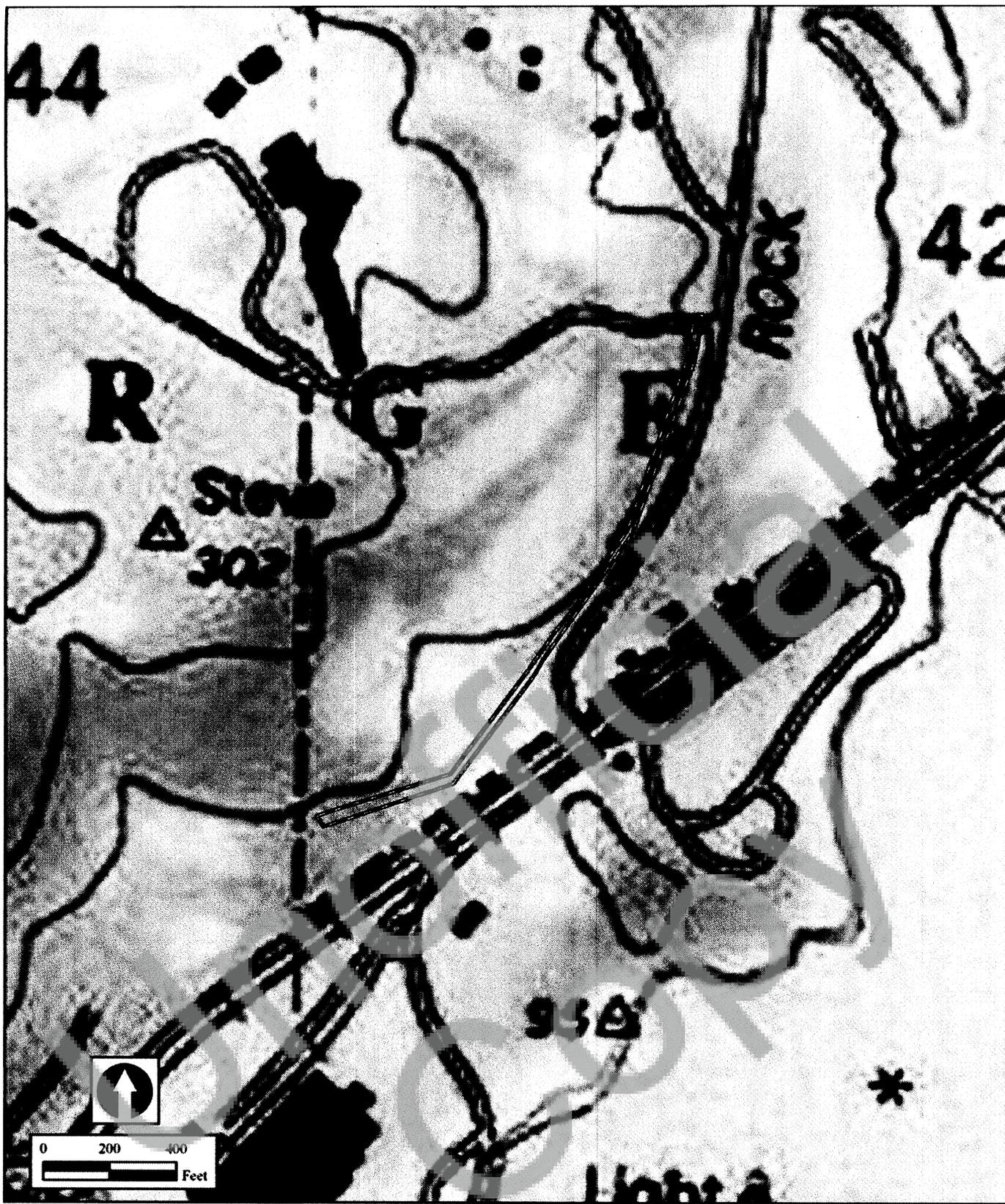
PURPOSE: Final Wetland Mitigation

**Project Location Map
 Stevenson Trail Project
 Skamania County, Washington**

The Resource Company, Inc.
 ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION
 2009 C Street Vancouver, WA 98660 • 360-693-4555 fax: 360-693-6242

PROPOSED ACTIVITIES IN:
 Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N, R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

Figure 1



Stevenson Multi-Use Trail Project

APPLICANT:
City of Stevenson
7121 E. Loop Road
Stevenson, WA 98648

PURPOSE: Final Wetland Mitigation

USGS Topography
Stevenson Trail Project
Skamania County, Washington



PROPOSED ACTIVITIES IN:
Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N,
R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

Figure 2



Stevenson Multi-Use Trail Project

APPLICANT:
 City of Stevenson
 7121 E. Loop Road
 Stevenson, WA 98648

PURPOSE: Final Wetland Mitigation

Existing Conditions
 Stevenson Trail Project
 Skamania County, Washington



PROPOSED ACTIVITIES IN:
 Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N,
 R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

Figure 3



Stevenson Multi-Use Trail Project

APPLICANT:
 City of Stevenson
 7121 E. Loop Road
 Stevenson, WA 98648

PURPOSE: Final Wetland Mitigation

**Proposed Site Plan & Wetland Impacts
 Stevenson Trail Project
 Skamania County, Washington**



**The Resource
 Company, Inc.**

ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION
 2009 C Street Vancouver, WA 98660 • 360-693-4555 Fax: 360-699-6242

PROPOSED ACTIVITIES IN:
 Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N,
 R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

Figure 4



Stevenson Multi-Use Trail Project

APPLICANT:
 City of Stevenson
 7121 E. Loop Road
 Stevenson, WA 98648

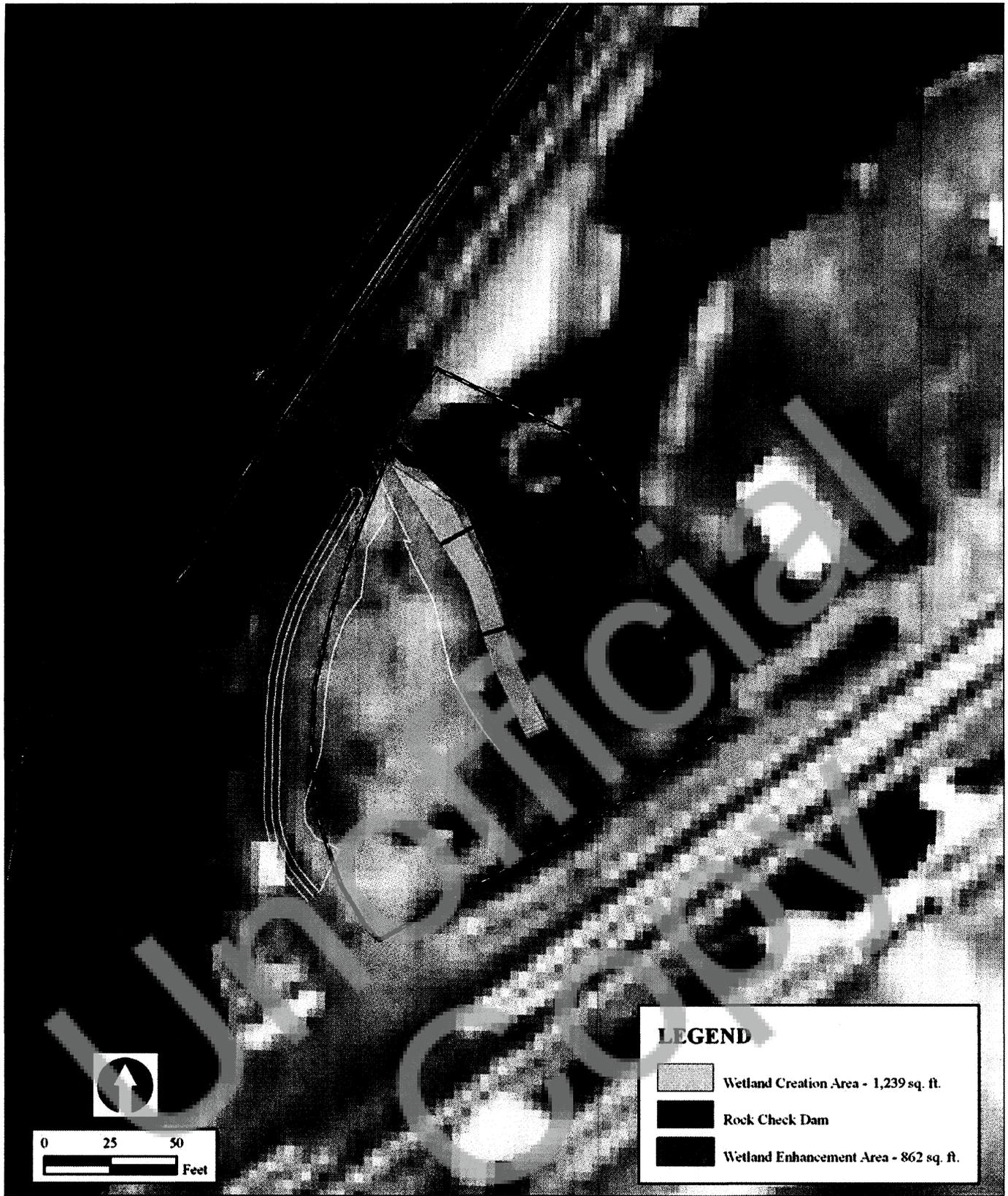
PURPOSE: Final Wetland Mitigation

Mitigation Area Existing Conditions
 Stevenson Trail Project
 Skamania County, Washington



PROPOSED ACTIVITIES IN:
 Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N,
 R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

Figure 5



Stevenson Multi-Use Trail Project

APPLICANT:
City of Stevenson
7121 E. Loop Road
Stevenson, WA 98648

PURPOSE: Final Wetland Mitigation

**Proposed Mitigation
Stevenson Trail Project
Skamania County, Washington**



PROPOSED ACTIVITIES IN:
Columbia River Gorge
LEGAL: SW ¼ of Section 42, T02N, R07E
NEAR: Stevenson, Washington
COUNTY: Skamania County
DATE: May 17, 2013

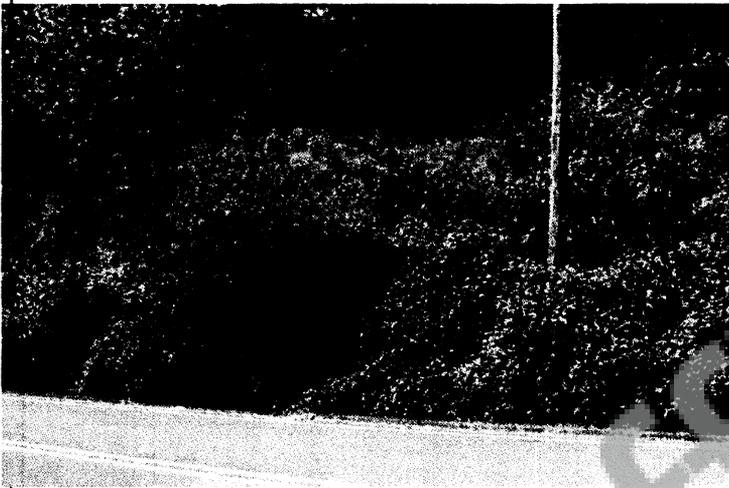
Figure 6



Wetland A



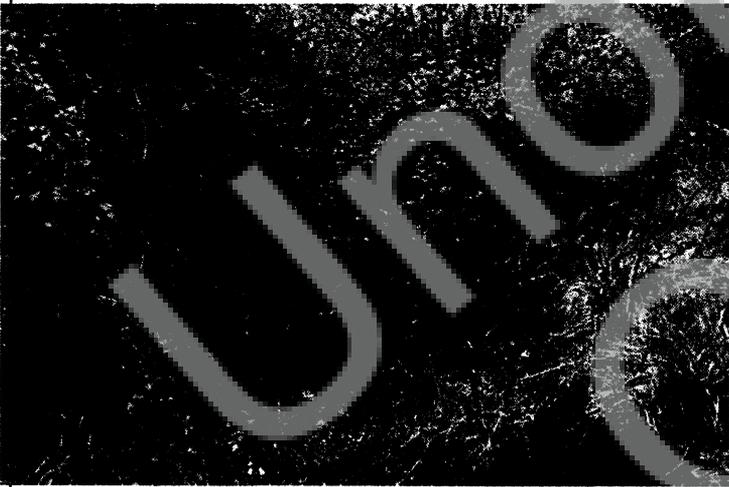
Wetland A



Wetland B



Wetland B



Constructed Ditch - West End of Project



Constructed Ditch - West End of Project

Stevenson Multi-Use Trail Project

APPLICANT:
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PURPOSE: Final Wetland Mitigation

**Project Photographs
Stevenson Trail Project
Skamania County, Washington**



PROPOSED ACTIVITIES IN:
Columbia River Gorge
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Photo Sheet 1



Stevenson Multi-Use Trail Project

APPLICANT:
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Stevenson, WA 98648

PURPOSE: Final Wetland Mitigation

**Mitigation Area Photographs
Stevenson Trail Project
Skamania County, Washington**



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Photo Sheet 2