US Army Corps of Engineers
Seattle District

WASHINGTON STATE DEPARTMENT OF ECOLOGY

# Joint Public Notice

## Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence


**US Army Corps of Engineers**
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 764-3482
ATTN: Karen Urelius,
Project Manager

**WA Department of Ecology**
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone: (360) 407-6068
ATTN: SEA Program,
Federal Permit Coordinator



**Public Notice Date: August 29, 2013**
**Expiration Date**: September 29, 2013

**Reference No.: NWS-2012-1197**
**Name: CenterCal Properties LLC**


Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed drawings dated July 2, 2013.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: Mr. Jean-Paul Wardy
CenterCal LLC
1600 East Franklin Avenue
El Segundo, California 90245
Telephone: (310) 563-6900

AGENT: Mr. William E. Shiels
Talasaea Consultants, Inc.
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Telephone: (425) 861-7550

LOCATION: In wetlands and drainages located near Northwest Greaves Way and Kitsap Mall Boulevard and on the Schold Farm, at Silverdale, Washington.

WORK: CenterCal Properties LLC proposes to place fill in 1.75 acres of wetlands and drainages in order to construct approximately 200,000 square-feet of lease-space anticipated to accommodate a movie theater, restaurants, a grocery store, and retail outlets. Retaining walls ranging from 15-30 feet high will be required all around the property to maximize the buildable area. The proposed project would require an underground stormwater detention vault and a stormwater detention pond. The project footprint including the retail/commercial space, parking, landscaping, and ingress/egress routes is estimated to be 17.6 acres.

PURPOSE (per the applicant): To meet the demand for retail services in the Silverdale area.

ADDITIONAL INFORMATION: The wetland boundaries shown on the project drawings have not yet been verified by the Corps. If the Corps determines the boundaries of the wetlands are substantially inaccurate, a new public notice may be published.

MITIGATION: To replace the functions and values lost by direct impacts to 1.75 acres of wetlands and drainages, the applicant would:

- Create 3.20 acres of wetlands on the Schold Farm (offsite)
- Enhance 2.75 acres of Wetland C (onsite)

The Schold Farm mitigation site, which is near Clear Creek, is located in the same watershed as the project site, approximately 0.5 mile northwest of the project site. Clear Creek supports salmonid migration, rearing, and breeding. The Schold farm site was historically covered in large part by wetlands associated with the Clear Creek riparian corridor. The proposed wetland creation area on the Schold Farm is currently disturbed upland pasture and will directly abut a fish-bearing drainage that connects to Clear Creek. The presence of fish and the connectivity of the created wetland to a mapped fish-bearing stream provide the mitigation site with the opportunity to enhance fish habitat and the overall health of the Clear Creek riparian corridor. Creating wetland in the disturbed upland pasture near Clear Creek will also contribute to stormwater attenuation and water quality improvements. The wetland creation will be integrated with the previously constructed wetland mitigation areas to the north and south.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. The U.S. Army Corps of Engineers will evaluate the potential impacts to proposed and listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact EFH in the project area. If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. Historic property investigations have been conducted at the project site and mitigation site. Based on the background research and results of the field survey at the project site, the cultural resources consultant determined the project would have low potential for buried precontact archaeological deposits. The three historical residences identified within the project area lack historical significance. Based on background research and results of previous field surveys at the mitigation site, the cultural resources consultant determined the project would have low to moderate potential for buried precontact archaeological deposits.

The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

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

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

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

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the U.S.

SOURCE OF FILL MATERIAL: The source of the fill material will be on-site soil excavated from other areas on the site.

EVALUATION – ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

ADDITIONAL EVALUATION: A *Certification of Consistency with the Washington State Coastal Zone Management program for Federally Licensed or Permitted Activities* form was submitted. No work is proposed within a Shoreline of the State; the project is outside of the Shoreline Management Act jurisdiction.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

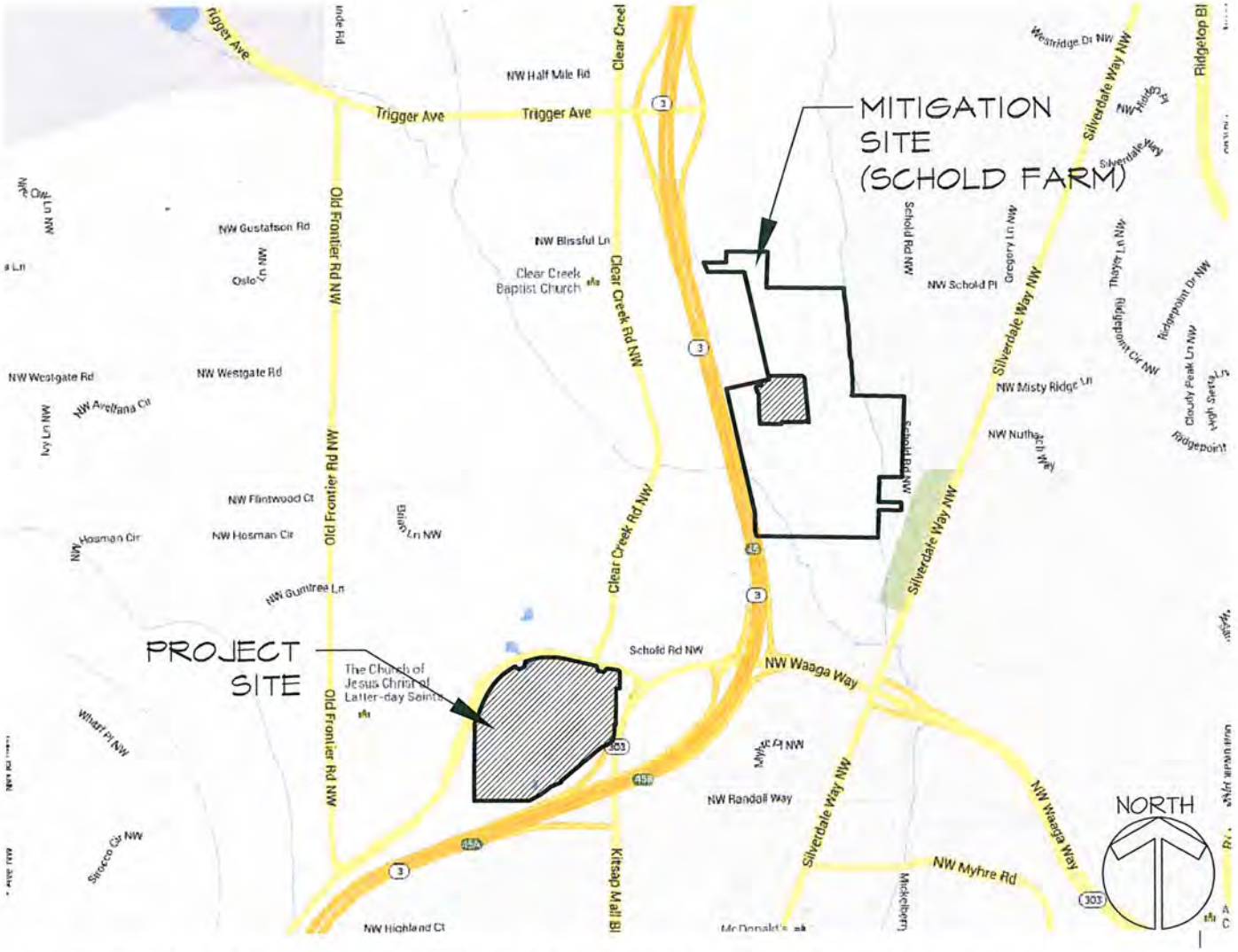
**NWS-2012-1197, CenterCal Properties LLC**

CORPS COMMENTS: All e-mail comments should be sent to karen.m.urelius@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Ms. Karen Urelius, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, P.O. Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: CenterCal Properties LLC; NWS-2012-1197.

Encl: Drawings (14 Sheets)




SOURCE: GOOGLE MAPS, WWW.MAPS.GOOGLE.COM (ACCESSED 5-29-2013)

# DRIVING DIRECTIONS

FROM SEATTLE

1. MERGE ONTO I-5 SOUTH
2. TAKE EXIT 163A FOR W SEATTLE BRIDGE
3. MERGE ONTO WEST SEATTLE BRIDGE AND CONTINUE ONTO FAUNTLEROY WAY SW
4. TURN RIGHT ONTO SW BARTON ST/FAUNTLEROY FERRY TERMINAL
5. TAKE THE SOUTHWORTH - FAUNTLEROY FERRY TO PORT ORCHARD
6. CONTINUE ONTO SE SOUTHWORTH FERRY DRIVE
7. TURN LEFT ONTO WA-160 W/SE SEDGWICK ROAD
8. TURN RIGHT TO MERGE ONTO WA-16 W AND CONTINUE ONTO WA-3 N
9. TAKE EXIT 45A TOWARD CLEAR CREEK RD/SILVERDALE
10. TURN LEFT ONTO WA-303 S/KITSAP MALL BLVD NW

ARRIVE AT DESTINATION AT GREAVES WAY/NW WAAGA WAY & KITSAP MALL BLVD (WA-303)

FROM PROJECT SITE TO MITIGATION SITE (SCHOLD FARM)

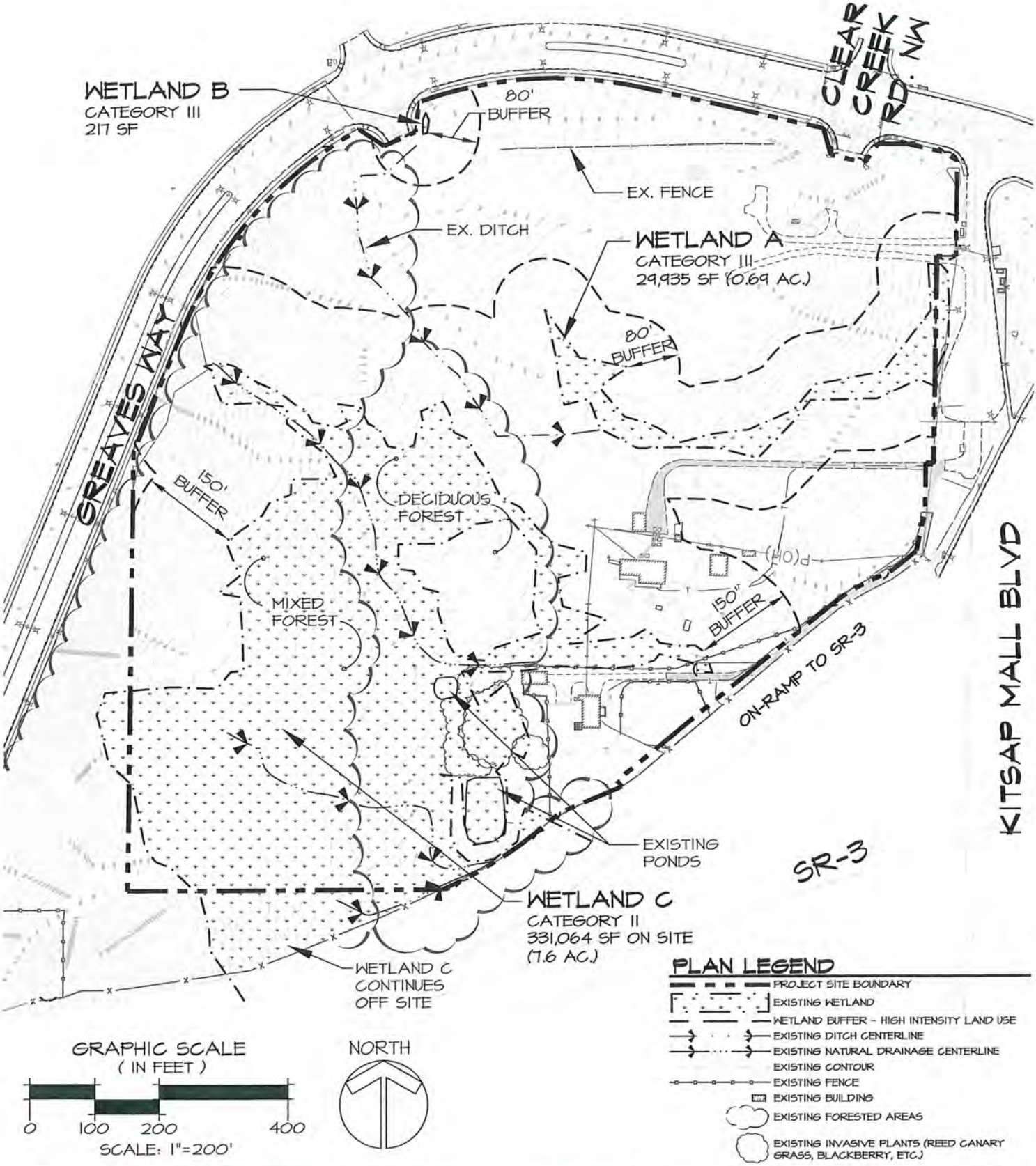
1. FROM GREAVES WAY/NW WAAGA WAY & KITSAP MALL BLVD (WA-303)
2. CONTINUE SOUTH ON KITSAP MALL BLVD (WA-303)
3. TURN LEFT ONTO NW RANDALL WAY
4. TURN LEFT ONTO SILVERDALE WAY NW
5. TURN LEFT ONTO NW SCHOLD PLACE
6. TURN LEFT ONTO SCHOLD RD NW

ARRIVE AT DESTINATION ON RIGHT AT CLEAR CREEK TRAIL. PARK AT TRAIL HEAD TO ENTER THE SITE.


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: VICINITY MAP AND DRIVING DIRECTIONS | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: NTS | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 1 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg © Copyright - Talasaea Consultants, INC.



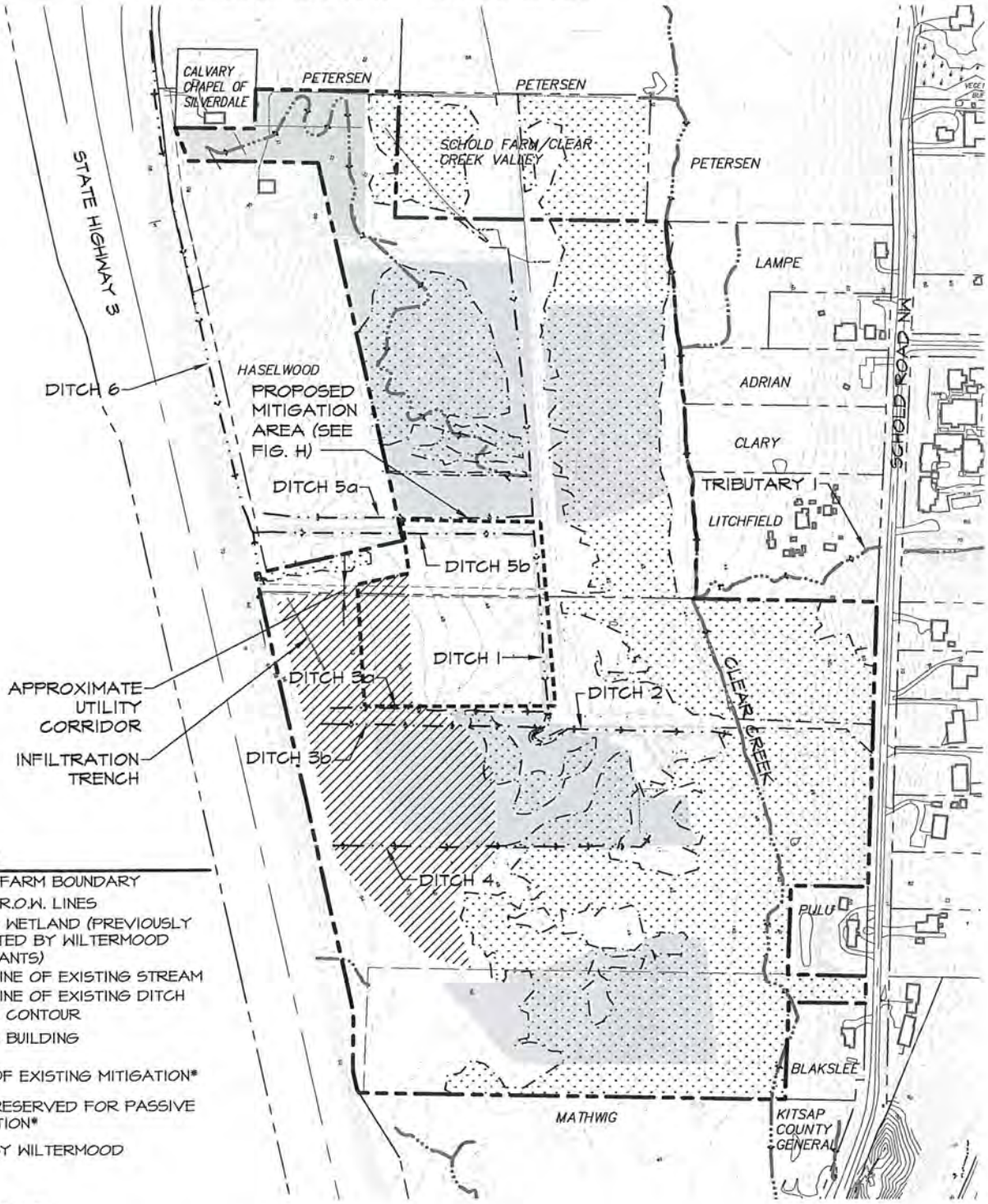


**TALASAEA CONSULTANTS, INC.**
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: EXISTING CONDITIONS (PROJECT SITE) | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 2 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

 © Copyright – Talasaea Consultants, INC.

NE 1/4 OF SEC. 17, TWP. 25N, RGE 1E, W.M.




## PLAN LEGEND

- SCHOLD FARM BOUNDARY
- PARCEL/R.O.W. LINES
- EXISTING WETLAND (PREVIOUSLY DELINEATED BY WILTERMOOD CONSULTANTS)
- CENTERLINE OF EXISTING STREAM
- CENTERLINE OF EXISTING DITCH
- EXISTING CONTOUR
- EXISTING BUILDING
- AREAS OF EXISTING MITIGATION*
- AREAS RESERVED FOR PASSIVE RECREATION*

*PER MAP PROVIDED BY WILTERMOOD ASSOCIATES, INC.

GRAPHIC SCALE ( IN FEET )

0 200 400 800

SCALE: 1"=400'

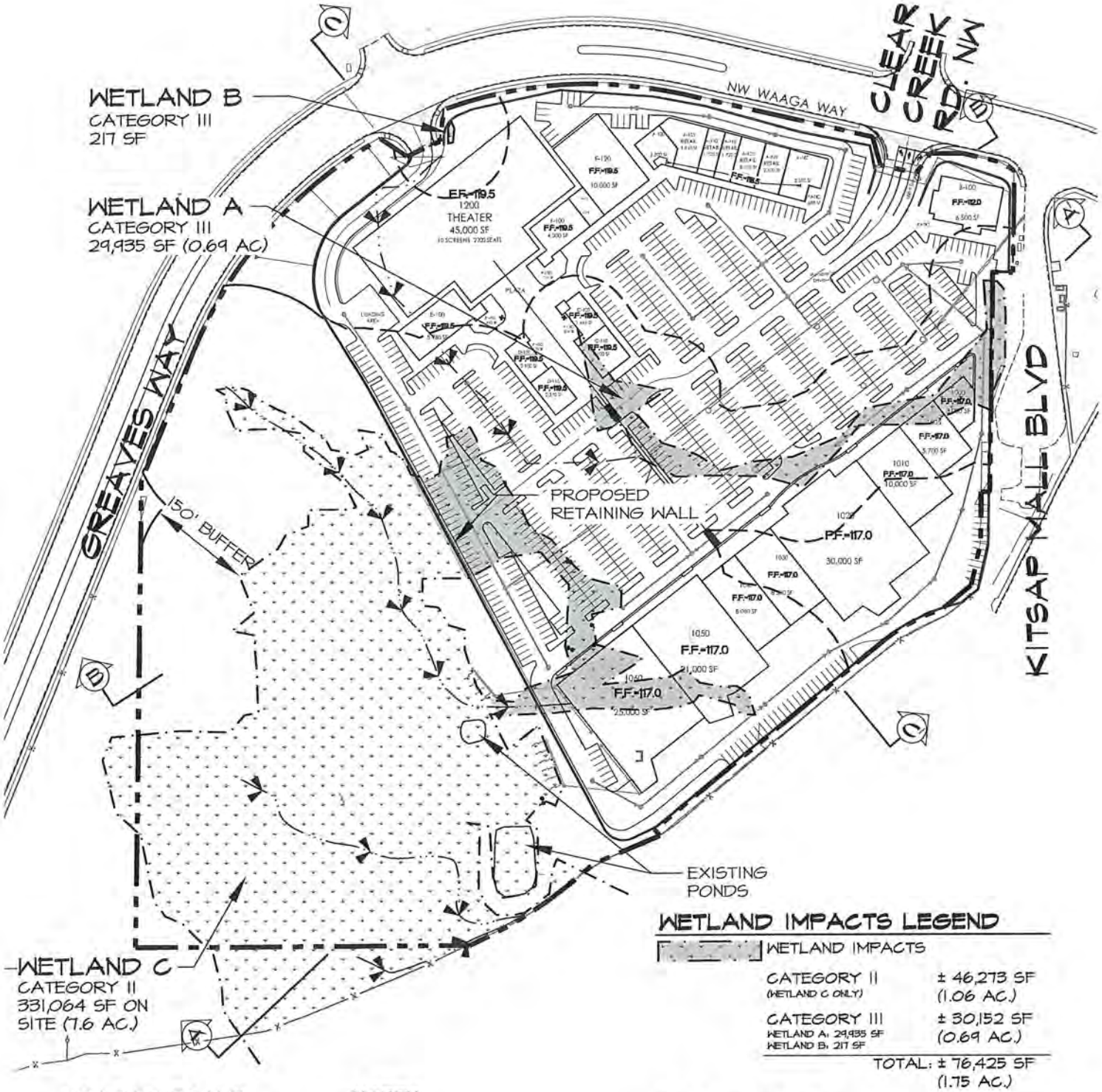
NORTH

© Copyright - Talasaea Consultants, INC.

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: EXISTING CONDITIONS (MITIGATION SITE) | | | | DRAWN: ATD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: SCHOLD RD. NW | | | | FIGURE # 3 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013 (Schold Farm).dwg




## WETLAND IMPACTS LEGEND

WETLAND IMPACTS

| | |
|---|---|
| CATEGORY II (WETLAND C ONLY) | ± 46,273 SF (1.06 AC.) |
| CATEGORY III WETLAND A: 29,935 SF WETLAND B: 217 SF | ± 30,152 SF (0.69 AC.) |
| TOTAL: | ± 76,425 SF (1.75 AC.) |

GRAPHIC SCALE
( IN FEET )

0 100 200 400

SCALE: 1"=200'

NORTH

NOTE:
SEE FIGURES 5, 6, & 7 FOR CROSS SECTIONS

## PLAN LEGEND

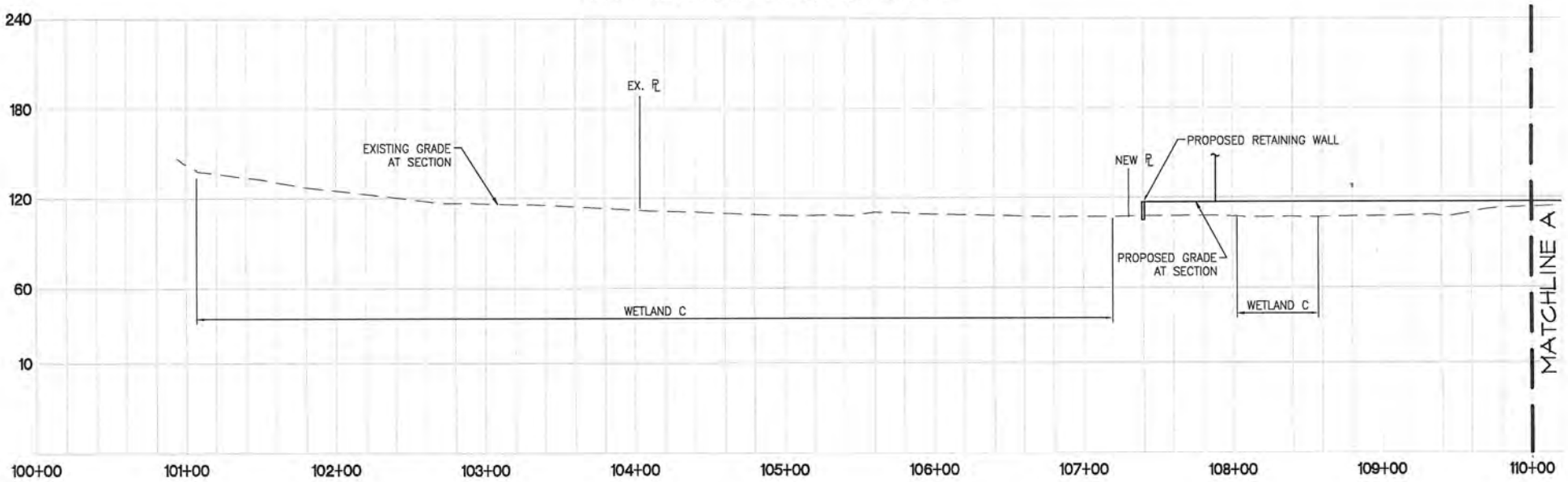
- PROJECT SITE BOUNDARY
- EXISTING WETLAND
- WETLAND BUFFER - HIGH INTENSITY LAND USE
- EXISTING DITCH CENTERLINE
- EXISTING NATURAL DRAINAGE CENTERLINE
- SECTION CUTLINES

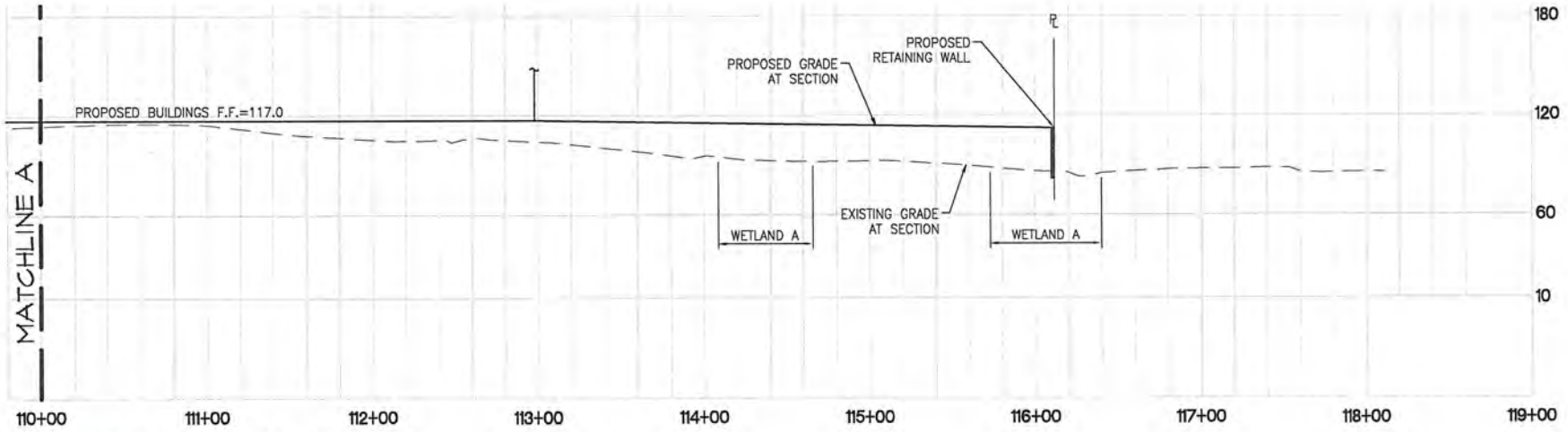

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: PROPOSED SITE PLAN & WETLAND IMPACTS OVERVIEW PLAN | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 4 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

 © Copyright - Talasaea Consultants, INC.

NE 1/4 SEC. 17, TWP. 25N, RGE. 1E, W.M.




## A SECTION A-A'

SCALE: 1"=100' HORIZONTAL, 1"=100' VERTICAL

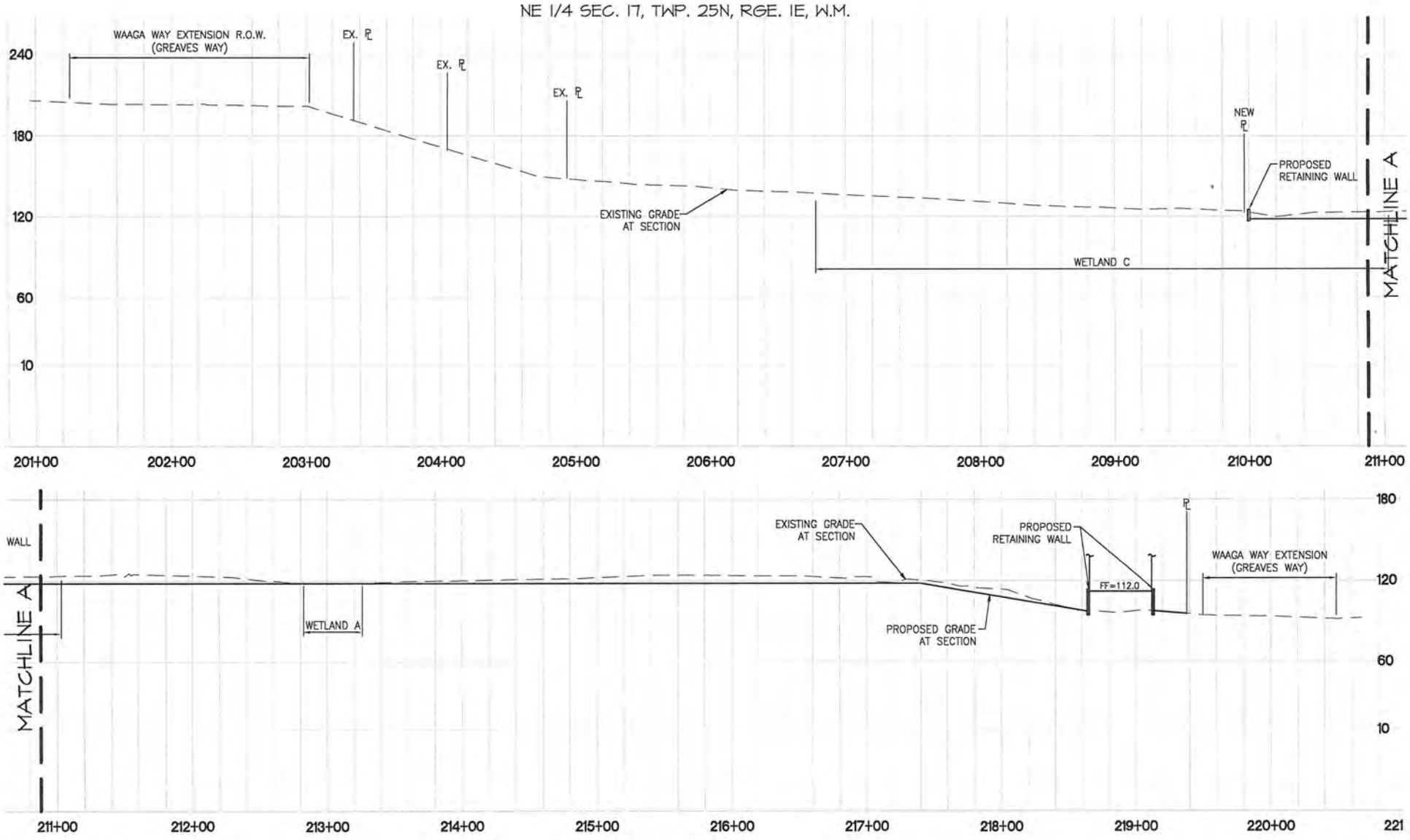
NOTE:
SEE FIGURE 4 FOR SECTION LOCATIONS


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: PROPOSED SITE PLAN - SECTION A | | | | DRAWN: AD/ABS | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD | | | | FIGURE # 5 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg

© Copyright - Talasaea Consultants, INC.




## (B) SECTION B-B'

SCALE: 1"=100' HORIZONTAL, 1"=100' VERTICAL

NOTE:
SEE FIGURE 4 FOR
SECTION LOCATIONS

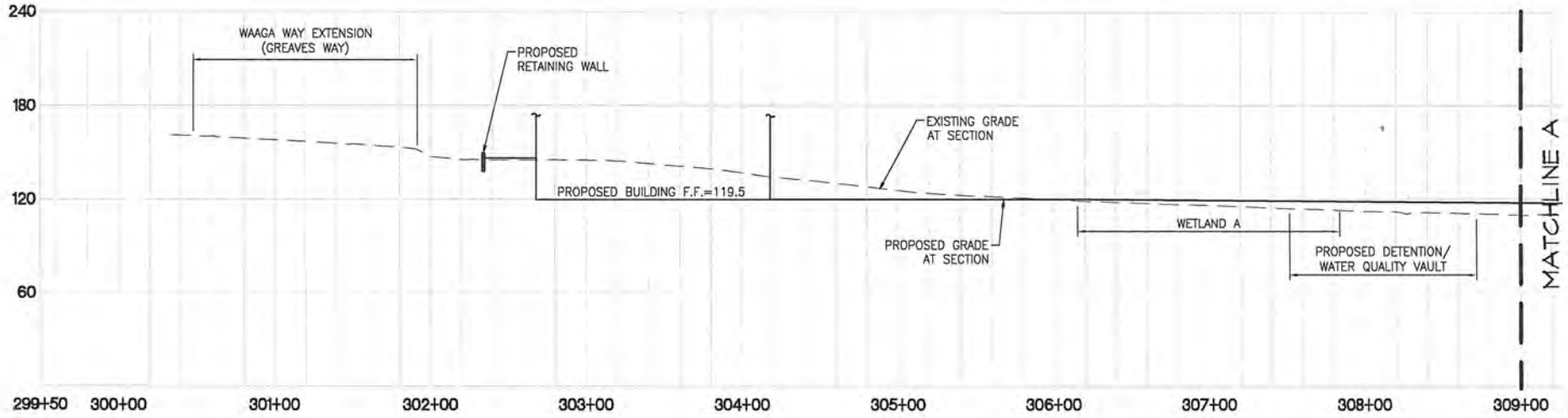

TALASAEA
CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549

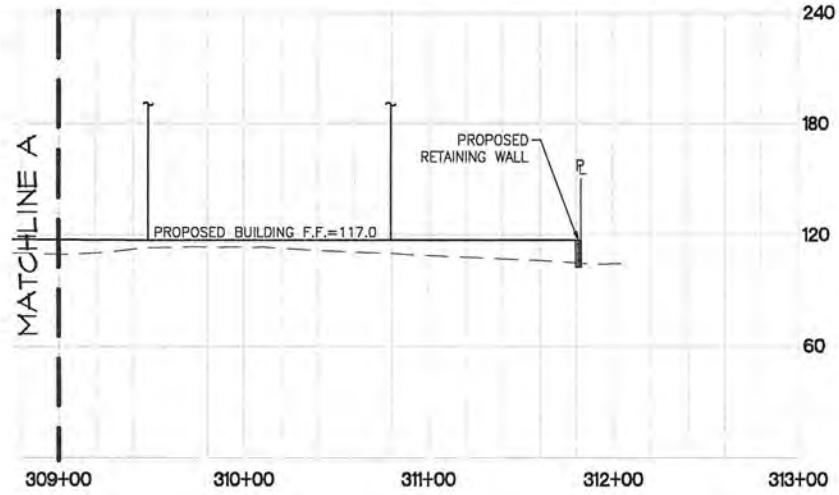

| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: PROPOSED SITE PLAN - SECTION B | | | | DRAWN: AD/ABS | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD | | | | FIGURE # 6 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg

© Copyright – Talasaea Consultants, INC.

NE 1/4 SEC. 17, TWP. 25N, RGE. 1E, W.M.




## © SECTION C-C'

SCALE: 1"=100' HORIZONTAL, 1"=100' VERTICAL

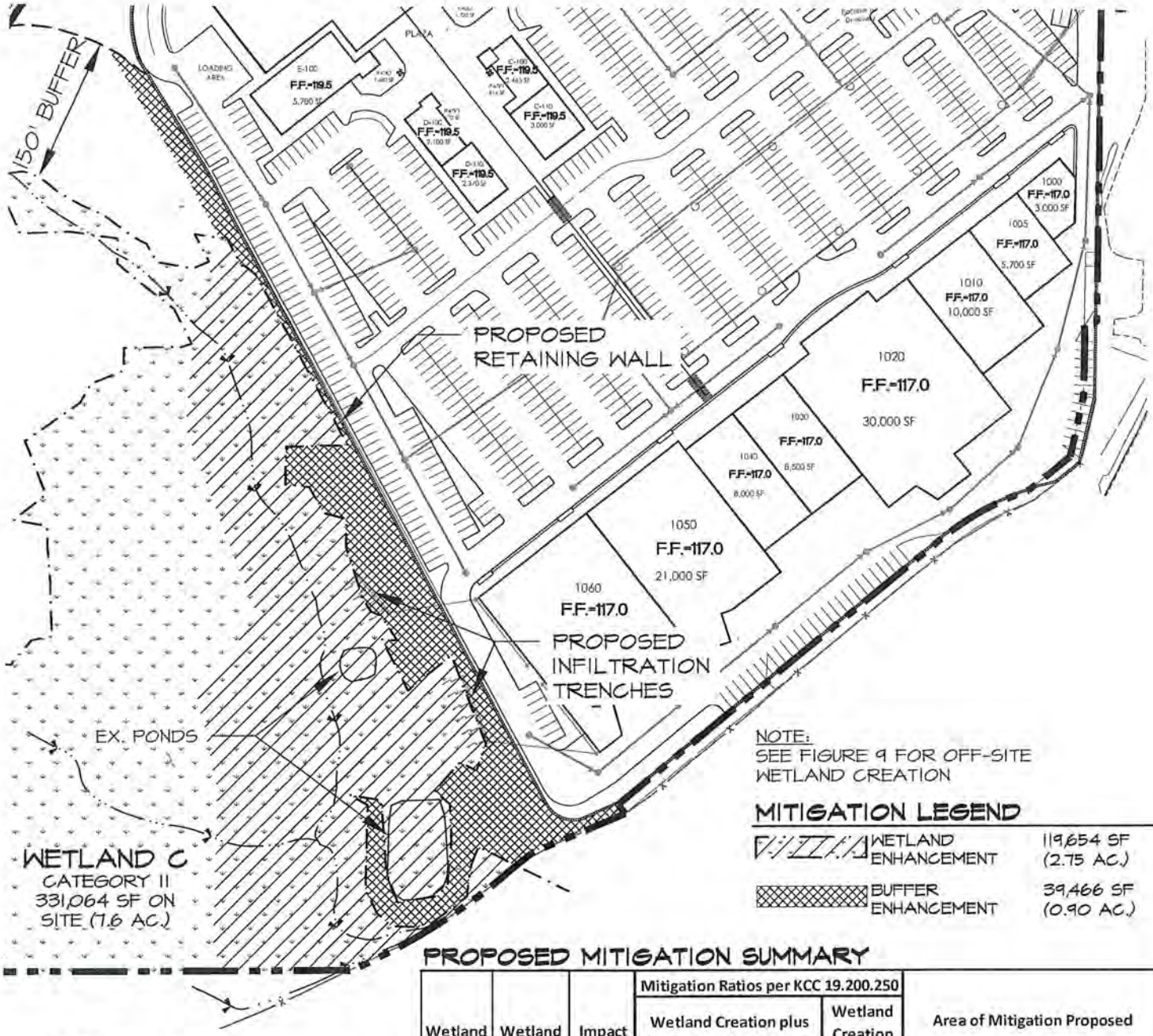
NOTE:
SEE FIGURE 4 FOR
SECTION LOCATIONS


TALASAEA
CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: PROPOSED SITE PLAN - SECTION C | | | | DRAWN: AD/ABS | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD | | | | FIGURE # 7 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg

© Copyright - Talasaea Consultants, INC.




NOTE:
SEE FIGURE 9 FOR OFF-SITE WETLAND CREATION

## MITIGATION LEGEND

| | | |
|---|---|---|
| | WETLAND ENHANCEMENT | 119,654 SF (2.75 AC.) |
| | BUFFER ENHANCEMENT | 39,466 SF (0.90 AC.) |

## PROPOSED MITIGATION SUMMARY

| Wetland Name | Wetland Category | Impact Area (sf) | Mitigation Ratios per KCC 19.200.250 | | | Area of Mitigation Proposed | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Wetland Creation plus Wetland Enhancement | | Wetland Creation Only | | | | |
| | | | Creation Ratio | Enhancement Ratio | Creation Ratio | Creation* | | Enhancement** | |
| | | | | | | sf | ac. | sf | ac. |
| A | III | 29,935 | 1:1 | 2:1 | | 0 | 0 | 0 | 0 |
| | | | | | 2:1 | 59,870 | 1.37 | | |
| B | III | 217 | 1:1 | 2:1 | | 0 | 0 | 0 | 0 |
| | | | | | 2:1 | 434 | 0.01 | | |
| C | II | 46,274 | 1:1 | 4:1 | | 29,914 | 0.69 | 119,654 | 2.75 |
| | | | | | 3:1 | 49,082 | 1.13 | | |
| | | | | | TOTAL: | 139,299 | 3.20 | 119,654 | 2.75 |

Notes:
* All wetland creation will occur off site.
** All wetland enhancement will occur on site

GRAPHIC SCALE
( IN FEET )
0 75 150 300
SCALE: 1"=150'

NORTH

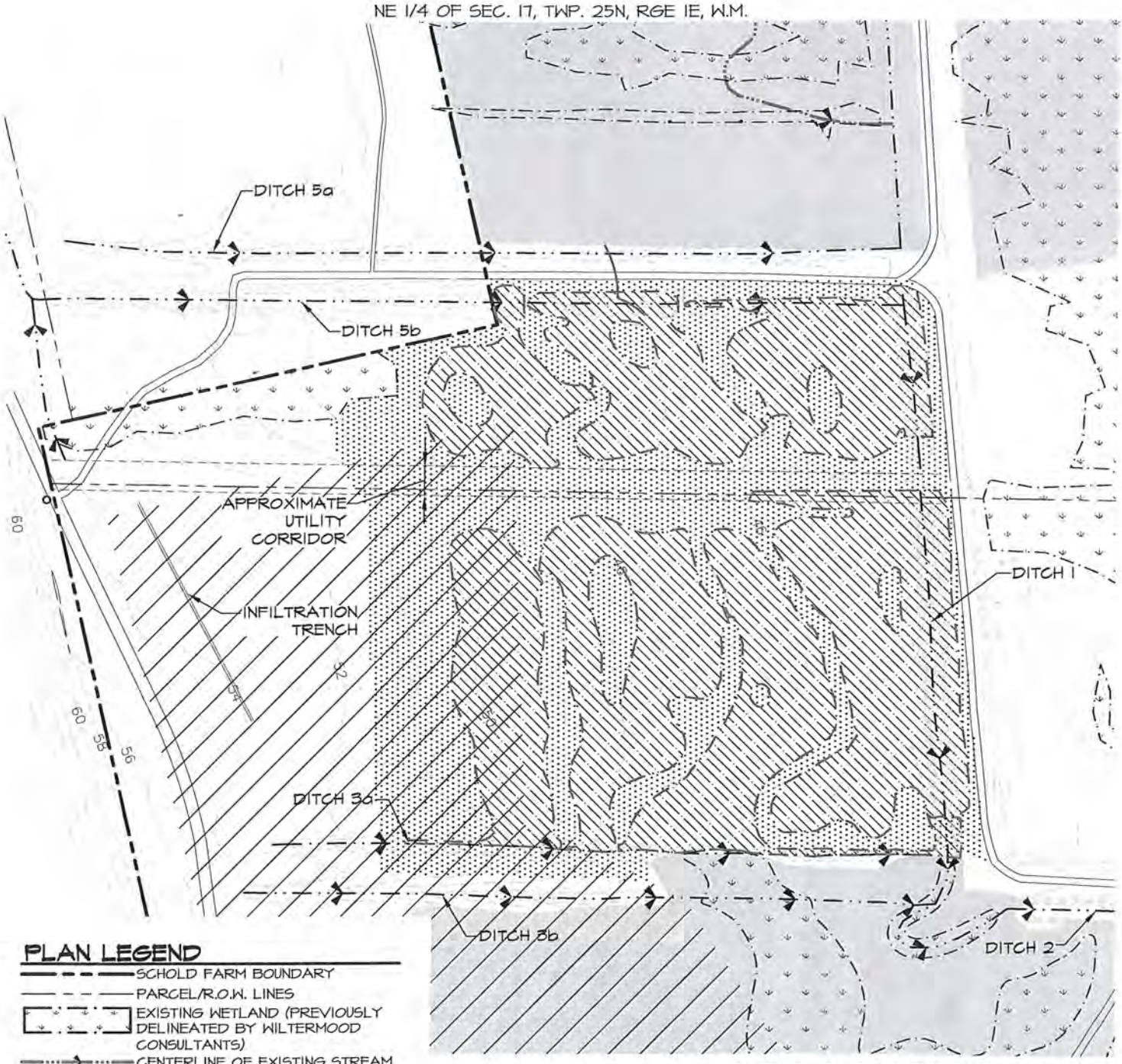
## PLAN LEGEND

- PROPERTY LINE
- POST-CONSTRUCTION WETLAND
- WETLAND BUFFER - HIGH INTENSITY LAND USE
- DRAINAGE CENTERLINE - POST CONSTRUCTION


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: ON-SITE MITIGATION PROPOSED MITIGATION OVERVIEW PLAN | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 8 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg © Copyright - Talasaea Consultants, INC.




## PLAN LEGEND

- SCHOLD FARM BOUNDARY
- PARCEL/R.O.W. LINES
- EXISTING WETLAND (PREVIOUSLY DELINEATED BY WILTERMOOD CONSULTANTS)
- CENTERLINE OF EXISTING STREAM
- CENTERLINE OF EXISTING DITCH
- 100 EXISTING CONTOUR
- EXISTING PEDESTRIAN TRAIL
- AREAS OF EXISTING MITIGATION*
- AREAS RESERVED FOR PASSIVE RECREATION*

## MITIGATION LEGEND

| | | |
|---|---|---|
| PROPOSED WETLAND CREATION | 139,299 SF | (3.20 AC.) |
| ENHANCED WETLAND BUFFER | 100,863 SF | (2.3 AC.) |

GRAPHIC SCALE ( IN FEET )

0 60 120 240

SCALE: 1"=120'

NORTH

*PER MAP PROVIDED BY WILTERMOOD ASSOCIATES, INC.

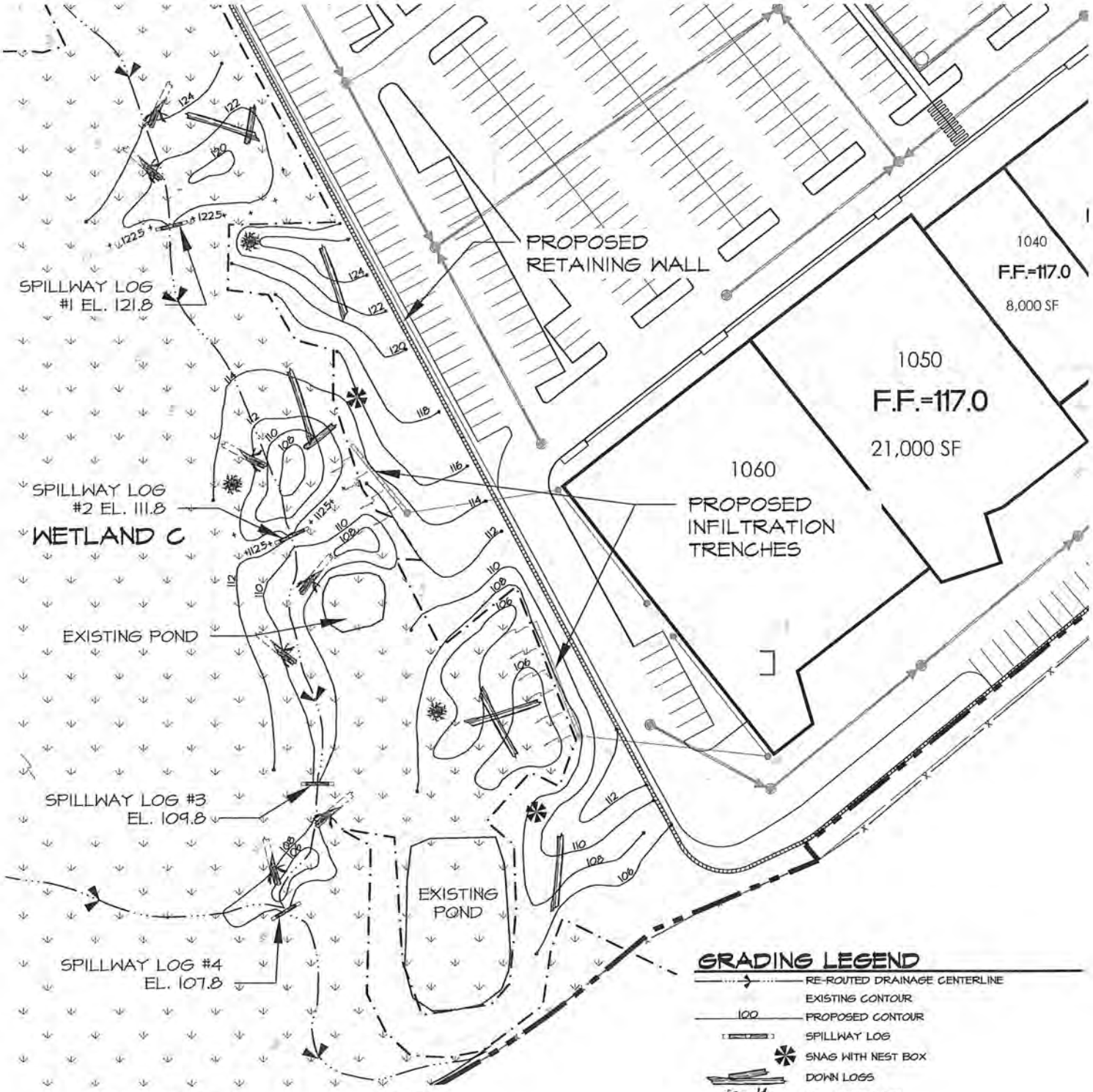
NOTE: SEE FIGURE 8 FOR SUMMARY OF ALL ON-SITE & OFF-SITE MITIGATION


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: OFF-SITE MITIGATION PROPOSED MITIGATION OVERVIEW PLAN | | | | DRAWN: ATD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: SCHOLD RD. NW | | | | FIGURE # 9 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

© Copyright – Talasaea Consultants, INC.

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013 (Schold Farm).dwg

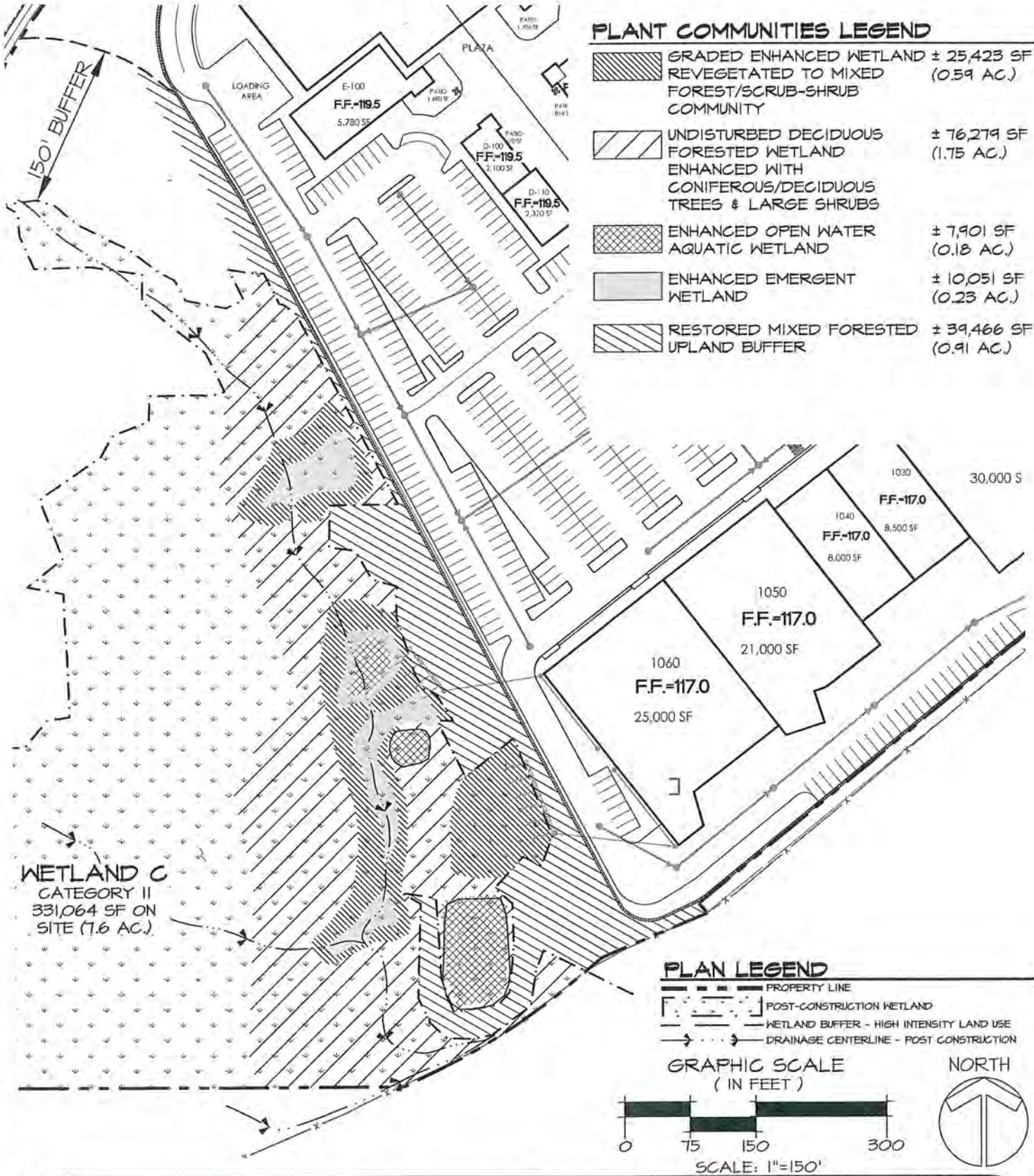




**TALASAEA CONSULTANTS, INC.**
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: ON-SITE MITIGATION CONCEPTUAL GRADING PLAN | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 10 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg © Copyright – Talasaea Consultants, INC.




## PLANT COMMUNITIES LEGEND

| | |
|---|---|
| GRADED ENHANCED WETLAND REVEGETATED TO MIXED FOREST/SCRUB-SHRUB COMMUNITY | ± 25,423 SF (0.59 AC.) |
| UNDISTURBED DECIDUOUS FORESTED WETLAND ENHANCED WITH CONIFEROUS/DECIDUOUS TREES & LARGE SHRUBS | ± 76,279 SF (1.75 AC.) |
| ENHANCED OPEN WATER AQUATIC WETLAND | ± 7,901 SF (0.18 AC.) |
| ENHANCED EMERGENT WETLAND | ± 10,051 SF (0.23 AC.) |
| RESTORED MIXED FORESTED UPLAND BUFFER | ± 39,466 SF (0.91 AC.) |

## PLAN LEGEND

- PROPERTY LINE
- POST-CONSTRUCTION WETLAND
- WETLAND BUFFER - HIGH INTENSITY LAND USE
- DRAINAGE CENTERLINE - POST CONSTRUCTION

GRAPHIC SCALE
( IN FEET )

0 75 150 300

SCALE: 1"=150'

NORTH


**TALASAEA CONSULTANTS, INC.**
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | |
|---|---|---|---|
| FIGURE TITLE: ON-SITE MITIGATION PLANT COMMUNITIES PLAN | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | FIGURE # 11 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP / STATE: WA / NEAR: NORTH OF DYES INLET | | |

 © Copyright – Talasaea Consultants, INC.

# CANDIDATE PLANT LIST (ON & OFF-SITE MITIGATION)

## ENHANCED/CREATED WETLAND AREAS*

### TREES

| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| MALUS FUSCA | WESTERN CRABAPPLE |
| FRAXINUS LATIFOLIA | OREGON ASH |
| PICEA SITCHENSIS | SITKA SPRUCE |
| RHAMNUS PURSHIANA | CASCARA |
| SALIX LASIANDRA | PACIFIC WILLOW |
| THUJA PLICATA | WESTERN RED CEDAR |

### EMERGENTS

| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| ALOPECURUS GENICULATUS | WATER FOXTAIL |
| CAREX OBNUPTA | SLOUGH SEDGE |
| ELEOCHARIS PALUSTRIS | COMMON SPIKERUSH |
| JUNCUS ENSIFOLIUS | DAGGER-LEAVED RUSH |
| SAGITTARIA LATIFOLIA | ARROWHEAD |
| SCIRPUS CYPERINUS | WOOL GRASS |
| SCIRPUS MICROCARPUS | SMALL-FRUITED BULRUSH |
| SPARGANIUM EURYCARPUM | BROAD-FRUITED BURREED |

### SHRUBS

| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| CORNUS SERICEA | RED-OSIER DOGWOOD |
| CRATAEGUS DOUGLASII | BLACK HAWTHORN |
| LONICERA INVOLUCRATA | BLACK TWIN-BERRY |
| PHYSOCARPUS CAPITATUS | PACIFIC NINEBARK |
| ROSA NUTKANA | NOOTKA ROSE |
| ROSA PISOCARPA | CLUSTERED WILD ROSE |
| RUBUS SPECTABILIS | SALMONBERRY |
| SALIX SCOULERIANA | SCOULER WILLOW |
| SALIX SITCHENSIS | SITKA WILLOW |
| VIBURNUM EDULE | HIGH-BUSH CRANBERRY |

### SUBMERGED AQUATICS

| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| NUPHAR LUTEA | SPATTERDOCK |
| POTAMOGETON NATANS | FLOATING LEAF PONDWEED |
| NYMPHAEA ODORATA | WHITE WATER-LILY |

## FORESTED UPLAND BUFFER AREAS*

### TREES

| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| ACER CIRCINATUM | VINE MAPLE |
| ACER MACROPHYLLUM | BIG LEAF MAPLE |
| BETULA PAPYRIFERA | PAPER BIRCH |
| CORNUS NUTTALLII | PACIFIC DOGWOOD |
| CORYLUS CORNUTA | WESTERN HAZELNUT |
| PSEUDOTSUGA MENZIESII | DOUGLAS FIR |
| SORBUS SITCHENSIS | SITKA MOUNTAIN ASH |
| THUJA PLICATA | WESTERN RED CEDAR |
| TSUGA HETEROPHYLLA | WESTERN HEMLOCK |

### SHRUBS

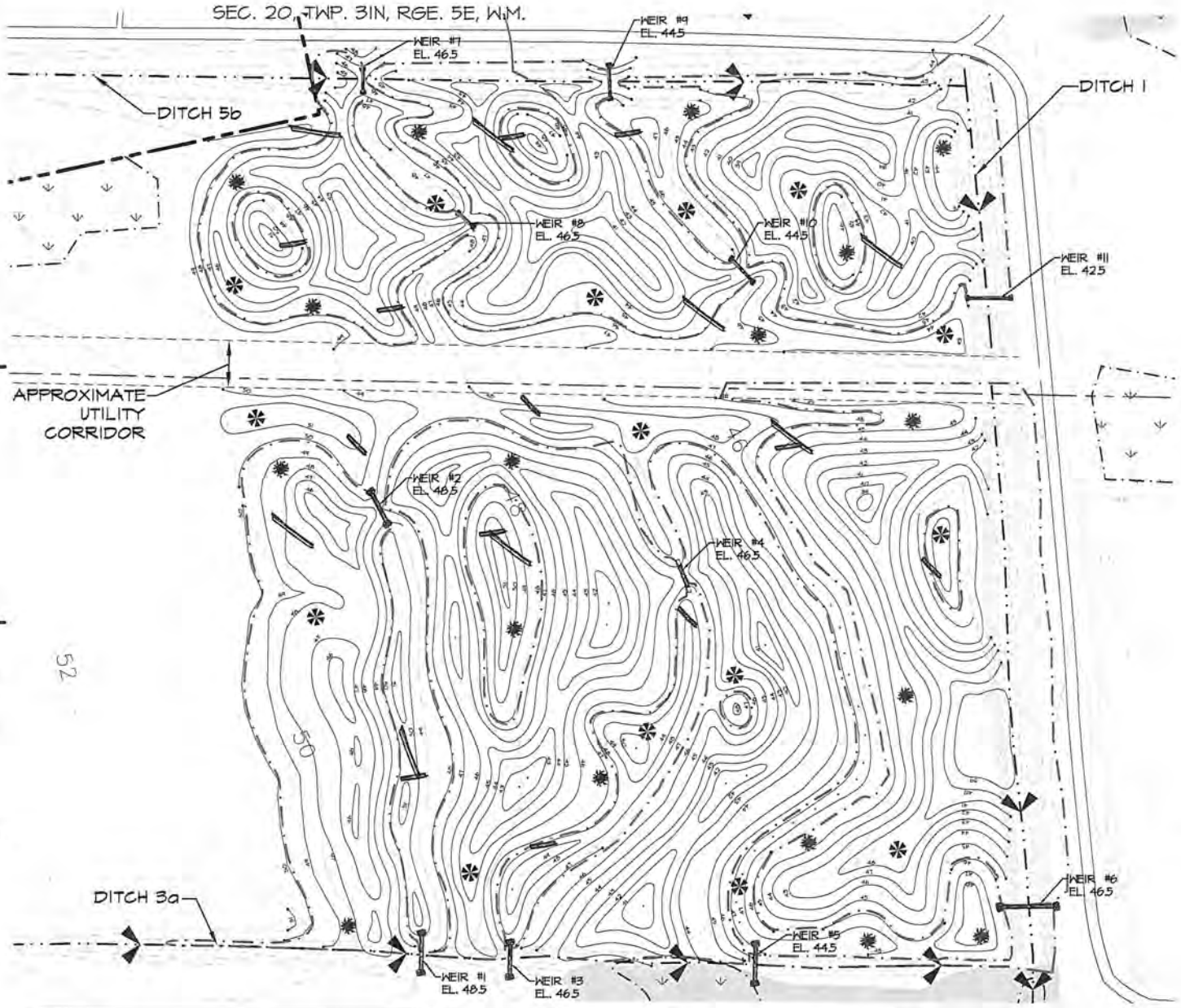
| SCIENTIFIC NAME | COMMON NAME |
|---|---|
| AMELANCHIER ALNIFOLIA | SERVICEBERRY |
| GAULTHERIA SHALLON | SALAL |
| HOLODISCUS DISCOLOR | OCEAN SPRAY |
| MAHONIA AQUIFOLIUM | TALL OREGON GRAPE |
| OEMLERIA CERASIFORMIS | INDIAN PLUM |
| PHILADELPHUS LEWISII | MOCK ORANGE |
| POLYSTICHUM MUNITUM | SWORD FERN |
| RIBES SANGUINEUM | RED CURRANT |
| RUBUS PARVIFLORUS | THIMBLEBERRY |
| SAMBUCUS RACEMOSA | RED ELDERBERRY |
| SYMPHORICARPOS ALBUS | COMMON SNOWBERRY |

*NOTE: SEE FIGURE 11 FOR PLANT COMMUNITIES PLAN FOR THE ON-SITE MITIGATION AND FIGURE 14 FOR PLANT COMMUNITIES PLAN FOR THE OFF-SITE MITIGATION AT THE SCHOLD FARM.


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: CANDIDATE PLANT LIST (ON-SITE & OFF-SITE MITIGATION) | | | | DRAWN: AS/AD | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/13 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: GREAVES WAY & KITSAP MALL BLVD (PROJECT SITE) | | | | FIGURE # 12 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: NORTH OF DYES INLET | | |


Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013.dwg © Copyright – Talasaea Consultants, INC.




## GRADING LEGEND

- WEIRS
- SNAG WITH NEST BOX
- DOWN LOGS
- STUMP
- CREATED WETLAND BOUNDARY

## PLAN LEGEND

- SCHOLD FARM BOUNDARY
- PARCEL/R.O.W. LINES
- EXISTING WETLAND (PREVIOUSLY DELINEATED BY WILTERMOOD CONSULTANTS)
- CENTERLINE OF EXISTING DITCH
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PEDESTRIAN TRAIL
- AREAS OF EXISTING MITIGATION*

*PER MAP PROVIDED BY WILTERMOOD ASSOCIATES, INC.

NORTH

GRAPHIC SCALE
( IN FEET )

0 40 80 160

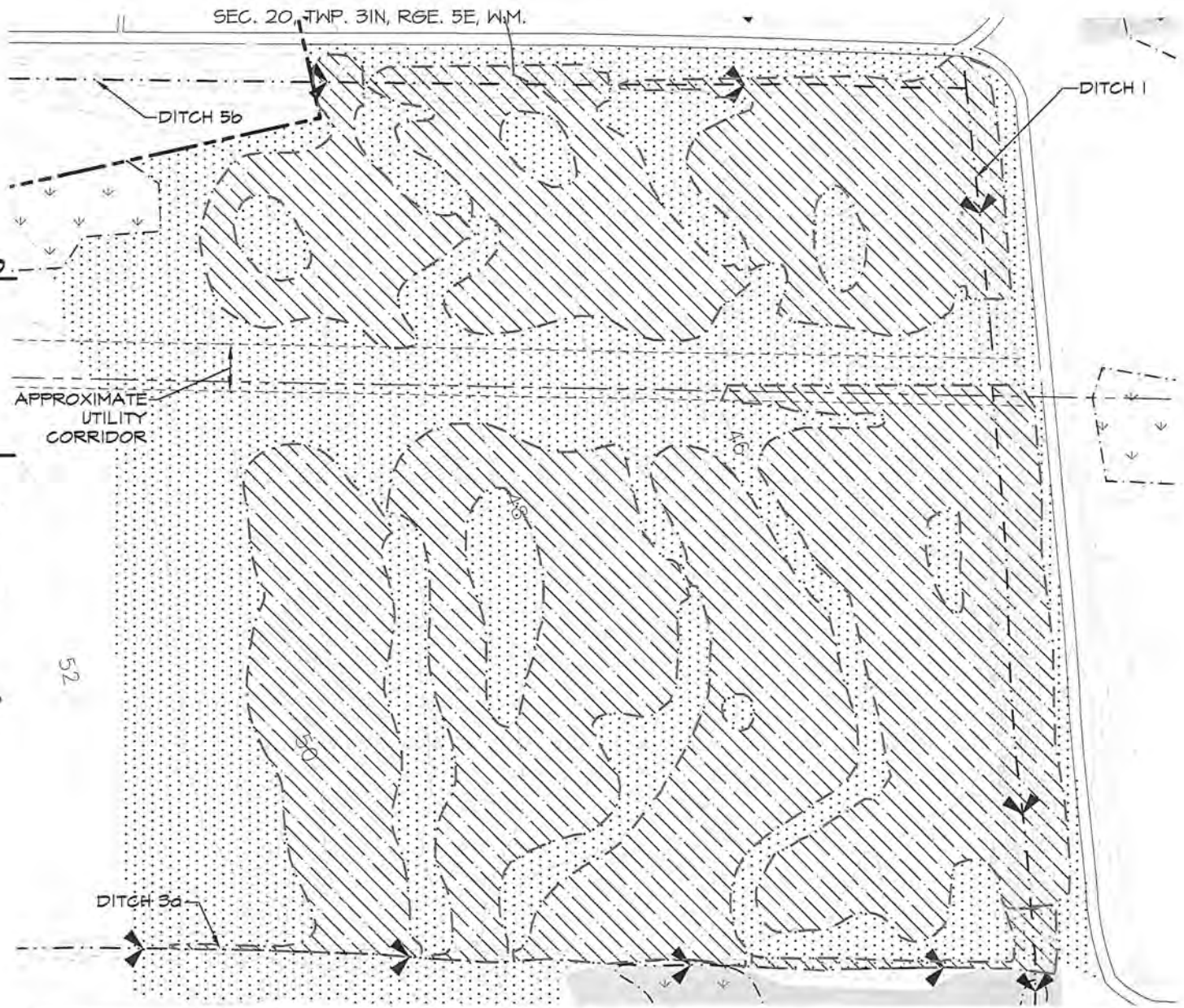
SCALE: 1"=40'


TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549


| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: OFF-SITE MITIGATION PROPOSED GRADING PLAN | | | | DRAWN: ATD/ABS | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/2013 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: SCHOLD RD. NW | | | | FIGURE # 13 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: N. OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013 (Schold Farm).dwg

© Copyright – Talasaea Consultants, INC.




## PLANT COMMUNITIES LEGEND

- ENHANCED/CREATED WETLAND
- FORESTED UPLAND BUFFER

*SEE CANDIDATE PLANT LIST ON FIGURE K

## PLAN LEGEND

- SCHOLD FARM BOUNDARY
- PARCEL/R.O.W. LINES
- EXISTING WETLAND (PREVIOUSLY DELINEATED BY WILTERMOOD CONSULTANTS)
- POST CONSTRUCTION WETLAND BOUNDARY
- CENTERLINE OF EXISTING DITCH
- 100 EXISTING CONTOUR
- 50 PROPOSED CONTOUR
- EXISTING PEDESTRIAN TRAIL
- AREAS OF EXISTING MITIGATION*

*PER MAP PROVIDED BY WILTERMOOD ASSOCIATES, INC.

NORTH

GRAPHIC SCALE
( IN FEET )

0 40 80 160

SCALE: 1"=80'

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 – Fax (425)861-7549

| | | | | | |
|---|---|---|---|---|---|
| FIGURE TITLE: OFF-SITE MITIGATION PLANT COMMUNITIES PLAN | | | | DRAWN: ATD/ABS | TAL#: 1410 |
| REFERENCE: NWS-2012-1197 | APPLICANT: CENTERCAL PROPERTIES, LLC | | | SCALE: AS SHOWN | DATUM: NAVD88 |
| PROPOSED PROJECT: TRAILS AT SILVERDALE | | | | DATE: 7/2/2013 | REVISED: |
| PURPOSE: RETAIL DEVELOPMENT | | | | | |
| ADDRESS: SCHOLD RD. NW | | | | FIGURE # 14 OF 14 | |
| CITY: SILVERDALE | COUNTY: KITSAP | STATE: WA | NEAR: N. OF DYES INLET | | |

Z:\DRAWING\1400-1499\TAL1410\Plans\TAL-1410 Response to Corp 8-7-2013 (Schold Farm).dwg

© Copyright – Talasaea Consultants, INC.