

**STATEMENT OF QUALIFICATIONS FOR  
WOODLAND PUBLIC SCHOOLS  
CONSULTING SERVICES FOR A NEW HIGH SCHOOL:  
WETLAND CONSULTING SERVICES  
MAY 2, 2012**



**1157 3rd Avenue, Suite 220  
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**CONTACT:**

**Francis Naglich**  
**Ecological Land Services, Inc.**  
1157 3<sup>rd</sup> Avenue, Suite 220  
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Phone: (360) 578-1371  
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francis@eco-land.com  
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**Satellite Office:**

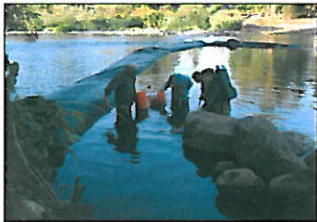
Located in the Port of Camas/Washougal Administrative Building  
24 S. "A" Street, Suite B  
Washougal, Washington 98671

## COMPANY BIOGRAPHY

ELS is based out of Longview and has been working in the local community and the Pacific Northwest since 1996. We provide high quality environmental permitting and documentation services specializing in land, water, and shoreline projects involving resources such as wetlands, streams, rivers, wildlife habitat, and sensitive, threatened and endangered wildlife and plant species. As a company, we approach each project individually by understanding our client's purpose and needs, and then identifying the environmental constraints of those needs. By working with our clients to develop an efficient project strategy that considers both their financial bottom line and the environmental component, we help them realize the best path to complete the project in the shortest amount of time.

Our success in environmental permitting services reflects the diversity of our company and the broad expertise of our 13 employees. Our biologists have extensive field experience and solve site-specific problems from the simple to complex creatively and cost-effectively. We pride ourselves on our respectful working relationship with our clients and the regulatory agencies, as well as our ability to sensibly balance environmental regulations with all types of development needs.

ELS has completed many projects in the Woodland area, which are in the immediate vicinity of the proposed high school location including Walmart, the Old Apostolic Lutheran Church, the Columbia River Carbonates Rail Spur Addition, and we are currently working with the Consolidated Diking and Improvement District #2 to control flooding at the Dike Access Road Exit. Our firm is qualified like few others in our understanding of the Woodland environment; the type and scope of projects that occur here, and our familiarity with people, businesses, industries, and the local government who all stakeholders in the community.



## PROJECT EXPERIENCE

**Project Name:** Woodland High School

**Location:** Woodland, WA **Client:** Woodland School District

**Start/End Date:** 2006 to Present

**Project Description:** Construct a new public high school to accommodate increasing populations in Woodland.

**Project Responsibilities:** ELS was contracted by the Woodland School District to begin the environmental permitting process for location of a new high school. ELS completed a wetland delineation on the proposed high school site and wrote the wetland delineation report. Because wetlands are present on the property and wetland fill would be required to construct the high school, ELS prepared an alternatives analysis for other potential properties that could accommodate a new high school in the Woodland area as would be required by the U.S. Army Corps of Engineers. ELS researched and conducted preliminary critical areas determinations on seven additional properties ranging from 57 acres to over 200 acres in size in the Woodland area. In addition, ELS completed a comprehensive plan amendment to rezone the proposed high school location from Light Industrial to Public/Quasi Public/Institutional to allow development of the high school on the property.



## PROJECT EXPERIENCE CONTINUED

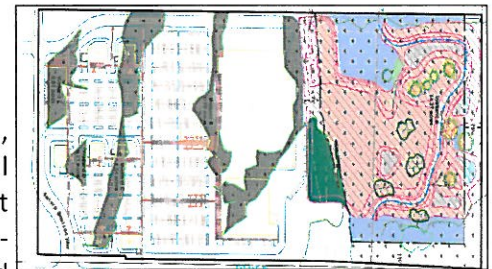
**Project Name:** Woodland Walmart Project  
**Location:** Woodland, WA **Client:** PacLand  
**Start/End Date:** July 2007 to March 2008



**Project Description:** Construct a new Walmart in Woodland including improvements to local road intersections and Interstate 5 on/off ramps.

**Project Responsibilities:** ELS was contracted by PacLand to obtain environmental permits for a new Walmart retail facility. Federal, state, and local permits were required to compensate for wetland and stream impacts from project construction and the required improvements to Interstate 5 ramps and local road intersections. ELS wrote the biological evaluation to meet Endangered Species Act requirements and also designed and installed onsite and offsite mitigation projects. ELS currently monitors and maintains both mitigation sites. Onsite mitigation adjacent to the retail facility included creating a Category III wetland, enhancing 0.38 acres of a Category IV wetland, and enhancing 0.21 acres of wetland buffer. Offsite mitigation improved 224 feet of migration, spawning, and rearing habitat within Staples Creek, which is used by coho and steelhead that are listed under the Endangered Species Act. Stream improvements included installing large woody debris to create pool habitat and enhancing the riparian buffer with tree and shrub plantings.

**Project Name:** Battle Ground Commercial Center  
**Location:** Battle Ground, WA **Client:** Principal Properties  
**Start/End Date:** 2008 to 2012



**Project Description:** The project consisted of developing a community-scale, commercial and retail space suitable for an anchor tenant and several smaller retail, restaurant, and service-oriented structures for a total amount of approximately 230,000 square feet of retail space. The project also included necessary improvements such as access roads, parking areas, and stormwater facilities.

**Project Responsibilities:** Principal Properties contracted ELS to obtain an Individual Permit for the project to fill approximately 4.52 acres of wetland onsite. ELS completed wetland delineation field work, wrote the wetland delineation report, and developed a wetland mitigation plan that included both on and offsite wetland mitigation. The onsite portion of the mitigation incorporated stormwater detention and treatment into the overall design. Other documents ELS prepared for the project included the JARPA, an alternatives analysis, and a biological evaluation for potential impacts to listed species. The project also involved close coordination and negotiation with the Department of Ecology and U.S. Army Corps of Engineers to obtain all necessary permits.



## KEY PERSONNEL

Staff members selected for this project team have direct experience related to the proposed Woodland High School Project, assisting the school district with development strategy, conducting field work, and drafting reports or have experience working on projects in the immediate vicinity of the proposed high school location. Maintaining the same personnel on the project ensures consistency, efficiency, and is more cost effective, saving the school district time and money because we do not need to get up-to-speed on the history of the project. We know what has been accomplished to date and what project tasks remain. The ELS staff members below are accomplished project managers who understand the importance of communication and developing good working relationships with our clients, finding the most efficient and cost effective way for our clients to reach their goals. They have proven track records for successfully completing project tasks on-time and in-budget. Francis Naglich will act as the principal-in-charge and Karey Bock and Lynn Simpson will serve as key personnel. Full page resumes are located at the end of this proposal.



### FRANCIS NAGLICH, M.E.S. — WETLAND SCIENTIST AND PRESIDENT

Francis is the principal and lead wetland biologist for ELS. He has a Master of Environmental Studies with over 20 years experience in wetland delineation, functional assessment, permitting, categorization, mitigation design, mitigation banking, restoration, inventory, buffer determination, and regulatory development and compliance. Francis has managed or played a key role in over 1,200 wetland-related projects in western Washington and Oregon since 1990. Francis provides invaluable input and direction for difficult or problematic situations, which often arise with multi-permit projects that appease both the regulatory agencies and the client. He interfaces with politicians and attorneys as necessary, provides support for public involvement, is involved with long-range planning, and has provided expert witness testimony at public hearings for numerous sensitive projects.



### KAREY BOCK — PROFESSIONAL BIOLOGIST

Karey has been with ELS since 2005. In her time with ELS, she has worked on variety of projects to achieve project goals in an efficient and innovative manner. Her experience ranges from small-scale private development to large public projects and includes environmental permitting, programmatic mitigation, developing invasive weed management plans, and wetland delineations. Karey has been involved in developing project scopes and cost estimates as well as monitoring budget and deliverables progress for numerous multi-permit projects. Her projects often involve collaborating and negotiating with multiple agencies, coordinating with clients, preparing multiple environmental documents, and responding to regulatory agency comments.



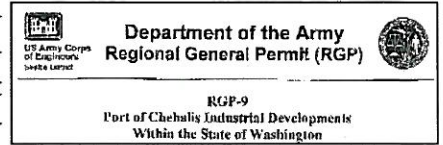
### LYNN SIMPSON — ENVIRONMENTAL SCIENTICST

Lynn Simpson has been an environmental scientist with ELS since 2002. She has over 20 years experience in environmental consulting with degrees in environmental studies and chemistry. Lynn has worked on numerous projects that require Endangered Species Act (ESA) consultation, biological assessment/evaluations, and SEPA/NEPA documentation. She is certified by the Washington Department of Transportation as a biological assessment author. Lynn manages most of ELS' projects involving ESA consultation and in particular projects with in-water work components such as dredging and dock construction projects in the Columbia River.

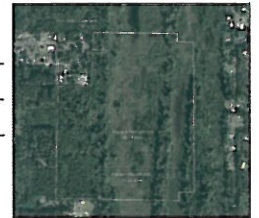
## ELS FIRSTS

ELS' forward and innovative approach to project permitting has led to several first-time projects for southwest Washington. The depth of experience gained from navigating (and in some cases establishing) permitting processes greatly benefits our clients.

- ◆ ELS was the consultant for the Port of Chehalis, who obtained the first-of-its-kind Regional General Permit #9 (RGP) from the Seattle District, Corps of Engineers, allowing up to 25 acres of fill within low quality wetlands on Port properties for the purpose of future industrial development. An advance 66-acre wetland mitigation site has already been successfully established to facilitate the RGP for the Port.

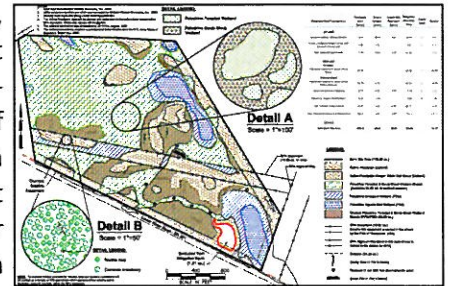


- ◆ ELS, as consultant to the Centralia-Chehalis Airport, was the first to obtain a bald eagle nest tree removal permit from the Washington Department of Fish and Wildlife (in 2010) to accommodate FAA regulations for landing strip approach and take-off clearance zones.
- ◆ ELS, as sponsor for the Long Beach Mitigation Bank, was the first to propose a wetland mitigation bank site comprised of mostly preservation credits for high quality wetlands and habitat at risk from future residential development and cranberry bog conversions. Bank approval is pending in early 2012.

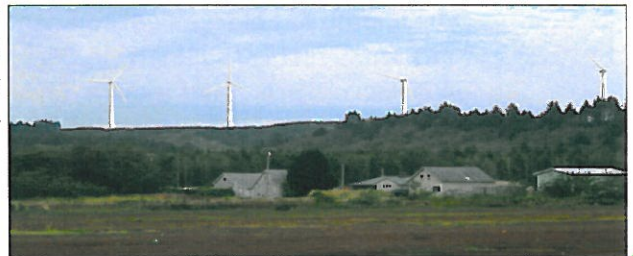


- ◆ FEMA recently started requiring biological assessments for floodplain-map changes in the State of Washington and is using an ELS biological assessment as an example to other applicants of the quality and level of detail they require.

- ◆ ELS is the consultant to Mitigation Partners of Clark County (Habitat Bank), who established the first wetland mitigation bank in Clark County at the Port of Vancouver. A subsequent bank site for the East Fork Lewis River watershed has also been established by Habitat Bank at Fargher Lake, north of Battle Ground. Another first-of-its-kind, was the Habitat Bank Remy Farm Consolidated Mitigation Site in Battle Ground. This wetland re-establishment and enhancement site is simpler than a mitigation bank, and is specified for wetland impacts within the City of Battle Ground and urban growth area. ELS has completed all the wetland surveys, botanical surveys, mitigation bank design plans, and permitting for all these mitigation sites in Clark County for Habitat Bank.



- ◆ ELS conducted baseline wildlife habitat and species inventories for the Coastal Community Action Program to facilitate the environmental permitting for the first wind energy power project in western Washington. ELS is also responsible for conducting the ongoing analysis of the potential effects of the wind turbines.



## REFERENCES

**Jim Rothlin, Executive Director**

321 Maurin Road  
Chehalis, Washington 98532  
(360) 748-9365  
jrothlin@portofchehalis.com

*“The ELS team, led by Francis Naglich has been a driving force behind the Port of Chehalis’ Programmatic Mitigation Plan. This project required an environmental consultant that had the ability to think outside standard permitting procedures. ELS adds value to a project through its ability to aggressively promote the client’s interest and defend its conclusions to state and federal agencies. Francis Naglich’s expertise is also well respected by these permitting agencies. ELS has been very responsive to our needs, and they will continue to be considered part of the team on future projects.”*

**Jim Rothlin, Executive Director, Port of Chehalis**

**Lanny Cawley, Executive Director**

**Port of Kalama**  
380 West Marine Drive  
Kalama, Washington 98625  
(360) 673-2325  
lcawley@portofkalama.com

*“The Port of Kalama highly recommends Ecological Land Services for environmental consulting services. The Port has had the opportunity to work with several environmental consulting firms over the years but none has been as responsive and concerned about protecting the client’s resources as ELS. Recently, the Port interviewed several consulting firms to assist with master planning for a large future development. ELS was part of the team that was selected. Their presence on the team was one of the primary reasons the team was selected. ELS impressed the Port with their willingness to work positively with difficult permitting challenges. The Port has also used ELS to evaluate and make recommendations for our county’s Critical Areas Ordinance Update. Most of the recommendations made to the County were accepted and made part of the new CAO. The Port plans to continue to use ELS for our environmental issues.”*

**Lanny Cawley, Executive Director, Port of Kalama**

**Dave Ripp, Executive Director**

**Port of Camas-Washougal**  
24 South A Street  
Washougal, Washington 98761  
(360) 835-2196

*“I have been working with Francis Naglich from ELS, when it was only Francis (about 14 years). I was the Port Manager at the Port of Woodland for 13 years and Francis helped us through many hurdles of different State and Federal agencies with our mitigation and wetland delineation projects. It has been a pleasure to work with him all of those years and I would highly recommend for any environmental projects. Since January 2008, I became the Executive Director of the Port of Camas-Washougal and we just recently hired ELS to help us through some Master Planning and wetland delineations. I would be glad to answer or discuss any questions in regards to my past or current dealings with ELS.”*

**Dave Ripp, Executive Director, Port of Camas/Washougal**





RESUMES





### EDUCATION

Masters of Environmental  
Studies

The Evergreen State College

B.S. in Biology

The Evergreen State College

### CONTINUING EDUCATION

Selecting Mitigation Sites Using  
a Watershed Approach

Washington Department of  
Ecology, 2011

How to Determine the  
Ordinary High Water Mark

Washington Department of  
Ecology, 2007

Wetland Soils and Hydric  
Process

University of Washington

### AFFILIATIONS

Washington Public Ports  
Association

Society of Wetland Scientists,  
1991

Member of the WDOE Wetland  
Rating Review Team, 2004.

Cowlitz County Stormwater  
Advisory Committee Member

Cowlitz County Comprehensive  
Plan Steering Committee

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francis@eco-land.com

## FRANCIS NAGLICH

*Wetland Biologist, President*

### EXPERIENCE PROFILE

Francis Naglich is the lead wetland biologist for ELS with over 20 years experience in wetland delineation, functional assessment and categorization, permitting, monitoring, mitigation design, mitigation banking, restoration, inventory, buffer determination, and regulatory development and compliance. He has managed or played a key role in over 1,200 wetland related projects in western Washington and Oregon since 1990. He coordinates project biologists, reviews reports and other products for quality control and assurance, troubleshoots difficult delineations and problematic sites, and has provided expert witness testimony for a variety of environmental projects.

### PROJECT EXPERIENCE

**Project Name:** Columbia River Carbonates (CRC) Rail Spur Addition

**Location:** Woodland, WA **Client:** Columbia River Carbonates

**Project Role:** Project Manager **Start/End Date:** 2000 – Current

**Project Description:** Columbia River Carbonates (CRC), a producer of industrial minerals (specifically calcium carbonate) for the Pacific Northwest region, needed to expand their railway space due to increased production. A 44-foot wide, 1,100-foot long berm supporting two railroad spur tracks was constructed at their facility at the Port of Woodland, Washington to accommodate their increase in capacity. The new rail spur, constructed in 2000 required 0.31 acres of fill within wetlands. Currently, CRC is proposing a 900-foot long expansion of this spur to further accommodate increased capacity.

**Project Responsibilities:** Francis conducted wetland delineation field work, prepared the environmental permitting, developed and implemented the wetland mitigation plan, monitored the mitigation site coordinating closely with the regulatory agencies throughout the entire process. Francis is currently overseeing the current permitting for the expanded rail spur.

**Project Name:** NE 179th Widening

**Project Location:** Clark County, WA **Client:** Clark County Public Works

**Project Role:** Project Manager **Start /End Date:** 2007 to 2008

**Project Description:** The project consisted of widening NE 179<sup>th</sup> Avenue beginning east of Interstate 5 and extending west to NW 50<sup>th</sup> Street.

**Project Responsibilities:** Francis conducted and oversaw environmental surveys within the NE 179th Avenue easement, reviewed wetland ratings, and reviewed all other documentation prepared by ELS. He also managed the project schedule and budget and coordinated with Clark County staff.



## KAREY BOCK

*Professional Biologist*



### EDUCATION

B.A. in Environmental Science  
and Regional Planning  
Washington State University

### CONTINUING EDUCATION

Using the Credit-Debit Method  
for Estimating Mitigation Needs  
Washington Department of  
Ecology, 2011

Selecting Mitigation Sites  
Using a Watershed Approach  
Washington Department of  
Ecology, 2011

Advanced Soils and Hydrology  
Training Certification  
Portland State University,  
2006

Western Washington Wetland  
Rating System  
Washington Department of  
Ecology, 2006

### CERTIFICATIONS

Wetland Delineation Training  
Certification  
Portland State University,  
2005

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karey@eco-land.com

### EXPERIENCE PROFILE

Karey has been with ELS since 2005. In her time with ELS, she has worked on variety of projects to achieve project goals in an efficient and innovative manner. Her experience ranges from small-scale private development to large public projects and includes environmental permitting, programmatic mitigation, developing invasive weed management plans, and wetland delineations. Karey has been involved in developing project scopes and cost estimates as well as monitoring budget and deliverables progress for numerous multi-permit projects. Her projects often involve collaborating and negotiating with multiple agencies, coordinating with clients, preparing multiple environmental documents, and responding to regulatory agency comments.

### PROJECT EXPERIENCE

**Project Name:** HCT Properties and Equipment

**Project Location:** Woodland, WA **Client:** HCT Properties and Equipment, LLC

**Project Role:** Project Manager **Start/End Date:** 2011 to Present

**Project Description:** HCT Properties & Equipment, LLC, plans to construct an industrial building and associated improvements to allow for office, maintenance shop and sandblasting and coating activities. Total building size will be 26,360 square and will impact 0.23 acres of an onsite wetland.

#### **Project Responsibilities:**

Karey conducted a wetland delineation, wrote the wetland delineation report, wrote the mitigation plan that involved purchasing mitigation credits at the Columbia River Wetland Mitigation Bank, and prepared the JARPA and SEPA. A no-effect letter addressing potential impacts to listed species was also written for the project.

**Project Name:** Regional General Permit

**Project Location:** Lewis County, WA **Client:** Port of Chehalis

**Project Role:** Project Manager **Start/End Date:** 2005 to Present

**Project Description:** ELS was contracted by the Port of Chehalis to develop a programmatic wetland mitigation plan for future industrial development. The project evolved into a Corps of Engineers regional general permit (RGP) in early 2009. The Port successfully obtained the RGP in fall 2011, the first-of-its-kind in Washington State for industrial development.

**Project Responsibilities:** Responsibilities included providing expertise on resources, multi-agency collaboration, coordinating with clients and property owners, preparing multiple environmental permits, interfacing with politicians and attorneys, providing support for public involvement, identifying potential critical area impacts from project development, identifying potential mitigation, and implementing the wetland mitigation plan. Karey also prepared, an alternatives analysis, and a cumulative impact analysis for the project.





### EDUCATION

B.S. in Chemistry  
Montana College of Mineral  
Science and Technology

B.A. in Geography/  
Environmental Studies  
Central Washington  
University

### CONTINUING EDUCATION

Using the Credit-Debit Method  
for Estimating Mitigation  
Needs  
Washington Department of  
Ecology, 2011

Preparing Your ECS Checklist  
for NEPA Approval  
WSDOT, 2007

### CERTIFICATIONS

Certified Biological Assessment  
Author  
Since 2006

### AFFILIATIONS

Cowlitz Conservation District  
Board  
Since 2008

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lynn@eco-land.com

## LYNN SIMPSON

*Environmental Scientist*

### EXPERIENCE PROFILE

Lynn Simpson has been an environmental scientist with ELS since 2002. She has over 20 years experience in environmental consulting with degrees in environmental studies and chemistry. Lynn has worked on numerous projects that require Endangered Species Act consultation, biological assessments, and SEPA/NEPA documentation. Lynn is certified by the Washington Department of Transportation (WSDOT) as a biological assessment author. She manages projects that include stormwater sampling and reporting for facilities with industrial stormwater permits as well as manages most of ELS' projects involving in-water work including dredging and dock construction projects in the Columbia River. She has also coordinated numerous regulatory reviews and meetings with the federal agencies as well as state and local regulatory agencies

### PROJECT EXPERIENCE

**Project Name:** Burris Creek Flood Control Project

**Project Location:** Woodland, WA **Client:** CDID #2

**Project Role:** Project Manager **Start/End Date:** 2011 to Present

**Reference:** Dell Hillger, P.E. **Phone:** (360) 577-3030

**Project Description:** The Consolidated Diking Improvement District #2 proposes to construct a 350-foot long, 50 to 80-foot wide flood-control berm. When water overflows Burris Creek banks, it blocks Interstate 5 access ramps and a portion of Dike Access Road every winter.

**Project Responsibilities:** Lynn was responsible for writing a no-effect letter addressing potential impacts to listed species. Other aspects of the project included completing a wetland and stream delineation, writing the delineation report and wetland mitigation plan addressing 0.22 acres of wetland impacts. The mitigation plan also compensates for the loss of 0.27 acres of fish habitat, which will be accomplished by enhancing 0.94 acres Burris Creek and adjacent riparian areas. A JARPA and SEPA were also prepared for the project.

**Project Name:** NW 38<sup>th</sup> Avenue Extension (Phase 1)

**Project Location:** Camas, WA **Client:** Landerholm & Associates, Inc.

**Project Role:** NEPA/ESA Documentation **Start/End Date:** 2010 to 2012

**Project Description:** Phase 1 of this project consisted of extending NW 38<sup>th</sup> Avenue west from Armstrong Street (City of Camas) to SE 20<sup>th</sup> Street (City of Vancouver). The street extension spans Fisher Creek, a fish-bearing stream, and impacted just under a half-acre of wetland associated with the Creek. The project had to meet design standards of the City of Vancouver, the City of Camas, and the Department of Transportation.

**Project Responsibilities:** Lynn's responsibilities consisted of preparing the WSDOT ECS checklist and writing two discipline reports: the environmental justice report analyzing effects to minorities and low-income groups, and the no-effect letter analyzing impacts to species and critical habitats protected by the ESA.









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