Pacific County
BOARD OF ADJUSTMENT

PO Box 68, 1216 W. Robert Bush Dr., South Bend, WA 98586
360.875.9356 or 360.642.9356

MEETING AGENDA

Date: March 25th, 2015 at 3:00 pm
Location: South County Administrative Facility, Long Beach

1. **Call to order and introduction of Board members & staff. Chairman advises audience of procedures.**

2. **Oath administered**

3. **Correspondence**

4. **Minutes**
   - September 24, 2014

5. **Public Hearings:**
   - ⇒ ***Zoning Variance Permit No. PL150018LB,*** submitted by Surfside Homeowner's Association, Applicant on behalf of James Clancy, property owner.
   - ⇒ ***Conditional Use Permit No. PL150021LB***, submitted by Richard and Jan Grambo, applicants and property owners.

6. **Old Business**
   - Duff Variance/lawsuit

7. **New Business**
   - 2015 Meeting Dates
   - 2015 Elections

8. **Adjournment**

Next meeting is scheduled for
Wednesday, April 22nd, 2015

STAFF REPORT

DATE: March 25, 2015

TO: Pacific County Board of Adjustment

FROM: Tim Crose, Planning Director
Department of Community Development

RE: Variance Permit Application No. PL150018LB submitted by the Surfside Homeowners Association

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Request: The applicants are requesting a variance to Section 11.G.7.e of Pacific County Land Use Ordinance #162. Section 11.G.7.e governs setback requirements for non-residential development within the Rural Residential (R-R) Zoning District. The applicants are requesting a variance in order to authorize the construction of a 40' x 109' storage building within approximately 10' of the (South) property line. Section 11.G.7.e requires that all non-residential structures in the Rural Residential Zoning District be located at least 20' from all property lines.

Location: Subject property is described as Assessor's Parcel Number 12110923760, located within Section 08, Township 12 North, Range 11 West, W.M. in Pacific County, Washington.

Public Notice: Notices of Application were posted on, or near the site, on March 6, 2015. A Notice of Application and Hearing was sent on March 12, 2015 to all recorded property owners within 300' of the site. Notice of application was published in the *Chinook Observer* on March 11, 2015.

SITE INFORMATION

Site Characteristics: The site consists of three (3) lots, containing Surfside Estates water treatment plant facility. The complex consists of several buildings, well heads, and four (4) large water storage tanks.

Adjacent Land Uses: The current land uses in the immediate vicinity are single-family residential parcels to the west and undeveloped parcels to the south, east and north.

Comprehensive Plan: The Pacific County Comprehensive Plan designates the site as within the General Rural Land Use Designation. The proposed variance is consistent with the Comprehensive Plan designation.

Zoning: The property is located within the Rural Residential District (R-R).

Flood Damage Prevention: According to the Flood Insurance Rate Map No. 530126-0033A (1/5/1978), the site is not located within the 100-year flood zone.

Shoreline Master Program: The subject property is not located within the jurisdiction of the Pacific County Shoreline Master Program.

Critical Areas and Resource Lands: The property is located within an Aquifer Recharge Area as designated by Pacific County Critical Areas and Resource Lands Ordinance No. 147. The site also contains Class IV wetlands as delineated by Utti & Associates that require a 25 foot buffer area. The proposed building is adjacent but located out of the buffer area.

ANALYSIS

The Surfside Homeowners Association is proposing to construct a 40' X 109' water maintenance building to enhance their water treatment plant facility. Given the size and shape of the property, the location of all existing development, the existence of Class IV Wetlands on the east side of the property, and the requirement for 20' setbacks from all property lines, the proposed 40' x 109' building will not be able to be constructed without a variance from the 20' setback standards. The applicants have indicated that the size of the proposed building (40' x 109') is the minimum necessary to afford them the room necessary to store parts and equipment needed for day to day operation of the Surfside Estates water system.

The Board of Adjustment must decide whether or not to approve the requested variance based upon specific variance requirements. The requirements for granting a variance are identified in Section 27.D of Pacific County Land Use Ordinance No. 162. These requirements are:

(1) That special conditions and circumstances exist.

The site is constrained by all infrastructures (buildings, wellheads, storage tanks) necessary for the operation of a water treatment facility. The site also contains Class IV wetlands that require a 25' buffer where no construction can take place.

The size/shape of the property does not allow the applicants adequate room to construct the proposed building while adhering to the 20' setback requirements from all property lines.

(2) That literal interpretation of the provisions of this Ordinance would deprive the person seeking the variance of rights commonly enjoyed by other properties conforming to the terms of this Ordinance.

Literal interpretation of the requirements of Ordinance No. 162, Land Use, does not allow the Surfside Homeowners Association the ability to construct a storage building in a manner necessary to meet their daily needs.

(3) That the special conditions and circumstances do not result from the actions of the person seeking the variance.

The size and shape of the property were not an issue for consideration when the original water treatment plant facility was constructed at this location. The regulation of wetlands came into effect in 1997 further constricting the property and it is not practical to locate the storage facility elsewhere on Surfside Estates properties.

(4) That the granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances.

Granting of the proposed variance does not appear to be a grant of special privilege that would ordinarily be denied to other projects under similar circumstances. Although not in the vicinity of Surfside Estates, the Willapa Valley Water District was granted a setback variance for a storage building under similar circumstances back in 2007. There are not many if any similar commercial storage buildings in the area to compare with the proposed project.

(5) That the variance requested is the minimum necessary to afford relief.

The applicants maintain that the size of the building is the minimum necessary to meet the storage needs of their operation. As the water system needs are expanding with the growth of the Association, the need for storage of materials to operate the water system has also expanded.

(6) That to afford relief the requested variance will not be materially detrimental to the public welfare or contrary to the public interest.

It does not appear that the proposed variance request will be materially detrimental to the public welfare or contrary to the public interest. No letters of opposition have been received members of the community.

Recommendation: The Department of Community Development does not recommend approval or denial for the proposed variance request. Instead, DCD offers the following suggested motions for approval/denial, suggested findings of fact, and suggested conclusions of law.

SUGGESTED MOTION FOR APPROVAL OR DENIAL

The Pacific County Board of Adjustment moves to (APPROVE/DENY) Variance Permit Application No. PL150021LB, submitted by the Surfside Homeowners Association authorizing the construction of a 40' x 109' building onto an existing office/storage building within approximately 10' of the side (South) property line. Section 11.G.7.e requires that all non-residential structures in the Rural Residential Zoning District be located at least 20' from all property lines.

SUGGESTED FINDINGS OF FACT

1. Notice of Public Hearing was sent to all recorded property owners within 300' of the building site on March 12, 2015

2. Notice of application was published in the *Willapa Harbor Herald* on March 11, 2015.

3. The property is located in the Rural Residential District (R-R).

4. The site consists of three (3) lots, containing Surfside Estates water treatment plant facility. The complex consists of several buildings, well heads, and four (4) large water storage tanks.

5. The current land uses in the immediate vicinity are single-family residential parcels to the west and undeveloped parcels to the south, east, and north.

6. The subject property is not located within the jurisdiction of the Pacific County Shoreline Master Program.

7. According to the Flood Insurance Rate Map No. 530126-0033A (1/5/1978), the site is not located within the 100-year flood zone.

8. The Pacific County Comprehensive Plan designates the site as within the General Rural Land Use Designation.

9. The property is located within an Aquifer Recharge Area as designated by Pacific County Critical Areas and Resource Lands Ordinance No. 147.

10. The site contains Class IV wetlands as delineated by Utti & Associates that require a 25 foot buffer area. The proposed building is adjacent but located out of the buffer area.

CONCLUSIONS OF LAW

1. The granting of this variance (does/does not) constitute a grant of special privilege. The issuance of this variance (is/is not) consistent with the requirements for granting variance permits and (is/is not) consistent with the Variance Permits that have been issued by the Board of Adjustment.
2. The strict application of the zoning code (is/is not) found to deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and identical zone classification.

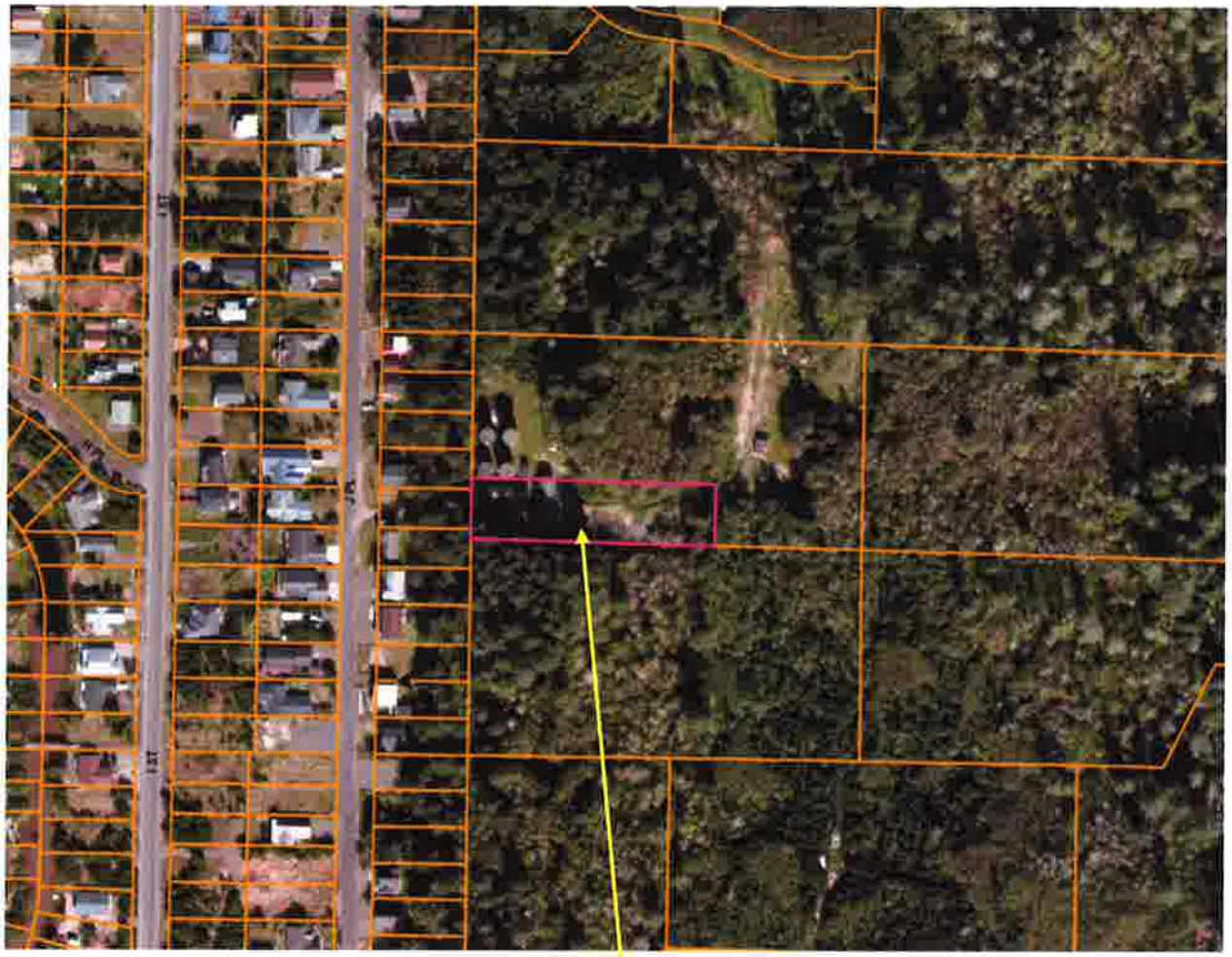
3. The granting of this variance (is/is not) materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject

property is situated.

CONDITIONS OF APPROVAL

1. The applicant shall secure building permit approval from Pacific County prior to initiating any construction.

Aerial Photograph



Assessor's Parcel Number 12110923760

Photo of existing water treatment plant complex on adjacent north property.

PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING • ENVIRONMENTAL HEALTH • BUILDING

Variance Application

A variance is an exception from the general rule or standard and as such must be accompanied by sufficient reasoning to justify granting its approval. Granting a variance is based on a hardship presented by applying the standard to circumstances or conditions unique to the property rather than personal circumstances of the applicant and generally not experienced by other properties.

DIRECTIONS: This Variance Application shall accompany a completed Development Permit Application, a completed Critical Areas/Shorelines Application, and a completed and accurate site plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

1. Property Owner. SHOA Applicant/Agent. James Clancy 602.206.7674
2. Legal Description. (Parcel 12110923760)
Section 8 T12 N R 11 W. W.M.

3. Project Description. Construct 4,400 SF Pole barn Following Pacific County Pole Barn Specification

4. From which standards are you requesting a variance? Pacific County Ordinance No. 153 section 11 G(7), Ordinance 162 section 11 G(7) requires 20 foot setback for commercial properties

5. Describe the requested variance. Allow 10 foot offset ~~variance~~ along southern boundary of SHOA parcel

6. Describe the extraordinary conditions or unusual circumstances which exist on your property that would justify deviation from the standard (such as topographic features, parcel size and shape, drainage, etc.)
Adjacent property not owned by SHOA. Project siting constrained by wetlands buffer, existing well heads and vehicle turning radius.

7. Are these conditions unique to your property and not experienced by other properties in the area? (If yes, please explain.) Unique to planned project.

8. Were any of these conditions or circumstances caused directly by you? (If yes, please explain.) No.

9. Describe the hardship the standard places on the use of your property. Existing construction equipment exposed to adverse conditions. Inefficient use of equipment and resources.

10. Is the deviation you request the minimum necessary to accomplish your project or is there another reasonable way to accomplish your project that would not require a variance? (Please explain.)
Minimum needed.

11. Describe how granting the variance will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity. Property adjacent is vacant, unimproved land, inaccessible to existing transportation system.

12. Is there anything else you would add which supports your request? It will be extremely difficult to construct our building without this variance approval. For further details see SWA letter dated February 1, 2015 "Variance Request..."

EXPIRATION: Any variance, special use permit, or conditional use permit granted pursuant to Pacific County Ordinance No. 162, Zoning, or any amendments thereto, becomes null and void if not exercised within the time specified in such permit or, if no date is specified, within one (1) year from the effective date of approval of said permit or variance.

ACKNOWLEDGEMENT

By signing the application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application packet may result in this permit being null and void.

February 3, 2015
DATE

Applicant's Signature

1983

1" = 176

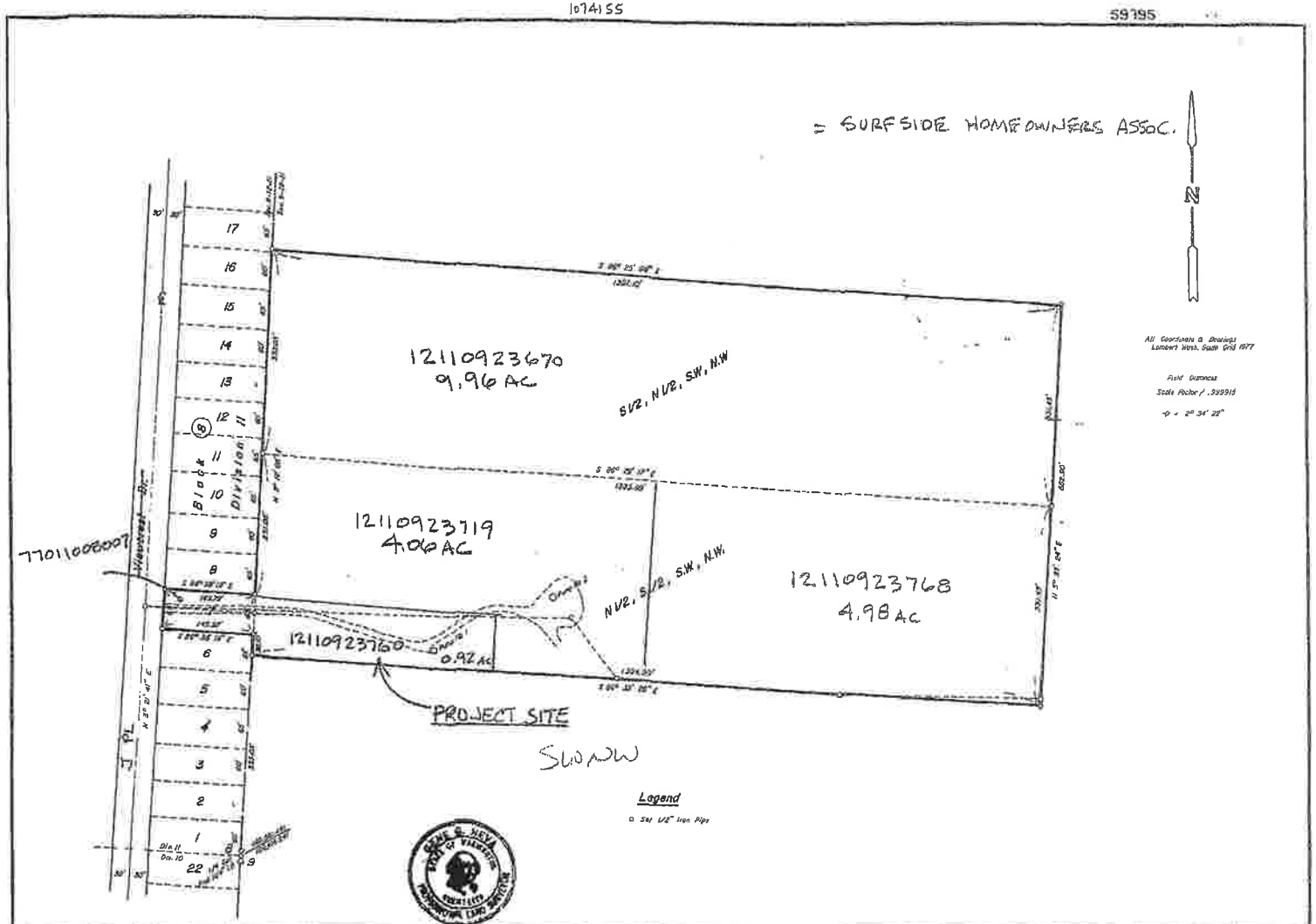
BL. 3 Pg. 131

8/9 - (12-11)

59095

1074155

59195



AUDITOR'S CERTIFICATE	SURVEYOR'S CERTIFICATE	SURVEY OF	NEVA & ASSOC.
Filed for record this 27 day of Dec, 1983 at [illegible] in book 3 of Survey at page 131 at the request of [illegible]	This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Surfside Homeowners Association in [illegible], 1983. Certificate No. 6483	Surfside Homeowners Association 20 Acre Well Site	REG. LAND SURVEYORS ABERDEEN-RAYMOND-OCEAN PARK
Robert M. Gibson, County Auditor		LOCATED IN SEC. 8/9, TWP. 12 N., R. 11 W.W.M.	DWN BY M.A.A. · DATE Nov., 1983 · JOB NO. 83-11-SHA
			CREW CHIEF G.G.N. · SCALE 1" = 100' · SHEET 1 of 1

Surfside Homeowner Association
Waster System Maintenance Facility Building
Feasibility Report
August 2013

Project Description

The Surfside Homeowner Association is reviewing the possibility of constructing a maintenance building. This building is proposed to be constructed at the HOA well field property located at 33104 J Place, Ocean Park, WA 98640, parcel no. 12110923760. The proposed building will be used for a tool room, storage of water system supplies and vehicles.

Site Plan

Attached please find a preliminary site plan of the property showing the location of the proposed building and associated parking. Eight additional parking spaces are proposed to be constructed as part of this project along with a 20-foot wide asphalt path between the proposed building and the existing facilities. A gravel parking lot with 5 spaces is proposed on the west end of the maintenance building with one of the spaces being a paved ADA van assessable parking space. Also, two parking spaces are proposed on the north side of the existing gravel driveway just inside of the gate. The 20-foot wide asphalt path will facilitate the movement of material between the proposed building and the existing facilities. Prior to the preparation of the final construction plan a site survey will need to be completed.

The zoning of the property is Rural Residential District (R-R). Pacific County Ordinance No. 153, Section 11, B Permitted Uses, Paragraph 4 state the following.

> *"Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, fire stations, sheriff substations, communication relay stations, and wireless communication facilities."*

Per Ordinance No. 153, Section 11 a maintenance building associated with the water system is an acceptable use of the property.

The above photo shows the entrance driveway with the existing buildings and water tanks to the right of the driveway. The proposed building is to be located to the left of the driveway.

Proposed Building

The type of buildings being reviewed as part of this report are Metal Building, Pole Building and Stick Built Building. The general requirements for the building are as follows:

- Size = 40' x 110' with 14-foot Eaves
- Concrete floor
- Unfinished Interior
- 4 each - 10' wide x 12' high role up doors (steel commercial grade)
- 3 each - 3-ft outside doors
- 1 each - 3-ft interior door
- 1 each - Dividing wall for tool room
- 4 each - 4-ft x 4-ft windows

The stick built building would have two foot concrete stem walls with foundations.

There are several considerations that have to be reviewed for each of the alternatives. A review of the project site indicated that groundwater is shallow in the vicinity of the

proposed building. This should be considered in the design of the stormwater system for the building. Part of the County approval process is that a SEPA checklist will need to be prepared and submitted for approval.

Building Setbacks

The building setback per County Ordinance No. 153 Section 11 G(7) is 20-feet for all sides. Information provided to Bill Neal from the County planner indicated the building setback for the project would be 10-feet because the property is associated with the HOA. Final construction plans should be submitted to the County with the revised setback for their approval.

Wetlands and Buffer

A review of the nearby wetland and associated buffer was completed by Utti & Associates on May 31, 2013. Their report identified the location of the wetland and the associated buffer as it relates to the placement of the building. Utti & Associates rated the wetland as Category IV wetland.

Preliminary Construction Cost

A preliminary cost estimate including the site preparation, sidewalks, parking lots, and paving was prepared for the project.

The cost estimate was broken in to two parts the site work and the building. Skillings Connolly, Inc. prepared the probable engineers probable construction cost estimate for the site work related the project and is show below:

Engineers Probable Construction Cost Estimate

Item No.	Description	Unit	Quantity	Cost	Total
1	Mobilization	L.S.	1	$2,000	$2,000
2	Clearing and Grubbing	AC	0.25	$20,000	$5,000
3	2" HMA CL. 1/2 IN. PG 64-22	TON	17	$350	$5,950
4	CSTC	TON	45	$45	$2,025
5	Gravel Base	TON	140	$35	$4,900
6	Concrete Sidewalk	S.Y.	25	$120	$3,125
7	Paint Strip	L.S.	1	$500	$500
8	Water Line Connection	L.F.	75	$20	$1,500
9	Power Meter and Connection	Est.	1	$5,000	$5,000
10	County Building Permit Fees	Est.	1	$2,500	$3,000
				TOTAL	$33,000

The site work was preliminary estimated to be $33,000.

Contractors were contacted for a preliminary construction estimate for the pole building, metal frame building and stick built building. The following are construction cost estimates for each. Please note these prices do not include the cost of insulation.

- Pole Building Build = $100,000 (+/-23/sf) Site=$33,000 Total=$133,000
- Stick Built Building Build = $176,000 (+/-40/sf) Site=$33,000 Total=$209,000
- Metal Frame Building Build = $240,000 (+/-55/sf) Site=$33,000 Total=$273,000

Depending on the bidding climate prices may change.

Attached please find a copies of the following:

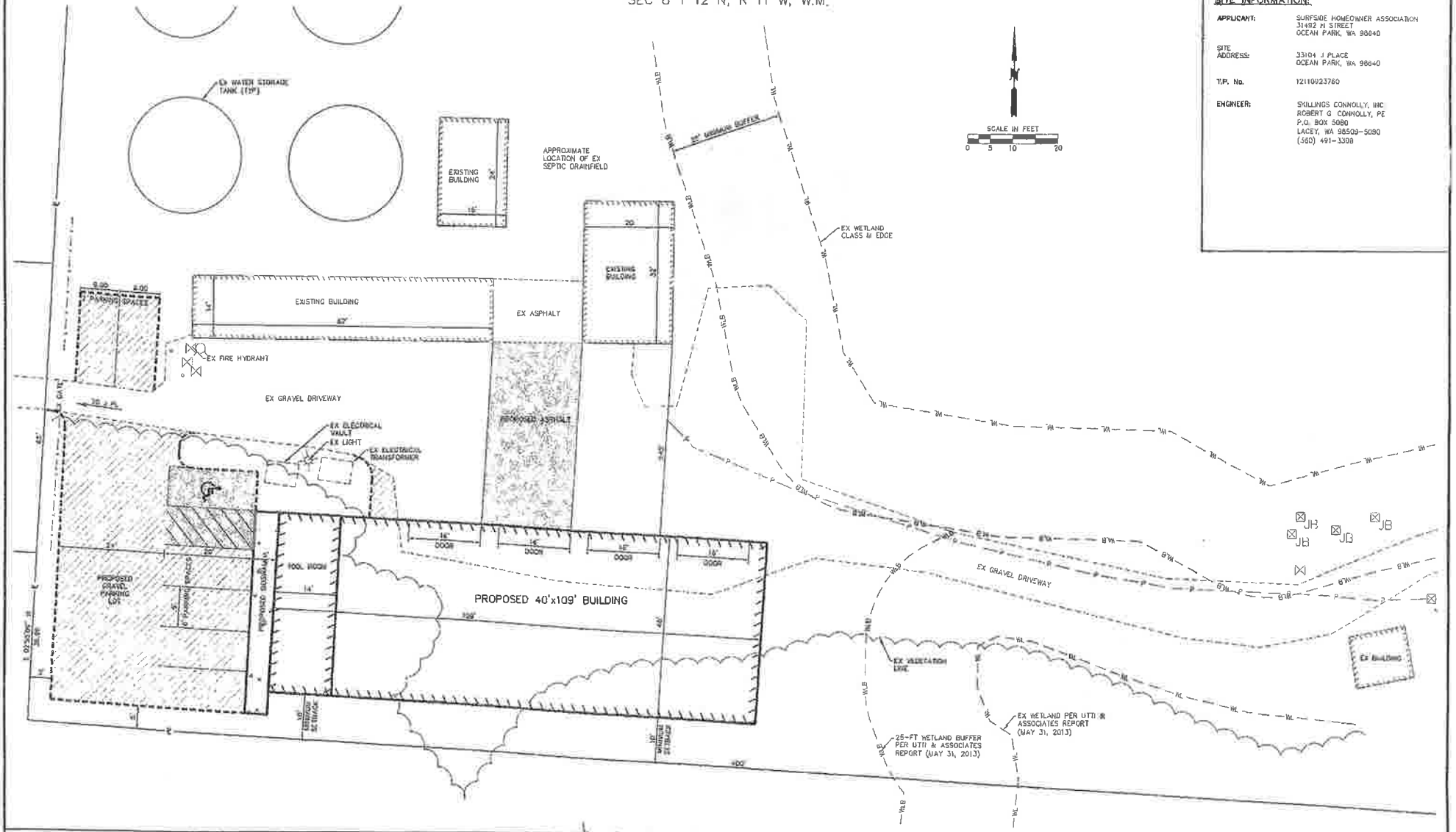
- Preliminary Site Plan
- Utti & Associates Wetland Report
- Septic System As-Built
- Pacific County Ordinance 153, Section 11

JASON ALBERT BRUHN
STATE OF WASHINGTON
43426
REGISTERED
PROFESSIONAL ENGINEER
8-7-13

SEC 8 T 12 N, R 11 W, W.M.

SITE INFORMATION:

APPLICANT:	SURFSIDE HOMEOWNER ASSOCIATION 31492 H STREET OCEAN PARK, WA 98640
SITE ADDRESS:	33104 J PLACE OCEAN PARK, WA 98640
T.P. No.	12110023760
ENGINEER:	SKILLINGS CONNOLLY, INC ROBERT G CONNOLLY, PE P.O. BOX 5080 LACEY, WA 98509-5080 (360) 491-3399



	DATE	REVISIONS		
DESIGNED BY: J. BRUHN	6-18-12	NO.	DATE	
ENTERED BY: J. BRUHN	6-18-12	1	7-31-13	UPDATED WETLAND AND WETLAND BUFFER
CHECKED BY:				
PROJ. ENGR.: R. CONNOLLY	6-18-12			

Plotted By: Jason Bruhn, P.E. on 8/5/13 5:01 PM

SKILLINGS CONNOLLY
5016 Lacey Boulevard SE, Lacey, WA 98503
Ph.: (360) 491-3399 www.skillings.com

SURFSIDE HOA

OCEAN PARK WA

PRELIMINARY SITE PLAN, MAINTENANCE BUILDING

JOB NUMBER 12068

Utti & Associates

P.O. Box 482 Gearhart, Or 97138 Phone: (503)717-1519 Fax: (503) 717-4373

May 31, 2013

RECEIVED
JUL - 1 2013

Surfside Homeowners Association
c/o William Neal
Water System Manager
31402 "H" Street
Ocean park, Wa 98640

www.uttiassociates.com

Subject: Wetland Delineation on and adjacent to a portion of parcel no. 12110923760

Gentlemen,

Enclosed is mapping of the approximate wetland boundaries on parcel no. 12110923760 on the east side of the location proposed for a new maintenance building for the District. Wetlands have been identified as shown on the attached drawing and have been rated as Category IV and Class IV wetlands. The Class IV rating requires a 25 foot buffer from the wetlands as shown on the drawing. The next higher rating is a Class III wetland requiring a 50 foot buffer. Both a Class IV and Class III rating will not impact the proposed building site as proposed.

The identification of the location of wetlands was based upon the distance from a base line established as shown on the attached drawings. The wetland locations are based upon measurement from a baseline and prior to finalizing a wetland delineation, the boundaries would need to be flagged and surveyed.

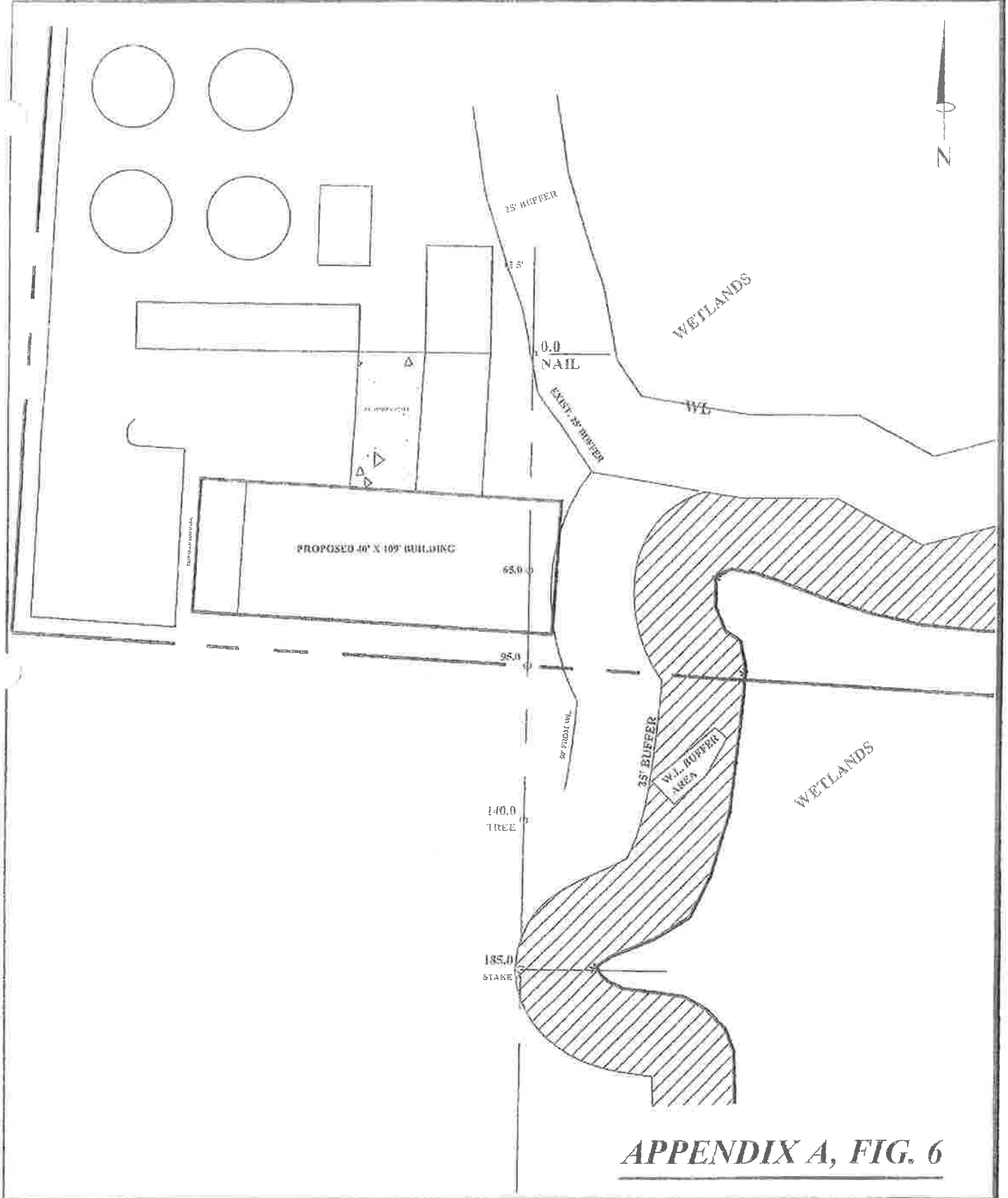
Please call me at 503-717-1519 if you have any questions.

Best regards.

Sincerely,

Harry A. Utti

UTTI & ASSOCIATES
Harry A. Utti, P.E., Principal



APPENDIX A, FIG. 6

Utti & Associates
Planning & Engineering

P. O. Box 482
Gearhart, OR 97138
(907) 717-1519
email:
uttiandassocites@msn.com

WETLAND DELINEATION

FOR: SURFSIDE HOMEOWNERS ASSOCIATION
T12N, R11W, SEC. 09., PACIFIC COUNTY Date: May 30, 2013
Project: 249-12 Parcel ID: 12110923768 Scale: 1"=40'

Wetland name or number _____

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 – Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct. 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): _____ Date of site visit: 5-15-13

Rated by: HAU Trained by Ecology? Yes ☒ No ☐ Date of training: ON FILE

SEC: 09 TOWNSHP: 28N RNGE: 1W Is S/T/R in Appendix D? Yes ☐ No ☐

Map of wetland unit: Figure _____ Estimated size _____

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland: ☐ I ☐ II ☐ III ☒ IV

Category I =	Score > 70
Category II =	Score 51 - 69
Category III =	Score 30 – 50
Category IV =	Score < 30

Score for Water Quality Functions	8
Score for Hydrologic Functions	8
Score for Habitat Functions	12
TOTAL Score for Functions	28

Category based on SPECIAL CHARACTERISTCS of Wetland ☐ I ☐ II ☐ Does not apply

Final Category (choose the "highest" category from above") **IV**

Summary of basic information about the wetland unit.

Wetland Unit has Special Characteristics	
Estuarine	☐
Natural Heritage Wetland	☐
Bog	☐
Mature Forest	☐
Old Growth Forest	☐
Coastal Lagoon	☐
Interdunal	☐
None of the above	☐

Wetland HGM Class used for Rating	
Depressional	☒
Riverine	☐
Lake-fringe	☐
Slope	☐
Flats	☐
Freshwater Tidal	☐
	☐
Check if unit has multiple HGM classes present	☐

Does the wetland being rated meet any of the criteria below? If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands that Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered animal or plant species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.	☐	☒
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered animal species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).	☐	☒
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*	☐	☒
SP4. *Does the wetland unit have a local significance in addition to its functions?* For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.	☐	☒

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands in to those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Wetland name or number _____

Classification of Vegetated Wetlands for Western Washington

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

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
   ☐ NO – go to 2 ☐ **YES** – the wetland class is **Tidal Fringe**
   If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?
   ☐ **YES – Freshwater Tidal Fringe** ☐ **NO – Saltwater Tidal Fringe (Estuarine)**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is a Saltwater Tidal Fringe it is rated as an **Estuarine** wetland.* Wetlands that were call estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
   ☐ NO – go to 3 ☐ **YES** – The wetland class is **Flats**
   If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland meet both of the following criteria?
   ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) where at least 20 acres (8ha) in size;
   ☐ At least 30% of the open water area is deeper than 6.6 (2 m)?
   ☐ NO – go to 4 ☐ **YES** – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland meet all of the following criteria?
   ☐ The wetland is on a slope *(slope can be very gradual)*.
   ☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
   ☐ The water leaves the wetland **without being impounded**?
   NOTE: *Surface water does not pond in these types of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 foot deep).*
   ☐ NO – go to 5 ☐ **YES** – The wetland class is **Slope**

5. Does the entire wetland meet all of the following criteria?
   ☐ The unit is in a valley or stream channel where it gets inundated by overbank flooding from that stream or river.
   ☐ The overbank flooding occurs at least once every two years.
   NOTE: *The riverine unit can contain depressions that are filled with water when the river is not flooding.*
   ☐ NO – go to 6 ☐ **YES** – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time of the year. This means that any outlet, if present is higher than the interior of the wetland.
   ☐ NO – go to 7 ☒ **YES** – The wetland class is **Depressional**

7. Is the entire wetland located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.
   ☐ No – go to 8 ☐ **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit, classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	*HGM Class to Use in Rating*
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

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

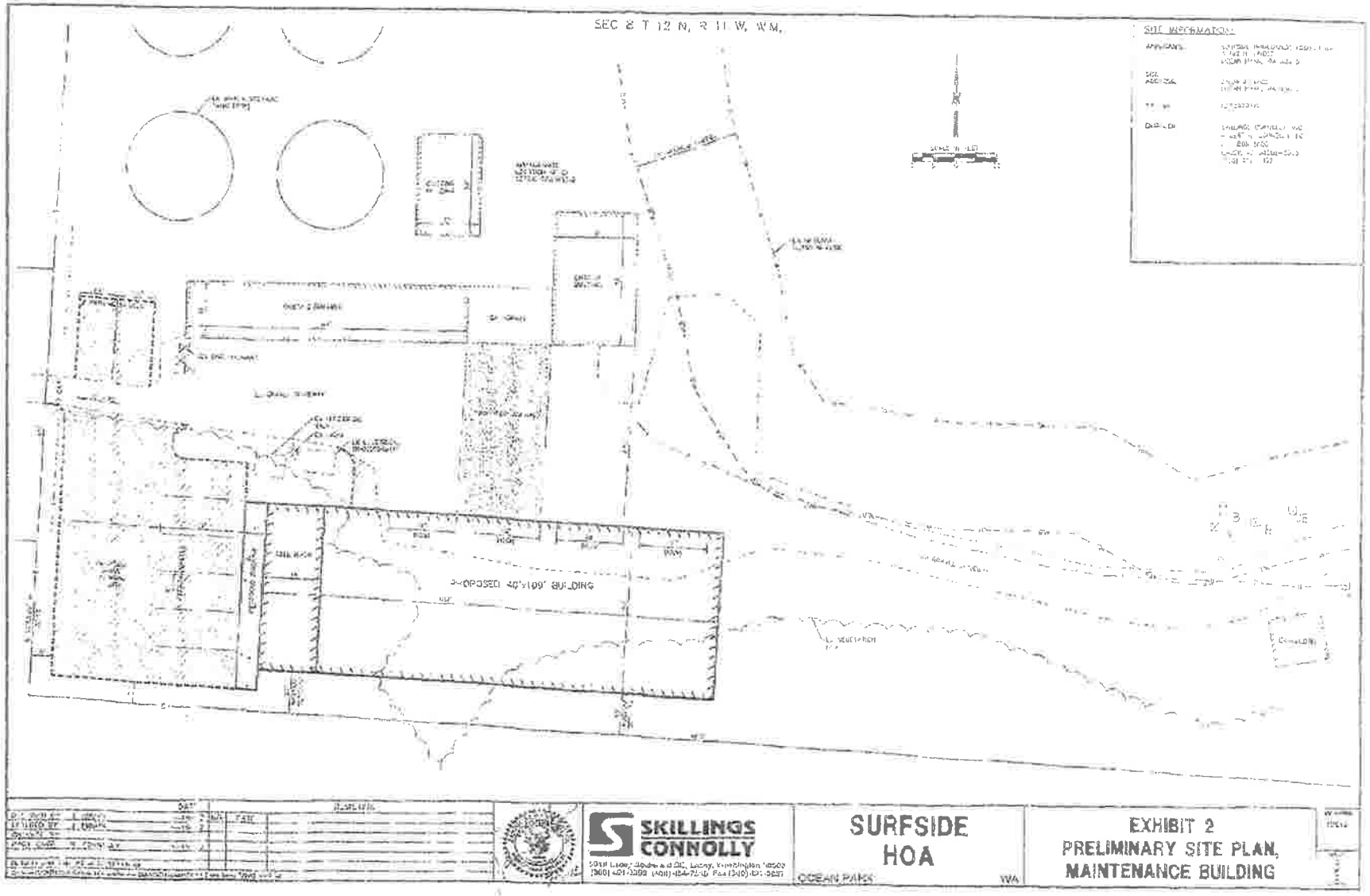
Wetland name or number _____

D	Depressional and Flat Wetlands	Points (only 1 score per box)
	WATER QUALITY FUNCTIONS – Indicators that wetland functions to improve water quality.	
D 1	Does the wetland have the potential to improve water quality?	*(see p. 38)*
	D 1.1 Characteristics of surface water flows out of the wetland: • Unit is a depression with no surface water leaving it (no outlet) ..... points = 3 ☒ • Unit has an intermittently flowing, OR highly constricted, permanently flowing outlet... points = 2 ☐ • Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*).. points = 1 ☐ • Unit is a "flat" depression (Q.7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch ..... points = 1 ☐ *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Provide photo or drawing	Figure ☐ 3
	D 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic (*use NRCS definitions*) **YES** points = 4 **NO** points = 0	0
	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class): • Wetland has persistent, ungrazed vegetation > = 95% of area ..... points = 5 ☒ • Wetland has persistent, ungrazed vegetation > = 1/2 of area ..... points = 3 ☐ • Wetland has persistent, ungrazed vegetation > = 1/10 of area ..... points = 1 ☐ • Wetland has persistent, ungrazed vegetation < 1/10 of area ..... points = 0 ☐ **Map of Cowardin vegetation classes**	Figure ☐ 5
	D 1.4 Characteristics of seasonal ponding or inundation: *This is the area of the wetland that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 years.* • Area seasonally ponded is > 1/2 total area of wetland ..... points = 4 ☐ • Area seasonally ponded is > 1/4 total area of wetland ..... points = 2 ☐ • Area seasonally ponded is < 1/4 total area of wetland ..... points = 0 ☒ **Map of Hydroperiods**	Figure ☐ 0
	Total for D 1 *Add the points in the boxes above*	8
D 2	Does the wetland have the opportunity to improve water quality? Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland? *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* ☐ Grazing in the wetland or within 150 ft ☐ Untreated stormwater discharges to wetland ☐ Tilled fields or orchards within 150 ft. of wetland ☐ A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging ☐ Residential, urban areas, golf courses are within 150 ft. of wetland ☐ Wetland is fed by groundwater high in phosphorus or nitrogen ☐ Other _____ ☐ **YES** multiplier is 2 ☒ **NO** multiplier is 1	*(see p. 44)* Multiplier 1
♦	TOTAL – Water Quality Functions Multiply the score from D1 by D2; then *add score to table on p. 1*	8
	HYDROLOGIC FUNCTIONS – Indicators that wetland unit functions to reduce flooding and stream degradation.	
D 3	Does the wetland have the potential to reduce flooding and erosion?	*(see p. 46)*
	D 3.1 Characteristics of surface water flows out of the wetland unit • Unit is a depression with no surface water leaving it (no outlet) ..... points = 4 ☒ • Unit has an intermittently flowing, OR highly constricted permanently flowing outlet.... points = 2 ☐ • Unit is a "flat" depression (Q.7 on key) or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch ..... points = 1 ☐ *(If ditch is not permanently flowing treat unit as "intermittently flowing")* • Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*).....points = 0	4
	D 3.2 Depth of storage during wet periods. *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* • Marks of ponding are 3 ft. or more above the surface or bottom of the outlet ..... points = 7 ☐ • The wetland is a "headwater" wetland ..... points = 5 ☐ • Marks of ponding between 2 ft. to < 3 ft. from surface or bottom of outlet ..... points = 5 ☐ • Marks are at least 0.5 ft. to < 2 ft. from surface or bottom of outlet ..... points = 3 ☐ • Wetland is flat (yes to Q.2 or Q.7 on key) but has small depressions on the surface that trap water points = 1 ☒ • Marks of ponding less than 0.5 ft..... points = 0 ☐	1
	D 3.3 Contribution of wetland unit to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* • The area of the basin is less than 10 times the area of unit ..... points = 5 ☐ • The area of the basin is 10 to 100 times the area of the unit ..... points = 3 ☒ • The area of the basin is more than 100 times the area of the unit ..... points = 0 ☐ • Entire unit is in the FLATS class ..... points = 5 ☐	3
	Total for D 3 *Add the points in the boxes above*	8

Wetland name or number _____

D 4	**Does the wetland have the <u>opportunity</u> to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* ☐ Wetland is in a headwater of a river or stream that has flooding problems. ☐ Wetland drains to a river or stream that has flooding problems ☐ Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems ☐ Other _____ ☐ **YES** multiplier is 2 ☒ **NO** multiplier is 1	*(see p. 49)* Multiplier 1
◆	**TOTAL – Hydrologic Functions** Multiply the score from D3 by D4; then ***add score to table on p. 1***	8

Comments: _____


SEC 8 T 12 N, R 11 W, W.M.
SITE INFORMATION
PROPOSED 40'x100' BUILDING
SKILLINGS CONNOLLY
SURFSIDE HOA
OCEAN PARK
WA
EXHIBIT 2
PRELIMINARY SITE PLAN,
MAINTENANCE BUILDING

MEMORANDUM

DATE: March 25, 2015

TO: Pacific County Board of Adjustment

FROM: Tim Crose
Planning Director
Department of Community Development

SUBJECT: CONDITIONAL USE PERMIT NO. PL150021LB, submitted by Richard Grambo, owner of the Lighthouse Motel.

GENERAL INFORMATION

Request: The applicants are requesting a Conditional Use Permit from the Pacific County Board of Adjustment in order to continue the expansion of the Lighthouse Motel complex. Specifically, the applicant is proposing to construct two (2) sixteen unit condominium buildings as well as all required infrastructure.

Location: The site is located at 12417 Pacific Way, Long Beach, Washington. The property is described as Assessor Parcel Numbers 11113333082 & 11113333132, located within Section 33, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

Public Notice: A Notice of Application and Hearing was published in the Chinook Observer on March 11, 2015. A Notice of Application and Hearing was sent on March 12, 2015 to all recorded property owners within 300' of the site.

SEPA: The Department of Community Development issued a Preliminary Determination of Non-Significance on March 11, 2015. The 14 day comment period expires on March 24,

2015. The Pacific County Board of Adjustment will need to make a final SEPA Threshold Determination in regards to the Conditional Use Permit as part of their review and deliberation of this project. The Pacific County Hearing's Examiner will make a final SEPA Threshold Determination in regards to the Substantial Shoreline Development Permit at the conclusion of the Substantial Shoreline Development Permit public hearing that is yet to be scheduled.

Agency Referrals: Agency referrals were sent on March 10, 2015.

SITE INFORMATION

Site Characteristics: The project site is located within an existing vacation complex known as the Lighthouse Motel. The site is located West of State Route 103 and extends to the Pacific Ocean. The site contains several existing motel buildings that have been previously permitted by Pacific County. The site can be characterized as being rolling dunes with one (1) on-site wetland. The proposed construction will not be located within the on-site wetland or wetland buffer area.

Adjacent Land Uses: The predominate land uses in the vicinity are residential properties and commercial vacation complexes (RV Parks, Motels). The Pacific Ocean is located several hundred feet west of the proposed construction.

Comprehensive Plan: The site is located within the Shoreline Development Comprehensive Plan Designation.

Zoning: The project site is located in the Resort District Zoning District (R-3).

Flood Damage Prevention: Portions of the site are located within the 100-year flood zone. A pre-construction and post-construction Flood Elevation Certificate shall be submitted to Pacific County to ensure that the proposed development adheres to the requirements for commercial construction within the 100-year flood zone.

Shoreline Master Program: The project is located within a shoreline area. A public hearing in regards to the Shoreline Master Program will be scheduled with the Pacific County Hearing's Examiner.

Critical Areas and Resource Lands: The project site is located within an Aquifer Recharge Area, contains wetlands that have previously been delineated by a professional wetland consultant, and contains areas that have been determined to be Frequently Flooded by the Pacific County Department of Public Works. The Pacific County Department of Community Development has determined that the proposed project is consistent with the intent of the Pacific County Critical Areas and Resource Lands Ordinance.

Analysis:

The applicant is requesting a Conditional Use Permit in order to complete the construction of the Lighthouse Motel complex. The Conditional Use Permit is required due to the fact that the regulations contained within Pacific County Land Use Ordinance No. 162 indicate that motels, hotels, and condominiums, with a room count exceeding sixteen units must obtain a Conditional Use Permit from the Pacific County Board of Adjustment.

Pacific County reviewed and approved a Substantial Shoreline Development Permit in 1997 for the construction of up to 32 additional motel units (to be contained within 6 buildings). The Substantial Shoreline Development Permit was valid for a period of five (5) years and expired on January 12, 2003. As a result, the applicant was required to obtain a new Substantial Shoreline Development Permit in 2004 and a Conditional Use Permit from the Pacific County Board of Adjustment, in order to complete the construction of buildings #5 and #6 (12 units).

During the construction of the first six (6) motel buildings, the applicant installed most of the necessary infrastructure (water, electrical) to complete buildings #7 and #8. As a result, the only new infrastructure that is required is the installation of new septic systems, which have been designed by a licensed septic designer and approved by the Pacific County Environmental Health Department.

The proposed development will complete the construction at the Lighthouse Motel complex, and also complete the construction of the development that was previously permitted by Pacific County in 1997/1998 and again in 2004 for buildings #5 & #6.

The proposed development will occur in the dunal area and will be similar in appearance and construction as the six (6) buildings, which currently exist at the site.

In order to approve a Conditional Use Permit, the Board of Adjustment must conclude that the proposal meets all of the following criteria.

1. The conditional use is designed in a manner, which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;

It appears that the proposed conditional use is designed in a manner, which is compatible with the character and appearance of the existing and future development in the vicinity of the subject property. The proposed development is the continued expansion of the existing Lighthouse Motel complex. The six (6) existing buildings were previously permitted by Pacific County over the past seventeen (17) years. The proposed new buildings will be similar in appearance to the existing buildings.

2. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder or discourage the permitted development or use of properties in the immediate vicinity of the conditional use;

The location, size and height of the proposed buildings will not hinder or discourage the permitted development or use of adjoining properties. The proposed construction is consistent in appearance with the buildings and development, which currently exist at the Lighthouse Motel site. The new buildings are designed to be 34 ½ feet in height, within limits of the zoning ordinance.

3. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

The construction of the proposed motel buildings is consistent and compatible with the physical characteristics of the subject property. The proposed development will not occur within the on-site wetland or its required buffer area. In addition, the proposed development will occur within an area that has been previously reviewed and permitted by Pacific County.

4. Requested modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

The applicants are not requesting any modifications to the standards that must be met in order to obtain a conditional use permit from Pacific County.

5. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area;

The proposed construction is the continued expansion of the existing Lighthouse Motel complex. Access to the site is via State Route 103, which is regulated by the Washington State Department of Transportation. The site has existing access points onto SR 103, which have been reviewed and permitted by the Washington State DOT during the original review and permitting of the site in 1997/1998. As a result, the proposed expansion will not be hazardous or conflict with the existing or anticipated traffic in the adjacent area.

6. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities, and

The proposed conditional use will not require additional public facilities or services than those, which already exist, or are available, at the existing motel complex. The site is

served public water from the City of Long Beach, has septic system approval from the Pacific County Environmental Health Department, electricity from the PUD, and access to the site from State Route 103.

7. The conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest.

It does not appear that the proposed conditional use is in conflict with the health and safety of the community as the subject property is zoned Resort District (R-3) and the construction of motels/ condominium with room counts in excess of 25 units are allowed with the issuance of a Conditional Use Permit from the Pacific County Board of Adjustment.

Recommendation: The Department of Community Development does not offer a formal recommendation for approval or denial, instead, staff has provided the following motions, findings of fact, conclusions of law and conditions of approval for your consideration.

MOTION FOR APPROVAL/DENIAL

Based on staff analysis and comments received, staff offers the following motion and findings for your consideration.

The Pacific County Board of Adjustment moves to APPROVE/DENY Conditional Use Permit Application No. PL150021LB submitted by Richard Grambo, owner of the Lighthouse Motel. The applicant is proposing to construct two (2) sixteen unit condominium buildings, as well as all required infrastructure. The proposed construction is part of the continued expansion of the existing Lighthouse Motel complex. The subject property is zoned Resort District (R-3).

This recommendation is based upon the following findings:

SUGGESTED FINDINGS OF FACT

1. The site is located at 12417 Pacific Way, Long Beach, Washington. The property is described as Tax Lots 194 & 195, located within Section 33, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

2. A Notice of Application and Hearing was published in the Chinook Observer on March 11, 2015.

3. A Notice of Application and Hearing was sent on March 12, 2015 to all recorded property owners within 300' of the site.

4. The Department of Community Development issued a Preliminary Determination of Non-Significance on March 11, 2015. The 14-day comment period expires on March 24, 2015.

5. The project site is located within an existing vacation complex known as the Lighthouse Motel. The site is located West of State Route 103 and extends to the Pacific Ocean. The site contains several existing motel buildings that have been previously permitted by Pacific County. The site can be characterized as being rolling dunes with one (1) on-site wetland. The proposed construction will not be located within the on-site wetland or wetland buffer area.

6. Surrounding land uses consist primarily of residential properties and commercial vacation complexes (RV Parks, Motels). The Pacific Ocean is located several hundred feet west of the proposed construction.

7. The Pacific County Comprehensive Plan designates the site as being within the Shoreline Development Comprehensive Plan Designation.

8. The project site is located in the Resort (R-3) Zoning District.

9. Portions of the site are located within the 100-year flood zone. As a result, the site is also located within the jurisdiction of the Pacific County Shoreline Master Program.

10. A public hearing in regards to the Pacific County Shoreline Master Program is yet to be scheduled with the Pacific County Hearing's Examiner.

11. The project site is located within an Aquifer Recharge Area, contains wetlands that have previously been delineated by a professional wetland consultant, and contains areas that have been determined to be Frequently Flooded by the Pacific County Department of Public Works. The Pacific County Department of Community Development has determined that the proposed project is consistent with the intent of the Pacific County Critical Areas and Resource Lands Ordinance.

12. The site was permitted by Pacific County in 1997/1998 through the issuance of a Substantial Shoreline Development Permit for the construction of six (6) buildings and up to 32 motel units.

13. The Board of Adjustment approved a conditional use permit for buildings 5 & 6 in 2004.

14. Pacific County's Land Use Ordinance #153 became effective on March 15, 2004.

As a result, motels, hotels and condominiums with 25 or more units must be approved through the issuance of a Conditional Use Permit when the property is located within the R-3 (Resort) Zoning. The same requirements carried over to Land Use Ordinance #162.

15. Pacific County Land Use Ordinance #162 establishes seven (7) criteria that must be met in order for the Board of Adjustment to issue a conditional use permit.

16. The site is served public water from the City of Long Beach, has septic system approval from the Pacific County Environmental Health Department, electricity from the PUD, and access to the site from State Route 103.

Conclusions of Law:

1. The proposed use (will/will not) substantially impact existing public facilities, including streets, roads, utilities, etc.;

2. The proposed use (is/is not) consistent and compatible with existing and/or permitted uses in the same zone;

3. The proposed use (is/is not) detrimental to the public interest.

SUGGESTED CONDITIONS OF APPROVAL

1. Prior to the issuance of a building permit, the applicant shall submit a pre-construction Flood Elevation Certificate to Pacific County. A post-construction Flood Elevation Certificate shall be submitted to Pacific County prior to the final building permit inspection and certificate of occupancy being issued by Pacific County.

2. The applicant shall secure a Shoreline Management Substantial Development Permit from Pacific County. All conditions of approval placed upon the Shoreline Substantial Development Permit shall be adhered to.

3. A total of 34 parking spaces shall be provided for the two (2) condominium buildings (one (1) off-street parking space per unit, plus two (2) additional spaces, per Pacific County Land Use Ordinance No. 162).

Highway 103
Cranberry Road Approach
Proposed Building Location

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
ADD 2 BUILDINGS (32 UNITS) to THE LIGHTHOUSE OCEANFRONT RESORT

2. Name of applicant: RICHARD GRAMBO
3. Address and phone number of applicant and contact person:
12415 PACIFIC WAY, LONG BEACH WA 98631
360-642-4895 CELL 503·887-5146
4. Date checklist prepared: 1-28-2015
5. Agency requesting checklist: PACIFIC CO. DEPT of COMMUNITY DEVELOPEMENT
6. Proposed timing or schedule (including phasing, if applicable):
FALL 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

WASTE WATER treatment SYSTEM DESIGN
DRAINAGE PLAN

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPTIC PERMIT
SUBSTANTIAL DEVELOPEMENT PERMIT
BUILDING PERMIT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

BUILD 2 BUILDINGS, 3 STORIES TALL. 8 1 BEDROOM UNITS AND 8 SLEEPING ROOMS. PER BUILDING

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

12417 PACIFIC WAY, LONG BEACH WA
1111 3333082, 1111 3333132

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

2000 CU yards SAND

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

9600 sq ft

PARKING. 5000 sf/ft. Bldg. 4600

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater Drainage

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NO

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NO

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

0.6 ACRE WETLAND SEASON GROUNDWATER

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic SEWAGE 32 PEOPLE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

DIVERTED to CENTRAL WETLAND

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

GRASS LINED SWALES, DIVERSIONARY BERM @ property LINE to PREVENT OFF SITE RUNOFF

4. **Plants**

a. Check or circle types of vegetation found on the site:

——— deciduous tree: alder, maple, aspen, other

——— evergreen tree: fir, cedar, pine, other

——— shrubs

——— grass

——— pasture

——— crop or grain

——— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

GRASS WILL BE REMOVED FOR CONSTRUCTION

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

DISTURBED AREA WILL BE REPLANTED

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

PRESERVE NATURAL CHARACTER OF PROPERTY

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRICTY PROPANE Heating Lighting
PASSIVE SOLAR DESIGN

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

PASSIVE SOLAR DESIGN –

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

CONSTRUCTION NOISE ONLY DURING NORMAL BUSINESS HRS

3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

RECRSATIONAL LIGHT COMMERCIAL RESIDENTIAL

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site. 6 CONDO BLDGS, OFFICE, CONFERENCE, AND POOL BUILDING, TENNIS BUILDING

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

R3 RESORT DISTRICT

f. What is the current comprehensive plan designation of the site?

SHORELINE RESIDENTAL

g. If applicable, what is the current shoreline master program designation of the site?

RURAL

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

AQUIFER RECHAR WETLANDS

i. Approximately how many people would reside or work in the completed project?

15

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLETE DEVELOPEMENT PLAN

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. /

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

34 ft wood siding

b. What views in the immediate vicinity would be altered or obstructed?

OWNERS RESIDENCE

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building Design, Landscaping

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking + courtesy Lighting, porch light.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

TENNIS, CLAMMING, BEACH WALKING, GOLF, FISHING BOATING

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

~~c. Proposed measures to reduce or control impacts, if any:~~

N/A

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

STATE HIGHWAY 103

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

BUS.

c. How many parking spaces would the completed project have? How many would the project eliminate? PARKING 32

ELIMINATE 0

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

32 trips Between 8 AM — 10 PM

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ELECTIC, PAC. CO POD"Z, PROPANE, FERRELL GAS, WATER, LONG BEACH WATER, ON SITE WASTEWATER TREATMENT

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [illegible]

Date Submitted: 1-28-2014

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   guest using water

   Proposed measures to avoid or reduce such increases are:

   Reduced flow shower heads, low water toilets

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   None

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Preserve the natural character of site

3. How would the proposal be likely to deplete energy or natural resources?

   None

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   N/A

   Proposed measures to protect such resources or to avoid or reduce impacts are:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
CREATE MORE PLACES TO STAY NEAR THE SHORELINE

Proposed measures to avoid or reduce shoreline and land use impacts are:
TRAILS TO SHORELINE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
NO

Proposed measures to reduce or respond to such demand(s) are:
ALL TOURIST DRIVE THERE OWN CAR

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
NONE

Name Surfside Homeowners Assoc. **DPA #** 121109237160

Description Zoning Variance

Project # _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning PL150018LB	2/11/15				
Roads					
Floodplain					
LADO					
Building					
Health					
Addressing					

App/Tech	45.-	Septic Eval		Zoning		Rezone	
State B/C		Septic Install		CARL	130-	Special Use	
Building		Septic Repair		Road Appr		Variance	650
Plan Check		Design Review		Shoreline		Short Plat	
Mobile		Winter Hold		Floodplain		BLA	
MHT		Well		LADO		Public Notice	195-
Fire/Life				Wetland Delin		Addressing	
Mechanical		Plan Revision Fee		Cond Use		Revised Site Plan	
Fireworks		Penalty Fee		SEPA	160-	Copies	

Fees Received

Date Paid	Amount
2/4/15	1180.00

Balance Due _____ **Date Issued** _____ **Issued to** _____

Notes: 2/4/15 LM for Clancy - need DPA filled out with correct owner. NMG

Surfside

Homeowners Association

Kirby Smith, President – James Flood, Vice President – John Williams, Secretary
Chris Hanson, Treasurer – David Olson, Trustee – Jody Johnson, Trustee
Valerie Harrison, Trustee – Don Sheldon, Trustee – Larry Amundson, Trustee

October 25, 2013

Surfside Homeowners Association
Land and Buildings Committee
31402 H Street
Ocean Park, WA 98640

John and Kerri Morehead
32634 NE Mershon Road
Troutdale, OR 97060

Re: Property in Pacific County, Washington

Dear John and Kerri,

I am writing you today regarding real property you own in Pacific County, Washington State. The property is undeveloped acreage off of J Place. The Pacific County Tax Parcel Number is 77011008007.

We own property contiguous and to the north of your property. Our water/field department maintenance and operations buildings and infrastructure is located on our property. We are considering expanding our operations.

We would like to explore the possibility of purchasing your property. We could also offer you a 1031 exchange for property Surfside owns of comparable value. I am not authorized to make any offers without our Board of Trustees approval. The purpose of this letter is to ascertain if there is any interest on your part to sell or exchange your property.

Please contact our business manager, Laura Frazier, if you are interested in selling or exchanging your property. You can contact Laura at the return address of this letter or by telephone at 360.665.4171. You may also contact Laura at her email address, laura@surfsideonline.org.

Sincerely,

Follow up

Larry Nelsen
Land and Buildings Committee Chairman

Cc: Board of Trustees

Encl: Map

OYSTERVILLE RD
OYSTERVILLE RD
ESPY DR
DOUGLAS DR
DOUGLAS DR
Subject Property
324TH PL
324TH PL
324TH PL
320TH PL

Surfside

Homeowners Association

Kirby Smith, President – James Flood, Vice President – John Williams, Secretary
Chris Hanson, Treasurer – David Olson, Trustee – Jody Johnson, Trustee
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October 25, 2013

Surfside Homeowners Association
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Sincerely,

Larry Nelsen
Land and Buildings Committee Chairman

Cc: Board of Trustees

Encl: Map

Surfside

Homeowners Association

Kirby Smith, President – James Flood, Vice President – John Williams, Secretary
Chris Hanson, Treasurer – David Olson, Trustee – Jody Johnson, Trustee
Valerie Harrison, Trustee – Don Sheldon, Trustee – Larry Amundson, Trustee

November 7, 2013

Surfside Homeowners Association
Land and Buildings Committee
31402 H Street
Ocean Park, WA 98640

John and Kerri Morehead
32634 NE Mershon Road
Troutdale, OR 97060

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Sincerely,

Larry Nelsen
Land and Buildings Committee Chairman

Cc: Board of Trustees

Encl: Map

Presented at ADHOC Nov 6, 2013

31402 H Street
Ocean Park, WA 98640

Defer to Saturday's Meeting

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John + Kerri Morehead
32634 NE Meishon Rd.
Troutdale, OR 97060

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Reina M.
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)
Reina M

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7012 1640 0000 6083 8585

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Return RECEPT from certified mailing to J/K Morehead

Cc: William "Bill" Neal; Laura Frazier; Gil Gonsalez
Subject: FW: Records Request

OK! I think that it is time to knock on doors or forget about purchasing the "Morehead" property.

James J. Clancy

Keep Moving Forward

email: jjclancy@cox.net

cell: 602.206.7674

From: Renee Goodin [mailto:rgoodin@co.pacific.wa.us]
Sent: Friday, July 11, 2014 10:32 AM
To: James Clancy
Subject: RE: Records Request

James,

Attached is a copy of the check we just received for the property taxes on parcel #12110923770.

Please feel free to contact me if you need anything else.

Renee Goodin

Pacific County Treasurer

P. O. Box 98

South Bend, Wa 98586

Phone: (360) 875-9421

Date

Surfside Homeowners Association

Land and Buildings Committee

31402 H Street

Ocean Park WA 98640

John and Kerri Morehead

32634 NE Mershon Road

Troutdale OR 97060

RE: Your property in Surfside, Ocean Park OR

Dear John and Kerri,

As mentioned in our previous letter, we are very interested in discussing the possibility of purchasing your parcel 77011008007 or executing a 1031 exchange for property within Surfside.

If you are willing to entertain such discussions, please contact our Business Manager, Laura Frazier at (360) 665-4171.

Sincerely,

James J. Clancy

Land and Buildings Committee Chairman

Cc: Kirby Smith, President SHOA

James Clancy

From: Flood Jr, James <James.Flood@PacifiCorp.com>
Sent: Friday, July 25, 2014 10:13 AM
To: jjclancy; Kirby Smith; Larry Amundson
Cc: William Bill Neal; Laura Frazier; Gil Gonsalez
Subject: RE: Records Request

Jim

Your answers below.

From: jjclancy [mailto:jjclancy@cox.net]
Sent: Thursday, July 24, 2014 5:51 PM
To: Flood Jr, James; Kirby Smith; Larry Amundson
Cc: William Bill Neal; Laura Frazier; Gil Gonsalez
Subject: RE: Records Request

Somewhat confused by the "Hamby" discussion. Are the Moreheads still involved? R they still the owners?

Kerri is the daughter of the Morehouse's and the property is her responsibility. Kerri is paying the taxes. Mrs. Morehouse is living with the daughter and Mr. Morehouse is deceased. They truly resented these types of questions. They felt it was an invasion of their privacy.

Additionally It turns out someone from Surfside made the offer of 12K just after the Dad died. It would have been nice to know this going in. Who made the offer. I don't recall having seen a board action to do this?

Why is there a 6 month horizon in their planning?

Our little building project has been in the works for three years. They are looking at the options of building a cabin that they could then pass on to the daughter. Seems to be a family tradition of passing things down to the daughter. The family is in crises with the taking care of the mother and a special needs child graduating from High School and going out on her own. They need to look at the options during a non-crises time horizon thus the six months. The family as a whole will sit down and decide what course to take with the property in 6 months time. Sell, Trade., or keep and build are the options. Kerri agreed to get in touch in six months.

These questions may not have good answers!

I'll work some options to consider 4 next board meeting

Sent via the Samsung Galaxy Note® II, an AT&T 4G LTE smartphone

-------- Original message --------
From: "Flood Jr, James" <James.Flood@PacifiCorp.com>
Date: 07/24/2014 2:45 PM (GMT-08:00)
To: James Clancy <jjclancy@cox.net>,Kirby Smith <ksmith@surfsideonline.org>,Larry Amundson <opklarry@centurytel.net>
Cc: "William "Bill" Neal" <bneal@northbeachwater.com>,Laura Frazier <laura@surfsideonline.org>,Gil

Gonsalez <water@surfsideonline.org>
Subject: RE: Records Request

Team

After an hour's drive I arrived on the street the Hamby's reside. They don't live in Troutdale but Corbit. It took another hour to find the house after consulting with a number of rural neighbors who had no clue where they lived. Turns out they have no mail box and a little walking path off the road was the only clue. I found it well after dark. The Hamby's do not have a land line so calling ahead was not an option.

I talked to Kerri Hamby for the good part of an hour. Turns out someone else offered them 12K for the property in the past (would have been nice to know this going in). I did not make our 10K off. Mrs. Hamby thinks the property is worth at least the value of the tax assessment and is firm on that view. Pointing out tactfully the property had no access, no utilities (power or water) and a good portion of it was under water part of the year did not impact her view.

They could be interested in a land swap of equal value but they have a 6 month time horizon for making that decision. This is not going to go fast. They plan to give the property to a daughter that is graduating high school and has some learning challenges. They plan to have her own something free and clear. Mr. Hamby is a Portland police officer.

When I talked about how we would like the property so we could drive around our new building she said she would be interested in an easement swap. We could drive around our building and she would have access to her land through our property. I did not comment on this possibility. Not sure we want private folks driving by our water supply. This would be a board decision if one thinks it is necessary. Our new road is costing a major chunk of cash.

As a matter of history the Morehouse's got the land because he was a heavy equipment operator that constructed roads on the property for a developer that went under and the land was how he and others were paid.

Something to discuss at the next board meeting that I will have to call in too.

From: James Clancy [mailto:jjclancy@cox.net]
Sent: Friday, July 11, 2014 1:18 PM
To: Flood Jr, James; Kirby Smith; Larry Amundson

Pacific County Department of Community Development

PLANNING • ENVIRONMENTAL HEALTH • BUILDING

SOUTH BEND OFFICE
Courthouse Annex
1216 W. Robert Bush Drive
P.O. Box 68
South Bend, WA 98586

(360)875-9356
FAX (360)875-9304
Tokeland (360)268-0891

E-Mail Address:
dcd@co.pacific.wa.us

PACIFIC COUNTY COURTHOUSE
National Historic Site

LONG BEACH OFFICE
318 North Second
Long Beach, WA 98631

(360)642-9382
FAX (360)642-9387
Naselle (360)484-7136

REFERRAL:

DATE: 03-10-2015

TO: SEPA Register

____PACIFIC COUNTY BLDG. DIVISION
____ENVIRONMENTAL HEALTH
____DEPT. OF ECOLOGY (SHORELANDS REVIEW)
____WA. ST. DEPT. OF FISH & WILDLIFE
____DEPT. OF NATURAL RESOURCES
____PACIFIC CO. FIRE DIST. AREA _____
____OCEAN PARK WATER SYSTEM
____WASH. STATE PARKS & REC. COMM.
____CRABBER'S ASSOCIATION
____WASH. ST. OF TRANSPORTATION
____DPW/LADO/ROADS
____ASSESSOR'S OFFICE
_X___DEPT. OF ECOLOGY (SEPA REVIEW)
____US DEPT. OF FISH & WILDLIFE
____ARMY CORPS OF ENGINEERS
____PACIFIC TRANSIT SYSTEM
____PACIFIC COUNTY PUD
____GILLNETTER'S ASSOC.
____OYSTERMEN'S ASSOC.
____OTHER

FROM: PACIFIC COUNTY DEPT. OF COMMUNITY DEVELOPMENT
ATTN.

RE: AGENCY COMMENTS PER ENCLOSED REFERRAL. FILE NO. PL150018LB
SUBMITTED BY: Tim Crose, Planning Director

ENCLOSED IS A COPY OF AN APPLICATION FOR: Zoning Setback Variance

Please submit your comments regarding the proposed project to the Department of Community Development by March 25, 2015. If comments are not submitted by the indicated date, our office will assume that the agency has no comment regarding the project.

Comments:_____

Development Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY
PERMIT FEES:
Issued Date:
Issued By:

RECEIVED
FEB 5 2015
Dept. of Community Development
Pacific County, Washington

RECEIVED
FEB 3 2015
Dept. of Community Development
incomplete

PROPERTY OWNER INFORMATION	☐ Contact Person
Name:	Surfside HOA
Mailing Address:	31402 H Street
City/State/Zip:	Ocean Park WA 98640
Phone: 360.665.4171	Phone:
Email:	jjclancy@cox.net

APPLICANT INFORMATION	☐ Contact Person
Name:	James J. Clancy
Mailing Address:	PO Box 496
City/State/Zip:	Ocean Park WA 98640
Phone: 1605-0077	Phone:
Email:	jjclancy@cox.net

DESCRIPTION OF WORK
Variance to PC Ordinance 153

JOB SITE INFORMATION AND LOCATION	
Job Site Address:	Tax Parcel ID No.: 12110923760
Legal Description: 12110 9 760	Township/Range/Section 12N/11W/8
Directions to Site: Surfside HOA Ocean Park WA	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. **I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.**
2. **The information provided in this application contains no misstatement of fact.**
3. **I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.**
4. **I understand this permit is subject to all other local, state, and federal regulations.**

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name:	
Authorized Signature:	Date: Feb 5, 2015

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Rd.
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Revised 02/27/2014

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

Land Use Planning Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: 12110923760
Project Value: $ 150,000

OWNER/APPLICANT INFORMATION
Owner: Surfside Home Owners Association
Applicant: James J. Clancy
Contractor: TBD

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements, structures, and dimensions: Pole Barn 4400SF
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: Single structure
3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?: YES ☒ NO ☐
4. Name of water and/or wetlands within which development is proposed: See Ulti Assoc.
5. Does the property have an existing driveway?: YES ☒ NO ☐
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒
7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒
8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): 5,000 SF
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☒ NO ☐ **If Yes, answer the following. If No, go to number 11.**
A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF:
B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF:
C. Will activities involve placing fill materials? YES ☐ NO ☐
1. If fill materials exceed 1 foot in depth. Indicate Depth:
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards:
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:
E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF:
F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF:
11. Has proposed site been flagged/staked? YES ☐ NO ☒ If No, contact DCD office when flagged/staked.

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South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

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(360) 642-9382 FAX (360) 642-9387

Pre-Application Conference Waiver

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

REQUIRED INFORMATION	
Tax Parcel ID Number:	1 211 09 23760
Property Owner:	Surfside HOA
Applicant:	James J. Clancy
Phone: 602. 206.7674	Fax:
Email:	jjclancy@cox.net

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

TYPE II APPLICATIONS

- ☐ Flood Plain Variance
- ☐ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank

TYPE III APPLICATIONS

- ☐ Oysterville Design Review Board
- ☐ Non-residential Shoreline Substantial Development Permit
- ☒ Zoning Variance
- ☐ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature:

Print Name:	Date: Feb 3, 2015

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Surfside
Homeowners Association
31402 H Street; Ocean Park, WA 98640
(360) 665-4171; (888)815-9446
www.surfsideonline.org

February 3, 2015

Tim Crose
Assistant Director
Department of Community Development
Pacific County
7013 Sandridge Rd.
Long Beach, WA 98631

RE: Request for Variance and SEPA Checklist for Surfside HOA Water Maintenance Building

Dear Mr. Crose,

Attached are completed SEPA Checklist and a request for variance concerning the SHOA Water Maintenance Building.

Our check for $1,180.00 is also enclosed to cover the fees for these reviews.

Sincerely,

James J. Clancy
Chair, SHOA Land and Buildings Committee

2 Atch: SEPA/Variance Package, SHOA Check #16474

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Surfside Homeowner's Association Water Maintenance Building**

2. Name of applicant: **SHOA**
3. Address and phone number of applicant and contact person:

James J. Clancy (602.206.7674) (jjclancy@cox.net)

31402 H Street

Ocean Park WA 98640

4. Date checklist prepared:
5. Agency requesting checklist: **Pacific County Washington Community Development Department**
6. Proposed timing or schedule (including phasing, if applicable): **We would like to begin construction in 2015.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Once completed, no external modifications are planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Skillings Connolly, Inc. Surfside Water Maintenance Building Feasibility Report, August 2013 contains a "Wetland Delineation" report by Utti and Associates dated May 31, 2013. (See attached report)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

A variance application Pursuant to Pacific County Washington Ordinance No. 153 section 11 G(7) and now Ordinance 162 section 11 G(7)(c), will be submitted for the SHOA Water Maintenance Building to maintain a 20 foot setback from adjacent privately owned property to the south.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construction of a metal roof, metal siding 4,400 SF pole barn following the Pacific County "U" Building specification.

Adjacent site work to establish sidewalks, parking areas, connecting driveways between the new building and existing.

Connection to existing electrical systems.

Construction of roof gutters and drainage swale adjacent to the building for rain runoff.

~~Expansion of the site access road to the west of the planned building construction~~.

New building will be used for the storage of water maintenance and construction equipment.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See site map in the attached Skillings Connolly Fesibility Report 2013.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

See descriptions in the attached Skillings Connolly Feasibility Report, dated August 2014. The site is generally flat.

b. What is the steepest slope on the site (approximate percent slope)?

The site is generally flat, the roadway approaching the site has approximately a 3 percent grade.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils are generally peninsula sand. See the Utti & Associates report contained with the Skillings and Connolly Feasibility Study, August 2013.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues with regard to soil stability.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No fill is planned for the construction site. Approximately 100 yards of compacted fill will be required for the access road expansion

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion has been controlled throughout the site by landscaping and the placement of drainage systems.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 5,000 SF of building and sidewalks/walkways.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The site will be rough graded to direct storm water into existing runoff. The building will be construction with rain gutters and appropriate drainage swale.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions generally encountered during a construction project. The construction will be completed in 3 months.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None.**

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

See Utti & Associates report attached.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

See Utti & Associates report attached.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. Fill for compacted roadway work will come from existing commercial gravel/soil sources.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

See Utti & Associates report attached.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Rain gutters, following Pacific County design detail will be constructed with the building.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste water will be discharged as part of or following this construction.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Rough grading and placement of compacted gravel adjacent the building and throughout the site

4. **Plants**

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site will be scarified and large trees and adjacent smaller vegetation will be removed prior to the construction. The site will be scarified only to the extent to allow the building to be constructed (4,400SF).

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Rough grading and placement of compacted gravel to control storm water runoff and erosion.

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. **None known.**

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any:

None planned.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The building will be connected to existing PUD transformers for building lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The building will be insulated and will not be heated. This is planned to be a storage building.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Storage of water treatment chemicals within the building is planned. All materials will remain in original packaging and self contained storage systems. No chemicals will be opened, used or exposed to the air following the construction.

1) Describe special emergency services that might be required.

None. An approved chemical eye wash is in an adjacent building. No use of chemicals or maintenance activity is planned for this building.

2) Proposed measures to reduce or control environmental health hazards, if any:

None expected.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

3) Proposed measures to reduce or control noise impacts, if any:

The building is planned only for storage.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

The site the SHOA water production and pumping facility.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

See Skillings Connolly Inc. Feasibility Study, August 2013 for a site map.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?

Rural Residential District (R-R)

f. What is the current comprehensive plan designation of the site?
General Rural.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable, not adjacent to the shoreline.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
None.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximately, 24 feet consistent with the Pacific County classification for this building type.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

No.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

c. Proposed measures to reduce or control impacts, if any:

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

This property connects to a SHOA collector J Place. Very light private and commercial traffic. No additional vehicle traffic will be generated from this project.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Seven added spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

[redacted]. Grade and surface will match existing.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 20 trips per day would be added to the site as construction equipment used and stored elsewhere in the SHOA will be stored in the building. Peaks will occur in mornings and evenings. No new traffic will be induced with the association property limits as the planned equipment is already operated there.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Existing water and electrical services.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The building will be connected to existing electrical power.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Suetside HOA

Date Submitted: Feb 3, 2015

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Surfside
Homeowners Association
31402 H Street; Ocean Park, WA 98640
(360) 665-4171; (888)815-9446
www.surfsideonline.org

February 1, 2015

Mr. Gustave (Dobby) Wiegardt, Chair
Pacific County Board of Adjustments
7013 Sandridge Road
Long Beach WA

RE: Variance request for the Surfside Home Owners Association Water Maintenance Building

Dear Mr. Wiegardt,

After several years of planning, the Surfside HOA intends to build a 4,400 square foot pole barn following the Pacific County U Specification. The building will be located at our Water Treatment Facility (33104 J Place) and will allow us to consolidate our operations and store our most expensive equipment away from coastal weather. We engaged the services of a noted engineering firm, Skillings and Connolly LLC, to determine an appropriate site for the construction. The site shown in the final *"Water System Maintenance Facility Feasibility Report, August 2013"* (attached to this letter) was reviewed informally with Pacific County officials available at the time of the study. We accepted verbal assurances that the location would be acceptable.

Later, during preparation of the required SEPA checklist, current Pacific County officials advised us of the need, specified in ordinance number 153, section 11G(7), of the 20 foot setback at the southern boundary of our property. This letter proposes a variance to the 20 foot setback requirement and that the 10 foot setback shown in our plan be acceptable.

We have attempted to mitigate the need for a variance through several methods. First we have communicated with the landowners to the south of the proposed building site in an attempt to buy the property or trade for a more desirable property owned by the association. Our efforts included a visit to the Morehead/Hamby family in rural Oregon. These communications attempts have been unsuccessful. Secondly, using analysis provided by Skillings and Connolly, we considered the possibility of reducing the building footprint or relocating the building to another location within our property. Reduction in size required that we could not store our largest and most valuable equipment. Moving the building footprint conflicted with adjacent water facility buildings, a major site PUD electrical transformer and the adjacent wetlands buffers. We concluded that our only recourse was to request a variance from Pacific County building ordnances.

The balance of this letter contains reference to important documents associated with this request. The following documents are contained in this package:

1. A completed request for variance. The requests asks that a 10 foot separation between the south wall of our proposed building and the adjacent lot be made acceptable.

OYSTERVILLE RD
OYSTERVILLE RD
ESPY DR
DOUGLAS DR
DOUGLAS DR
Subject Property
324TH PL
324TH PL
324TH PL
320TH PL

SHOA Water Farm and Vicinity 2014

PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING • ENVIRONMENTAL HEALTH • BUILDING

Variance Application

A variance is an exception from the general rule or standard and as such must be accompanied by sufficient reasoning to justify granting its approval. Granting a variance is based on a hardship presented by applying the standard to circumstances or conditions unique to the property rather than personal circumstances of the applicant and generally not experienced by other properties.

DIRECTIONS: This Variance Application shall accompany a completed Development Permit Application, a completed Critical Areas/Shorelines Application, and a completed and accurate site plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

1. Property Owner. SHOA Applicant/Agent. James Clancy 602.206.7674
2. Legal Description. (Parcel 12110923760)
Section 8 T12 N R 11 W. W.M.

3. Project Description. Construct 4,400 SF Pole barn following Pacific County Pole Barn Specification

4. From which standards are you requesting a variance? Pacific County Ordinance No. 153 section 11 G(7), Ordinance 162 section 11 G(7) requires 20 foot setback for commercial properties

5. Describe the requested variance. Allow 10 foot offset ~~variance~~ along southern boundary of SHOA parcel

6. Describe the extraordinary conditions or unusual circumstances which exist on your property that would justify deviation from the standard (such as topographic features, parcel size and shape, drainage, etc.)
Adjacent property not owned by SHOA. Project siting constrained by wetlands buffer, existing well heads and vehicle turning radius.

7. Are these conditions unique to your property and not experienced by other properties in the area? (If yes, please explain.) Unique to planned project.

8. Were any of these conditions or circumstances caused directly by you? (If yes, please explain.) No.

9. Describe the hardship the standard places on the use of your property. Existing construction equipment exposed to adverse conditions. Inefficient use of equipment and resources.

10. Is the deviation you request the minimum necessary to accomplish your project or is there another reasonable way to accomplish your project that would not require a variance? (Please explain.)
Minimum needed.

11. Describe how granting the variance will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity. Property adjacent is vacant, unimproved land, inaccessible to existing transportation system.

12. Is there anything else you would add which supports your request? It will be extremely difficult to construct our building without this variance approval. For further details see SHOA letter dated February 1, 2015 "Variance Request..."

EXPIRATION: Any variance, special use permit, or conditional use permit granted pursuant to Pacific County Ordinance No. 162, Zoning, or any amendments thereto, becomes null and void if not exercised within the time specified in such permit or, if no date is specified, within one (1) year from the effective date of approval of said permit or variance.

ACKNOWLEDGEMENT

By signing the application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application packet may result in this permit being null and void.

February 3, 2015
DATE

Applicant's Signature

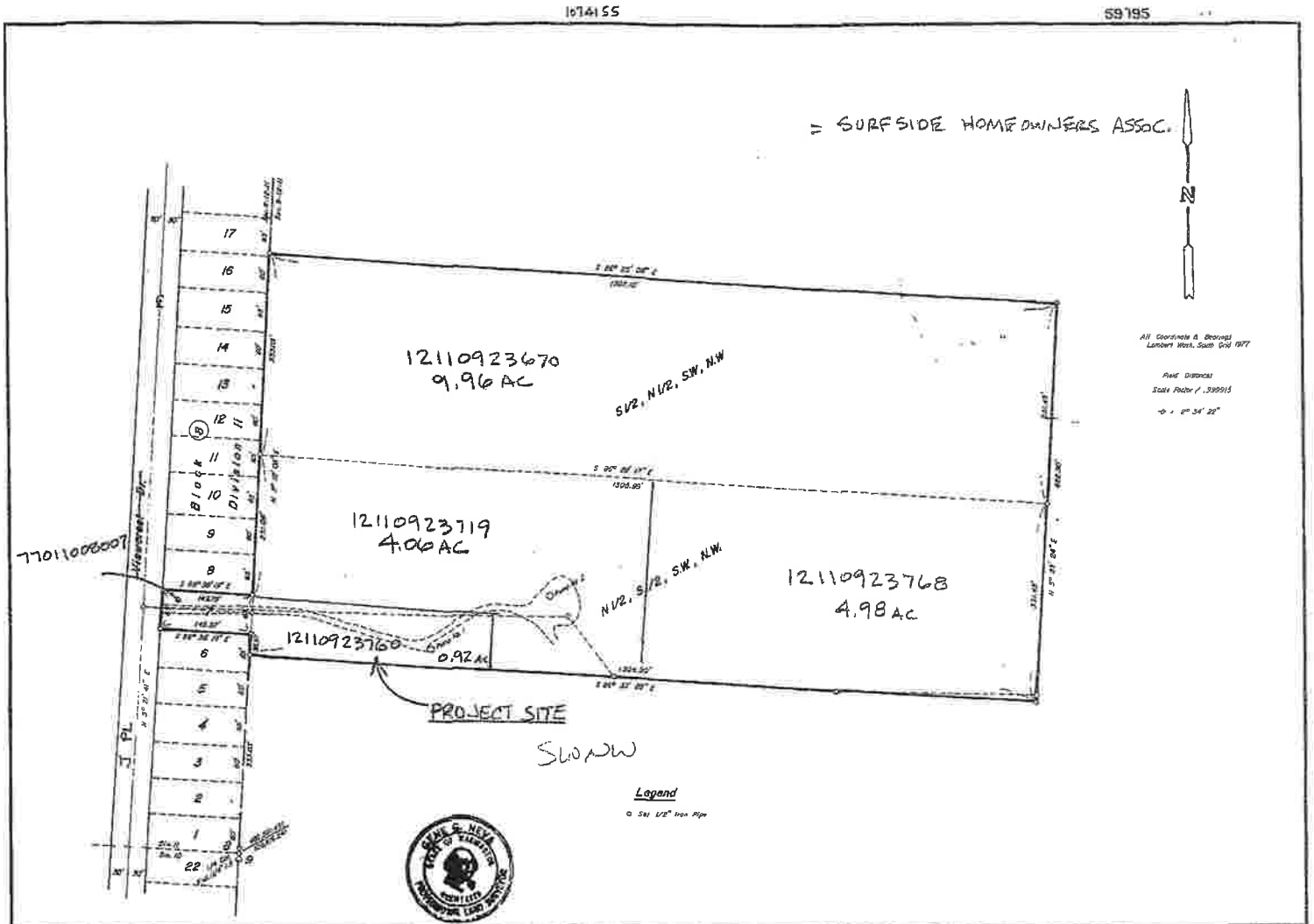
1983

1" = 176±

BK. 3 Pg. 131

8/9 - (12-11)

59095



AUDITOR'S CERTIFICATE

Filed for record this 27 day of [illegible], 19 83 at [illegible] in book 3 of [illegible] page 131 at the request of [illegible]

[illegible]
County Auditor
by [illegible], deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Surfside Homeowners Association

In Nov. 19 83

Certificate No. 6483

SURVEY OF
Surfside Homeowners Association
20 Acre Well Site

LOCATED IN
SEC. 8/9, TWP. 12 N., R. 11 W.W.M.

NEVA & ASSOC.
REG. LAND SURVEYORS
ABERDEEN-RAYMOND-OCEAN PARK

DWN BY M.A.A.	DATE Nov., 1983	JOB NO. 83-11-SHA
CHEW CHIEF G.G.N.	SCALE 1" = 100'	SHEET 1 of 1

Surfside Homeowner Association
Waster System Maintenance Facility Building
Feasibility Report
August 2013

Project Description

The Surfside Homeowner Association is reviewing the possibility of constructing a maintenance building. This building is proposed to be constructed at the HOA well field property located at 33104 J Place, Ocean Park, WA 98640, parcel no. 12110923760. The proposed building will be used for a tool room, storage of water system supplies and vehicles.

Site Plan

Attached please find a preliminary site plan of the property showing the location of the proposed building and associated parking. Eight additional parking spaces are proposed to be constructed as part of this project along with a 20-foot wide asphalt path between the proposed building and the existing facilities. A gravel parking lot with 5 spaces is proposed on the west end of the maintenance building with one of the spaces being a paved ADA van assessable parking space. Also, two parking spaces are proposed on the north side of the existing gravel driveway just inside of the gate. The 20-foot wide asphalt path will facilitate the movement of material between the proposed building and the existing facilities. Prior to the preparation of the final construction plan a site survey will need to be completed.

The zoning of the property is Rural Residential District (R-R). Pacific County Ordinance No. 153, Section 11, B Permitted Uses, Paragraph 4 state the following.

> *"Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, fire stations, sheriff substations, communication relay stations, and wireless communication facilities."*

Per Ordinance No. 153, Section 11 a maintenance building associated with the water system is an acceptable use of the property.

The above photo shows the entrance driveway with the existing buildings and water tanks to the right of the driveway. The proposed building is to be located to the left of the driveway.

Proposed Building

The type of buildings being reviewed as part of this report are Metal Building, Pole Building and Stick Built Building. The general requirements for the building are as follows:

- Size = 40' x 110' with 14-foot Eaves
- Concrete floor
- Unfinished Interior
- 4 each - 10' wide x 12' high role up doors (steel commercial grade)
- 3 each - 3-ft outside doors
- 1 each - 3-ft interior door
- 1 each - Dividing wall for tool room
- 4 each - 4-ft x 4-ft windows

The stick built building would have two foot concrete stem walls with foundations.

There are several considerations that have to be reviewed for each of the alternatives. A review of the project site indicated that groundwater is shallow in the vicinity of the

proposed building. This should be considered in the design of the stormwater system for the building. Part of the County approval process is that a SEPA checklist will need to be prepared and submitted for approval.

Building Setbacks

The building setback per County Ordinance No. 153 Section 11 G(7) is 20-feet for all sides. Information provided to Bill Neal from the County planner indicated the building setback for the project would be 10-feet because the property is associated with the HOA. Final construction plans should be submitted to the County with the revised setback for their approval.

Wetlands and Buffer

A review of the nearby wetland and associated buffer was completed by Utti & Associates on May 31, 2013. Their report identified the location of the wetland and the associated buffer as it relates to the placement of the building. Utti & Associates rated the wetland as Category IV wetland.

Preliminary Construction Cost

A preliminary cost estimate including the site preparation, sidewalks, parking lots, and paving was prepared for the project.

The cost estimate was broken in to two parts the site work and the building. Skillings Connolly, Inc. prepared the probable engineers probable construction cost estimate for the site work related the project and is show below:

Engineers Probable Construction Cost Estimate

Item No.	Description	Unit	Quantity	Cost	Total
1	Mobilization	L.S.	1	$2,000	$2,000
2	Clearing and Grubbing	AC	0.25	$20,000	$5,000
3	2" HMA CL. 1/2 IN. PG 64-22	TON	17	$350	$5,950
4	CSTC	TON	45	$45	$2,025
5	Gravel Base	TON	140	$35	$4,900
6	Concrete Sidewalk	S.Y.	25	$120	$3,125
7	Paint Strip	L.S.	1	$500	$500
8	Water Line Connection	L.F.	75	$20	$1,500
9	Power Meter and Connection	Est.	1	$5,000	$5,000
10	County Building Permit Fees	Est.	1	$2,500	$3,000
				TOTAL	$33,000

The site work was preliminary estimated to be $33,000.

Contractors were contacted for a preliminary construction estimate for the pole building, metal frame building and stick built building. The following are construction cost estimates for each. Please note these prices do not include the cost of insulation.

- Pole Building Build = $100,000 (+/-23/sf) Site=$33,000 Total=$133,000
- Stick Built Building Build = $176,000 (+/-40/sf) Site=$33,000 Total=$209,000
- Metal Frame Building Build = $240,000 (+/-55/sf) Site=$33,000 Total=$273,000

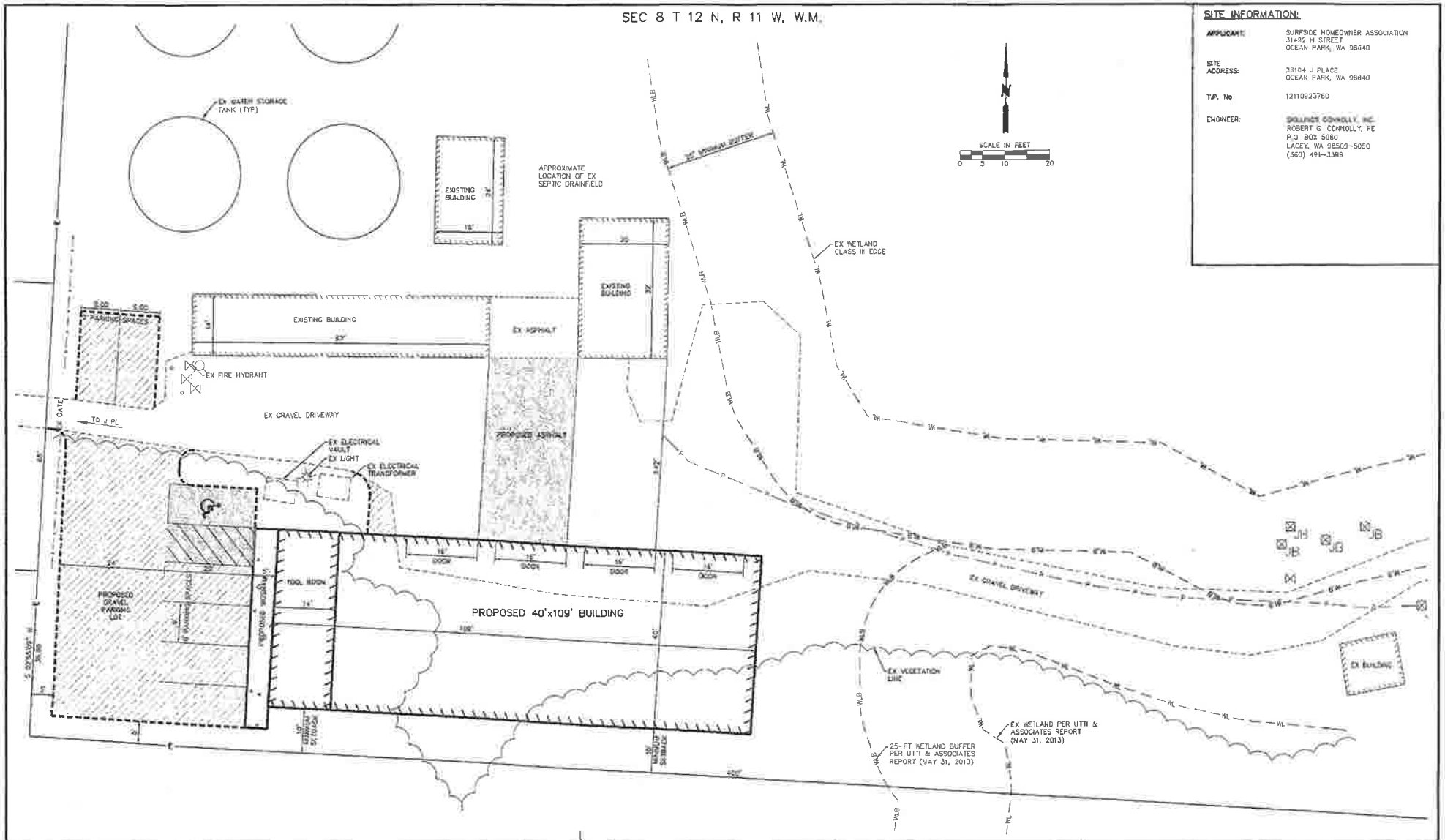
Depending on the bidding climate prices may change.

Attached please find a copies of the following:

- Preliminary Site Plan
- Utti & Associates Wetland Report
- Septic System As-Built
- Pacific County Ordinance 153, Section 11

JASON ALBERT BRUHN
STATE OF WASHINGTON
49426
REGISTERED
PROFESSIONAL ENGINEER
8-7-13

SEC 8 T 12 N, R 11 W, W.M.



SITE INFORMATION:

APPLICANT:	SURFSIDE HOMEOWNER ASSOCIATION 31492 H STREET OCEAN PARK, WA 98640
SITE ADDRESS:	33104 J PLACE OCEAN PARK, WA 98640
T.P. No	12110923760
ENGINEER:	SKILLINGS CONNOLLY, INC. ROBERT G. CONNOLLY, PE P.O. BOX 5080 LACEY, WA 98509-5080 (360) 491-3399

	DATE
DESIGNED BY: J. BRUHN	6-18-12
ENTERED BY: J. BRUHN	6-18-12
CHECKED BY:	
PROJ. ENGR.: R. CONNOLLY	6-18-12

REVISIONS

NO.	DATE	
1	7-31-13	UPDATED WETLAND AND WETLAND BUFFER

SKILLINGS CONNOLLY
5016 Lacey Boulevard SE, Lacey, WA 98503
Ph.: (360) 491-3399 www.skillings.com

SURFSIDE HOA

OCEAN PARK WA

PRELIMINARY SITE PLAN, MAINTENANCE BUILDING

JOB NUMBER 12068

SHEET 1 OF 1 SHEETS

Utti & Associates

P.O. Box 482 *Gearhart, Or 97138* *Phone: (503)717-1519* *Fax: (503) 717-4373*

May 31, 2013

RECEIVED
JUL - 1 2013

Surfside Homeowners Association
c/o William Neal
Water System Manager
31402 "H" Street
Ocean park, Wa 98640

www.northbeachwater.com

Subject: Wetland Delineation on and adjacent to a portion of parcel no. 12110923760

Gentlemen,

Enclosed is mapping of the approximate wetland boundaries on parcel no. 12110923760 on the east side of the location proposed for a new maintenance building for the District. Wetlands have been identified as shown on the attached drawing and have been rated as Category IV and Class IV wetlands. The Class IV rating requires a 25 foot buffer from the wetlands as shown on the drawing. The next higher rating is a Class III wetland requiring a 50 foot buffer. Both a Class IV and Class III rating will not impact the proposed building site as proposed.

The identification of the location of wetlands was based upon the distance from a base line established as shown on the attached drawings. The wetland locations are based upon measurement from a baseline and prior to finalizing a wetland delineation, the boundaries would need to be flagged and surveyed.

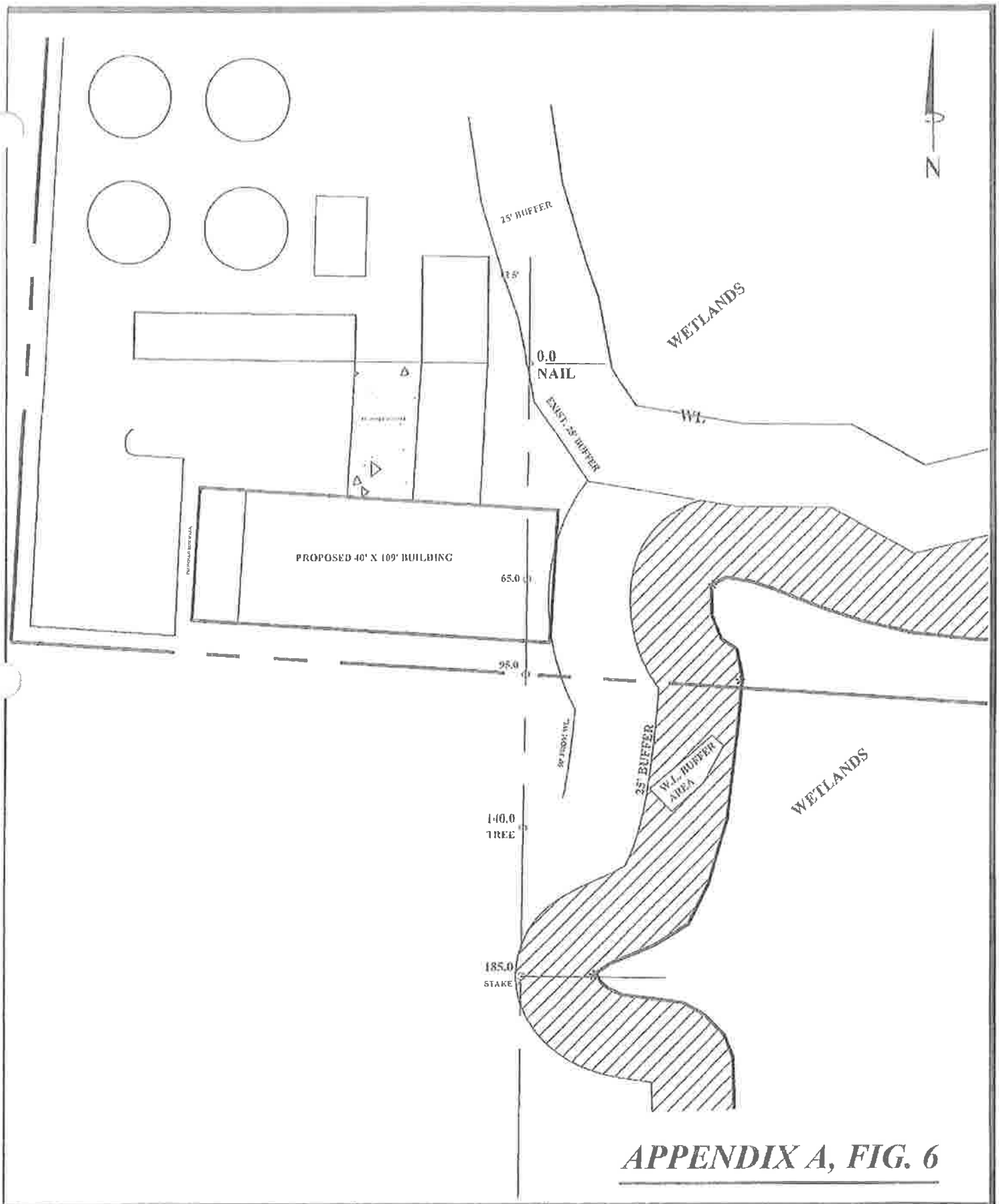
Please call me at 503-717-1519 if you have any questions.

Best regards.

Sincerely,

Harry A. Utti

UTTI & ASSOCIATES
Harry A. Utti, P.E., Principal



APPENDIX A, FIG. 6

Utti & Associates
Planning & Engineering

P. O. Box 402
Gearhart, OR 97138
(907) 717-1519
email:
uttiandassocites@msn.com

WETLAND DELINEATION

FOR: SURFSIDE HOMEOWNERS ASSOCIATION
T12N, R11W, SEC. 09., PACIFIC COUNTY Date: May 30, 2013
Project: 249-12 Parcel ID: 12110923768 Scale: 1"=40'

Wetland name or number _____

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 – Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct. 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): _____ Date of site visit: 5-15-13

Rated by: HAU Trained by Ecology? Yes ☒ No ☐ Date of training: ON FILE

SEC: 09 TOWNSHP: 12N RNGE: 1W Is S/T/R in Appendix D? Yes ☐ No ☐

Map of wetland unit: Figure _____ Estimated size _____

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland: ☐ I ☐ II ☐ III ☒ IV

Category I =	Score > 70	Score for Water Quality Functions	8
Category II =	Score 51 - 69	Score for Hydrologic Functions	8
Category III =	Score 30 – 50	Score for Habitat Functions	12
Category IV =	Score < 30	TOTAL Score for Functions	28

Category based on SPECIAL CHARACTERISTCS of Wetland ☐ I ☐ II ☐ Does not apply

Final Category (choose the "highest" category from above) **IV**

Summary of basic information about the wetland unit.

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine	☐	Depressional	☒
Natural Heritage Wetland	☐	Riverine	☐
Bog	☐	Lake-fringe	☐
Mature Forest	☐	Slope	☐
Old Growth Forest	☐	Flats	☐
Coastal Lagoon	☐	Freshwater Tidal	☐
Interdunal	☐		☐
None of the above	☐	Check if unit has multiple HGM classes present	☐

Does the wetland being rated meet any of the criteria below? If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands that Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered **animal or plant** species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.	☐	☒
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered **animal** species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).	☐	☒
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*	☐	☒
SP4. *Does the wetland unit have a local significance in addition to its functions?* For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.	☐	☒

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands in to those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Wetland name or number _____

Classification of Vegetated Wetlands for Western Washington

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

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
   ☐ NO – go to 2 ☐ **YES** – the wetland class is **Tidal Fringe**
   If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?
   ☐ **YES – Freshwater Tidal Fringe** ☐ **NO – Saltwater Tidal Fringe (Estuarine)**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is a Saltwater Tidal Fringe it is rated as an **Estuarine** wetland.* Wetlands that were call estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
   ☐ NO – go to 3 ☐ **YES** – The wetland class is **Flats**
   If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland meet both of the following criteria?
   ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) where at least 20 acres (8ha) in size;
   ☐ At least 30% of the open water area is deeper than 6.6 (2 m)?
   ☐ NO – go to 4 ☐ **YES** – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland meet all of the following criteria?
   ☐ The wetland is on a slope *(slope can be very gradual)*.
   ☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
   ☐ The water leaves the wetland **without being impounded**?
   NOTE: *Surface water does not pond in these types of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 foot deep).*
   ☐ NO – go to 5 ☐ **YES** – The wetland class is **Slope**

5. Does the entire wetland meet all of the following criteria?
   ☐ The unit is in a valley or stream channel where it gets inundated by overbank flooding from that stream or river.
   ☐ The overbank flooding occurs at least once every two years.
   NOTE: *The riverine unit can contain depressions that are filled with water when the river is not flooding..*
   ☐ NO – go to 6 ☐ **YES** – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time of the year. This means that any outlet, if present is higher than the interior of the wetland.
   ☐ NO – go to 7 ☒ **YES** – The wetland class is **Depressional**

7. Is the entire wetland located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.
   ☐ No – go to 8 ☐ **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit, classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	*HGM Class to Use in Rating*
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

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

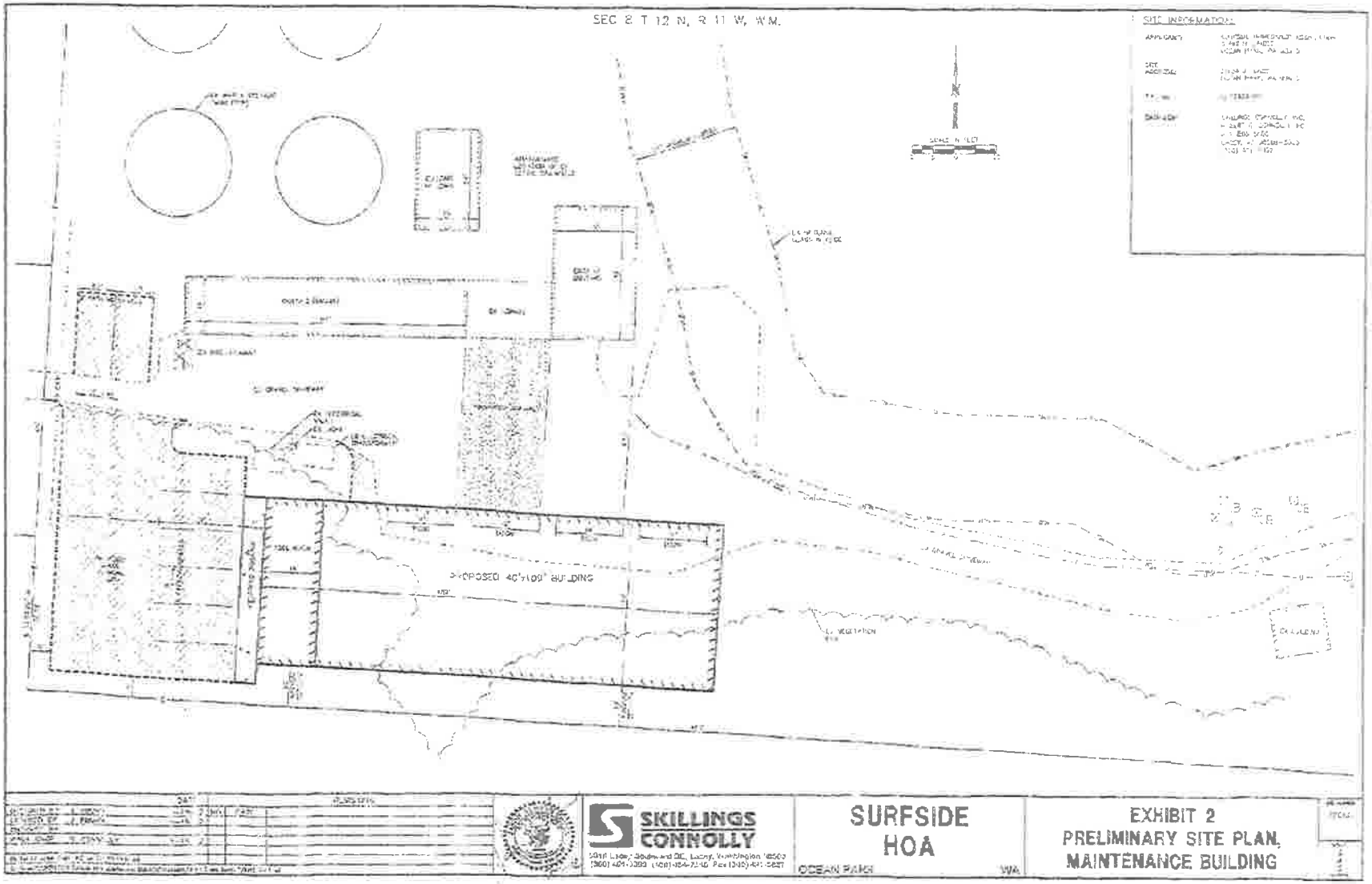
Wetland name or number _____

D	Depressional and Flat Wetlands	Points (only 1 score per box)
	WATER QUALITY FUNCTIONS – Indicators that wetland functions to improve water quality.	
D 1	**Does the wetland have the potential to improve water quality?**	*(see p.38)*
	D 1.1 Characteristics of surface water flows out of the wetland: • Unit is a depression with no surface water leaving it (no outlet) ..... points = 3 ☒ • Unit has an intermittently flowing, OR highly constricted, permanently flowing outlet... points = 2 ☐ • Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*).. points = 1 ☐ • Unit is a "flat" depression (Q.7 on key), or in the Flats class, with permanent surface outflow and **no obvious natural outlet** and/or outlet is a man-made ditch ..... points = 1 ☐ *(If ditch is not permanently flowing treat unit as "intermittently flowing")* **Provide photo or drawing**	Figure ☐ 3
	D 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic (*use NRCS definitions*) **YES** points = 4 **NO** points = 0	0
	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class): • Wetland has persistent, ungrazed vegetation > = 95% of area ..... points = 5 ☒ • Wetland has persistent, ungrazed vegetation > = 1/2 of area ..... points = 3 ☐ • Wetland has persistent, ungrazed vegetation > = 1/10 of area ..... points = 1 ☐ • Wetland has persistent, ungrazed vegetation < 1/10 of area ..... points = 0 ☐ **Map of Cowardin vegetation classes**	Figure ☐ 5
	D 1.4 Characteristics of seasonal ponding or inundation: *This is the area of the wetland that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 years.* • Area seasonally ponded is > 1/2 total area of wetland ..... points = 4 ☐ • Area seasonally ponded is > 1/4 total area of wetland ..... points = 2 ☐ • Area seasonally ponded is < 1/4 total area of wetland ..... points = 0 ☒ **Map of Hydroperiods**	Figure ☐ 0
	Total for D 1 *Add the points in the boxes above*	8
D 2	**Does the wetland have the opportunity to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland? *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* ☐ Grazing in the wetland or within 150 ft ☐ Untreated stormwater discharges to wetland ☐ Tilled fields or orchards within 150 ft. of wetland ☐ A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging ☐ Residential, urban areas, golf courses are within 150 ft. of wetland ☐ Wetland is fed by groundwater high in phosphorus or nitrogen ☐ Other _____ ☐ **YES** multiplier is 2 ☒ **NO** multiplier is 1	*(see p 44)* Multiplier 1
◆	**TOTAL** – Water **Quality Functions** Multiply the score from D1 by D2; then *add score to table on p. 1*	8
	HYDROLOGIC FUNCTIONS – Indicators that wetland unit functions to reduce flooding and stream degradation.	
D 3	**Does the wetland have the potential to reduce flooding and erosion?**	*(see p.46)*
	D 3.1 Characteristics of surface water flows out of the wetland unit • Unit is a depression with no surface water leaving it (no outlet) ..... points = 4 ☒ • Unit has an intermittently flowing, OR highly constricted permanently flowing outlet.... points = 2 ☐ • Unit is a "flat" depression (Q.7 on key) or in the Flats class, with permanent surface outflow and **no obvious natural outlet** and/or outlet is a man-made ditch ..... points = 1 ☐ *(If ditch is not permanently flowing treat unit as "intermittently flowing")* • Unit has an unconstricted, or slightly constricted, surface outlet *(permanently flowing)*.....points = 0	4
	D 3.2 Depth of storage during wet periods. *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* • Marks of ponding are 3 ft. or more above the surface or bottom of the outlet ..... points = 7 ☐ • The wetland is a "headwater" wetland ..... points = 5 ☐ • Marks of ponding between 2 ft. to < 3 ft. from surface or bottom of outlet ..... points = 5 ☐ • Marks are at least 0.5 ft. to < 2 ft. from surface or bottom of outlet ..... points = 3 ☐ • Wetland is flat (yes to Q.2 or Q.7 on key) but has small depressions on the surface that trap water . points = 1 ☒ • Marks of ponding less than 0.5 ft..... points = 0 ☐	1
	D 3.3 Contribution of wetland unit to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* • The area of the basin is less than 10 times the area of unit ..... points = 5 ☐ • The area of the basin is 10 to 100 times the area of the unit ..... points = 3 ☒ • The area of the basin is more than 100 times the area of the unit ..... points = 0 ☐ • Entire unit is in the FLATS class ..... points = 5 ☐	3
	Total for D 3 *Add the points in the boxes above*	8

Wetland name or number _____

D 4	**Does the wetland have the <u>opportunity</u> to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* ☐ Wetland is in a headwater of a river or stream that has flooding problems. ☐ Wetland drains to a river or stream that has flooding problems ☐ Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems ☐ Other _____ ☐ **YES** multiplier is 2 ☒ **NO** multiplier is 1	*(see p. 49)* Multiplier 1
◆	**<u>TOTAL</u> – Hydrologic Functions** Multiply the score from D3 by D4; then ***add score to table on p. 1***	**<u>8</u>**

Comments: _____


SEC 8 T 12 N, R 11 W, W.M.
SITE INFORMATION
PROPOSED 40'x100' BUILDING
SKILLINGS CONNOLLY
SURFSIDE HOA
OCEAN PARK
WA
EXHIBIT 2
PRELIMINARY SITE PLAN,
MAINTENANCE BUILDING

COUNTY DEVELOPMENT
PERMIT APPLICATION

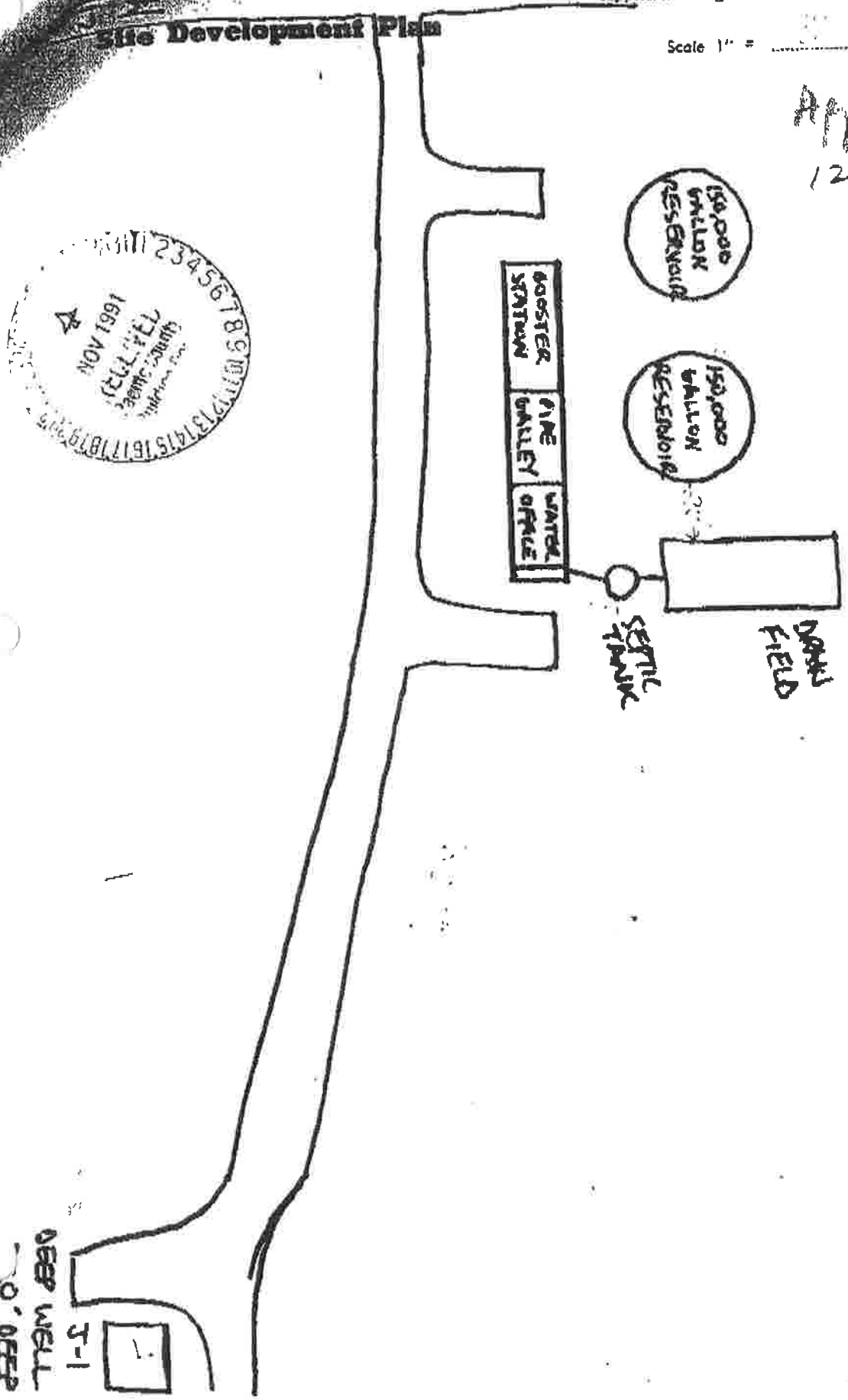
Application No. 91-11-1015

Applicant's Signature

Site Development Plan

Scale 1" =

Approved
12-4-91



NOV 1991

SURFSIDE HOME OWNERS ASSOC.
31310 H PL
OCEAN PARK, WA 98640
665-4171

PROPOSED SEPTIC TANK & DRAIN FIELD LOCATION

ORDINANCE 153, LAND USE

AN ORDINANCE WHICH IMPLEMENTS LAND USE REGULATIONS COUNTYWIDE AND WHICH REPEALS ORDINANCE NOS. 95, 95A THROUGH 95I, 95K, 95L, 95N, 95O, AND 95R, AND ORDINANCE NO. 131

WHEREAS, the findings of fact and conclusions of law which are attached to this Ordinance amply demonstrate the need for a new Land Use Ordinance; and

WHEREAS, the findings of fact and conclusions of law which are attached to this ordinance justify the enactment of this Land Use Ordinance;

IN ACCORDANCE WITH CHAPTER 36.32 RCW, CHAPTER 36.70 RCW, AND CHAPTER 36.70A RCW, IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS, PACIFIC COUNTY, WASHINGTON, AS FOLLOWS:

SECTION 11 – RURAL RESIDENTIAL DISTRICT (R-R)

A. INTENT

The Rural Residential District is established to promote and protect low-density residential neighborhoods that exist in harmony with the natural environment. It is the intent of the District to promote a rural residential lifestyle by protecting environmental values, limiting population density to one dwelling unit per acre, permitting a variety of housing choices including both mobile/manufactured housing and stick built/site built housing, and permitting a variety of accessory activities, including limited recreational vehicle use and personal agricultural usage. These areas are typically served by on-site sewage disposal systems and individual domestic wells. Generally, many of the uses, activities and densities found on the Long Beach Peninsula are indicative of the Rural Residential Land Use District.

B. PERMITTED USES

1. One single-family residential dwelling per lot of record that meets the applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards.

2. One two-family dwelling (Duplex), or two single-family residential dwellings per lot of record.

3. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.

4. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, fire stations, sheriff substations, communication relay stations, and wireless communication facilities.

5. Normal uses, services, facilities and utilities typically provided by a Homeowners Association for use by its members, including but not limited to, utility and communication facilities, office buildings, restrooms, meeting rooms, maintenance buildings and yards, Recreational Vehicle storage areas, playgrounds, recreational areas, trails, roads, and other uses indicative of a Homeowners or Landowners Association.

6. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.

7. The cultivation, harvest, and production of forest products or any forest crop, in accordance with Chapter 76.09 RCW and any relevant provisions of the Washington Administrative Code.

8. The cultivation, harvest, and production of ferns, moss, boughs, bark, berries, nuts, tree fruits, tree seeds, nursery stock, and Christmas trees.

9. Watershed management practices, including erosion control measures, drainage control structures, vegetation management to improve run-off characteristics, weather stations, stream gauging stations, and watershed research facilities.

10. Any use which is similar in nature, usage, and impacts to a listed permitted use.

C. ACCESSORY USES.

1. Uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, accessory residential dwellings, small horse barns, animal pens, etc.

2. The growing, harvesting, and seasonal sales of garden and agricultural crops grown on premise.

3. The keeping and raising of domestic livestock and fowl for personal use provided that they are fenced, the animals and their feed do not create objectionable odors, unsanitary conditions or inhumane treatment as determined by the administrator or the Pacific County Health Officer, and all stalls, feeding areas, confinement areas, poultry houses, horse barns, etc., are located at least 25 feet from all adjoining property lines.

4. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.

5. In-home family or child day care.

6. A detached accessory living quarter for the sole use by the owner, his temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.

7. The storage of commercial fishing gear, provided such storage is in an upland location above the Ordinary High Water Mark and is adequately screened from neighboring properties with either fencing or vegetation.

8. Any accessory use or activity similar in nature, usage, and impacts to a listed accessory use.

D. SPECIAL USES

Any use listed below requires a Special Use Permit from the Hearings Examiner and is subject to a Type II Administrative Process according to Pacific County Ordinance 145, or any amendments thereto.

1. All commercial agricultural uses, including animal husbandry, horticulture, viticulture, floriculture beekeeping and crop cultivation.

2. Signage consistent with Subsection 21.R, Signs.

3. Short Term Vacation Rentals that meet the standards contained in Subsection 21.N, Transient Lodging/Short Term Vacation Rentals.

4. Bed & Breakfast establishments, subject to the standards contained in Subsection 21.M, Bed and Breakfast Facilities.

5. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.

6. Any use or activity similar in nature, usage, and impacts to a listed special use.

E. CONDITIONAL USES

Any use listed below requires a Conditional Use Permit from the Pacific County Board of Adjustment and is subject to a Type III Administrative Process according to Pacific County Ordinance 145, or any amendments thereto.

1. Cottage industries that meet the standards contained in Subsection 21.L, Cottage Industries.

2. Private and public airports, landing strips, hanger facilities.

3. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; adult care centers in a building not

used as a residence; and other health related services consistent with the purpose of the district.

4. Contractor storage yards, including the storage of equipment, sand, rock, gravel, logs and other materials incidental to the performance of normal or typical construction activities conducted off-site, shall be subject to the following requirements:

   a. All buildings used for the repair of machinery and equipment shall be located at least thirty (30) feet from all property lines;

   b. Outdoor storage areas shall be within a fenced area and screened from the view of surrounding properties and the adjoining public right-of-ways;

   c. No on premise sales of materials are allowed;

   d. Burning of brush, limbs and other organic debris originating off-site is prohibited; and,

   e. The use shall adhere to all other minimum standards, including signage, parking, lighting, access, etc.

5. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES

All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.

G. MINIMUM DEVELOPMENT STANDARDS.

1. The minimum allowable density for all new short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 149, or any amendments thereto.

2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 149, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 149, or any amendments thereto.

4. Cluster Development. Projects utilizing clustering may reduce the minimum lot size down provided the overall density of the underlying Land Use District, as established on the Pacific County Comprehensive Plan Map, remains the same, and provided the standards contained in Subsection 21.Q, Cluster Development, are met.

5. The minimum lot sizes for residential development within the Urban Growth Areas is 11,000 square feet, unless the relevant City has delineated an alternative minimum lot size.

6. The minimum lot sizes for residential development within the Seaview Urban Growth Area is 7,200 square feet.

7. Building Setbacks:

   a. Single-family dwellings and residential accessory buildings – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street

   b. Multi-family dwellings – twenty (20) feet from all property lines.

   c. Other uses and buildings – twenty (20) feet from all property lines.

8. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 22, Wireless Communication Facilities, applies.

James Clancy

From: James Clancy <jjclancy@cox.net>
Sent: Wednesday, June 04, 2014 8:52 AM
To: 'Matthew Reider'
Subject: RE: Surfside HOA Water Maintenance Building

Matt

Thank you for those very clear answers!

James J. Clancy

Keep Moving Forward
jjclancy@cox.net

From: Matthew Reider [mailto:mreider@co.pacific.wa.us]
Sent: Wednesday, June 04, 2014 8:17 AM
To: James Clancy
Subject: RE: Surfside HOA Water Maintenance Building

James,

I had a chance to review the proposal.

Page 3- Building Setbacks. Reads, "Information provided to Bill Neal from the County planner indicated the building setback for the project would be 10-feet because the property is associated with the HOA." This is incorrect. The adjacent property appears to be owned by John Morehead. Pursuant to Ordinance No. 153 section 11 G(7) and now Ordinance 162 section 11 G(7)(c), the building will need to maintain a 20 foot setback from Mr. Morehead's property to the south. I apologize if I gave out this incorrect information. I think what the understanding was, HOA owned surrounding parcels adjoining all sides of the property.

The property is not located in a frequently flooded area so a professional abbreviate drainage plan is not required. As for the gutters, they can be directed into a drainage swale as you had originally asked about. The Critical Areas and Resource Lands Ordinance prohibits development in wetlands and the wetland buffers (development in wetland buffer requires a variance). However, I will allow a drainage swale to be placed in a wetland buffer if you need to, so long as the drainage swale is comprised of natural vegetation and pervious materials. Bio-infiltration is a term used in drainage swales because the vegetation acts as a filter for the run-off. Native plant species can be placed along the perimeter of the swale, or just grass. I will leave that up to you. No professional engineering required since the area is not a designated flooding area.

Bob Hazen has expressed to me that the site is relatively flat. I doubt you will need to bring in any outside fill. Typically the site will be graded for a level foundation. SEPA will not be required for this project.

Everything looks good.

Matt Reider
Planner

James Clancy

From: Matthew Reider <mreider@co.pacific.wa.us>
Sent: Tuesday, June 03, 2014 10:30 AM
To: James Clancy
Subject: RE: Surfside HOA Water Maintenance Building

James

You may not need any fill. The threshold for SEPA is 1000 cubic yards. Anything less is exempt as long as it stays out of the wetland or any water bodies.

Bio-infiltration swales use vegetation to help absorb some of the water. No county design detail. Harry Utti has done numerous bio-infiltration swales in Pacific County.

From: James Clancy [mailto:jjclancy@cox.net]
Sent: Tuesday, June 03, 2014 8:27 AM
To: Matthew Reider
Subject: RE: Surfside HOA Water Maintenance Building

Matt

Thanks for your prompt response. We may need to talk as I don't think I can answer either question.

I have not anticipated that fill would be needed to construct the pole barn. Is this unlikely in practice?

Also, I am not sure what a "bio-infiltration" swale is. Is there a county design detail?

James J. Clancy

Keep Moving Forward
jjclancy@cox.net

From: Matthew Reider [mailto:mreider@co.pacific.wa.us]
Sent: Tuesday, June 03, 2014 7:47 AM
To: James Clancy
Subject: RE: Surfside HOA Water Maintenance Building

Hi James,

It looks like the proposed storage building will be ~4400 square feet which meets the categorical exemption from SEPA. Can you tell me how much fill is proposed for the project, cubic yards?

The Swale can be located within the wetland buffer so long as native wetland vegetation species are used in the bio-infiltration swale. Think of it as on-site, in-kind mitigation.

Thank you for the email. Please do not hesitate to contact me with any additional questions, comments, or concerns.

Matt Reider
Planner

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
1216 W. Robert Bush Dr., PO Box 68, South Bend, WA 98586
P: 360.875.9356, F:360.875.9304
7013 Sandridge Rd., Long Beach, WA 98631
P: 360.642.9382, F:360.642.9387

NOTICE: All emails sent to and from this address will be received by the Pacific County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

Pacific County Is an Equal Opportunity Provider & Employer

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Sent: Tuesday, June 03, 2014 8:27 AM
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Subject: RE: Surfside HOA Water Maintenance Building

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Keep Moving Forward
jjclancy@cox.net

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Thank you for the email. Please do not hesitate to contact me with any additional questions, comments, or concerns.

Matt Reider
Planner

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Pacific County Is an Equal Opportunity Provider & Employer

From: James Clancy [mailto:jjclancy@cox.net]
Sent: Monday, June 02, 2014 10:52 AM
To: Matthew Reider
Subject: Surfside HOA Water Maintenance Building

Matt

I am something of a voice from the past but doubtless you have dealt with many since our last conversation.

This contact follows a discussion with Bob Hazen at the Long Beach office last week. Bob suggested that I contact you concerning some of the questions I posed him.

SHOA is planning to build a 40x110 pole barn, following the Pacific County standard, on its property adjacent to the current well sites. The location is also adjacent to existing wetlands. The location feasibility study and a consideration of the wetlands is attached to this email. The analysis was done by Skillings Connolly, LLC a regional engineering firm. The wetlands analysis (attached to the S&K document) was conducted by Utti and Associates.

We are planning a barn with metal siding, roof and rain gutters.

Now for the questions that Bob suggested were in your realm:

1. Does this construction require the execution of a SEPA checklist? If yes, will the stamp of a PE be required to complete the checklist?
2. The gutters will be directed to a drainage swale. Does the wetlands impose a citing constraint on the location of the swale?

I am happy to visit you during office hours to discuss these questions.

James J. Clancy

Keep Moving Forward
jjclancy@cox.net
Cell: 602.206.7674

AFFIDAVIT OF PUBLICATION

I, Mathew Winters, being first duly sworn, depose and say that I am the Editor of the Chinook Observer, say that the

CHINOOK OBSERVER

A weekly newspaper printed in the English language and published and circulated continuously as a weekly newspaper in the City of Long Beach, Pacific County, Washington, and established, published and circulated for more than six months prior to the date of the publication of the annexed notice; is a newspaper of general circulation in said city, county and state and that on April 27th, 1942, was approved as a legal newspaper by the Superior Court of said Pacific County, and that the annexed notice is a true copy of a

LEGAL NOTICE

As it was published in the regular and entire issue of said newspaper (and not in supplement form) in **1** issue(s) **March 11, 2015** and that said newspaper was regularly distributed to its subscribers during all of said period.

Subscribed and sworn to before me this

11th day of **March, 2015**

Marlene E. Quillin
Notary Public for the State of Washington,
residing in Ilwaco, Washington, in Pacific County.
My commission expires Dec. 20, 2015

MARLENE E. QUILLIN
COMMISSION EXP.
NOTARY
PUBLIC
DEC. 20, 2015
STATE OF WASHINGTON

PUBLIC NOTICE
PACIFIC COUNTY BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that it is the intention of the Pacific County Board of Adjustment to hold a public hearing in the in the Long Beach Administrative Facility Meeting Room "A" located at the Pacific County Administrative Facility, 7013 Sandridge Road, Long Beach, Washington, at the hour of 3:00 p.m., or as soon thereafter as possible on Wednesday, March 25th, 2015.

The public hearing will be held to consider **Variance Application No. PL150018LB submitted by Surfside Home Owners Association**, property owners. The property owners are requesting a variance to Section 11.G.7.e of Pacific County Zoning Ordinance #162. Section 11.G.7.e governs setbacks for other uses and buildings within the Rural Residential Zoning District. Specifically, the property owner is requesting a variance in order to allow the construction of a 4400sq ft. pole building approximately 10 feet from the Southern property line. Section 11.G.7.e requires a 20' setback from all property lines.

Subject property is located in Ocean Park, Washington. The construction site is located within Section 08, Township 12 North, Range 11 West, in Pacific County, Washington (Assessor's Parcel Number 12110923760).

Anyone interested is invited to attend said hearing and be heard either for or against the granting of this variance. In order to include any presented information for the record, it will be necessary to furnish a copy of this information to the Board of Adjustment. Letters may be sent to the Pacific County Board of Adjustment, P.O. Box 68, South Bend, Washington 98586. For additional information, please contact Tim Crose, Planning Director, Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586, (360) 875-9356.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. However, a request for this type of service must be received by the Pacific County Department of General Administration ten (10) days before the meeting; Contact: Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, or (360) 642-9334. DATED: March 4, 2015

Published March 11, 2015
Legal No. 057-15

Name Grambo **DPA #** 11 11 33 33 1941

Description Conditional Use - 2 new buildings

Project #

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning PL15002LB	2/11/15				There are 3 separate Files 1+2 are in issued drawer. File 3 is in pending drawer.
Roads					
Floodplain					
LADO					
Building					
Health					
Addressing					

App/Tech	45	Septic Eval		Zoning		Rezone	
State B/C		Septic Install		CARL	130	Special Use	
Building		Septic Repair		Road Appr		Variance	
Plan Check		Design Review		Shoreline		Short Plat	
Mobile		Winter Hold		Floodplain		BLA	
MHT		Well		LADO		Public Notice	195 -
Fire/Life				Wetland Delin		Addressing	
Mechanical		Plan Revision Fee		Cond Use	650-	Revised Site Plan	
Fireworks		Penalty Fee		SEPA	~~725~~ 1100-	Copies	

Fees Received

Date Paid	Amount
2/9/15	1180.00

Balance Due _____ **Date Issued** _____ **Issued to** _____

Notes:

Pacific County Department of Community Development

PLANNING • ENVIRONMENTAL HEALTH • BUILDING

SOUTH BEND OFFICE
Courthouse Annex
1216 W. Robert Bush Drive
P.O. Box 68
South Bend, WA 98586

(360)875-9356
FAX (360)875-9304
Tokeland (360)268-0891

E-Mail Address:
dcd@co.pacific.wa.us

PACIFIC COUNTY COURTHOUSE
National Historic Site

LONG BEACH OFFICE
318 North Second
Long Beach, WA 98631

(360)642-9382
FAX (360)642-9387
Naselle (360)484-7136

REFERRAL: Grambo Conditional Use Permit

DATE: March 10, 2015

TO:

____PACIFIC COUNTY BLDG. DIVISION
____ENVIRONMENTAL HEALTH
__X_DEPT. OF ECOLOGY (SHORELANDS REVIEW)
__X_WA. ST. DEPT. OF FISH & WILDLIFE
____DEPT. OF NATURAL RESOURCES
__X_PACIFIC CO. FIRE DIST. NUMBER1
____OCEAN PARK WATER SYSTEM
_X__WASH. STATE PARKS & REC. COMM.
____CRABBER'S ASSOCIATION
____WASH. ST. OF TRANSPORTATION
____DPW/LADO/ROADS
____ASSESSOR'S OFFICE
_X__DEPT. OF ECOLOGY (SEPA REVIEW)
____US DEPT. OF FISH & WILDLIFE
____ARMY CORPS OF ENGINEERS
____PACIFIC TRANSIT SYSTEM
____PACIFIC COUNTY PUD
____GILLNETTER'S ASSOC.
____OYSTERMEN'S ASSOC.
____OTHER

FROM: PACIFIC COUNTY DEPT. OF COMMUNITY DEVELOPMENT
ATTN. __Tim Crose_

RE: AGENCY COMMENTS PER ENCLOSED REFERRAL. FILE NO. __11113333194

SUBMITTED BY _____

ENCLOSED IS A COPY OF AN APPLICATION FOR

____32 Unit Condominium

Please submit your comments regarding the proposed project to the Department of Community Development by _March 25, 2015. If comments are not submitted by the indicated date, our office will assume that the agency has no comment regarding the project.
Comments:_____

NOTICE OF CONDITIONAL USE PERMIT PUBLIC HEARING
SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT PUBLIC HEARING
AND
SEPA PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: The applicant is requesting a Conditional Use Permit from the Pacific County Board of Adjustment and a Shoreline Management Substantial Development Permit from the Pacific County Department of Community Development in order to continue the expansion of the Lighthouse Motel complex. Specifically, the applicant is proposing to construct 2,16 unit buildings and the added infrastructure required to support them.

Proponent(s): Richard Grambo, owner.

Location of Proposal: The site is located at 12417 Pacific Way, Long Beach, Washington. The property is described as Tax Lots 82 & 132, located within Section 33, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

Lead Agency: Pacific County

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Conditional Use Permit and SEPA Preliminary Determination of Non-Significance, as it relates to the proposed Conditional Use Permit, will be considered for approval by the Pacific County Board of Adjustment during a public hearing held in conference room A at the Pacific County Administrative Facility located at 7013 Sandridge Road, Long Beach, Washington, at the hour of 3:00 p.m., or as soon thereafter as possible on March 25th, 2015. Comments must be submitted by March 25, 2015.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at these public hearings if necessary. However, a request for this type of service must be received by the Pacific County Department of General Administration ten (10) days before the meeting; Contact: Pacific County Department of General Administration, P.O. Box 6, South Bend, WA 98586, or (360) 642-9334.

Responsible Official:	Tim Crose
Position/Tile:	Director of Planning
Phone:	(360) 642-9382
Address:	7013 Sandridge Rd. Long Beach, WA 98631

Development Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY
PERMIT FEES: 1180.00
Issued Date:
Issued By:

RECEIVED
JAN 29 2015
Dept. of Community Development
Pacific County, Long Beach, WA

PROPERTY OWNER INFORMATION	☐ Contact Person
Name:	RICHARD & JAN GRAMBO
Mailing Address:	12415 PACIFIC WAY
City/State/Zip:	LONG BEACH WA 98631
Phone: 360.642.4895	Phone: CELL 503 887 5146
Email:	RGRAMBO@PACIFIER.COM

APPLICANT INFORMATION	☒ Contact Person
Name:	RICHARD GRAMBO
Mailing Address:	12415 PACIFIC WAY
City/State/Zip:	LONG BEACH WA 98631
Phone: 360.642.4895	Phone: CELL 503 887.5146
Email:	RGRAMBO@PACIFIER.COM

DESCRIPTION OF WORK

ADD 2 BUILDINGS TO THE LIGHTHOUSE RESORT. 32 UNITS Conditional USE

JOB SITE INFORMATION AND LOCATION 11113333194

Job Site Address: 12417 PACIFIC WAY Long BEACH WA	Tax Parcel ID No.: 11113333082, 11113333132
Legal Description: TAX Lots 82 & 132	Township/Range/Section 11 North 11 / 33
Directions to Site: 2½ MILES NORTH of THE city Limits	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. **I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.**
2. **The information provided in this application contains no misstatement of fact.**
3. **I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.**
4. **I understand this permit is subject to all other local, state, and federal regulations.**

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name: RICHARD GRAMBO

Authorized Signature: Richard Grambo	Date: 7-7-2014

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7019 Sandridge Rd.
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Revised 02/27/2014

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

Land Use Planning Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION	
Tax Parcel ID #:	11113333082 , 11113333132
Project Value:	$700,000

OWNER/APPLICANT INFORMATION	
Owner:	RICHARD + JAN GRAMBO
Applicant:	RICHARD GRAMBO
Contractor:	BJPR Construction

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.

1. List existing improvements, structures, and dimensions: Lighthouse Resort (10 Buildings)
2. Is the proposed development one phase of a larger project or larger development?
   If yes, describe the entire project in detail: ADD 2 16 unit Buildings 32 units total
3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?: YES ☒ NO ☐ Pacific Ocean
4. Name of water and/or wetlands within which development is proposed:
5. Does the property have an existing driveway?: YES ☒ NO ☐
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒
7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒
8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): Bldgs 4600 sq ft Parking 5000 sq ft
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☒ NO ☐
    If Yes, answer the following. If No, go to number 11.
    - A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF:
    - B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF:
    - C. Will activities involve placing fill materials? YES ☒ NO ☐
      - 1. If fill materials exceed 1 foot in depth. Indicate Depth: 2
      - 2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: 400
    - D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:
    - E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF:
    - F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: 9600
11. Has proposed site been flagged/staked? YES ☐ NO ☒ If No, contact DCD office when flagged/staked.

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Pre-Application Conference Waiver

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

REQUIRED INFORMATION	
Tax Parcel ID Number:	11113333082, 11113333132
Property Owner:	RICHARD GRAMBO
Applicant:	RICHARD GRAMBO
Phone: 360-642-4895	Fax: LIGHTHOUSE FAX 642-3625
Email:	RGRAMBO@PACIFIER.COM

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

TYPE II APPLICATIONS

- ☐ Flood Plain Variance
- ☐ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank

TYPE III APPLICATIONS

- ☐ Oysterville Design Review Board
- ☐ Non-residential Shoreline Substantial Development Permit
- ☐ Zoning Variance
- ☒ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

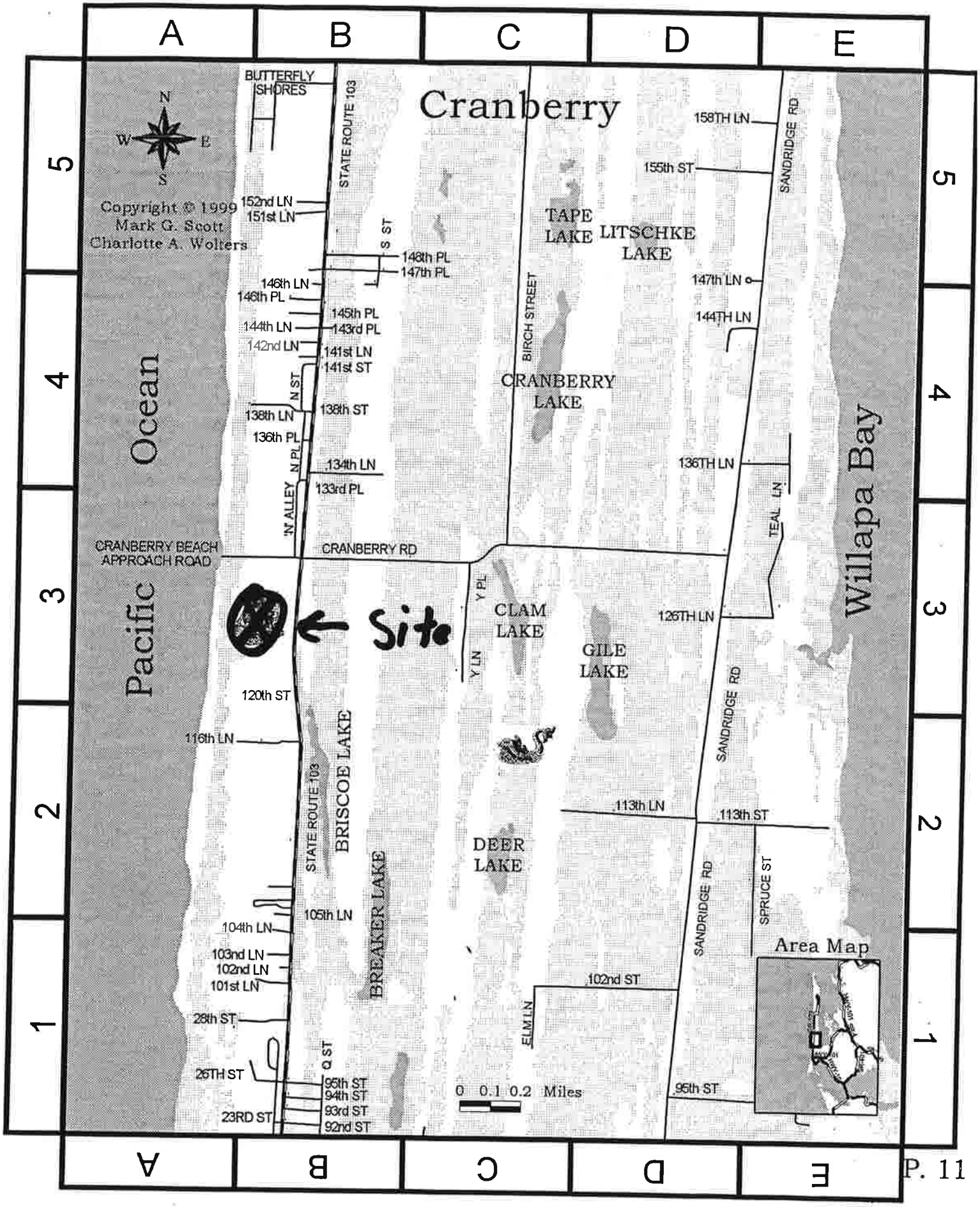
I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature: Richard O Grambo

Print Name: RICHARD O GRAMBO	Date: 1-29-2015

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387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Copyright © 1999
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Cranberry
Pacific
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Willapa Bay
BUTTERFLY SHORES
STATE ROUTE 103
152nd LN
151st LN
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148th PL
147th PL
146th LN
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136th PL
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134th LN
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CRANBERRY BEACH APPROACH ROAD
CRANBERRY RD
TAPE LAKE
LITSCHKE LAKE
BIRCH STREET
CRANBERRY LAKE
158TH LN
155th ST
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CLAM LAKE
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116th LN
BRISCOE LAKE
STATE ROUTE 103
BREAKER LAKE
DEER LAKE
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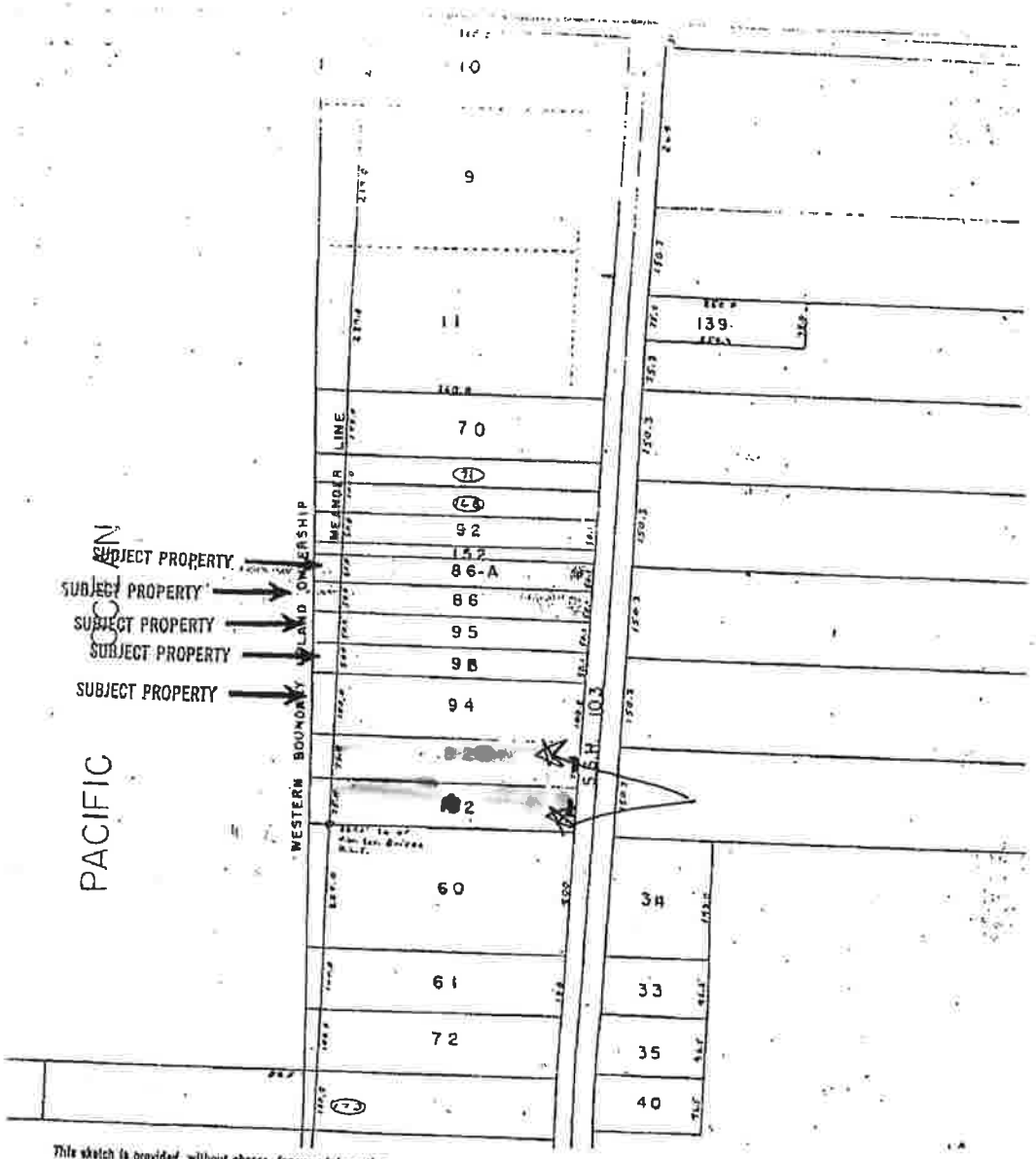
Area Map



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
ADD 2 BUILDINGS (32 UNITS) to THE LIGHTHOUSE OCEANFRONT RESORT

2. Name of applicant: RICHARD GRAMBO
3. Address and phone number of applicant and contact person:
12415 PACIFIC WAY, LONG BEACH WA 98631
360-642-4895 CELL 503·887-5146
4. Date checklist prepared: 1-28-2015
5. Agency requesting checklist: PACIFIC CO. DEPT of COMMUNITY DEVELOPEMENT
6. Proposed timing or schedule (including phasing, if applicable):
FALL 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

WASTE WATER TREATMENT SYSTEM DESIGN
DRAINAGE PLAN

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPTIC PERMIT
SUBSTANTIAL DEVELOPEMENT PERMIT
BUILDING PERMIT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

BUILD 2 BUILDINGS, 3 STORIES TALL. 8 1 BEDROOM UNITS AND 8 SLEEPING ROOMS. PER BUILDING

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

12417 PACIFIC WAY, LONG BEACH WA
1111 3333082, 1111 3333132

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

2000 CU yards SAND

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

9600 sq ft

PARKING. 5000 sf/ft. Bldg. 4600

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater Drainage

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NO

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NO

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

0.6 ACRE WETLAND SEASON GROUNDWATER

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic SEWAGE 32 PEOPLE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

DIVERTED to CENTRAL WETLAND

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

GRASS LINED SWALES, DIVERSIONARY BERM @ property LINE to PREVENT off site RUNOFF

4. **Plants**

a. Check or circle types of vegetation found on the site:

——— deciduous tree: alder, maple, aspen, other

——— evergreen tree: fir, cedar, pine, other

——— shrubs

——— grass

——— pasture

——— crop or grain

——— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

GRASS WILL BE REMOVED FOR CONSTRUCTION

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

DISTURBED AREA WILL be REPLANTED

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NONE

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

PRESERVE NATURAL CHARACTER OF PROPERTY

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRICITY PROPANE HEATING LIGHTING
PASSIVE SOLAR DESIGN

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

PASSIVE SOLAR DESIGN –

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

CONSTRUCTION NOISE ONLY DURING NORMAL BUSINESS HRS

3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

RECREATIONAL LIGHT COMMERCIAL RESIDENTIAL

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site. 6 CONDO BLDGS, OFFICE, CONFERENCE, AND POOL BUILDING. TENNIS BUILDING

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

R3 RESORT DISTRICT

f. What is the current comprehensive plan designation of the site?

SHORELINE RESIDENTAL

g. If applicable, what is the current shoreline master program designation of the site?

RURAL

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Aquifer Recha. WETLANDS

i. Approximately how many people would reside or work in the completed project?

15

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLETE DEVELOPMENT PLAN

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. /

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

34 ft WOOD SIDING

b. What views in the immediate vicinity would be altered or obstructed?

OWNERS RESIDENCE

c. Proposed measures to reduce or control aesthetic impacts, if any:

BUILDING DESIGN, LANDSCAPING

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking + COURTESY LIGHTING, PORCH LIGHT.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
TENNIS, CLAMMING, BEACH WALKING, GOLF, FISHING BOATING

b. Would the proposed project displace any existing recreational uses? If so, describe.
NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE

~~c. Proposed measures to reduce or control impacts, if any:~~
N/A

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
STATE HIGHWAY 103

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
BUS.

c. How many parking spaces would the completed project have? How many would the project eliminate? PARKING 32
ELIMINATE 0

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

32 trips Between 8 AM — 10 PM

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ELECTIC, PAC. CO POD"2, PROPANE, FERRELL GAS, WATER, LONG BEACH WATER, ON SITE WASTEWATER TREATMENT

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [illegible]

Date Submitted: 1-28-2014

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   guest using water

   Proposed measures to avoid or reduce such increases are:

   Reduced flow shower heads, low water toilets

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   None

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Preserve the natural character of site

3. How would the proposal be likely to deplete energy or natural resources?

   None

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   N/A

   Proposed measures to protect such resources or to avoid or reduce impacts are:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

CREATE MORE PLACES TO STAY NEAR THE SHORELINE

Proposed measures to avoid or reduce shoreline and land use impacts are:

TRAILS TO SHORELINE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

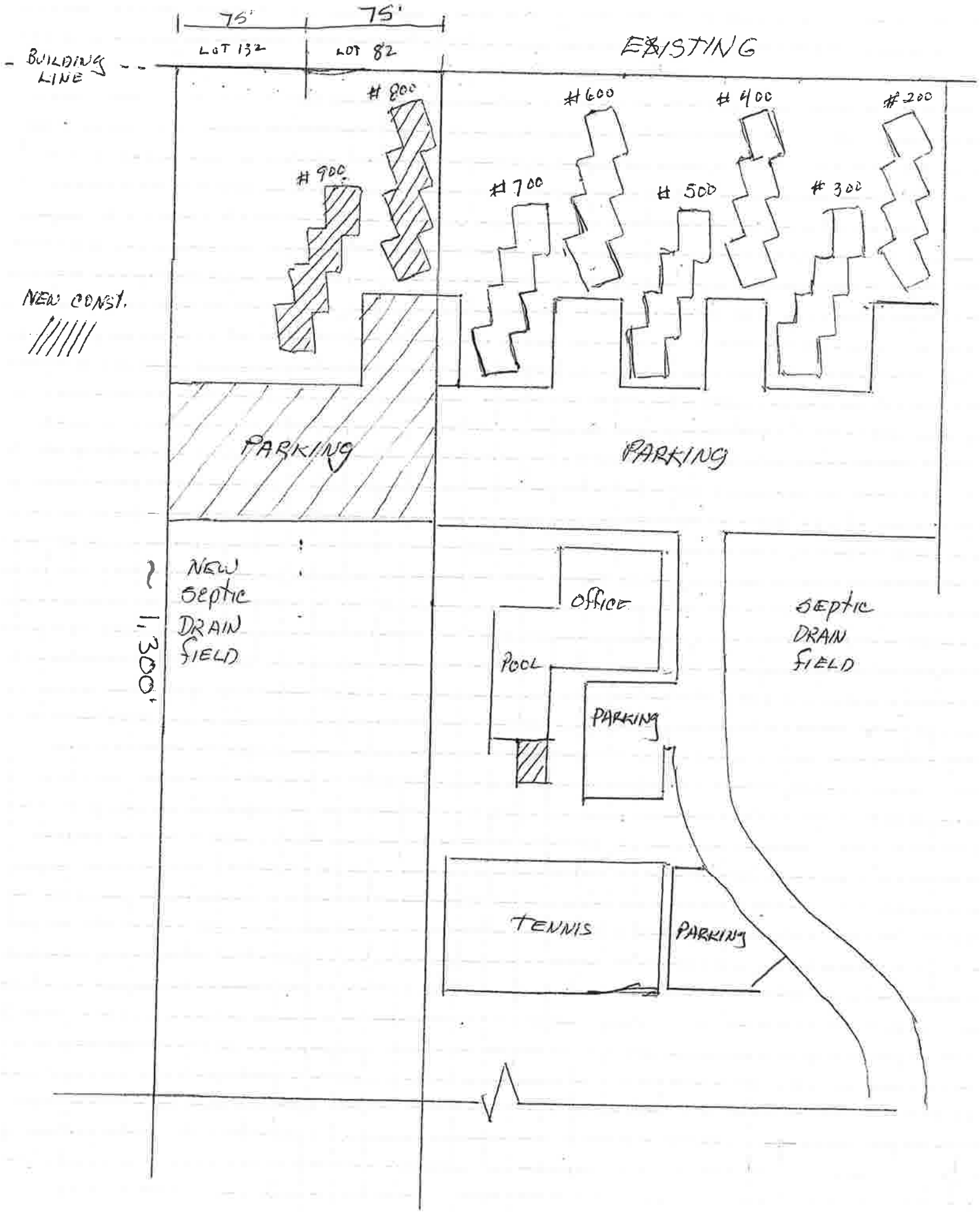
NO

Proposed measures to reduce or respond to such demand(s) are:

ALL TOURIST DRIVE THERE OWN CAR

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NONE


75'
75'
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LOT 82
EXISTING
BUILDING LINE
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#900
#600
#400
#200
#700
#500
#300
NEW CONST.
PARKING
PARKING
NEW
Septic
DRAIN
FIELD
~1,300'
Office
POOL
PARKING
Septic
DRAIN
FIELD
TENNIS
PARKING

PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING • ENVIRONMENTAL HEALTH • BUILDING

Conditional Use Application

A Conditional Use is a use permitted in one or more Land Use Districts, as defined by the Pacific County Ordinance 162, Zoning, but because of certain characteristics peculiar to it or because of size, technological processes or type of equipment, or because of exact location with reference to surrounding streets and existing improvements or demands upon public facilities, requires a special degree of control to make the use consistent with, and compatible to, other existing or permissible uses, and to ensure that the use is not detrimental to the public interest.

DIRECTIONS: This Conditional Use Permit Application shall accompany a completed Development Permit Application, a completed Critical Areas/Shorelines Application, a SEPA Checklist, and a completed and accurate site plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

1. Property Owner. RICHARD CORRAMBO Applicant/Agent. SAME
2. Legal Description. TAX # 11113333082, # 11113333132, 11 NORTH 11 1 33

3. Project Description. BUILD 2 BUILDINGS, 3 STORIES TALL, EACH BUILDING WILL HAVE 8 1 BEDROOM CONDO type UNITS AND 8 SINGLE SLEEPING ROOMS FOR A TOTAL OF 32 UNITS

4. Describe the requested conditional use. I HAVE A ROOM COUNT OVER 25. ORDINANCE # 162

5. Describe how the proposed conditional use is compatible with the character and appearance of existing or proposed development in the vicinity and with the physical characteristics of the subject property. THE NEW BUILDINGS WILL BE OF THE SAME BUILDING MATERIALS AS THE EXISTING UNITS, SAME SIZE AND SHAPE WITH SIMILAR LANDSCAPING ~~[illegible]~~

6. Describe the infrastructure which will serve the proposed conditional use, including but not limited to roads, fire protection, water, wastewater disposal, and stormwater control. ELECTRICITY, PAC PUD #2, PROPANE FERRELL GAS LONG BEACH WATER, FIRE HYDRANTS, TELEPHONE, REFUSE SERVICE, CABLE TV, ON SITE WASTE WATER TREATMENT, PACIFIC HWY #103, STORM WATER DRAINS to WETLANDS ON PROPERTY AS PER PLANS

7. Describe the location, size, and height of all existing and proposed buildings, structures, signage, walls, fences, and screening vegetation of the proposed project. Will the location, size and height of buildings, structures, walls

and fences, and screening vegetation for the conditional use hinder or discourage the permitted development or use of the properties in the immediate vicinity of the conditional use? THE 2 BUILDINGS WILL BE 3 STORIES TALL, 34'-6" HIGH, APPROX 110' LONG, EACH PAD 20' WIDE WHICH ARE STAGGERED VACANT LAND TO THE SOUTH, EXISTING LIGHTHOUSE RESORT BUILDING TO THE NORTH, WILL BLOCK OWNERS ~~VIEW OF~~ DIRECT VIEW OF OCEAN.

8. Describe any noise, smoke, dust, fumes, vibrations, odors, outdoor lights or other impacts that will be generated by the proposed conditional use. How will these factors be mitigated? WILL HAVE OUTDOOR LIGHTS ON BUILDINGS FOR SAFETY. WILL HAVE SOME TYPE OF SHIELD.

9. Describe the pedestrian and vehicular traffic, and the parking areas, associated with the conditional use. Will the proposed conditional use impact any existing or anticipated traffic in the immediate vicinity? NO PEDESTRIAN TRAFFIC. WILL HOLD 32 PARKING SPACES. WILL ADD 32 MORE CARS ENTERING HWY # 103. WE HAVE TWO SEPARATE ENTRANCES & EXITS AT THE RESORT.

10. Describe how granting the conditional use permit will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity. THERE IS VACANT LAND ON BOTH SIDE OF THE RESORT NORTH AND SOUTH, THERE HAVE BEEN NO PROBLEMS AT ALL WITH THE EXISTING RESORT THE LAST 17 YRS. WE WILL BE TO THE SAME TYPE OF GUESTS

11. Is there anything else you would add which supports your application? I FEEL WE HAVE A VERY WELL RUN RESORT AND BY ADDING 32 MORE UNITS WILL ~~BENEFITS~~ BENEFIT LONG BEACH AND PACIFIC COUNTY. THE BUILDINGS WILL BLEND IN WITH THE EXISTING RESORT VERY WELL

EXPIRATION: Any variance, special use permit, or conditional use permit granted pursuant to Pacific County Ordinance No. 162, Zoning, or any amendments thereto, becomes null and void if not exercised within the time specified in such permit or, if no date is specified, within one (1) year from the effective date of approval of said permit or variance.

ACKNOWLEDGEMENT

By signing the application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application packet may result in this permit being null and void.

1-29-2015
DATE

Richard O Graves
APPLICANT'S SIGNATURE

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

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A. BACKGROUND

1. Name of proposed project, if applicable:
ADD 2 BUILDINGS (32 units) to THE LIGHTHOUSE OCEANFRONT RESORT

2. Name of applicant: RICHARD GRAMBO
3. Address and phone number of applicant and contact person:
12415 PACIFIC WAY, LONG BEACH WA 98631
360-642-4895 CELL 503·887-5146
4. Date checklist prepared: 1-28-2015
5. Agency requesting checklist: PACIFIC Co. Dept of COMMUNITY DEVELOPEMENT
6. Proposed timing or schedule (including phasing, if applicable):
FALL 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

WASTE WATER TREATMENT SYSTEM DESIGN
DRAINAGE PLAN

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPTIC PERMIT
SUBSTANTIAL DEVELOPEMENT PERMIT
BUILDING PERMIT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

BUILD 2 BUILDINGS, 3 STORIES TALL. 8 1 BEDROOM UNITS AND
8 SLEEPING ROOMS. PER BUILDING

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

12417 PACIFIC WAY, LONG BEACH WA
1111 3333 082, 1111 3333 132

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

10%

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

2000 CU yards SAND

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

9600 sq ft

PARKING. 5000 sf/ft. Bldg. 4600

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater Drainage

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NO

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NO

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

0.6 ACRE WETLAND JERSON GROUNDWATER

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic SEWAGE 32 PEOPLE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

DIVERTED to CENTRAL WETLAND

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

GRASS LINED SWALES, DIVERSIONARY BERM @ property LINE to PREVENT OFF SITE RUNOFF

4. **Plants**

a. Check or circle types of vegetation found on the site:

——— deciduous tree: alder, maple, aspen, other

——— evergreen tree: fir, cedar, pine, other

——— shrubs

——— grass

——— pasture

——— crop or grain

——— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

GRASS WILL BE REMOVED FOR CONSTRUCTION

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

DISTURBED AREA WILL be REPLANTED

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NONE

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EVALUATION FOR AGENCY USE ONLY

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

PRESERVE NATURAL CHARACTER OF PROPERTY

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRICITY PROPANE HEATING LIGHTING
PASSIVE SOLAR DESIGN

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

PASSIVE SOLAR DESIGN –

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

CONSTRUCTION NOISE ONLY DURING NORMAL BUSINESS HRS

3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

RECREATIONAL LIGHT COMMERCIAL RESIDENTIAL

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site. 6 CONDO BLDGS, OFFICE, CONFERENCE, AND POOL BUILDING. TENNIS BUILDING

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

R3 RESORT DISTRICT

f. What is the current comprehensive plan designation of the site?

SHORELINE RESIDENTAL

g. If applicable, what is the current shoreline master program designation of the site?

RURAL

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Aquifer Recharge WETLANDS

i. Approximately how many people would reside or work in the completed project?

15

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLETE DEVELOPMENT PLAN

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. /

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

34 ft wood siding

b. What views in the immediate vicinity would be altered or obstructed?

OWNERS RESIDENCE

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building Design, Landscaping

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Walking + courtesy Lighting, porch light.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

TENNIS, CLAMMING, BEACH WALKING, GOLF, FISHING BOATING

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

~~c. Proposed measures to reduce or control impacts, if any:~~

N/A

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

STATE HIGHWAY 103

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

BUS

c. How many parking spaces would the completed project have? How many would the project eliminate? PARKING 32

ELIMINATE 0

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

32 trips Between 8 AM — 10 PM

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ELECTIC, PAC. CO PUD#2, PROPANE, FERRELL GAS, WATER, LONG BEACH WATER, ON SITE WASTEWATER TREATMENT

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [signature]

Date Submitted: 1-28-2014

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   guest using water

   Proposed measures to avoid or reduce such increases are:

   Reduced flow shower heads, low water toilets

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   None

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Preserve the natural character of site

3. How would the proposal be likely to deplete energy or natural resources?

   None

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   N/A

   Proposed measures to protect such resources or to avoid or reduce impacts are:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

CREATE MORE PLACES TO STAY NEAR THE SHORELINE

Proposed measures to avoid or reduce shoreline and land use impacts are:

TRAILS TO SHORELINE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NO

Proposed measures to reduce or respond to such demand(s) are:

ALL TOURIST DRIVE THERE OWN CAR

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NONE