PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that Crystal Neprud (owner/applicant) is requesting a Variance to Pacific County Critical Areas Ordinance 180, permit No. P2300873. The applicant is proposing to impact approximately 12,100 square feet of Category II wetland buffers and a Type F stream buffer in order to construct a single-family residence with an attached garage, septic system and associated lawn areas. Proposed mitigation includes restoring and enhancing 27,286 square feet of buffer and wetland areas on the property. Proposed plant coverage within this area would total 12,106.44 square feet. This would be a 1:2.255 mitigation ratio based on total area restored/enhanced and a 1:1.001 mitigation ratio based on proposed plant coverage.

The property is located at 273 North Valley Rd. in Naselle, Washington. The County Assessor's Parcel number is 10090243026; located within Section 02, Township 10 North, Range 09 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following application: P2300873 on January 4th, 2024 via zoom at the following link: https://zoom.us/j/3066189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586 in writing by January 3rd, 2024 or by testifying at the public hearing. To view the application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9334.

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: January 4th 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2300873, submitted by Crystal Neprud (owner/applicant). (Tax Parcel ID No. 10090243026)

Background Information:

1. Owner / Applicant: Jamie Nielson & Crystal Neprud (owners/applicants)

2. Tax Parcel ID No.: 10090243026

3. Permit Application No.: P2300873

4. Request: The applicant is proposing to impact approximately 12,100 square feet of Category II wetland buffers and a Type F stream buffer in order to construct a single-family residence with an attached garage, septic system and associated lawn areas. Proposed mitigation includes restoring and enhancing 27,286 square feet of buffer and wetland areas on the property. Proposed plant coverage within this area would total 12,106.44 square feet. This would be a 1:2.255 mitigation ratio based on total area restored/enhanced and a 1:1.001 mitigation ratio based on the proposed plant coverage.

5. Public Notification: A Notice of Application and Hearing was posted on December 20th, 2023 on the perimeter of the property in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. The Declaration of Posting is included with this report.

Section (3) of Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications, classifies Critical Area Variances as a Type II Administrative process.

FINDINGS OF FACT:

1. Location: The property is located at 273 North Valley Rd. in Naselle, Washington. The County Assessor's Parcel number is 10090243026; located within Section 02, Township 10 North, Range 09 West, W.M., Pacific County, Washington.

2. Project Location:

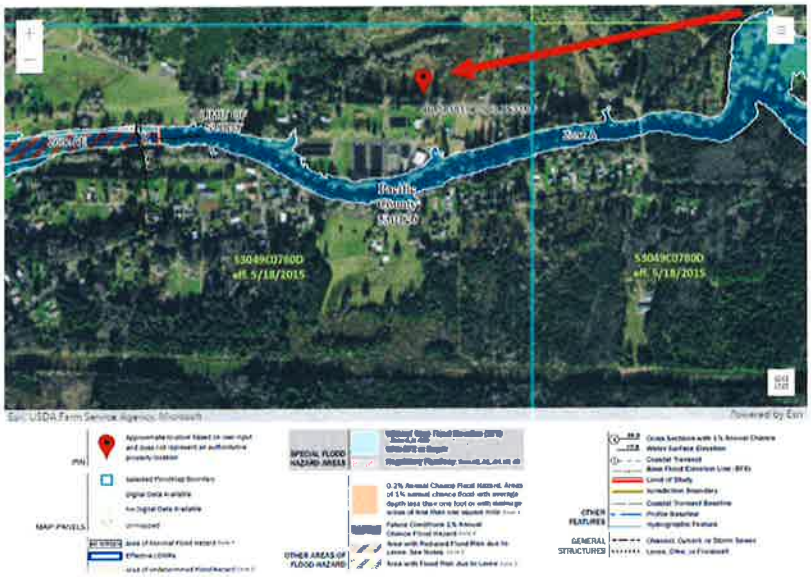
3. Project Site:

4. Site Characteristics: The site is an undeveloped 5.15-acre parcel that was previously logged and prepped for future development. The previous owner was permitted in 2014 to clear one acre of the logged area and install a driveway for future development. The driveway was installed and the cleared area has been maintained since. There is a low area with a fish bearing stream that cuts through the northern half of the property. The proposed development site is on a small ridge that sits several feet above the rest of the southern half of the property. The low areas have developed into wetlands over time. The existing driveway extends all the way to the area where development is proposed.

5. Shoreline Designation: The proposed development appears to be located outside of shoreline jurisdiction.

6. Critical Areas and Resource Lands: The applicant is requesting to impact approximately 12,100 square feet of previously impacted Category II wetland buffers and a Type F stream buffer. The entire 12,100 square feet of impact occurs within the wetland buffers. The proposal will impact 2,880 square feet of the stream buffer that overlaps with the wetland buffer. The proposed impact includes 3,310 square feet for a 4-bedroom home, which includes a 24x24 attached garage. The proposed septic system will impact 2,475 square feet in order to include area for the tanks, drain filed and reserve drain field. A 15' buffer has been included around the proposed home and 5 feet around the septic tank and portions of the drain field to account for impacts associated with future use of the home. For example, walking paths to and from the house, lawn area, landscaping, construction impacts and future maintenance activities. These areas are commonly impacted around homes, so accounting for those areas in the variance ensures that they do not occur illegally and that the project fully accounts for any loss of ecological function that might occur because of this proposal. In 2014, the property was logged and the previous owners received permits to clear off 1 acre of the harvest area and convert it to residential development. Those permits were issued allowing the southern half of the property to be partially cleared outside of the stream buffer, which at the time was shorter than it is today. The county did not have any records that indicated there were wetlands on the property when those permits were issued. The records the county have indicate that some of the cleared area and driveway were legally permitted. The driveway is considered legally established and therefore would not need to be mitigated for. The applicants are proposing to establish 12,100 square feet of the previously cleared area, that is now within the buffer, into their residential development. They have proposed to enhance the onsite wetlands through native plantings. They have also proposed to restore and enhance existing buffer areas that were previously impacted by the past forestry activities and the past county permits. In total, 27,286 square feet of wetland, wetland buffers and stream buffers will be enhanced and restored by introducing native plantings.

7. The proposed project is located outside of the FEMA floodplain, Pacific County Map No. 530126, FEMA Panel No. 53049C0760D eff. 05/18/2015.



8. SEPA: The project proposal is exempt from SEPA under WAC 197-11-800 for construction of a single-family residence.

9. Public Notification: A Notice of Application and Hearing was distributed in accordance with Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications Section 5.b.i as it pertains to the Type II process.

10. Comprehensive Plan: The property is located in the Rural Activity Center comprehensive plan designation.

    The primary purpose is described in the Pacific County Comprehensive Plan (2020) as: "The purpose of this designation is to recognize the historic, unincorporated communities that are characterized by urban type densities, are self-sufficient villages offering a full range of consumer goods and services, and which may offer some urban services such as community water and fire protection. The rural village typically does not offer sewer treatment services. This designation provides for the infill, development, or redevelopment of lands within the rural village boundary. The rural village is generally a compact, self-sufficient town that functions as a small urban center and provides housing, convenience goods, and services to residents in and around the area. The rural village is characterized by activities including, but not limited to, single family residences, small-scale industries and businesses in a compact core, public facilities such as post offices, schools, and fire departments, and open space. Densities are limited by the capacity of area soils to support onsite sewage disposal. Industry and businesses do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. In addition, the rural village provides services to the traveling public. The Rural Activity Centers designation is similar to the Rural Village designation but connotes an area generally not self-sufficient relative to consumer goods and services. These centers are generally small, compact isolated rural centers that primarily exist to provide housing, convenience goods, and services to residents in and around the area and are served by on-site sewage disposal. It is

intended that these areas continue to be a mixture of land uses including residential, commercial, and industrial. New residential development will be allowed at a density of one dwelling unit per acre provided the land can physically support it without requiring sewer or water services if not currently available. The rural village will also accommodate needed commercial and light industrial uses, but only after a site-specific review process to determine and address potential impacts. This type of designation is not intended to accommodate new, recreationally oriented residential developments or master planned resorts."

11. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within the Mixed Use (MU) Zoning District. Section 15.B.1 of Pacific County Ordinance No. 184, Zoning, describes 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 as outright permitted. This zoning also allows for related appurtenances for a single-family residence.

Analysis:

The applicant is requesting to impact approximately 12,100 square feet of previously impacted Category II wetland buffers and a Type F stream buffer. The entire 12,100 square feet of impact occurs within the wetland buffers. The proposal will impact 2,880 square feet of the stream buffer that overlaps with the wetland buffer. The proposed impact includes 3,310 square feet for a 4-bedroom home, which includes a 24x24 attached garage. The proposed septic system will impact 2,475 square feet in order to include area for the tanks, drain filed and reserve drain field. A 15' buffer has been included around the proposed home and 5 feet around the septic tank and portions of the drain field to account for impacts associated with future use of the home. For example, walking paths to and from the house, lawn area, landscaping, construction impacts and future maintenance activities. These areas are commonly impacted around homes, so accounting for those areas in the variance ensures that they do not occur illegally and that the project fully accounts for any loss of ecological function that might occur because of this proposal. In 2014, the property was logged and the previous owners received permits to clear off 1 acre of the harvest area and convert it to residential development. Those permits were issued allowing the southern half of the property to be partially cleared outside of the stream buffer, which at the time was shorter than it is today. The county does not have any records that indicated there were wetlands on the property when those permits were issued. The records the county have indicate that some of the cleared area and driveway were legally permitted. The driveway is considered legally established and therefore would not need to be mitigated for. The applicants are proposing to establish 12,100 square feet of the previously cleared area, that is now within the buffer, into their residential development. They have proposed to enhance the onsite wetlands through native plantings. They have also proposed to restore and enhance existing buffer areas that were previously impacted by the past forestry activities and the past county permits. In total, 27,286 square feet of wetland, wetland buffers and stream buffers will be enhanced and restored by introducing native plantings.

Critical Lands and Resource Lands Variance Criteria:

The applicant is applying for relief from the standard under the variance process established in Section 3 (I) of Ordinance No. 180 outlines the criteria (findings) that shall be met prior to Pacific County granting a Critical Areas and Resource Lands Variance request. These are outlined as follows:

1. *Special conditions and circumstances exist which are peculiar to the land.*

The special conditions and circumstances that exist are that all but 3% of the entire parcel is encompassed by Category II wetlands, wetland buffers and a Type F stream buffer. The only small area not in the buffer is across the stream up on the slope where there is no access. There are no accessible and feasible buildable areas located outside of the wetland or buffers. Any type of use on this property would require impact to the buffers. Direct impacts can be avoided. There is also already a flat cleared area with a driveway access that was permitted on the property back in 2014.

2. *The 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 ordinance would deprive the applicant of rights commonly enjoyed by other properties, because without granting a variance the parcel would not be able to be reasonably developed due to the fact that the entire parcel is encumbered in wetlands and buffers. There is only a handful of undeveloped lots on North Valley Rd. with the subject property being one of them. A high percentage of all the lots have residences and other associated developments on them. Development of this property would not be possible without impacting buffers.

3. *Special conditions and circumstances exist which do not result from the actions of the person seeking the variance.*

As indicated above, the special condition/circumstance is that basically the entire parcel is encumbered by wetlands, streams and buffers. Due to the presence of wetlands on the property and the required buffer setbacks, a variance would be required to reasonably utilize the parcel for development of a single-family residence. The onsite critical areas appear to be caused by natural drainage patterns due to the surrounding topography. The property sits at the bottom of Long Fellow Hill and has several natural low spots that have caught runoff over time, establishing the on-site critical areas. These circumstances do not exist because of actions from the past and current owners.

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

Each variance request is heard and decided upon by review of its own particular merits. It does not appear that granting this particular variance request will result in a granting of special privilege that would be denied to other properties under similar circumstances. The owners are

asking for a similar residential establishment as to what is seen in the surrounding area. In the attached report, the consultant provided a statistic that shows that 71% of the comparable lots in the area have residential development on them.

5. *The variance requested is the minimum necessary to afford relief.*

Given the physical characteristics of the property, it appears that the requested variance is the minimum necessary to afford relief in order to reasonably utilize the property. There is already an existing gravel driveway that provides access to the proposed building location. This driveway and the existing cleared area, where the development is proposed, was previously permitted in 2014. Also, being that this is the highest point on this side of the stream, the septic designer found this to be the most suitable area for the onsite septic system. They have proposed a home with less that 3,000 square feet of living space and have proposed to attach a modest 24x24 garage to the home. The septic system that was designed, based on the soils in the area, will require an impact of 2,475 square feet of impact. Once you add in the required septic impacts, along with accounting for a 15-foot buffer setback from the development to account for unavoidable impacts associated with development, it would not be possible to propose a development that would fall under a Reasonable Use Exception in this case. The applicants have designed a house that will fit all of their needs, while still trying to minimize the impacts to the surrounding buffer areas. Without accounting for the buffer setback areas around the development, which are currently already unvegetated, total new permanent construction impacts would be 5,785 square feet for the residence with the attached garage and septic system.

6. *To afford relief, the requested variance will not create significant impacts to critical areas and resource lands and will not be materially detrimental to the public welfare or contrary to the public interest.*

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. The applicants have proposed to enhance the onsite wetlands through native plantings. They have also proposed to restore and enhance existing buffer areas that were previously impacted by the past forestry activities and the past county permits. In total, 27,286 square feet of wetland, wetland buffers and stream buffers will be enhanced and restored by introducing native plantings. Proposed plant coverage within this area would total 12,106.44 square feet. This would be a 1:2.255 mitigation ratio based on total area restored/enhanced and a 1:1.001 mitigation ratio based on the proposed plant coverage. Permitting for the construction for this project would not be considered complete by Pacific County until we receive an As-Built installation plan detailing the completion of the proposed mitigation. Mandatory monitoring will be required to ensure the restoration is successful. Further restoration could be required if the proposed survival rates are not being met.

Conclusion:

Staff has not prepared any formal Findings of Fact or Conclusions of Law. Staff recommends that the Hearings Examiner conduct the required public hearing, take testimony as is pertinent to the application, review the submittal materials and make the necessary Findings of Fact, Conclusions of Law.

Questions regarding this project and/or staff report can be addressed to Zane Johnson, Sr. Planner, (360) 642-9382, or by email at zjohnson@co.pacific.wa.us.

CONDITIONS OF APPROVAL:

1. No construction shall begin prior to receiving all necessary permits.
2. The applicant must record the variance decision on the title and provide proof of recording to Pacific County Department of Community Development prior to issuance of the permit once the appeal period has concluded.
3. The applicant must submit a copy of the As-Built Installation plan, prepared by a professional, to Pacific County prior to any building permits being finalized on the property. The applicant must also submit the monitoring reports on the scheduled proposed in the mitigation plan.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 15, Ord. No. 184, Zoning
4. Maps showing the Zoning and Comprehensive Plan designations
5. Section 5, Ord. No. 177, Procedures for Processing Land Use Development Applications
6. Affidavit of posting with picture
7. Correspondence

Name Nielson/Nepnid DPA# 10090243026

Re-Route Sheet

Resubmitted of CARL variance, wetland delineation, updated site plan + applications

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning P2300813	11/9/23				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.
11/9/23	$ 1680.00	

Notes

DocuSign Envelope ID: 46220DAE-885F-4DD4-9619-44B7E93C4859

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 NOV 7 2023 DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, SOUTH BEND, WA

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Crystal Neprud	
Mailing Address: 13510 T Ln	
City/State/Zip: Long Beach, WA 98631	
Phone: 971.601.0357	Phone:
Email: Coastalcrystal.realtyone@gmail.com	

APPLICANT INFORMATION	☐ Contact Person
Name: Same as Owner	
Mailing Address:	
City/State/Zip:	
Phone:	Phone:
Email:	

DESCRIPTION OF WORK
New Construction - Single Family Residence w/ On-Site Septic

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 273 North Valley Rd, Naselle, WA 98638	Tax Parcel ID No.: 10090243026
Legal Description: 100902 026;	Township/Range/Section 10N / 09W / 02
Directions to Site: From SR 4, North Valley Road. Located across road from hatchery.	

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: Crystal Neprud

Authorized Signature: DocuSigned by: Crystal Neprud 8140F56DB1A4E0...	Date: 11/7/2023

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

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

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Pacific County

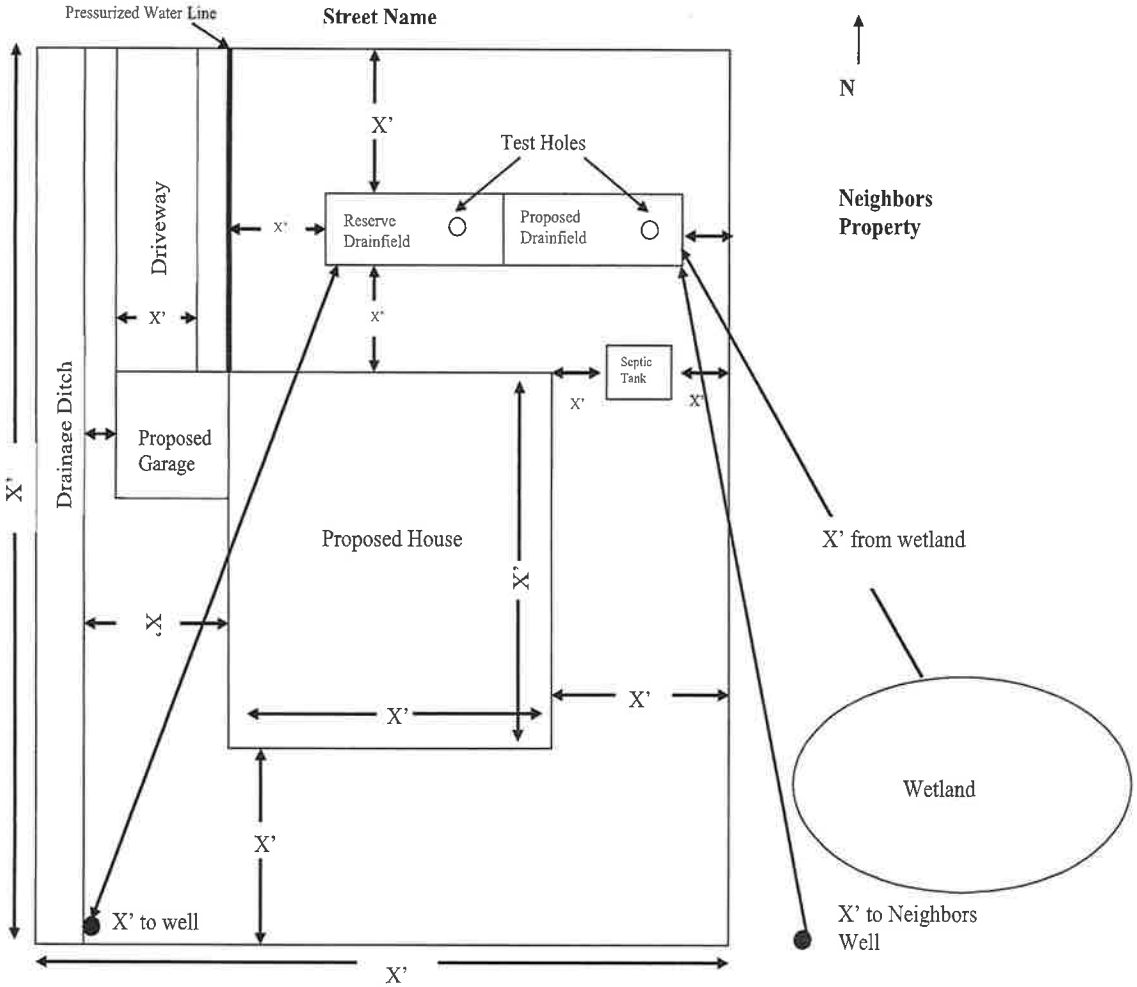
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Example Site Plan

Follow Checklist when drawing site plan
Drawn to Scale 1" = 20ft
"X" = Distance

Note: Any changes to your site plan will require re-submittal and a re-submittal fee may be charged.



Revised 03/27/2019

Site Plan Requirements Checklist

All site plans shall be clearly and accurately drawn to scale on paper no larger than 11"x 17" and must indicate all of the information listed below. For ease of drawing the site plan, use the graph paper provided with your application packet. For each item, mark either "shown" or "N/A" as appropriate for your project.

This checklist must be completed and included with all site plans. Any site plan without this checklist may be rejected and returned to the applicant for correction.

Parcel No.: 10090243026

A. General Property Information:

Shown	N/A	
☑	☐	Property Lines, including dimensions.
☑	☐	North arrow and site plan scale.
☑	☐	Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:

Shown	N/A	
☐	☐	Locations and dimensions of all existing structures on the property in relation to property lines.
☐	☑	Location of any existing wells and their 100' well radius.
☐	☑	Location of all existing drainfields on the site including; the locations of existing drainfields on adjacent properties within 100' of any well.
☑	☐	Location of existing drainage systems.
☑	☐	Location of all existing roads, driveways, utilities, easements, and bridges.

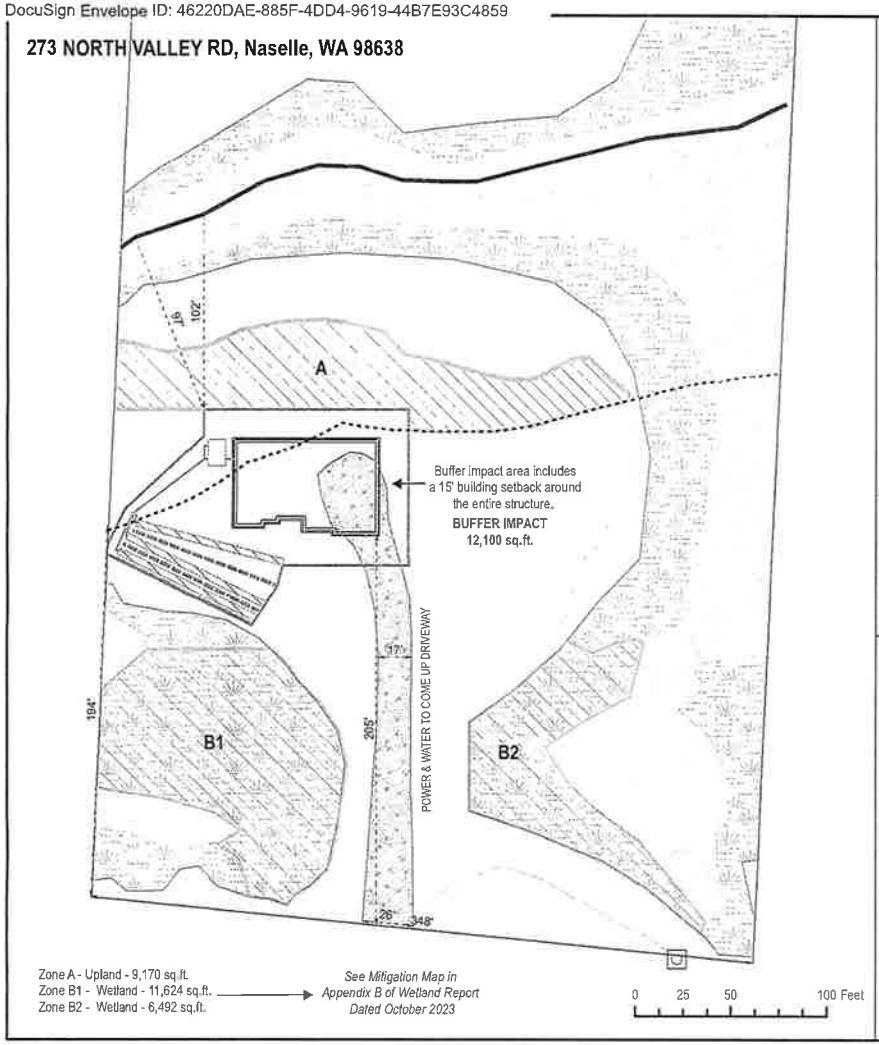
C. Proposed Property Improvements:

Shown	N/A	
☑	☐	Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
☐	☑	Location of all proposed wells and their 100' well radius.
☑	☐	Location and dimensions of all proposed septic systems including; tanks, drain-fields, reserve areas, and pre-treatment units.
☐	☑	Location and dimensions of all proposed drainage systems.
☑	☐	Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
☑	☐	Location/extent of all clearing, grading and filling.

Signature: DocuSigned by: [signature] Date: 11/7/2023

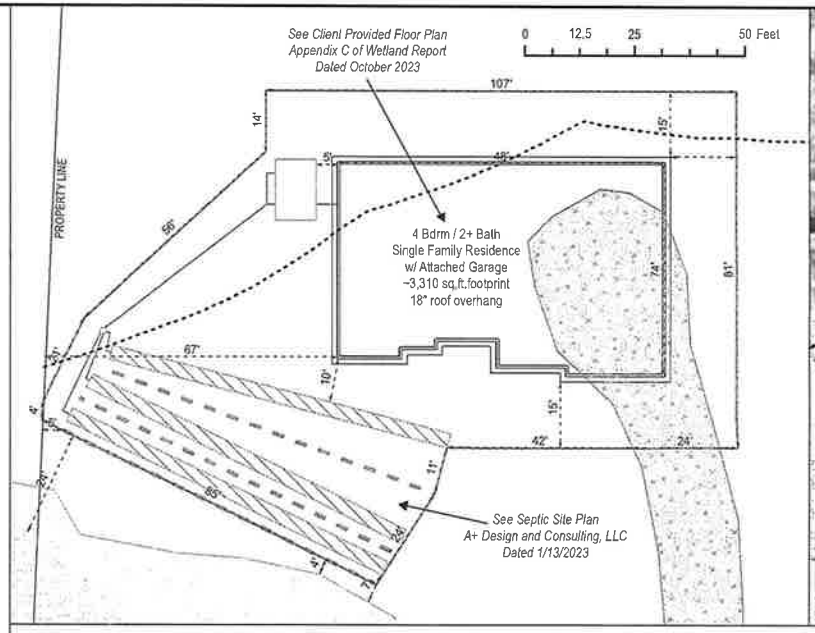
DocuSign Envelope ID: 46220DAE-885F-4DD4-9619-44B7E93C4859

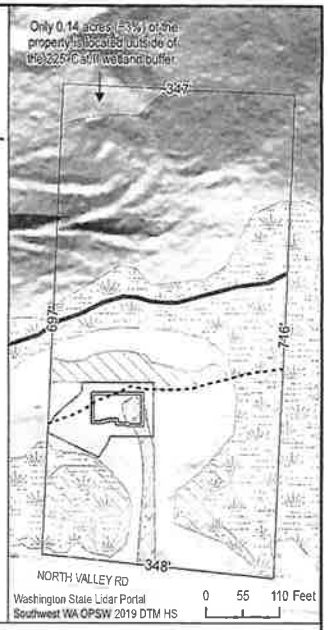
273 NORTH VALLEY RD, Naselle, WA 98638



Zone A - Upland - 9,170 sq.ft.
Zone B1 - Wetland - 11,624 sq.ft.
Zone B2 - Wetland - 6,492 sq.ft.

See Mitigation Map in Appendix B of Wetland Report Dated October 2023





- TYPE F STREAM
- 130' TYPE F STREAM BUFFER
- CATEGORY II WETLAND AREAS
- SEASONALLY INUNDATED AREAS
- EXISTING CULVERT
- COUNTY PARCEL BOUNDARY
- EXISTING/ HISTORIC CLEARING
- EXISTING DRIVEWAY
- PROPOSED PRIMARY DRAINFIELD
- PROPOSED RESERVE DRAINFIELD
- PROPOSED MITIGATION AREA
- PROPOSED BUFFER REDUCTION AREA
- STRUCTURE FOOTPRINT & ROOF OVERHANG
- PROPOSED SEPTIC TANKS & LINE

MAXIMUM BUFFER WIDTH REDUCTION
- Type F Stream: 25.38%
- Cat. II Wetland: 98.22%

MITIGATION RATIO
Based on Total Area
Area to be replanted or left to revegetate.

BUFFER IMPACT 12,100 sq.ft.		MITIGATION 27,286 sq.ft.
1	:	2.255

MITIGATION RATIO
Based on Planting Density
Plant density calculated using suggested plant spacing radii.

BUFFER IMPACT 12,100 sq.ft.		MITIGATION 12,106.44 sq.ft.
1	:	1.001

CRATER LAND USE CONSULTING
477 PARPALA ROAD, NASELLE, WA 98638
509-942-9309 RYAN@CRATERLUC.COM

This map is not survey quality. Locations and measurements are approximate. Boundary information depicted herein has been obtained from the Pacific County GIS Parcel Layer. GPS data was collected during fieldwork using a Juniper Geode with GNSS sub-meter accuracy in appropriate conditions. Additional features shown are from information supplied by the Client or obtained from State and Local GIS data. We assume no liability for discrepancies between this site plan and ground conditions.

COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

DATE 14 OCTOBER 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

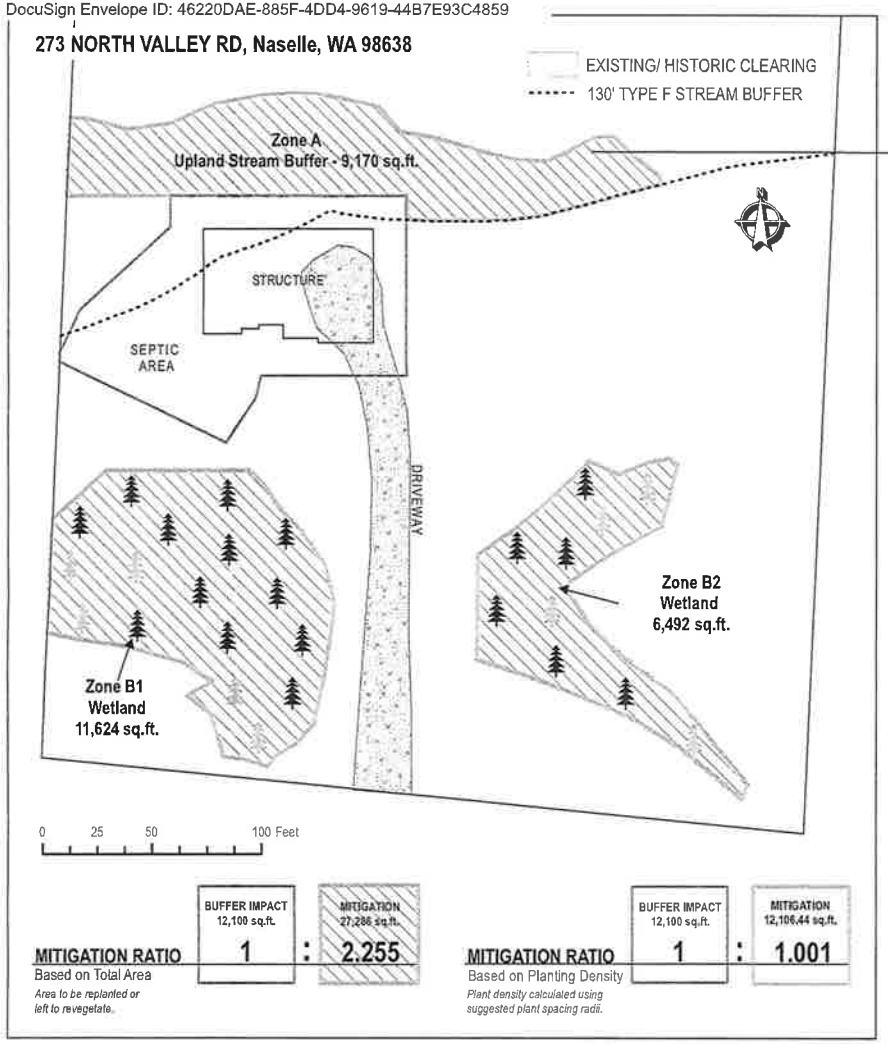
STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE

PROPOSED PROJECT

New Construction: Single Family Residence

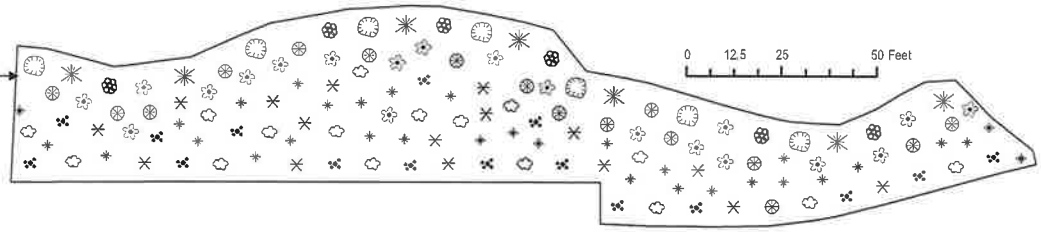
DocuSign Envelope ID: 46220DAE-885F-4DD4-9619-44B7E93C4859

273 NORTH VALLEY RD, Naselle, WA 98638



	BUFFER IMPACT 12,100 sq.ft.		MITIGATION 27,286 sq.ft.
MITIGATION RATIO Based on Total Area *Area to be replanted or left to revegetate.*	1	:	2.255

	BUFFER IMPACT 12,100 sq.ft.		MITIGATION 12,106.44 sq.ft.
MITIGATION RATIO Based on Planting Density *Plant density calculated using suggested plant spacing radii.*	1	:	1.001



Conceptual Plant Layout

LEGEND	COMMON NAME	SCIENTIFIC NAME	#	MIN. SPACING	SQFT PLANT COVERAGE
	Western red cedar	*Thuja plicata*	18	20' on center	5,654.88
	Sitka spruce	*Picea sitchensis*	9	20' on center	2,827.44
	Cascara	*Frangula purshiana*	7	10' on center	549.78
	Vine maple	*Acer circinatum*	7	10' on center	549.78
	Red elderberry	*Sambucus racemosa*	6	10' on center	471.24
	Thimbleberry	*Rubus parviflorus*	20	5' on center	392.60
	Salmonberry	*Rubus spectabilis*	16	5' on center	314.08
	Red huckleberry	*Vaccinium parvifolium*	16	5' on center	314.08
	Evergreen huckleberry	*Vaccinium ovatum*	16	5' on center	314.08
	Salal	Gaultheria shallon	16	5' on center	314.08
	Western sword fern	*Polystichum munitum*	32	4' on center	402.24
TOTAL			**163**		**12,106.44**

Plant locations shown are conceptual. Quantities have been estimated based on field review of existing conditions and level of native regrowth. Acutal planting placement and quantitiy will be determined by a qualified biologist at the time of enhancement.

CRATER LAND USE CONSULTING
477 PARPALA ROAD, NASELLE, WA 98638
509-942-9309 RYAN@CRATERLUC.COM

This map is not survey quality. Locations and measurements are approximate. Boundary information depicted herein has been obtained from the Pacific County GIS Parcel Layer. GPS data was collected during fieldwork using a Juniper Geode with GNS3 sub-meter accuracy in appropriate conditions. Additional features shown are from information supplied by the Client or obtained from State and Local GIS data. We assume no liability for discrepancies between this site plan and ground conditions.

COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

DATE 14 OCTOBER 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE

MITIGATION PLAN

New Construction: Single Family Residence

DocuSign Envelope ID: 46220DAE-885F-4DD4-9619-44B7E93C4859

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 #: 10090243026
Project Value: 273 North Valley Rd, Naselle, WA 98638

OWNER/APPLICANT INFORMATION
Owner: Crystal Neprud
Applicant: Crystal Neprud
Contractor: Hiline homes

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements and structures: Unimproved driveway
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: No. Simple SFR construction project
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: Type F Stream/Cat.II Wetland
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.): 3,310 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: n/a
B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF: n/a
C. Will activities involve placing fill materials? YES ☐ NO ☒
1. If fill materials exceed 1 foot in depth. Indicate Depth: n/a
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: n/a
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT: n/a
E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF: n/a
F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: n/a
11. Proposed site must be flagged/staked at time of application submittal. Completed ☒

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

DocuSign Envelope ID: 46220DAE-885F-4DD4-9619-44B7E93C4859

Critical Areas and Resource Lands Variance Application

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

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION	
Tax Parcel ID #:	10090243026
Site Address:	273 North Valley Rd, Naselle, WA 98638

OWNER/APPLICANT INFORMATION	
Owner:	Crystal Neprud
Applicant:	Crystal Neprud

DIRECTIONS: This Variance Application shall accompany a completed Development Permit Application, a Land Use Planning Application, a Pre-Application Waiver (if applicable), a Site Plan Checklist, and a completed and accurate to scale Site Plan and any additional information deemed necessary by Pacific County. Provide all of the requested information and answer the questions as thoroughly as possible. Attach additional information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description:

Construction of a 3,310 square foot stick-built home (including attached garage) with associated on-site septic. Existing driveway to be utilized. Development proposed within an area of the property that was previously logged with clearing maintained for several years.

Describe the requested variance:

12,100 square feet of buffer impact will be needed to accommodate the development. No development is being proposed within wetlands or streams on-site. Buffer and wetland restoration is being proposed within the property to offset impacts from the project at a base Mitigation Ratio of 1:1.

What special conditions and circumstances exist that are unique to your site?

The property is impacted by a Category II Wetland with 225-foot buffer, and a Type F stream with 130-foot buffer.

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Are the special conditions the result of your action or those of previous property owners?

Special conditions are a result of natural drainage patterns off the hills above.

If granted, will this variance be a special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances?

The approval of the requested variance would not grant a special privilege that is not afforded to other citizens who may face or have faced similar site conditions and regulatory buffer restrictions. 71% of comparable lots in this area contain existing residential development.

How do the rules and regulations of this ordinance deprive you of rights commonly enjoyed by other properties conforming to the terms of this ordinance?

The subject parcel is encumbered near its entirety by critical areas and buffers. The strict application of standards set forth in the Pacific County Ordinance 180 would absolutely preclude reasonable use of the property which has been enjoyed by many similar neighboring properties in the area under the same level of encumberance by wetlands and streams.

Describe how the variance requested is the minimum necessary to afford relief:

The landowner is requesting the minimum relief necessary to allow for the construction of a reasonably sized SFR. All development will occur within a previously disturbed area. The proposed buffer reductions have been set to allow only the minimum area necessary to accommodate the proposed development. The proposed development envelope/buffer impact area has been limited to the proposed home, and septic, with a 15-foot setback around the home and a 5-foot (or less) protective area around some of the septic infrastructure. The home is reasonably sized compared to other homes in the area, and will house a family of five.

Describe how the proposed use will not be materially detrimental to the public welfare or contrary to the public interest:

The approval of the relief measures being requested within this report will not have a substantial or detrimental impact to critical areas, their associated buffer/setback or to protected species and habitats that may be located within the area. Compensatory mitigation will ensure that no net loss of ecological functions occurs as a result of this project. Given the existing level of site disturbance, there may even be a net gain in ecological function after mitigation has been implemented and remaining areas of the site have been allowed to regrow. The general public welfare will not be impacted, nor will the proposed property improvement measures be contrary to the goals and policies that are appliable to the project.

Acknowledgment:

By signing this 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.

Authorized Signature: DocuSigned by: Crystal Neprud 8140F58CE4A84E0...

Print Name: Crystal Neprud	Date: 11/7/2023

Wetland Delineation
Habitat Management Plan
& Mitigation Proposal

CRATER LAND USE
CONSULTING
Wetlands - Streams - Shorelines - Zoning

SUBMITTED TO
Pacific County, Washington

TAX PARCEL / SITUS
#10090243026
273 North Valley Rd.
Naselle, WA 98638

PREPARED FOR
Crystal Neprud
coastalcrystal.realtyone@gmail.com

PREPARED BY
Crater Land Use Consulting, LLC
477 Parpala Rd.
Naselle, WA 98638
509-942-9309
ryan@craterluc.com

November 2, 2023

Ryan E. Crater
Principal Planner and Ecologist

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Chapter 1. Introduction & Summary

Crater Land Use Consulting has been contracted by Crystal Neprud (Landowner) to conduct a Wetland Delineation Report and Habitat Management Plan with Mitigation Proposal for Pacific County Parcel #10090243026; an undeveloped lot located at 273 North Valley Rd, Naselle, WA 98638. The property is impacted by a Category II Wetland with 225-foot buffer, and a Type F stream with 130-foot buffer. The Landowner is proposing construction of a 3,310 square foot stick-built home (including attached garage) with associated on-site septic. 12,100 square feet of buffer impact will be needed to accommodate the development. No development is planned within wetlands or streams on-site. Buffer and wetland restoration is being proposed within the property to offset impacts from the project at a base Mitigation Ratio of 1:1.

The general purpose of this report is to comply with Pacific County's regulations regarding development within Critical Fish and Wildlife Habitat Conservation Areas (FWHCA), and to identify regulated waterbodies, habitat, and/or priority species on or near the subject property that could be impacted by the proposed development.

Table 1. Associated Critical Areas

FEATURE	DESCRIPTION	PRESCRIPTIVE BUFFER / ENCUMBERANCES (All have an additional 15' Building Setback.)
TYPE F STREAM	Stream crosses the subject parcel approximately 97' north of proposed development envelope at closest point.	130' Stream Buffer
	Only 2.460 acres (~48%) of the subject parcel is accessible from North Valley Rd due to the stream cutting off access to the northern portion of the site.	1.100 acres (~21%) of parcel is encumbered by southern portion of this buffer. (Northern portion of buffer is impacting the inaccessible top half of the property.)
WETLAND	Category II (Palustrine Scrub-shrub, Emergent) 9.488 acres total area / 1.949 acres within subject parcel	225' Wetland Buffer
	1.611 acres (~31%) of the subject parcel is accessible from the road, below the stream, and outside of wetlands within the site.	All but 0.140 acres (~3%) of the subject parcel is encumbered by this buffer. All areas below the stream where site access is located are encumbered by this buffer.

Table 2. Site Summary

TAX PARCEL / SITUS	**10090243026 / 273 North Valley Rd, Naselle, WA 98638**
SIZE	5.15 acres per Pacific County
COORDINATES / STR	46.374149°, -123.752937°/ SEC 02, TWP 10N, RNG 09W
JURISDICTION	Unincorporated (Pacific County, WA)
ZONING / CURRENT USE	MU – Mixed Use / 91-Undeveloped-Land
SHORELINE DESIGNATION	None, Outside Shoreline Jurisdiction
WRIA / HUC	24-Willapa / 171001060502 – Upper Naselle River
WATER QUALITY IMPROVEMENT PROJECTS	None

Table 3. Proposed Project

FEATURE	SIZE/NOTES
STRUCTURE	4 Bdrm / 2+ Bath Single Family Residence w/ Attached Garage Footprint +18" roof overhang = 3,310 sq.ft.
SEPTIC	~2,475 sq.ft. primary/reserve drainfield
DRIVEWAY	~5,550 sq.ft. existing gravel driveway Driveway length will be shortened after home is installed, down to 205' long. Current width ranges from 26' (road approach) to 17' narrowest point. Width is sufficient to accommodate future power/water lines up the east side.
BUFFER IMPACT	12,100 sq.ft. (Stream buffer impact is 2,880 sq.ft.) This area includes: - Structure with a 15' Building Setback - Septic with a 5' setback on lines from tank to drainfield
MAXIMUM BUFFER WIDTH REDUCTIONS	Type F Stream: 25.38% Cat. II Wetland: 98.22%
PROPOSED MITIGATION	Wetland and Buffer Restoration within 27,286 sq.ft. (Zones A, B1, & B2) on-site. Restoration will include planting 163 native trees, shrubs, and herbs for 12,106.44 sq.ft. of plant coverage based on minimum suggested plant spacing radii of each plant.
MITIGATION RATIO	1:1.001 (based on plant density) 1:1.703 (based on total restoration area)

Chapter 2. Site & Landscape Setting

2.1 Data Review

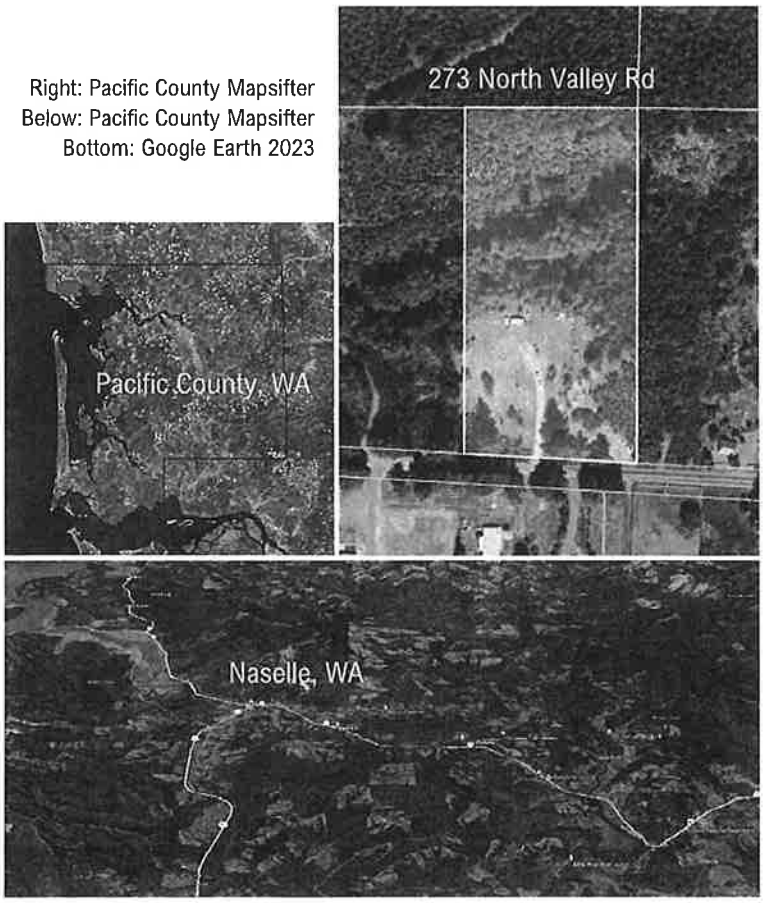
Prior to completing fieldwork, Crater Land Use Consulting reviewed existing information on potential wetlands, streams, and other waterbodies, as well as habitat and ecological conditions documented within the subject parcel and vicinity. Initial findings are summarized in this chapter. In addition to the sources listed below, the search for pertinent and applicable data also included of a review of the Washington State Department of Natural Resources (DNR) Geologic Portal, the Washington State Department of Ecology (WS DOE) Water Quality Atlas, Pacific County geographic information system (GIS) data, and numerous orthophoto graphic resources and similar GIS mapping resources available from Esri ArcGIS.

2.2 Vicinity

The subject parcel is an undeveloped 5.15-acre lot located in Naselle, WA (unincorporated Pacific County). The area is zoned Mix Use. Neighboring properties along the north side of North Valley Rd (to the east and west) are typically the same size or larger than the subject parcel and are predominantly residential use. Properties on the south side of North Valley Road are a wide range of sizes, with uses including residential and resource agriculture. The Naselle Fish Hatchery is directly across North Valley Road from the subject parcel as well. To the immediate north of the subject parcel, large tracts of resource timberland and state forest land extend for miles.

Figure 1. Site Vicinity

Right: Pacific County Mapsifter
Below: Pacific County Mapsifter
Bottom: Google Earth 2023



Land uses within one (1) kilometer of the subject wetland are comprised of (approximately) 5.5% high intensity use, and 51.5% low-moderate use. 43.0% of the one (1) km buffer is relatively undisturbed, with 31% of the 1 km buffer qualifying as accessible habitat. 12.6% of the area within 150 feet surrounding the subject wetland contains Pollution Generating Sources such as roads or residential development. See Appendix E for more information on land use intensity and pollution generating sources.

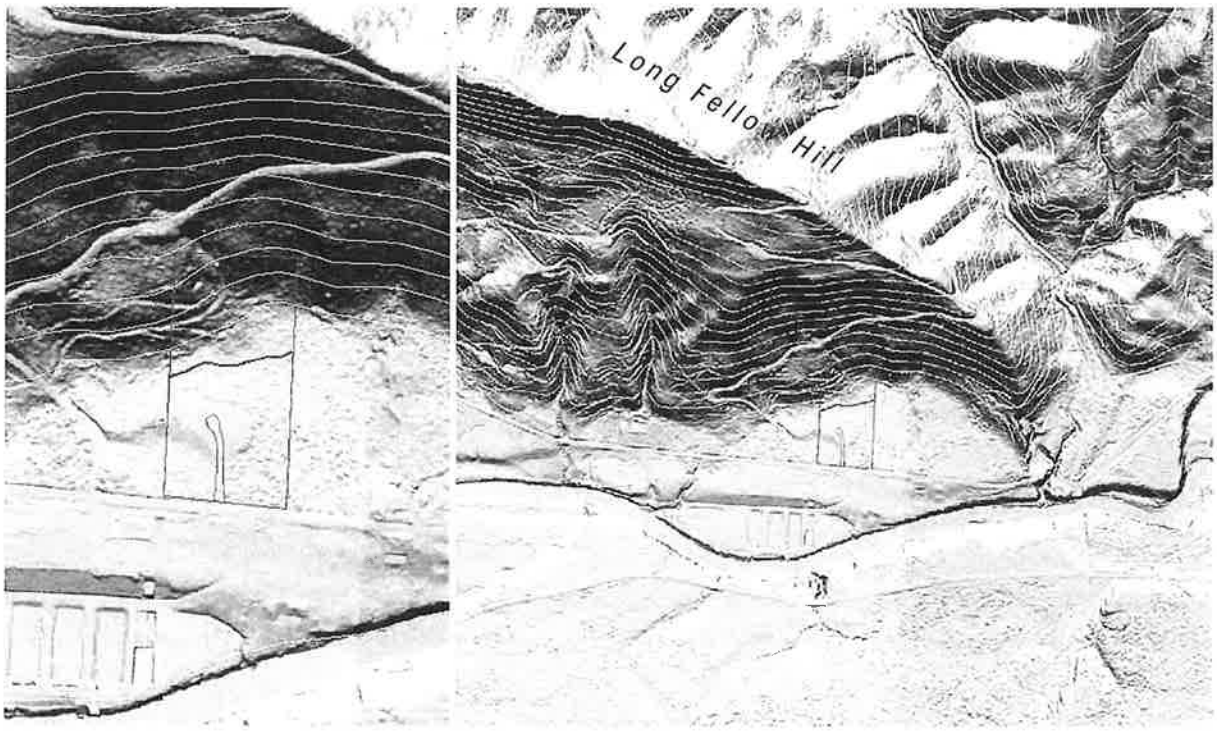
Google Earth historic imagery reveals that the subject parcel and surrounding land was most recently logged sometime between 2012 and 2014. Approximately three (3) acres of timber were

harvested within the subject parcel, in areas above and below the Type F Stream. Approximately 1.22 acres above the stream appears to have been replanted sometime between 2014 and 2016. Below the stream, the approximately 1.78 acres harvested has been maintained as a clearing, with a driveway installed sometime between 2014 and 2016.

2.3 Terrain

The subject parcel is situated at the base of the extensive Willapa Hills complex on the north side of the Naselle River valley. The southern portion of the parcel has a predominantly gentle slope toward the road, with elevations growing toward the north within the property. As seen in the imagery (Figure 2), the proposed development area is a flat landing with the existing driveway leading upslope to that area. The Type F Stream is located within a modest, sloping, depressional area north of the landing. No defined stream channel is visible from LiDAR imagery on-site, but some depressional areas are visible where the stream channel is located.

Figure 2. Topography



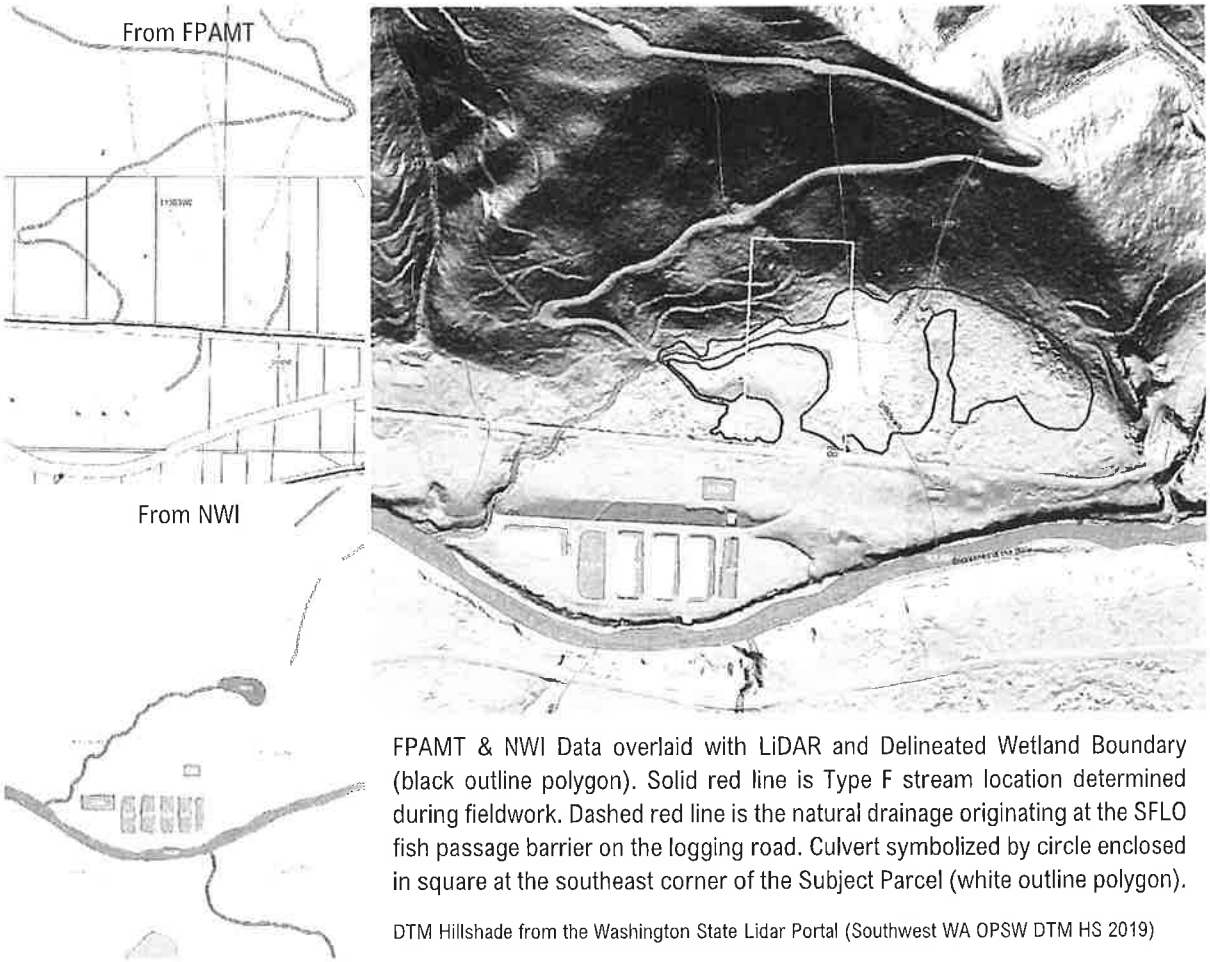
DTM Hillshade from the Washington State Lidar Portal (Southwest WA OPSW DTM HS 2019), 40' Contours (yellow line) from USGS. Blue line is Type F Stream. Driveway light tan polygon. Parcel boundary (Pacific County) in red.

2.3 Streams (FPAMP) & Wetlands (NWI)

The Washington State Department of Natural Resources (DNR) Forest Practices Application Mapping Tool (FPAMT) indicates the presence of the Type F Stream on-site symbolized as a 2.315 acre Type F Lake/Pond polygon, whereas the US Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) shows the stream as a thin, 0.68 acre R3UBH Riverine Wetland polygon originating out of a 0.84 acre PSS1B Freshwater Forested/Shrub Wetland to the east. Field analysis and review of imagery have shown

that within the subject parcel, the stream is fully contained within a wetland area similar in size and shape to the polygon shown by DNR, though larger (See Chapter 3 for wetland delineation data). Similar to what the NWI shows, the stream is also flowing through a small channel. Offsite wetland areas are significantly more extensive than what is portrayed by either DNR or USFWS, particularly to the east. See Wetland Delineation map in Appendix A.

Figure 3. Wetland & Stream Location



FPAMT & NWI Data overlaid with LiDAR and Delineated Wetland Boundary (black outline polygon). Solid red line is Type F stream location determined during fieldwork. Dashed red line is the natural drainage originating at the SFLO fish passage barrier on the logging road. Culvert symbolized by circle enclosed in square at the southeast corner of the Subject Parcel (white outline polygon).

DTM Hillshade from the Washington State Lidar Portal (Southwest WA OPSW DTM HS 2019)

Field analysis of the Type F stream determined that it is a perennial stream with a bankfull width of two (2) to three (3) feet in the channelized areas, and bank slopes of one (1) to two (2) percent. Channel depths are approximately 12 inches with a water depth of approximately five (5) inches. Stream substrate consisted of organics, mud, and small gravels.

Water was present at the time of fieldwork in July and flowing toward the west. Ordinary High-Water Mark (OHWM) was determined using indicators Bed and Banks. Within the wetland and stream, water moves through in the form of seasonal inundation with some areas of channelized flow and other areas of sheet flow across flat depressions. The floodplain for this stream is heavily vegetated. Water quality appears good, and substrate consists of mud with some small gravels. Potential spawning habitat for salmonid species does appear to be limited.

The stream and wetland area are fed by runoff from the hill(s) above. A watershed analysis was conducted using the ESRI Watershed Analysis tool with Digital Terrain Model (DTM) lidar data to determine all upslope areas potentially contributing water flow to seven (7) chosen input points within the subject wetland. This analysis determined that the subject wetland has an extensive drainage basin covering 57 square miles (see map in Appendix E). The most prominent contribution to flow comes from the hill (Long Fellow Hill) immediately above the wetland. DNR shows three (3) Type U Streams connecting to the wetland, all originating approximately 700 to 975 feet uphill to the north, at or near the logging road. The NWI shows a portion of one of these streams, but does not indicate a connection to the Type F stream or wetland. LiDAR and field analysis show that channelized flow off the slope is occurring in multiple locations into the wetland. Other types of drainage coming down from the hills such as springs at the toe of the slopes are also contributing hydrology throughout the year.

Figure 4. Stream Channel

Figure 5. Wetland & Stream

Outflow of the stream/wetland is occurring in potentially two locations. NWI shows the Type F stream passing under the logging road to the west and continuing down under North Valley Rd ultimately connecting to the Naselle River (R2UBH/Type S) just west of the Fish Hatchery; FPAMT does not show the stream extending past the logging road to the west. A Small Forest Landowners (SFLO) Road Maintenance point (red dot in Figure 3 FPAMT map) is located on the logging road. It appears to be impacting flow of the Type F Stream, and is identified as a fish barrier. During fieldwork, it was determined that a natural drainage begins at this barrier and flows southeast into the depressional area at the southwest corner of the subject parcel. Despite fish passage blockage at the logging road likely occurring, the stream does appear to take a path similar to what is shown by NWI. A thin stream channel is visible between the logging road and North Valley Road in LiDAR. The Washington Department of Fish and Wildlife (WDFW) SalmonScape map indicates an unknown fish passage barrier at North Valley Road in the same location that NWI shows the stream crossing the road. It is possible that this western outflow of the Type F Stream is encumbered by at least two fish passage blockages.

A second possible outflow to the east is identified by FPAMT. A Type U Stream is shown at the bottom of the Type F polygon, connecting under North Valley Road to the Naselle River (Type S). No Culverts or Fish Passage Barriers are shown at this location. A culvert was identified during fieldwork to the west of where the DNR shows this Type U Stream crossing. It does appear that runoff from the road flows from this culvert and ponds within the property at times. Habitat within the stream area we

observed does not necessarly present favroable conditions for spawning, but if fish access was possible from downstream, fish could utilize this portion of the stream for purposes other than spawing.

As mentioned, the National Wetland Inventory (NWI) map indicates the presence of two (2) wetland types near the subject parcel; a Riverine Wetland and a Freshwater Forested/Shrub Wetland feeding it. Wetland Delineation analysis is included in Chapter 3 of this report. The following descriptions are for the NWI identified wetlands:

- Riverine habitat is classified as R3UBH
  *System **Riverine (R)** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.*
  *Subsystem **Upper Perennial (3)** : This Subsystem is characterized by a high gradient. There is no tidal influence, and some water flows all year, except during years of extreme drought. The substrate consists of rock, cobbles, or gravel with occasional patches of sand. The natural dissolved oxygen concentration is normally near saturation. The fauna is characteristic of running water, and there are few or no planktonic forms. The gradient is high compared with that of the Lower Perennial Subsystem, and there is very little floodplain development.*
  *Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.*
  *Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.*

- Freshwater Forested/Shrub Wetland habitat is classified as a PSS1B.
  *System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.*
  *Class **Scrub-Shrub (SS)** : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.*
  *Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (Fraxinus nigra).*
  *Water Regime **Seasonally Saturated (B)** : The substrate is saturated at or near the surface for extended periods during the growing season, but unsaturated conditions prevail by the end of the season in most years. Surface water is typically absent, but may occur for a few days after heavy rain and upland runoff.*

No Wetlands of High Conservation Value are identified within or near the subject parcel by the DNR Natural Heritage Program (NHP). The NHP does however indicate the occurrence of two (2) Known Rare Plants approximately 200 feet to the east of the subject parcel. Neither species was observed within the subject parcel during the survey. The likelihood of Loose-flowered bluegrass (*Poa laxiflora*) being within the area and/or on site within the stream/wetland complex is high. The likelihood of Queen-of-the-forest (*Filipendula occidentalis*) being within the area or on site is moderate-high.

- Loose-flowered bluegrass (*Poa laxiflora*) State Status: Imperiled to Vulnerable
  - Most likely found in moist woods.
- Queen-of-the-forest (*Filipendula occidentalis*) State Status: Imperiled to Vulnerable
  Most likely found near high water mark of streams in areas of bedrock exposure with continuous seepage.

The site was also found to contain the Class B Noxious Weed Tansy Ragwort (*Senecio jacobaea*). This species is prevalent in the greater Naselle area. Control of tansy will be necessary for this project and is described in further detail within Chapter 5 of this report.

2.5 Soils

The USDA soil survey of Grays Harbor County Area, Pacific, and Wahkiakum Counties, Washington (WA627) indicates the presence of four (4) mapped soil types within the subject parcel and vicinity of the off-site wetlands. See Appendix G for map. Soils on-site appear to be consistent with those listed for the area.

- 61 Knappton silt loam, 65 to 90 percent slopes (Hydric soil rating: No)
- 74 Lytell silt loam, 30 to 65 percent slopes (Hydric soil rating: No)
- 140 Swem gravelly silt loam, 30 to 65 percent slopes (Hydric soil rating: No)
- 3411 Skamo medial silt loam, 0 to 8 percent slopes (Hydric soil rating: Yes)

2.6 Protected Species & Priority Habitats

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) database identifies the presence of two (2) species within 300 feet of subject parcel, and five (5) additional salmonid species within the nearby Naselle River. WDFW SalmonScape identifies the same five (5) salmonid species associated with the Naselle River as well. The US Fish and Wildlife Service (USFWS) Information for Planning and Consultation database (IPaC) identifies the subject parcel and surrounding 300 feet, and the adjacent Naselle River, as within range of four (4) threatened or candidate species, and four (4) Birds of Conservation Concern (BCC) or eagle species. See Appendix G for supporting data.

Table 4. Site Associated Species

FEATURE	PRIORITY AREA/PRESENCE	ESA STATUS
Roosevelt Elk *Cervus elaphus roosevelti*	PHS - Regular Concentration	N/A
Northern Spotted Owl *Strix occidentalis*	PHS - Listed Occurrence	Threatened (Endangered WA)
Marbled Murrelet *Brachyramphus marmoratus*	IPaC - No Critical Habitat Located on Site Nearest critical habitat 0.67 miles west of subject parcel.	Threatened
Yellow-billed Cuckoo *Coccyzus americanus*	IPaC - No Critical Habitat Located on Site Nearest critical habitat in Idaho/California	Threatened
Monarch Butterfly *Danaus plexippus*	IPaC - No Critical Habitat Determined Nearest documented distribution in Idaho per NatureServe Explorer	Candidate
Bald Eagle *Haliaeetus leucocephalus*	IPaC - Breeding Season January-September Probability of Presence: probability of presence breeding season | survey effort – no data	Non-BCC
Golden Eagle (*Aquila chrysaetos*)	IPaC - Breeding Season January-August Probability of Presence:	Non-BCC
Evening Grosbeak *Coccothraustes vespertinus*	IPaC - Breeding Season May-August Probability of Presence:	BCC

Olive-sided Flycatcher *Contopus cooperi*	IPaC - Breeding Season May-August Probability of Presence:	BCC
Bull Trout *Salvelinus confluentus*	IPaC - No Critical Habitat Located on Site Nearest critical habitat at the Columbia River to the south. SalmonScape does not identify any site associated streams for distribution of this species.	Threatened
Chinook Salmon *Oncorhynchus tshawytscha*	SalmonScape – Fall Chinook Streams (Naselle River) Use Type: Spawning	N/A
Coho Salmon *Oncorhynchus kisutch*	SalmonScape – Coho Streams (Naselle River) Use Type: Spawning	Candidate
Chum Salmon *Oncorhynchus keta*	SalmonScape – Fall Chum Streams (Naselle River) Use Type: Spawning	N/A
Steelhead Trout *Oncorhynchus mykiss*	SalmonScape – Winter Steelhead Streams (Naselle River) Use Type: Spawning	N/A
Cutthroat Salmon *Oncorhynchus clarkii*	SalmonScape – Resident Coastal Cutthroat (Naselle River) Use Type: Presence	Candidate

No fish were observed in the Type F stream during fieldwork. Wildlife observed on-site during fieldwork was fairly limited to Northern/common racoon (*Procyon lotor*) and common birds. Evidence of elk and deer being in the area recently was also observed. Overall, the habitat within the unlogged stream/wetland area appears to be of good quality, complexity, and ideal for use by local wildlife. Other areas of the wetland and buffer have been degraded by land clearing and do not provide a the same level of habitat benefit as the forested areas.

2.7 Environmental Baseline

The environmental baseline represents the existing set of conditions, to which the effects of a proposed action are subsequently added. The environmental baseline is defined as "the past and present impacts of all federal, state, and private actions and other human activities in the action area, the anticipated impacts of all proposed federal projects in the action area that have already undergone formal or informal Section 7 consultation, and the impact of state or private actions which are contemporaneous with the consultation process," (50 CFR 402.02). For the purposes of this report, environmental and pollution data available for the subject parcel and vicinity has been integrated with observations regarding development intensity and site conditions to provide a broad environmental baseline.

Overall Assessment

Analysis of the environmental baseline for the project area and associated watershed has identified existing impacts primarily from commercial timber harvest, residential development, and the presence of roads. In addition, it is reasonable to assume that the existing environmental conditions in the vicinity may have also been degraded by other organic and inorganic pollutants, deforestation, and other anthropogenic activity that is typically associated with suburbanization or increased use over the broader region. Additionally, NOAA Fisheries identifies climate change, commercial and recreational fishing, habitat degradation, habitat loss, and habitat impediments (dams) as contributing to the overall decline of each salmonid species associated with the Naselle River near the project site.

Within the immediate vicinity of the project site, the National Heritage Program (NHP) Ecological Integrity Assessment contains three (3) assessments within or near the subject parcel. The overall assessment for the greater area is for Vancouverian Coast Rainforest habitat quality ranked D (poor). These are areas that have been extensively logged and continue to be managed as resource timberland. Within the subject parcel, the NWI's wetland polygon is shown as NWI Level 1 EIA: Freshwater Forested/Shrub Wetland ranked C (fair). Previous logging of this wetland has likely contributed to degraded ecological integrity. Just across the logging road to the west of the subject parcel at the stream outflow, a rating for NVC Level 1 EIA: Vancouverian Flooded & Swamp Forest ranked D (poor). This area appears intact and forested along the road, but upper portions have been logged in the past as well. See Appendix G for map.

Development in Vicinity

A GIS analysis of properties similar to the subject parcel was conducted to determine the level of existing development in the area (see Figure 6). There are 31 comparable properties along the north side of North Valley and Big Hill Roads across a 2.5 mile stretch where the roads run parallel to the Naselle River. No large tracts of resource timberland were included in the subject class for this analysis. The properties included had direct impacts from NWI identified wetlands, DNR identified tributary streams to the Naselle River, or were clearly within potential critical areas buffers. 71% (22) of these properties contain residential development similar to what is being proposed for this project.

Figure 6. Development Intensity

Along the north side of the portions of North Valley Road and Big Hill Road that follow the Naselle River, there are 31 (non-timberland) properties containing NWI wetlands, NWI/FPAMT tributary streams of the Naselle River, or critical areas buffers (not including the subject parcel). 71% (22) of the properties in this area contain residential development similar to what is being proposed for this project. Pacific County tax parcels outlined in light gray, Study Properties in solid green, orange dots indicate development. Study road portion is yellow. Delineated wetland is dashed black line. NWI and FPAMT polygons also included as base of map.

Documented Pollution Sources

The following documented pollution sources and issues are associated with this area (See Appendix G for supporting documentation):

- WS DOE Cleanup Sites within three (3) mile radius of the subject parcel/impacting upstream portions of the Naselle River:

- Naselle Fish Hatchery: Non-Halogenated Organics – Petroleum-other. Confirmed in soil. Clean-up complete.
- Johnson Arco & One Stop Market: Non-Halogenated Organics – Non-Halogenated Solvents, Benzene, Petroleum-Gasoline/other. Confirmed/Suspected in soil and groundwater. Clean-up started.
- Dennis Auto Service: Metals-Lead, Non-Halogenated Organics – Benzene, Other Non-Halogenated Organics, Petroleum-Gasoline. Confirmed in soil and groundwater. Clean-up complete.
- Naselle School District: Non-Halogenated Organics – Petroleum Products - Unspecified. Confirmed in soil. Clean-up complete.

- WS DOE 303(d) Water Quality Naselle River (near project site)
  - Category 5 – Temperature
  - Category 2 – Temperature
  - Category 2 – Dissolved Oxygen
  - Category 2 – Bacteria – Fecal coliform
  - Category 1 – Ammonia-N

Chapter 3. Field Study

3.1 Methodology

The subject stream and wetland were investigated by Crater Land Use Consulting on July 20, 2023, for the presence of regulated critical areas not already identified by outside sources. A review of critical areas previously delineated by APlus Septic Design was also conducted. The site was walked to identify potential jurisdictional wetlands and fish and wildlife habitats that would be regulated under Pacific County code and state/federal environmental policy. Special consideration was given to areas where future development activities may come within close proximity to forested areas, to fish and wildlife habitat conservation areas, or to wetlands or streams and associated buffers. Wetland determinations were made using observable hydrophytic vegetation, indicators of hydrology, and the determinations of hydric soil conditions.

Figure 6. Wetland On-Site (Field Area)

On-Site wetland areas were determined using the routine approach described within the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory, 1987) and as modified according to the guidelines established in the Regional Supplement to the Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0 (USACE, 2010). Wetland boundaries were delineated based on information collected in the field using the Wetland Determination Data Form– Western Mountains, Valleys, and Coast Region (USACE, Version 2.0). Bright orange flagging labeled "Wetland Boundary" was placed along the estimated boundary of the wetland areas on-site. Outside of the identified soil sample locations, additional soil plugs to a depth of one (1) foot were pulled in various locations as spot checks to determine if soil conditions were changing within the identified wetland. The spot check locations were consistent with the documented survey points identified within this report indicating the presence of hydric soils. Lines of delineation are typically determined by topography, soil conditions, vegetation, and hydrology.

The wetland areas were classified using the Cowardin classification system and similar available resources. They were rated and categorized using the Washington State Wetland Rating System for Western Washington (Washington State Department of Ecology, 2014) and guidelines contained within Pacific County Ordinance 180. The completed wetland delineation map and wetland rating forms are provided in Appendices A and E.

3.2 On-Site Wetland Delineation Results

An approximately 9.488 acre wetland area was delineated; 1.949 acres of which are located within the subject parcel. This wetland is directly associated with the Type F Stream. Based on initial habitat survey

results it was determined that six (6) survey points would be appropriate to determine the presence of the wetland and its associated boundary on site. The wetland appears to be a Palustrine, forested, scrub-shrub, emergent wetland. Using the Washington State Wetland Rating System for Western Washington (Washington State Department of Ecology, 2014) the wetland was rated as a Category II Depressional wetland with a functions score of 21 and a habitat score of eight (8). The wetland has a 225-foot prescriptive buffer and 15-building setback from the terminating edge of the buffer. This buffer encumbers all usable areas of the property.

The wetland appears to be saturated across 61% of its area. 39% is seasonally inundated, in the lowest portions of the wetland and near the stream. Hydrology within the wetland appears to be driven by a seasonal drainage from the associated Type U Streams located above the wetland, seasonal overflow from the Type F Stream, seasonal high-water table, perennial springs at the base of slopes above, and general runoff from the 57 square mile estimated drainage basin. See Appendix E for the Hydroperiod and Drainage Basin maps.

Precipitation data for the day that wetland fieldwork was completed (July 20, 2023), as well as the month preceding that date has been reviewed in order to observe wetland hydrology conditions relative to the statistical baseline for precipitation. Rainfall levels that deviate from the normal range can potentially affect site conditions and impact observed hydrology indicators. Daily precipitation data has been obtained from a nearby station NASELLE 2 ENE through the USDA's AgCIS database. In June 2023 0.47 inches of precipitation were recorded. No data is available for this station in July, but the next closest station, GRAYS RIVER 0.9 SSE, WA indicates that 0.49 inches fell in July. Between June 20 and July 20, 0.30 inches were recorded with 0.01 inch daily average for this period. 0.01 inch was recorded on the day of fieldwork. Based on historical data dating from 1895, NOAA ranks precipitation in Pacific County for June 2023 as "Much Below Average" and July of 2023 as "Below Average". See Appendix G for supporting documentation.

3.3 Soil Test Sites

See Appendix F for Wetland Determination Data Forms with additional details, and Appendix D for the Field Data Report.

- ### Sample Location SP1 – Wetland Area

Soils: Soil was sampled to a depth of 16 inches and made of up of a Silt Loam texture between zero (0) and six (6) inches and a Silty Clay Loam from six (6) to 16 inches. Redox features were observed as Concentrations located within the Matrix and along Pore Linings. Hydric soil indicator Redox Dark Surface (F6) was determined to be met.

Hydrology: No wetland hydrology indicators were observed, although with the presence of hydric soils and a dominance of hydrophytic vegetation wetland hydrology is assumed until verification can be done during the growing season.

Vegetation: A 100 percent dominance of hydrophytic vegetation was observed. (See section 3.4 for a list of all vegetation observed, or Appendix F for Wetland Determination Data Sheets listing vegetation by sample point.

- ### Sample Location SP2 – Upland Area

Soils: Soil sample was taken to a depth of 16 inches and had a Sandy Clay Loam texture. No redox features were observed within the soil profile. Hydric soils were not determined to be present.

Hydrology: No wetland hydrology indicators were observed. Wetland hydrology was not determined to be present.

Vegetation: Hydrophytic vegetation was not determined to be the dominant species within the survey area.

- ## Sample Location SP3 – Wetland Area

Soils: Soil sample was taken to a depth of 16 and had a Silty Clay Loam texture between zero (0) and six (6) inches and having a Clay texture between six (6) and 16 inches. Redox features were observed as Concentrations and Depletions located within the Matrix and along Pore Linings. Hydric soil indicator Redox Dark Surface (F6) was determined to be met.

Hydrology: Wetland hydrology indicators were observed within the sample area. These included Saturation (A3) and Water Marks (B1). Secondary indicators observed were Water-Stained Leaves (B9), Drainage Patterns (B10), and FAC-Neutral Test (D5). Sediment Deposits, and Drift Deposits. Saturation was present to a depth of six (6) inches. Saturation within the soil profile was observed at a depth of 10 inches. Wetland hydrology was determined to be present.

Vegetation: A dominance of hydrophytic vegetation was observed at this sample point.

- ## Sample Location SP4 – Upland Area

Soils: Soil sample was taken to a depth of 16 inches and had a Sandy Clay Loam texture. No redox features were observed. Soil was not determined to be hydric.

Hydrology: No wetland hydrology indicators were observed within the sample area.

Vegetation: A dominance of hydrophytic vegetation was not observed at this sample point.

- ## Sample Location SP5 – Wetland Area

Soils: Soil sample was taken to a depth of 16 inches and had a Clay texture. Redox features made the majority of the soil profile. They were observed as Concentrations and Depletions located within the Matrix and along Pore Linings. Hydric soil indicator Redox Dark Surface (F6) was met.

Hydrology: Wetland hydrology indicators were observed within the sample area. These included High Water Table (A2), Saturation (A3), and Water Marks (B1). Saturation was present at a depth of 10 inches with a High Water Table observed at 15 inches. Wetland hydrology was determined to be present.

Vegetation: A 100 percent dominance of hydrophytic vegetation was observed.

- ## Sample Location SP6 – Upland Area

Soils: Soil sample was taken to a depth of 15 inches and had a Silty Clay Loam texture. No Redox features were observed. Hydric soil conditions were determined too not be present.

Hydrology: No wetland hydrology was observed within the sample point.

Vegetation: A dominance of hydrophytic vegetation was observed at 60 percent within the sample point.

3.4 Plant Communities

Plants observed within stream/stream bank on-site included:

- *Rubus spectabilis* / Salmonberry (FAC)
- *Athyrium filix-femina* / Common ladyfern (FAC)
- *Carex deweyana var. deweyana* / Dewey sedge (FAC)
- *Rubus armeniacus* / Himalayan blackberry (FAC)
- *Polystichum munitum* / Western sword fern (FACU)
- *Ilex aquifolium* / Holly, English holly (FAC)
- *Crataegus* sp. / Hawthorn (FAC)

Plants observed within wetlands on-site included:

- *Agrostis capillaris* / Colonial bentgrass (FAC)
- *Alnus rubra* / Red alder (FAC)
- *Athyrium filix-femina* / Common ladyfern (FAC)
- *Carex obnupta* / Slough sedge, Slough sedge (OBL)
- *Holcus lanatus* / Common velvetgrass (FAC)
- *Juncus effusus var. effusus* / Common rush (FACW)
- *Lolium perenne* / Perennial rye grass (FAC)
- *Lotus corniculatus* / Bird's foot trefoil (FAC)
- *Oenanthe sarmentosa* / Water parsley (OBL)
- *Phalaris arundinacea* / Reed canary grass (FACW)
- *Polygonum persicaria* / Spotted ladysthumb (FACW)
- *Ranunculus repens* / Crowfoot, Creeping buttercup (FAC)
- *Rubus spectabilis* / Salmon berry, Salmonberry (FAC)
- *Rubus ursinus* / California blackberry (FACU)
- *Rumex occidentalis* / Western dock (FACW)
- *Scirpus microcarpus* / Mountain bog bulrush (OBL)

Plants observed within uplands/buffers on-site included:

- *Alnus rubra* / Red alder (FAC)
- *Carex obnupta* / Slough sedge, Slough sedge (OBL)
- *Digitalis purpurea* / Foxglove (FACU)
- *Frangula purshiana* / Cascara sagrada (FAC)
- *Holcus lanatus* / Common velvetgrass (FAC)
- *Jacobaea vulgaris* / Tansy Ragwort (NI)
- *Lolium perenne* / Perennial rye grass (FAC)
- *Maianthemum canadense* / False lily-of-the-valley (FACU)
- *Polystichum munitum* / Western sword fern (FACU)
- *Pteridium aquilinum* / Western brackenfern (FACU)
- *Rubus armeniacus* / Himalayan blackberry (FAC)
- *Rubus laciniatus* / Cut leaved blackberry (FACU)
- *Rubus spectabilis* / Salmon berry, Salmonberry (FAC)
- *Rubus ursinus* / California blackberry (FACU)

Wetland Indicator Categories of Plant Species that Occur in Wetlands under Natural Conditions are as follows:

Obligate Wetland (OBL) – In Wetlands >99% of the time and In Non-wetlands <1% of the time.

Facultative Wetland (FACW) – In Wetlands 67 to 99% of the time and In Non-wetlands 1 to 33% of the time.

Facultative (FAC) – In Wetlands 34 to 66% of the time and In Non-wetlands 34 to 66% of the time.

Facultative Upland (FACU) – In Wetlands 1 to 33% of the time and In Non-wetlands 67 to 99% of the time.

Figure 5. Buffer Area

Chapter 4. Proposed Project

4.1 Project Needs & Objectives

This project is proposing to impact approximately 12,100 square feet of stream and wetland buffer on-site for the construction of a single-family residence with associated on-site septic and driveway. Development is proposed in an area of the property that has been cleared and maintained since it was logged several years ago. An existing gravel driveway will be utilized for access to the proposed development. Water will come from the Naselle Water Company, and electricity from the Pacific County PUD No.2. No direct impacts to the wetland or stream are being proposed.

Buffer impacts are unavoidable as all accessible areas of the property are encumbered by the Category II wetland buffer, as well as some overlapping areas impacted by the Type F Stream buffer. The proposed stream buffer impact would be 2,880 square feet, with a maximum buffer width reduction of 25.38%. The wetland buffer impact would be the full 12,100 square foot development envelope, with a maximum buffer width reduction of 98.22%. Both buffer reductions would exceed 25%. Proposed buffer impacts would occur within an existing cleared area and no removal of existing native vegetation is being proposed. The project will be required to obtain approval through a Variance process. See site map in Appendix B for more information.

Mitigation is being proposed at a minimum 1:1 ratio to account for impacts. Buffer and wetland restoration are being proposed within three zones of the property over a total area of 27,286 square feet. (See Chapter 5 and map in Appendix B.) Within these zones, native plants are proposed for areas where native vegetation has not regrown or is not present due to clearing maintenance. Based on total restoration area, this proposal accomplishes a 1:2.255 mitigation ratio.

A mix of 163 trees, shrubs, and herbs are proposed for planting. This will 'cover' approximately 12,106.44 square feet based on the suggested plant spacing radius of each plant. For instance, Salmonberry should be placed five(5)-foot on center. This means the circle surrounding each plant will have a 2.5' radius and an area of 19.63 square feet. All Salmonberry listed in the report are counted as covering 19.63 square feet, and so on. When calculated by plant spacing radius, this mitigation proposal accomplishes a 1:1.001 mitigation ratio.

Construction of the proposed home is planned to occur following permit approval, ideally in the spring of 2024. Construction will be completed within six months during normal construction hours typical for a residential neighborhood. Buffer enhancement can occur as soon as approvals have been received, within the appropriate dormancy season and ideally before construction activity begins. All species to be transplanted should be placed within a five-day period between October and March. The optimal time for planting is from February to March, though planting can begin as early as October. Cooler and wetter weather is preferred to ensure optimal survival of all plants.

Per Pacific County Ordinance 180, the Landowner will be required to file a notice with the County Auditor that will "run with the land" stating the presence of site associated critical areas and buffers on the property. This notice will address limitations on actions due to these areas. This notice should be filed at the conclusion of project construction.

4.2 Anticipated Project Impacts

This section describes anticipated permanent and temporary impacts associated with the project and the proposed minimization measures to address these impacts. It is important to note that measures were taken to avoid, reduce, and minimize impacts associated with this project; however, some minor impact to critical

areas may be unavoidable due to the nature of the project. Impact avoidance and minimization was practiced to the furthest extent possible. The analysis of impacts and determination of effects in this report are based on prior experience with other applicable projects and review of relevant literature.

The main potential direct effect to the critical areas and habitat on-site will be the physical area occupied by the proposed development. Temporary direct effects caused by the proposed project include sedimentation from earthmoving activities associated with the installation of the proposed project. Sedimentation will be minimal due to the modest project footprint and the use of silt fencing and geo-textile fabric during construction where appropriate. Also of concern will be water pollution from incidental release of fuel or other contaminants. Accidental spills of fuel or other contaminants are a possible effect at most all construction sites. Spill Prevention Control measures and BMPs (Appendix H) shall be implemented during the proposed project. Construction noise may also have a temporary impact. It will be from a variety of tools and equipment over the course of the project. Noise will be short term and intermittent and is expected to be a maximum of 80-90 dBA in the immediate work vicinity.

Terrestrial Species Impact Evaluation

Impacts to potential habitat of the listed terrestrial species from the proposed project will be limited. No additional clearing of the property is proposed. It is anticipated that there will be temporary disturbance from construction activity, as well as longer-term impact from the physical area occupied by the proposed development and increased activity on-site after occupancy.

None of the protected terrestrial species were observed in the project area during fieldwork, nor were nesting sites or other signs of significant habitation, aside from sign of Roosevelt elk. The northern portion of the property above the stream has the highest likelihood of wildlife presence on-site. No impacts are being proposed to this area. Given its proximity to forestland and multiple streams, the property is likely frequented by a variety of species, but it is the determination of this report that the proposed project will not create an adverse impact on species within the site and vicinity. A determination of May Affect, Not Likely to Adversely Affect is appropriate for all terrestrial species listed within this report.

Aquatic Species Impact Evaluation

A determination of May Affect, Not Likely to Adversely Affect is appropriate for all listed aquatic species within this report as well. Impacts to the in-water habitat of the listed aquatic species from the proposed project could potentially include sedimentation and runoff from upland project installation and occupancy, though Best Management Practices (BMPs) outlined in Appendix H of this report are intended to prevent or lessen such impacts. No in-water or immediate streambank work is being proposed.

It is reasonable to assume that any of the listed Salmonid species could be present at any given time downstream within the Naselle River. Considering the potential impacts from the proposed project within the context of existing habitat quality, the addition of this single-family residence is not going to have a notable impact on the Naselle River and overall watershed. Impacts to the Type F stream should not be remarkable given the low likelihood of species presence in the stream/wetland on-site. As previously noted, the stream habitat is not ideal for spawning and none of the species are highly likely to be present on-site during any portion of their life cycle due to fish passage barrier(s).

Wide-Range Impacts

Indirect effects are those effects reasonably certain to result from the proposed action at a later time. Possible indirect effects from the proposed project include cumulative impacts over the long-term planning period for like actions. Cumulative effects are defined as “those effects of future state or private activities, not involving Federal activities, that are reasonably certain to occur within the action area of the action subject to consultation,” (50 CFR 402.02). As per MCC 17.50.320.A(3). This report would argue that given

the site was previously logged with little protection for critical areas, and that many of the similar properties in the vicinity are likewise developed, a precedent has already been set.

In the event that the few remaining undeveloped residential sized lots located in this area of the Naselle River are developed, there could be some cumulative impact, though it would be difficult to quantify given the overall level of development along the entire river. Cumulative impacts are difficult to assess. Continued growth and urbanization are likely to detrimentally impact fish and wildlife resources. The project has been designed to comply with all applicable regulations regarding site location, dimensional standards, and similar requirements. The proposed project is not likely to alter in any way the immediate stream and wetland areas, or downstream areas of the Naselle River or beyond.

4.3 Regulatory Considerations

In order to complete this project, it appears that a Type II Variance/Viable Use Exception will be required. Pacific County will have final discretion as to the level of regulatory process required for this project. Criteria from Pacific County Ordinance is included below.

Pacific County Ordinance 180.Section 3.I

1. The Administrator shall process variance requests according to a Type II procedure delineated in Ordinance No. 177. The burden of proof shall be on the person requesting the variance to bring forth evidence in support of the variance.

2. The Administrator shall grant a variance if the person requesting the variance demonstrates that the requested variance conforms to all of the criteria set forth below:

a. That special conditions and circumstances exist that are peculiar to the land;

Consultant Comment: Unique property conditions are solely responsible for the hardship which requires the need for a variance. The lot is heavily encumbered by the wetland, stream conditions, as well as challenges associated with topography. Site access is also limited to the area proposed for development in the southern portion of the property along North Valley Road.

b. 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;

Consultant Comment: When considering all regulations subject to the construction of a home on the property, it was found to be impossible to meet applicable prescriptive critical area buffer standards. The subject parcel is encumbered near its entirety by critical areas and buffers. The strict application of standards set forth in the Pacific County Ordinance 180 would absolutely preclude reasonable use of the property which has been enjoyed by many similar neighboring properties in the area. The proposed project is compatible with the existing residential uses in the area and with uses planned for the area under the Comprehensive Plan and the Pacific County Shoreline Master Program (applicable to neighboring properties on the south side of North Valley Road.) These plans anticipate and allow residential development within the area and on-site.

c. That the special conditions and circumstances do not result from the actions of the person seeking the variance;

Consultant Comment: The special conditions and circumstances existing on the property are not the result of the applicant's own actions or prior actions taken by previous landowners. Special conditions are a result of natural processes and drainage patterns off Long Fellow Hill that have created stream and wetland conditions within the site and vicinity.

d. 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;

Consultant Comment: The approval of the requested variance would not grant a special privilege that is not afforded to other citizens who may face or have faced similar site conditions and regulatory buffer restrictions. 71% of comparable lots in this area contain existing residential development.

e. That the variance requested is the minimum necessary to afford relief; and

Consultant Comment: The landowner is requesting the minimum relief necessary to allow for the construction of a reasonably sized SFR. All development will occur within a previously disturbed area. The proposed buffer reductions have been set to allow only the minimum area necessary to accommodate the proposed development (See Site Plan in Appendix B.) The proposed development envelope/buffer impact area has been limited to the proposed home, and septic, with a 15-foot setback around the home and a 5-foot (or less) protective area around some of the septic infrastructure. All other existing disturbed areas outside of the development envelope will either be restored through the mitigation plan or allowed to naturally re-vegetate.

The location of the home was determined by the septic design provided by Leonard Taylor at APlus Septic Design and Consulting (see Appendix C). The home was placed as close to the septic as possible to limit land expenditure. Mr. Taylor previously provided a wetland delineation and septic design for the Landowner, which advised that the proposed structure be placed in the depressional area at the southwest corner of the property below the landing. Mr. Taylor's report identified this area as uplands. The Landowner had observed seasonal inundation in the area and was concerned at the high cost that would be required to fill it in for development.

Crater Land Use Consulting was hired to conduct a second wetland delineation and determined that the area Mr. Taylor had proposed for the structure was a wetland. Mr. Taylor had also proposed placing the septic drainfield partially within this wetland. Mr. Taylor received the updated wetland boundaries from the Landowner and was asked to adjust his septic design to avoid wetland areas. We have relied on Mr. Taylor's professional guidance as a septic designer for the placement of the drainfield, though we cannot speak to whether any other location or configuration would be possible (given the site's soils) to keep the most southern drainfield reserve line further than four (4) feet from the wetland boundary.

f. That to afford relief the requested variance will not create significant impacts to critical areas and resource lands and will not be materially detrimental to the public welfare or contrary to the public interest.

Consultant Comment: The approval of the relief measures being requested within this report will not have a substantial or detrimental impact to critical areas, their associated buffer/setback or to protected species and habitats that may be located within the area. Compensatory mitigation will ensure that no net loss of ecological functions occurs as a result of this project. Given the existing level of site disturbance, there may even be a net gain in ecological function after mitigation has been implemented and remaining areas of the site have been allowed to regrow. The general public welfare will not be impacted, nor will the proposed property improvement measures be contrary to the goals and policies that are appliable to the project.

Pacific County Ordinance 180.Section 3.M.

2. Mitigation Sequencing. Applicants shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas. When an alteration to a critical area is proposed, such alteration shall be avoided, minimized, or compensated for in the below sequential order of preference. Mitigation for individual actions may include a combination of the below measures.

Consultant Comment: The proposed buffer reductions have been set to allow only the minimum area necessary to accommodate the proposed development (See Site Plan in Appendix B).

a. Avoid the impact altogether by not taking a certain action or parts of an action.

Consultant Comment: Development has been limited to a typically sized residential structure for the area.

b. Minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts.

Consultant Comment: The building design was limited so that less than 3,000 square feet of living space are being proposed. Due to the rural location of the property, a garage is necessary to protect vehicles and machinery from rodents and to store tools and materials for maintenance of the property. In order to expend less area, a modest 24' x 24' attached garage was chosen.

c. Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project.

Consultant Comment: The site was previously logged and remains in a degraded state. Buffer and wetland restoration is being proposed to rectify the impacts from proposed development.

d. Minimize or eliminate the hazard by restoring or stabilizing the hazard area through engineered or other methods.

Consultant Comment: Not appliable to this project.

e. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.

Consultant Comment: Critical areas and buffers established under this project will be maintained in perpetuity and will be recorded with the Pacific County Auditor to ensure protections continue in the event the land is sold. Monitoring and maintenance requirements for wetland/buffer restoration are also included within Chapter 5 of this report.

f. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments.

Consultant Comment: Buffer and wetland restoration is being proposed to rectify the impacts from proposed development.

g. Monitor the impact and the compensation projects and take appropriate corrective measures.

Consultant Comment: Monitoring and maintenance requirements for wetland/buffer restoration are also included within Chapter 5 of this report.

Chapter 5. Mitigation Proposal

5.1 Plantings

The proposed planting of native species similar to those found locally will enhance a portion of the buffer and wetland where native vegetation is currently lacking. The outcome of the proposed plantings will be to achieve increased tree, sapling, shrub, and herb density on site for the foreseeable future, and to create habitat. The proposed restoration measures will also provide for increased capture of stormwater and runoff when plants mature and establish their respective root systems. The combination of plants proposed can be found in Table 5. The plantings will be split into three zones within the site (see map in Appendix B).

All measures should be taken to avoid shock to the immature plants and that the plants do not dry out after installation. Temporary irrigation measures may also be necessary. Any existing native vegetation within the restoration area should be retained in its native condition or allowed to return to its native condition to ensure no net loss of ecological functions.

Trees will be spaced either 25-foot or 10-foot on center as a minimum standard depending on the species, shrubs either 10-foot or five (5)-foot on center, and herbs four (4)-foot on center. Final placement will be determined by a qualified biologist at the time of enhancement. Plant quantities listed in this report are estimates derived after careful review of conditions within the site and calculation of the maximum number of plants that will fit within the proposed restoration area based on minimum plant spacing requirements and the level of existing native vegetation regrowth.

Table 5. Plant Schedule

COMMON NAME	SCIENTIFIC NAME	#	MIN. SPACING	SQFT COVERAGE	$/PLANT & SIZE	TOTAL $
Western red cedar	*Thuja plicata*	18	20' on center	5,654.88	$10.00 1 gal.	$180.00
Sitka spruce	*Picea sitchensis*	9	20' on center	2,827.44	$10.00 1 gal.	$90.00
Cascara	*Frangula purshiana*	7	10' on center	549.78	$10.00 1 gal.	$70.00
Vine maple	*Acer circinatum*	7	10' on center	549.78	$10.00 1 gal.	$70.00
Red elderberry	*Sambucus racemosa*	6	10' on center	471.24	$10.00 1 gal.	$60.00
Thimbleberry	*Rubus parviflorus*	20	5' on center	392.60	$10.00 1 gal.	$200.00
Salmonberry	*Rubus spectabilis*	16	5' on center	314.08	$10.00 1 gal.	$160.00
Red huckleberry	*Vaccinium parvifolium*	16	5' on center	314.08	$5.00 4" pot	$80.00
Evergreen huckleberry	*Vaccinium ovatum*	16	5' on center	314.08	$5.00 4" pot	$80.00
Salal	Gaultheria shallon	26	5' on center	314.08	$5.00 3.5" pot	$130.00
Western sword fern	*Polystichum munitum*	32	4' on center	402.24	$5.00 3.5" pot	$160.00
TOTALS	***PLANTS***	163	***SQ.FT.***	12,106.44	***COST***	$1,280.00

If the species listed within this report are not available, substitutions must be similar in nature providing the same habitat benefit as those proposed. Alternative species require pre-approval by a qualified specialist and/or regulatory staff at Pacific County. All plant materials used for the enhancement actions will be nursery grown stock from a reputable local source. Only native species are to be used; no hybrids or cultivars will be allowed. Plant material provided will be typical of their species or variety; if not, they will exhibit normal densely developed branches and vigorous, fibrous root systems.

Cost estimates listed in Table 5 are derived from Sound Native Plants – Olympia, WA, Woodbrook Native Plant Nursery – Gig Harbor, WA, and Plantas nativa LLC – Bellingham, WA. All prices are subject to change and these numbers do not reflect availability. These figures are estimates and plants may be obtained from a wide variety of vendors across the region. The Washington Native Plant Society publishes an annual list of native plant sources that can be consulted if necessary.

5.2 Project Sequencing

A. **Preparation:** Crater Land Use Consulting (or another qualified contractor) will mark or physically direct where each plant should be placed in the field. Prior to planting, Crater Land Use Consulting (or another qualified contractor) will monitor for invasive and nonnative species within the enhancement area and oversee any surface preparation for planting. Care should be taken to avoid disturbing any native seedlings that are reemerging.

B. **Installation:** A qualified plant installation specialist will plant/sow (under the supervision of Crater Land Use Consulting if so requested by the Client). This action may also be performed by the Client if approved by Pacific County. No tilling of the ground will occur. All excavation work, though minor will only be performed during dry weather. Holes for each plant will be dug individually and will be two to three times the width of the container. Mixing compost with the soil placed back into the holes will help to ensure retention of moisture for the plants in the upland/buffer. Mulching around installed trees and shrubs is also recommended as appropriate to each species. All installed vegetation shall be marked with colored flagging to facilitate monitoring inspections.

C. **As-Built Plan:** Crater Land Use Consulting (or another qualified contractor) will complete an As-Built Installation Plan for submission to Pacific County within one (1) month of planting.

D. **Client Responsibility:** Client will monitor growth and adhere to best management practices outlined within this report.

E. **Annual Monitoring Reports:** Crater Land Use Consulting (or another qualified contractor) will perform an annual site visit in the late summer of monitoring years 1 - 2 and will provide a Monitoring Report to the county no later than October 1 of that year. The Monitoring Report will suggest needed corrections and adjustments to the plan based on survival of planted species determined in each report.

F. **Final Completion:** Crater Land Use Consulting (or another qualified contractor) will provide final site inspection and Monitoring Report to Pacific County by October 1 of year 3 and/or as requested by Pacific County.

5.3 Performance Standards

The following performance standards are targeted for the proposed restoration identified within this report. These performance standards are necessary for the evaluation of success achieved in implementing the proposed plan.

Survival and Coverage

Individual plants that die in the first or second year must be replaced (at a 1:1 ratio) with native species suggested by a qualified biologist and approved by Pacific County. After the second year, if mortality of the installed vegetation exceeds 20 percent, those dead materials over 20 percent will be replaced at a 1:1 ratio. If mortality is related to an inappropriate species for the site conditions, adjustments to the Plant Schedule may be made to replant with a species more likely to survive. Other actions include changes to or adoption of a watering schedule, or integrated pest management (excluding pesticide use). Failure to meet these standards by the end of the monitoring period will require an additional year of monitoring.

Table 7. Plant Survival Benchmarks

	YEAR 1	YEAR 2	YEAR 3
PLANT SURVIVAL	100 percent	100 percent	80 percent minimum

Invasive Species

Invasive vegetation will be removed from the restoration area and continue to be removed as they are established. Washington State-listed or county-listed noxious weeds observed in any area of the mitigation site must be eradicated with no part of the plant remaining. Non-native species will include less than 10% cover in the mitigation area during the monitoring period. Due to the ecological sensitivity of the restoration area, use of pesticides for noxious weed control should be avoided. Continued manual removal is the appropriate course of action for this area. Tansy Ragwort (*Jacobaea vulgaris*) was observed within the site and should be removed by hand as it becomes apparent in the early stages of flowering. Reed canary grass (*Phalaris arundinacea* was observed in the wetland area and should be cut back prior to seeding out and pulled up by hand when possible.

5.4 Monitoring and Maintenance

It is suggested that monitoring occur in late summer or early spring as these are the ideal time of year to assess the health of the plantings. The as-built plan should establish at least four (4) photo points on-site that portray the planting areas from each direction. These points should be maintained and used to capture the vegetation's growth over the three (3) year monitoring period for inclusion in the yearly monitoring report. The as-built plan may include a brief letter that consists of a summary of actions and associated maps and pictures, and other information deemed necessary by Pacific County.

The annual monitoring reports should include the following minimum information:

1. Observations of species survival;
2. The use of the site by wildlife species;
3. Any occurrence of exotic species and its removal within the restoration zones;
4. Replacement of vegetation since planting.
5. Any corrective measures that may be deemed necessary to provide desired conditions.
6. Any maintenance actions taken.

Three (3) years post planting, a review of the vegetation within the buffer enhancement area shall be completed and a final Monitoring Report provided to Pacific County. This document should be a determination of success regarding vegetation coverage, health, and sustainability. Maintenance of the restoration area should consist of all actions necessary to promote survival of the planted native vegetation. Actions may include irrigation during the dry season, mulching, fertilizing and similar measures. Broadcast fertilization, however, will not be used.

5.5 Surety Bond

An estimated cost breakdown for plants, biologist, and monitoring services is provided in the table below to assist in calculating the bond amount should one be required. For the purposes of this report, no amount is listed for plant installation labor and other associated supplies. A fair market quote from a qualified plant installer will be necessary to complete any bond amount calculations unless the Landowner will be permitted to install the plants themselves. Crater Land Use Consulting does not provide plant installation services but can obtain a quote from a third-party contractor and coordinate service for an additional fee if requested. The prices listed are estimates and subject to change.

Table 7. Mitigation Cost Estimate

ITEM	COST
Plants	$1,280.00
As Built Installation Plan (CRATER LAND USE CONSULTING or another qualified professional)	$1,200.00
Plant Installation – Quote to be obtained by a qualified plant installer	$ N/A
Installation supplies – Quote to be obtained by a qualified plant installer	$ N/A
Monitoring Reports - 3 (CRATER LAND USE CONSULTING or another qualified professional)	$ 2,625.00
TOTAL	**$ 5,105.00**

Chapter 6. Conclusion

6.1 Take Analysis & Determination of Effect

Section 9 of the ESA prohibits take of endangered or threatened species, "take" being defined in section 3 as to harass, harm, pursue, hunt, shoot, wound, trap, capture, or collect listed species, or attempt to engage in any such conduct. "Harm" is further defined as a significant habitat modification or degradation that actually kills or injures listed species by "significantly impairing behavioral patterns such as breeding, spawning, rearing, migrating, feeding, and sheltering," (50 CFR 222.102). "Harass" is further defined as an intentional or negligent act which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to, breeding, feeding, or sheltering (50 CFR 17.3). In regard to the proposed project and the existing development activities, it is extremely unlikely that any "take" will occur. Best management practices included with this report will further ensure the likelihood that no "take" will occur.

Though presence of protected species is possible within the stream and portions of the buffer that are vegetated, it is the opinion of this report that the proposed project will not have a detrimental impact to site associated habitats so long as the proposed mitigation measures implemented and maintained in perpetuity. No impacts to the in-water habitat of the listed aquatic species from the proposed project are anticipated as no in-stream/wetland work is proposed. The project will not require the removal of any native vegetation or additional clearing. The proposed location of the project is an existing cleared area that was never replanted after logging. Considering the potential impacts from the proposed project within the context of existing habitat quality and site conditions, a determination of May Affect Not Likely to Adversely Affect is appropriate for all listed and protected species within this report.

6.2 Net Loss/Gain Analysis

The approval of the relief measures being requested within this report will substantially improve degraded wetland and buffer habitat areas within the site. Mitigation measures and Best Management Practices are being proposed and have been included with this report to compensate for the proposed loss of potential habitat areas within the existing buffer. No net loss of ecological functions is anticipated as a result of the project.

6.3 Disclaimer

The findings and conclusions documented in this report have been prepared for specific application to this project. They have been developed in a manner consistent with the level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us, and are made within the operation scope, budget, and schedule of this project. No warranty expressed or implied is made. In addition, changes in government codes, regulations, or laws may occur.

Chapter 7. References & Resources

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50 FR 402.02, Wildlife and Fisheries Chapter IV – Joint Regulations (United States Fish and Wildlife Service, Department of the Interior and National Marine Fisheries Service, National Oceanic and Atmospheric Administration, Department of Commerce); Endangered Species Committee Regulations (October 1, 2012).

57 FR 45328, Endangered and Threatened Wildlife and Plants; Determination of Threatened Status for the Washington, Oregon, and California Population of the Marbled Murrelet (October 1, 1992).

64 FR 58190, Endangered and Threatened Wildlife and Plants; Determination of Threatened Status for Bull Trout in the Coterminous United States (November 1, 1999).

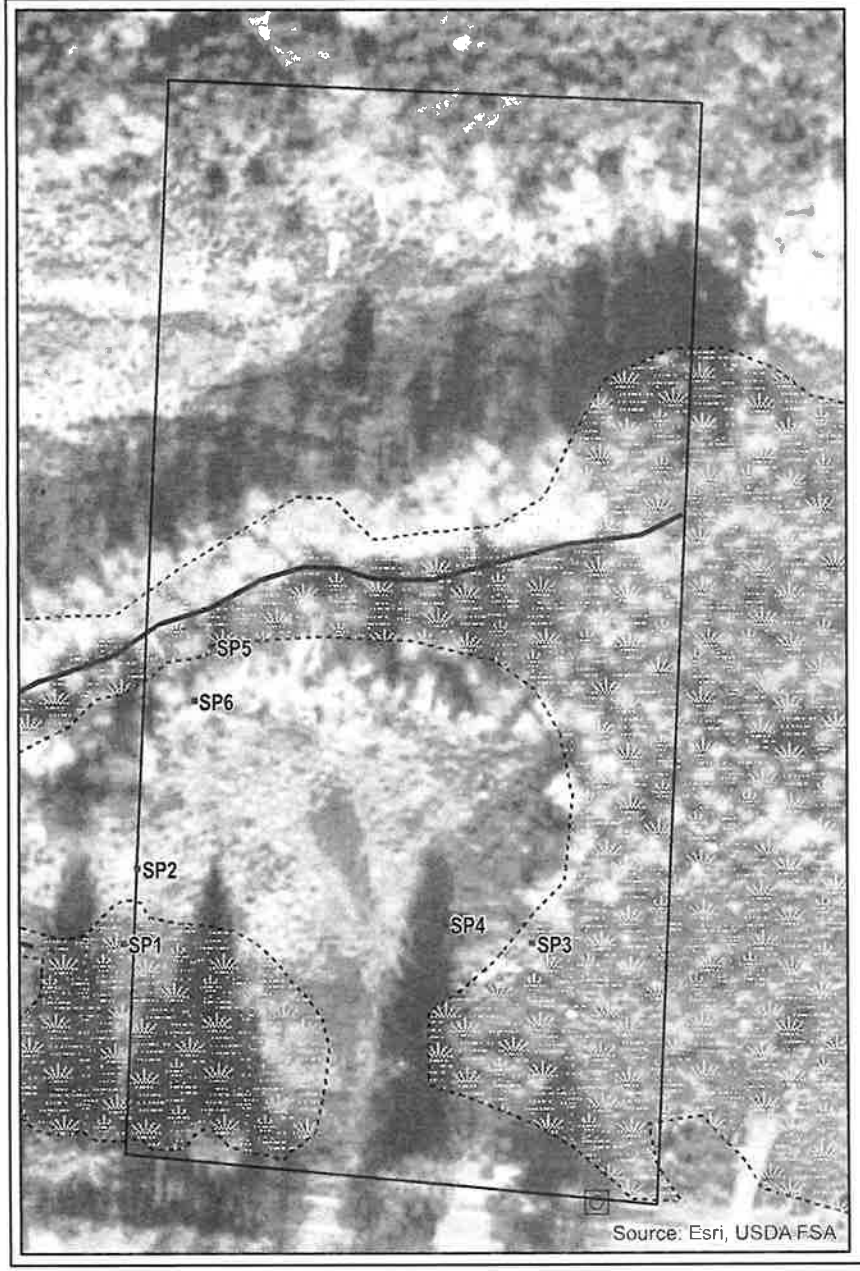
79 FR 2014, Final Rule to Revise the Code of Federal Regulations for Species Under the Jurisdiction of the National Marine Fishery Service (April 14, 2014).

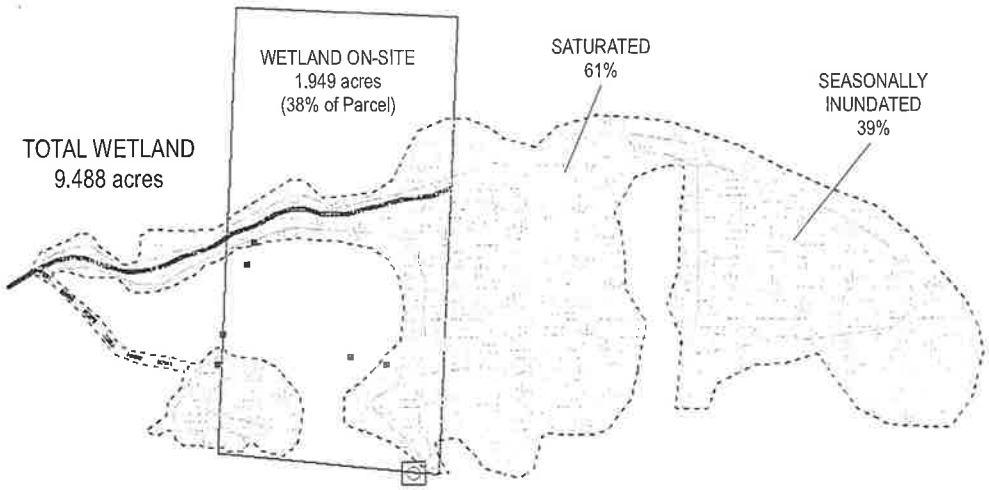
79 FR 59992, Determination of Threatened Status for the Western DSP of Yellow-billed Cuckoo (October 3, 2014).

79 FR 71373, Designation of Critical Habitat for the Western DPS of the Yellow-billed Cuckoo (December 2, 2014).

81 FR 2016, Endangered and Threatened Wildlife and Plants; Determination of Critical Habitat for the Marbled Murrelet (August 4, 2016).

Appendix A.
Wetland Delineation Findings





WETLAND DELINEATION FINDINGS

- SUBJECT WETLAND BOUNDARY
- WETLAND AREAS
- SEASONALLY INUNDATED
- SATURATED
- SOIL_TEST_SITES
- TYPE_F_STREAM
- UNKNOWN/NATURAL DRAINAGE DITCH
- CULVERT
- SUBJECT PARCEL

CRATER LAND USE CONSULTING
477 PARPALA ROAD, NASELLE, WA 98638
509-942-9309 RYAN@CRATERLUC.COM

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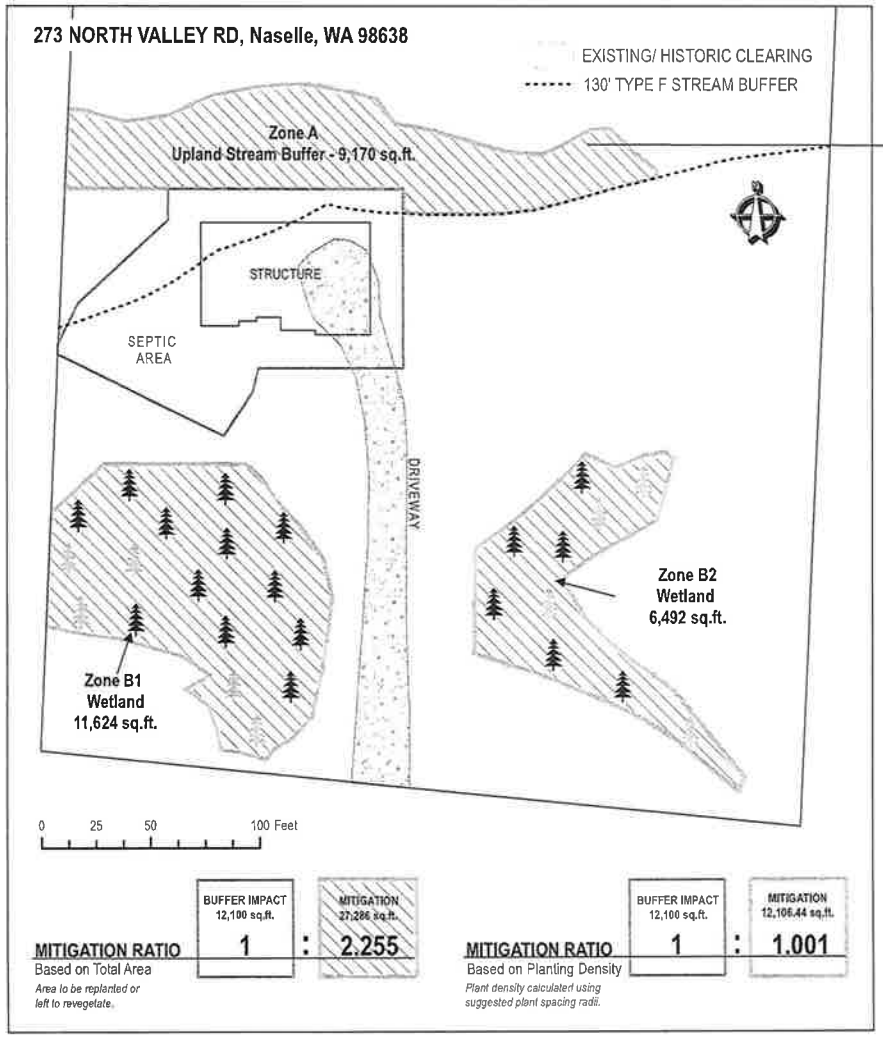
COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

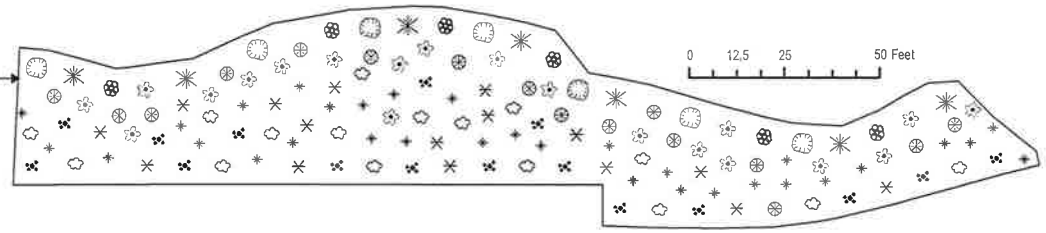
273 NORTH VALLEY RD, Naselle, WA 98638

DATE 20 JULY 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE

Appendix B.
Proposed Project & Mitigation Maps





Conceptual Plant Layout

LEGEND	COMMON NAME	SCIENTIFIC NAME	#	MIN. SPACING	SQFT PLANT COVERAGE
	Western red cedar	*Thuja plicata*	18	20' on center	5,654.88
	Sitka spruce	*Picea sitchensis*	9	20' on center	2,827.44
	Cascara	*Frangula purshiana*	7	10' on center	549.78
	Vine maple	*Acer circinatum*	7	10' on center	549.78
	Red elderberry	*Sambucus racemosa*	6	10' on center	471.24
	Thimbleberry	*Rubus parviflorus*	20	5' on center	392.60
	Salmonberry	*Rubus spectabilis*	16	5' on center	314.08
	Red huckleberry	*Vaccinium parvifolium*	16	5' on center	314.08
	Evergreen huckleberry	*Vaccinium ovatum*	16	5' on center	314.08
	Salal	Gaultheria shallon	16	5' on center	314.08
	Western sword fern	*Polystichum munitum*	32	4' on center	402.24
TOTAL			**163**		**12,106.44**

Plant locations shown are conceptual. Quantities have been estimated based on field review of existing conditions and level of native regrowth. Acutal planting placement and quantitiy will be determined by a qualified biologist at the time of enhancement.

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477 PARPALA ROAD, NASELLE, WA 98638
509-942-9309 RYAN@CRATERLUC.COM

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COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

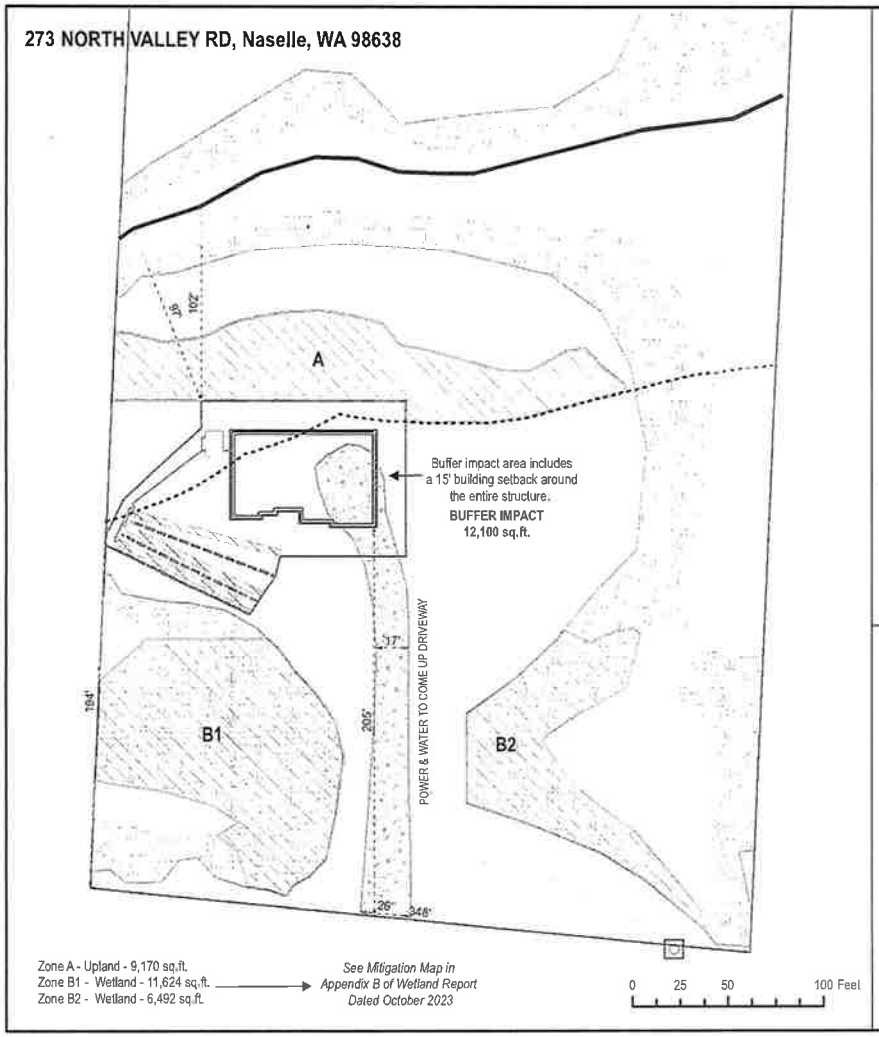
DATE 14 OCTOBER 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE

MITIGATION PLAN

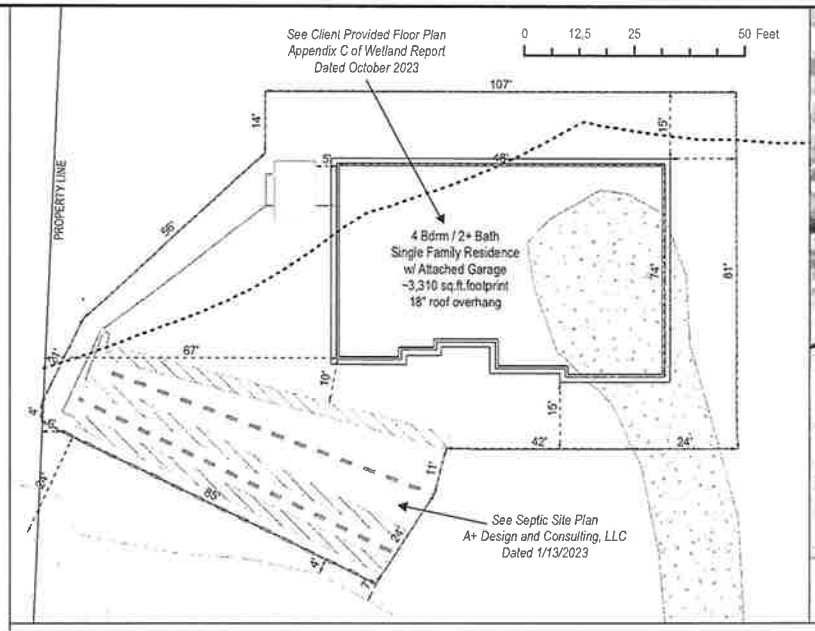
New Construction: Single Family Residence

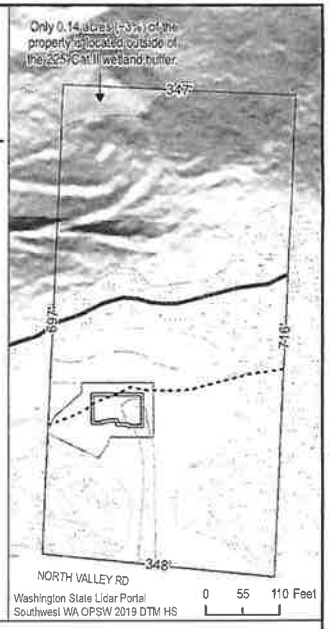
273 NORTH VALLEY RD, Naselle, WA 98638



Zone A - Upland - 9,170 sq.ft.
Zone B1 - Wetland - 11,624 sq.ft.
Zone B2 - Wetland - 6,492 sq.ft.

See Mitigation Map in Appendix B of Wetland Report Dated October 2023





- TYPE F STREAM
- 130' TYPE F STREAM BUFFER
- CATEGORY II WETLAND AREAS
- SEASONALLY INUNDATED AREAS
- EXISTING CULVERT
- COUNTY PARCEL BOUNDARY
- EXISTING/ HISTORIC CLEARING
- EXISTING DRIVEWAY
- PROPOSED PRIMARY DRAINFIELD
- PROPOSED RESERVE DRAINFIELD
- PROPOSED MITIGATION AREA
- PROPOSED BUFFER REDUCTION AREA
- STRUCTURE FOOTPRINT & ROOF OVERHANG
- PROPOSED SEPTIC TANKS & LINE

MAXIMUM BUFFER WIDTH REDUCTION
- Type F Stream: 25.38%
- Cat. II Wetland: 98.22%

MITIGATION RATIO
Based on Total Area
Area to be replanted or left to revegetate.

BUFFER IMPACT 12,100 sq.ft.	:	MITIGATION 27,286 sq.ft.
1	:	2.255

MITIGATION RATIO
Based on Planting Density
Plant density calculated using suggested plant spacing radii.

BUFFER IMPACT 12,100 sq.ft.	:	MITIGATION 12,106.44 sq.ft.
1	:	1.001

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509-942-9309 RYAN@CRATERLUC.COM

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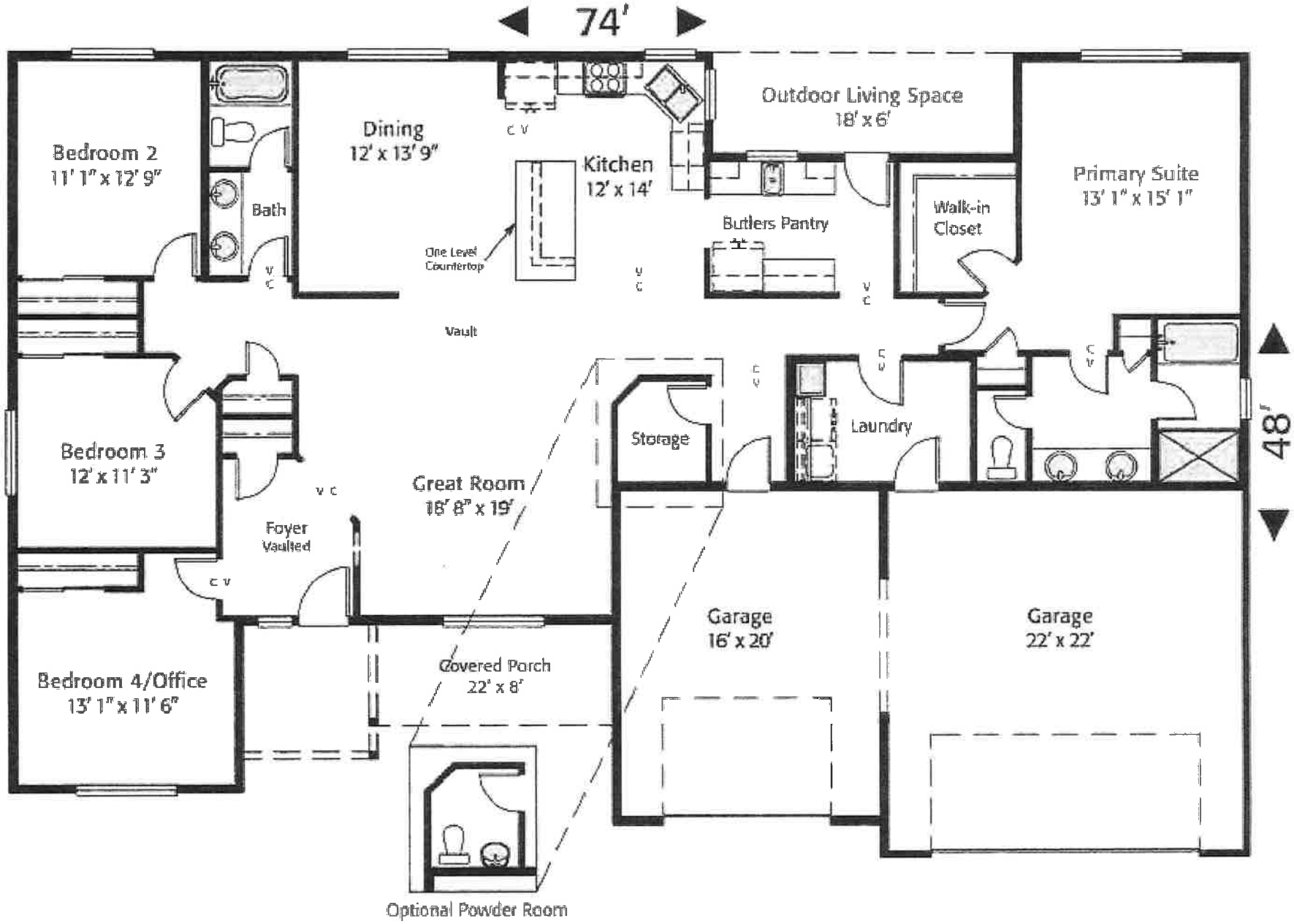
COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

DATE 14 OCTOBER 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE

PROPOSED PROJECT
New Construction: Single Family Residence

Appendix C.
Development Designs

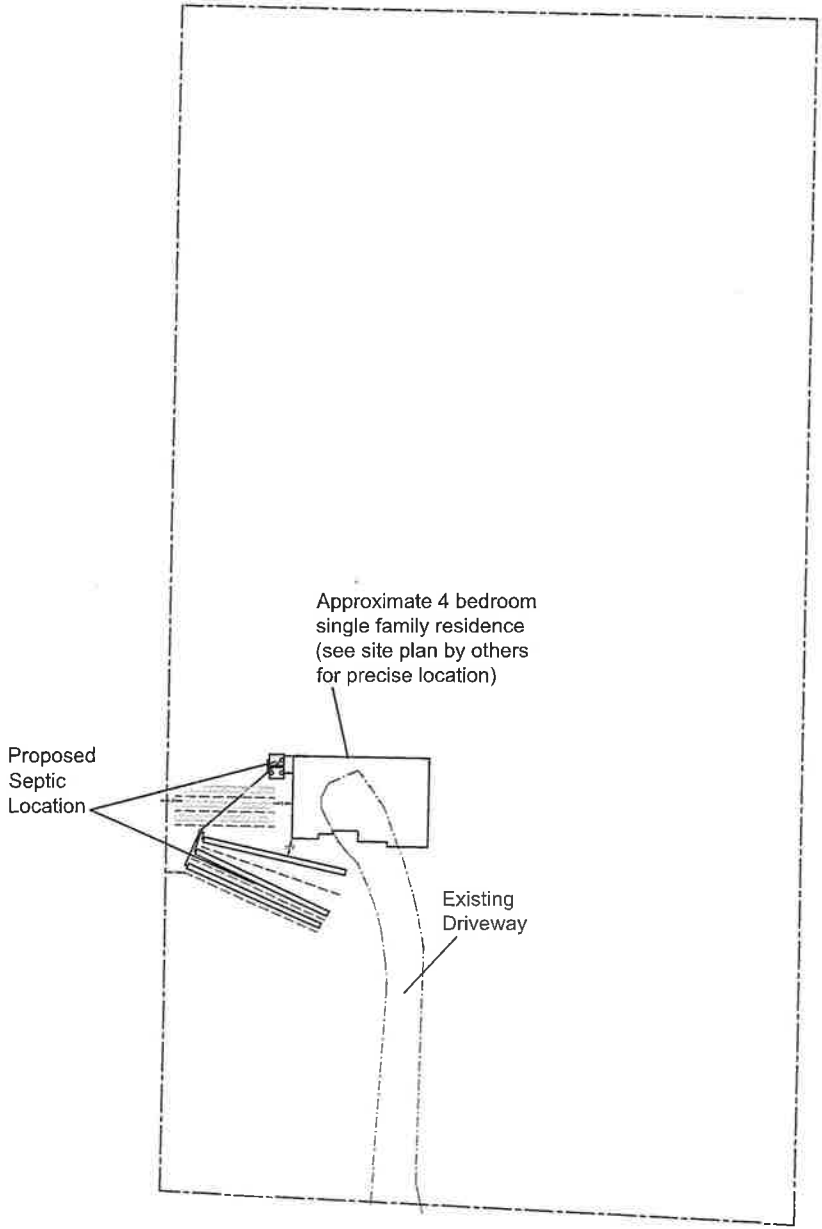


Client Provided Floor Plan

Site Plan Overall - Scale 1" = 100'

Notes:

1) See site plan by others in regards to critical areas.
2) Proposed septic system meets setbacks to surface water to the North of the project.



A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
(360) 244-5843

Client: Jamie D Nielson & Crystal L Neprud
Parcel #: 10090243026
Date: 1/13/2023
Scale 1" = 100'

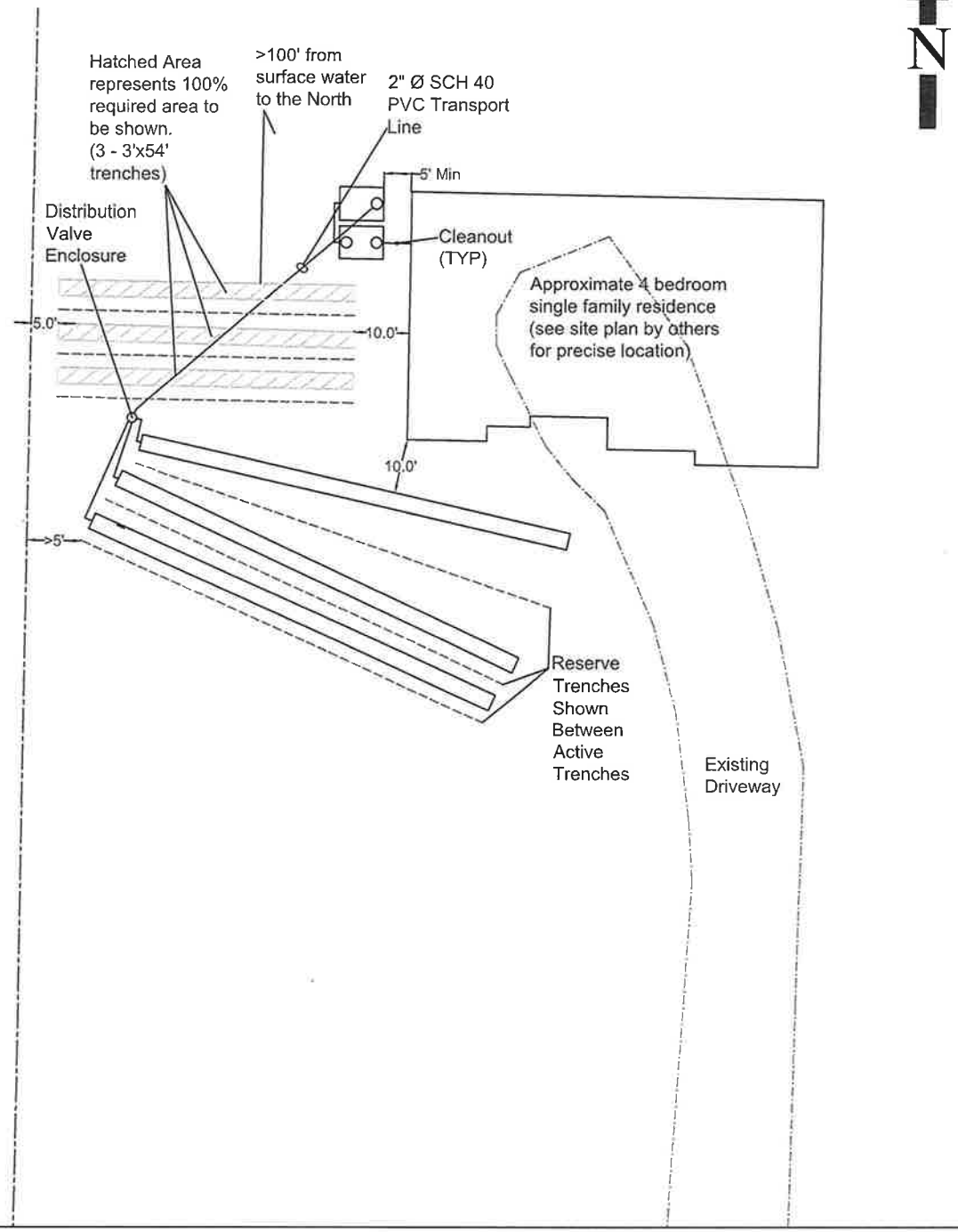
Page 3: Site Plan Overall
Drafted by: LAT / ANT

THIS SITE PLAN IS NOT A LEGAL SURVEY. ALL LOCATIONS AND ELEVATIONS ARE BASED ON ASSUMED DATUM PROVIDED BY PROPERTY OWNER AND FIELD MEASUREMENTS USING A LASER LEVEL TRANSIT AND CLOTH AND STEEL MEASURING TAPES AND ARE TO BE CONSIDERED AS APPROXIMATE. THE INTENTION OF THIS SITE PLAN IS FOR THE REVIEW AND CONSTRUCTION OF THE PROPOSED SEPTIC SYSTEM DESIGN ONLY.

FLAGGING		
SEPTIC TANK & PUMP CHAMBER		GREEN
PRIMARY DRAINFIELD		BLUE & ORANGE
ELEVATIONS		
A	SEPTIC TANK	99.00'
B	PUMP CHAMBER	99.00'
C	3'x80' TRENCH 1	104.75'
D	3'x80' TRENCH 2	103.75'
E	3'x80' TRENCH 3	102.83'
F	BENCHMARK (TOP OF CULVERT)	100.00'

Notes:
1) Tanks may be placed in a different location if owner thinks a different spot will work better for the final development of the lot.
2) See site plan by others regarding critical area boundaries.
3) Property owner states the drainfield is actually staked out like shown in this site plan. Lidar data supports that conclusion. Property owner also states that the proposed septic area is in an upland area.

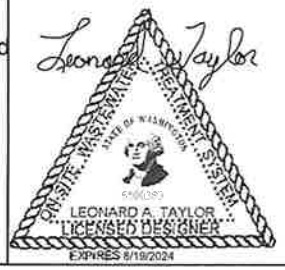
Site Plan Details - Scale 1" = 30'



THIS SITE PLAN IS NOT A LEGAL SURVEY. ALL LOCATIONS AND ELEVATIONS ARE BASED ON ASSUMED DATUM PROVIDED BY PROPERTY OWNER AND FIELD MEASUREMENTS USING A LASER LEVEL TRANSIT AND CLOTH AND STEEL MEASURING TAPES AND ARE TO BE CONSIDERED AS APPROXIMATE. THE INTENTION OF THIS SITE PLAN IS FOR THE REVIEW AND CONSTRUCTION OF THE PROPOSED SEPTIC SYSTEM DESIGN ONLY.

A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
(360) 244-5843
Client: Jamie D Nielson & Crystal L Neprud
Parcel #: 10090243026
Date: 1/13/2023
Scale 1" = 30'

Page 4: Site Plan Details
Drafted by: LAT / ANT



Appendix D.
Field Reports

Legend

- Property Lines
- REFERENCE POINT
- SEASONAL PONDING
- SP1
- SP2
- SP3
- SP4

NEPRUD, CRYSTAL	Raw Field Data Report/Map	Date 7/20/2023	

Property Lines

Name	Description	Area	Date/Time	User
PROPERTY	Area showing the Neprud property.	area: 245,119.9 ft² perimeter: 2,107.5 f	7/20/2023 5:22 PM	Galaxy Tab Activ

REFERENCE POINT

REFERENCE POINT 1

7/19/2023

Name REFERENCE POINT 1

Description Ditch at the main road. Culvert to the north (driveway), open ditch everywhere else w/wetland features. Water appears to flow onto the site at this location and ponds in the depression.

Attachment

ae7a90e52097407a89d474c46b5e4044.jpg

bd87c6ef3c37458c8068c93dfedef88b.jpg

Location 46.37343132°, -123.75235886°
55.47 ft

Latitude (WGS 84) 46.37343132

Longitude (WGS 84) -123.75235886

Elevation (ft) 55.47

Accuracy (ft) 0.84

Date/Time 7/19/2023 5:40 PM

User Galaxy Tab Active3

SEASONAL PONDING

SEASONAL PONDING 1

7/19/2023

Name SEASONAL PONDING 1

Description Location of seasonal ponding.

Attachment

10388f42b21543d6ace1b15949c37388.jpg

Location 46.37359461°, -123.75248200°
53.79 ft

Latitude (WGS 84) 46.37359461

Longitude (WGS 84) -123.75248200

Elevation (ft) 53.79

Accuracy (ft) 2.15

Date/Time 7/19/2023 5:40 PM

User Galaxy Tab Active3

SP1

A1

7/20/2023

Name	A1	**Description**	Sample Point - Site Critical Area Survey/Recon
Location	46.37364058°, -123.75342283°	**Latitude (WGS 84)**	46.37364058
Longitude (WGS 84)	-123.75342283	**Date/Time**	7/20/2023 5:24 PM
User	301438		

SP1

7/19/2023

Name SP1

Description Wetland Sample Survey Point

Attachment

fcac1db4eed54a2698287418fc13a913.jpg

Location 46.37386104°, -123.75360197°
50.13 ft

Latitude (WGS 84)	46.37386104	**Longitude (WGS 84)**	-123.75360197
Elevation (ft)	50.13	**Accuracy (ft)**	0.73
Date/Time	7/19/2023 5:11 PM	**User**	Galaxy Tab Active3

SP2

SP2 7/19/2023

Name SP2

Description Wetland Survey Point

Attachment

c2ffbab12ba543e395896b04a3faa13e.jpg

Location 46.37399522°, -123.75357289°
52.29 ft

Latitude (WGS 84) 46.37399522

Longitude (WGS 84) -123.75357289

Elevation (ft) 52.29

Accuracy (ft) 1.32

Date/Time 7/19/2023 5:12 PM

User Galaxy Tab Active3

SP3

SP3 7/19/2023

Name SP3

Description Wetland Survey Sample Point

Attachment

c7cfbbfed01d4f34ac2064c754bfefdd.jpg

Location 46.37388960°, -123.75254930°
54.35 ft

Latitude (WGS 84) 46.37388960

Longitude (WGS 84) -123.75254930

Elevation (ft) 54.35

Accuracy (ft) 0.77

Date/Time 7/19/2023 5:31 PM

User Galaxy Tab Active3

SP3

SP5

7/19/2023

Name SP5

Description Wetland Survey Point

Attachment

28ae513b1680406e9b5ff464baf48fd4.jpg

Location 46.37439577°, -123.75340220°
61.54 ft

Latitude (WGS 84) 46.37439577

Longitude (WGS 84) -123.75340220

Elevation (ft) 61.54

Accuracy (ft) 5.48

Date/Time 7/19/2023 5:16 PM

User Galaxy Tab Active3

SP4

SP4 7/19/2023

Name SP4

Description Wetland Survey Sample Point

Attachment

8a3e13c0a47c45c2bfae54acb258dffb.jpg

Location 46.37391801°, -123.75277225°
48.76 ft

Latitude (WGS 84) 46.37391801

Longitude (WGS 84) -123.75277225

Elevation (ft) 48.76

Accuracy (ft) 1.34

Date/Time 7/19/2023 5:35 PM

User Galaxy Tab Active3

SP4

SP6

7/19/2023

Name SP6

Description Wetland Survey Point

Attachment

77ed3098d2144d3f9655bd64eeb97030.jpg

Location 46.37429707°, -123.75344204°
64.36 ft

Latitude (WGS 84) 46.37429707

Longitude (WGS 84) -123.75344204

Elevation (ft) 64.36

Accuracy (ft) 1

Date/Time 7/19/2023 5:16 PM

User Galaxy Tab Active3

BIO-14 Vegetation Habitat Community Survey v1

Project	NEPRUD, CRYSTAL
ID	365654
Survey Date	06/22/2023
User	Ryan Crater
Community Name	Buffer Habitat
Community vegetation observed	Herbaceous, Saplings, Shrubs, Trees
Identify observed vegetation (all strata)	*Rubus ursinus* / California blackberry *Picea sitchensis* / Sitka spruce *Rubus laciniatus* / Cut leaved blackberry, Cutleaf blackberry *Carex obnupta* / Slough sedge, Slough sedge *Juncus effusus* var. *effusus* / Common rush *Polystichum munitum* / Western sword fern *Alnus rubra* / Red alder *Rubus armeniacus* / Himalayan blackberry *Rubus spectabilis* / Salmon berry, Salmonberry

Habitat Photos (4 minimum)

Community Location

Latitude	46.37401082
Longitude	-123.75367881
Datum	ITRF2000

BIO-14 Vegetation Habitat Community Survey v1

Project	NEPRUD, CRYSTAL
ID	365656
Survey Date	06/22/2023
User	Ryan Crater
Community Name	East wetland Area
Community vegetation observed	Herbaceous, Saplings, Shrubs, Trees
Identify observed vegetation (all strata)	*Equisetum arvense* / Common horsetail *Holcus lanatus* / Common velvetgrass, Common velvet grass *Nasturtium officinale* / Watercress, Water cress *Betula papyrifera* / Paper birch *Scirpus microcarpus* / Mountain bog bulrush *Ranunculus repens* / Crowfoot, Creeping buttercup *Athyrium filix-femina* / Common ladyfern *Malus fusca* / Oregon crab apple *Rubus spectabilis* / Salmon berry, Salmonberry *Carex obnupta* / Slough sedge, Slough sedge *Juncus effusus* var. *effusus* / Common rush *Alnus rubra* / Red alder *Salix* / Willow *Frangula purshiana* / Cascara sagrada

Habitat Photos (4 minimum)

Community Location

Latitude	46.3743769
Longitude	-123.7534195

STRM-03 Stream/River Assessment v1

Project	NEPRUD, CRYSTAL
ID	365655
Survey Date	06/22/2023
User	Ryan Crater
Project:	Neprud, Crystal
County/Parish:	Pacific
Applicant:	Neprud
State	WA
Stream ID	
Investigators	Ryan E. Crater
Latitude/Longitude	
Latitude	46.3740258
Longitude	-123.7536713
Stream Name	unknown
Stream Type	Perennial
Associated Features	Wetland
Do normal circumstances exist at this site?	Yes
If No, explain	
Is the site significantly disturbed?	No
If Yes, explain	
OHWM (ft)	
Bank to Bank (ft)	2-3'
Water Present	Yes
Water Depth (ft)	51 inches
Water Quality	Good
Substrate	mud with some small gravels
Bank Slope	1 - 2%
Flow Direction	West
In-stream vegetation	*Carex obnupta* / Slough sedge, Slough sedge *Nasturtium officinale* / Watercress, Water cress
Potential human influences on the channel system	
OHWM Determination (Indicators)	Bed and Banks
OHWM Remarks	
Bank Vegetation Observed	*Alnus rubra* / Red alder *Rubus spectabilis* / Salmon berry, Salmonberry *Phalaris arundinacea* / Reed canary grass

	Athyrium filix-femina / Common ladyfern *Scirpus microcarpus* / Mountain bog bulrush *Ranunculus repens* / Crowfoot, Creeping buttercup
Floodplain Vegetation Remarks	Heavily vegetated
Wildlife Observed	Racoon, birds
Additional Notes (include any potential construction concerns and information on USACE jurisdiction)	none

Pictures

Wetland and stream

Stream

Appendix E.
Wetland Rating Form & Supporting Maps

Wetland name or number Wetland A

Wetland Buffer (Table 4-1) Ord. No. 193: 225 feet

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 7.19.23

Rated by Ryan E. Crater Trained by Ecology? x Yes ___No Date of training Oct 2019

HGM Class used for rating Depressional Wetland has multiple HGM classes? x Y ____N

NOTE: Form is not complete without the figures requested *(figures can be combined).*

Source of base aerial photo/map See Report

OVERALL WETLAND CATEGORY II (based on functions x or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 - 27

x **Category II** – Total score = 20 - 22

_____**Category III** – Total score = 16 - 19

_____**Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	H **M** L	H **M** L	H **M** L	
Landscape Potential	**H** M L	H **M** L	**H** M L	
Value	H **M** L	H **M** L	**H** M L	**TOTAL**
Score Based on Ratings	7	6	8	21

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	

Wetland name or number Wetland A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number Wetland A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

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 except during floods?

NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the 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 unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **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**.

NO – go to 5 **YES** – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **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 2 years.

Wetland name or number Wetland A

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during 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 unit 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 the wetland unit being scored.

   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 HGM 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 of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

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

Wetland name or number Wetland A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	1
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	3
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	2
Total for D 1 Add the points in the boxes above	6

Rating of Site Potential If score is:___**12-16 = H** _X_**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is:_X_**3 or 4 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	0
Total for D 3 Add the points in the boxes above	1

Rating of Value If score is:___**2-4 = H** _X_**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number Wetland A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	2
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 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 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	3
D 4.3. Contribution of the wetland 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 the 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 wetland is in the Flats class points = 5	0
Total for D 4 Add the points in the boxes above	5

Rating of Site Potential If score is:___**12-16 = H** _X_**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	0
Total for D 5 Add the points in the boxes above	2

Rating of Landscape Potential If score is:___**3 = H** _X_**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	1
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for D 6 Add the points in the boxes above	1

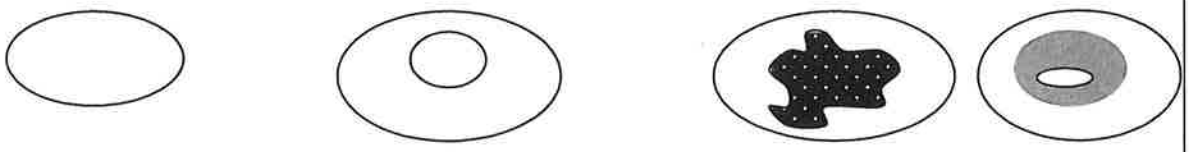
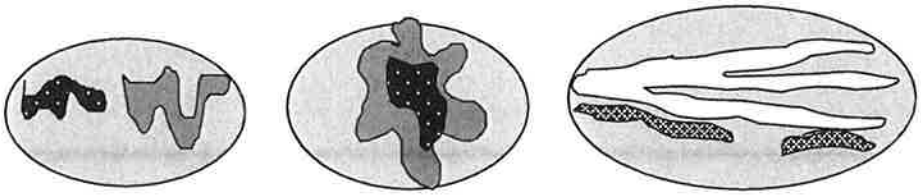
Rating of Value If score is:___**2-4 = H** _X_**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number Wetland A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 _x_Emergent — 3 structures: points = 2 _x_Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 ____Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	1
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 _x_Seasonally flooded or inundated — 3 types present: points = 2 ____Occasionally flooded or inundated — 2 types present: points = 1 _x_Saturated only — 1 type present: points = 0 _x_Permanently flowing stream or river in, or adjacent to, the wetland _x_Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	3
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0	1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points — **Low** = 1 point — **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points 	2

Wetland name or number Wetland A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* _x_ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). _x_ Standing snags (dbh > 4 in) within the wetland ____ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* _x_ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ____ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	3
Total for H 1 Add the points in the boxes above	10

Rating of Site Potential If score is:___ **15-18 = H** _X_ **7-14 = M** ___ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat___ + [(% moderate and low intensity land uses)/2]___ = _31_ % If total accessible habitat is: > $^1/_3$ (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	2
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat___ + [(% moderate and low intensity land uses)/2]___ = _43_ % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	2
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	0
Total for H 2 Add the points in the boxes above	4

Rating of Landscape Potential If score is:_x_ **4-6 = H** ___ **1-3 = M** ___ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 X It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	2

Rating of Value If score is:_X_ **2 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number Wetland A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

X **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

X **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

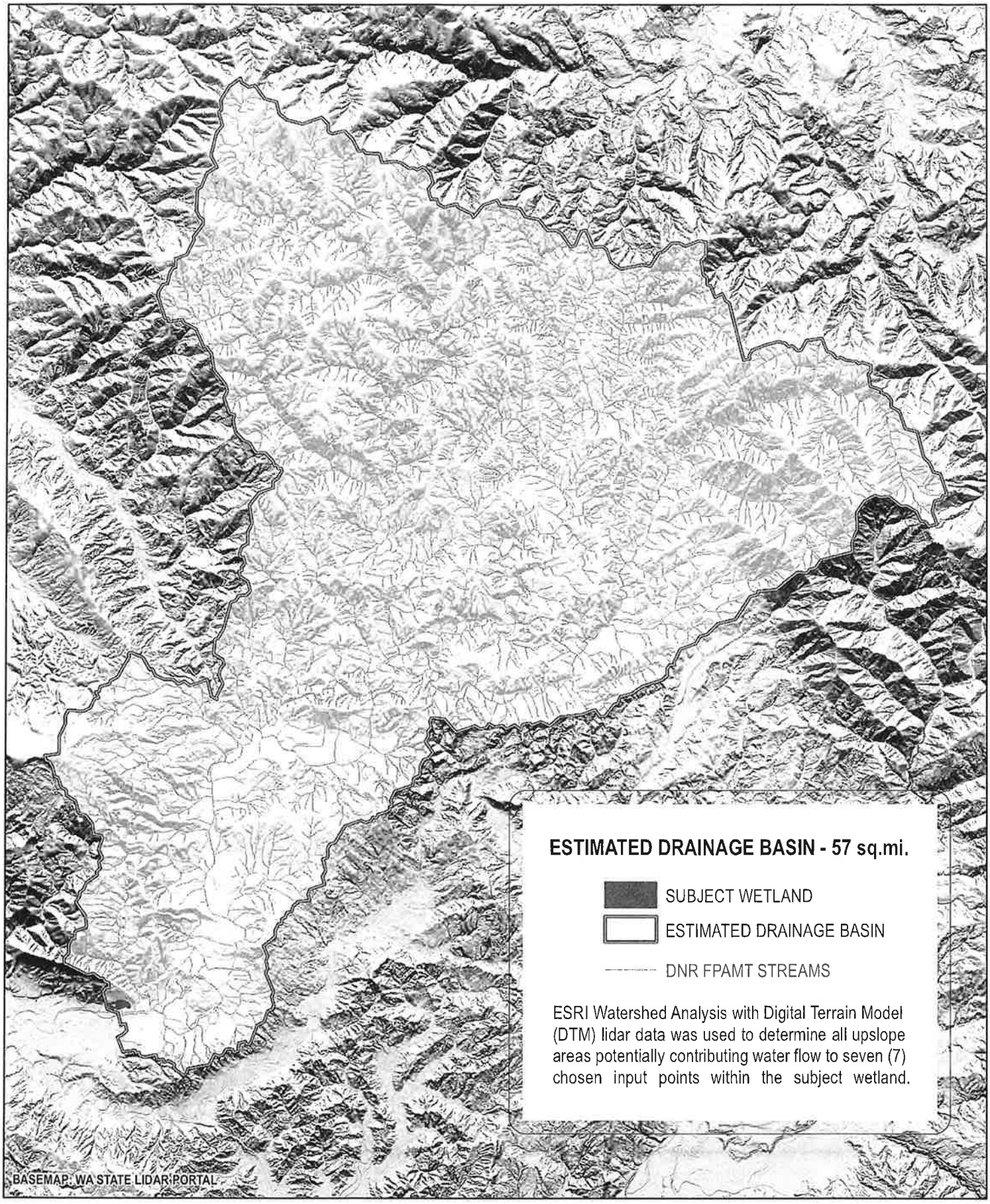
— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

X **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.



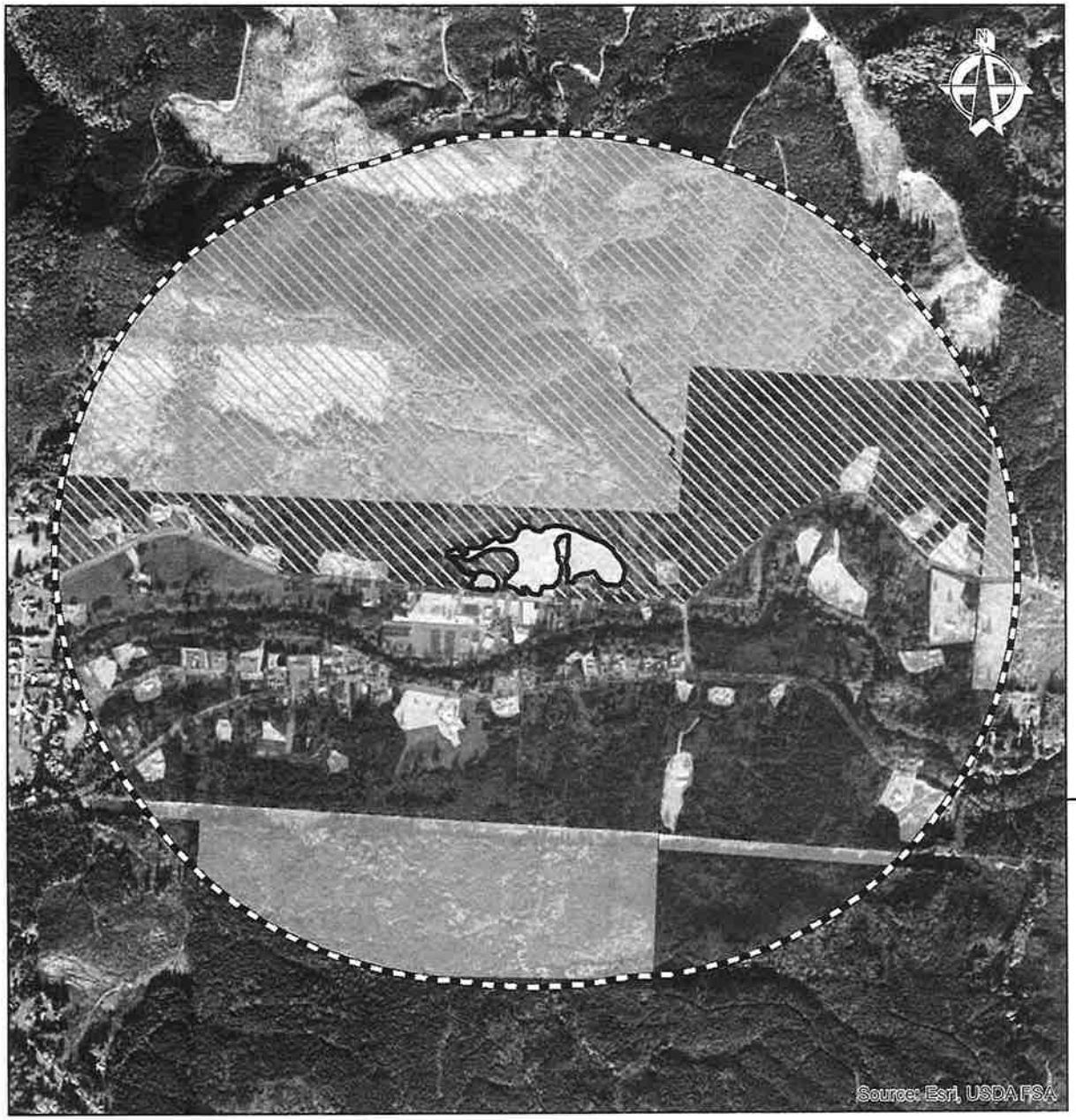
CRATER LAND USE CONSULTING
477 PARPALA ROAD, NASELLE, WA 98638
509-942-9309 RYAN@CRATERLUC.COM

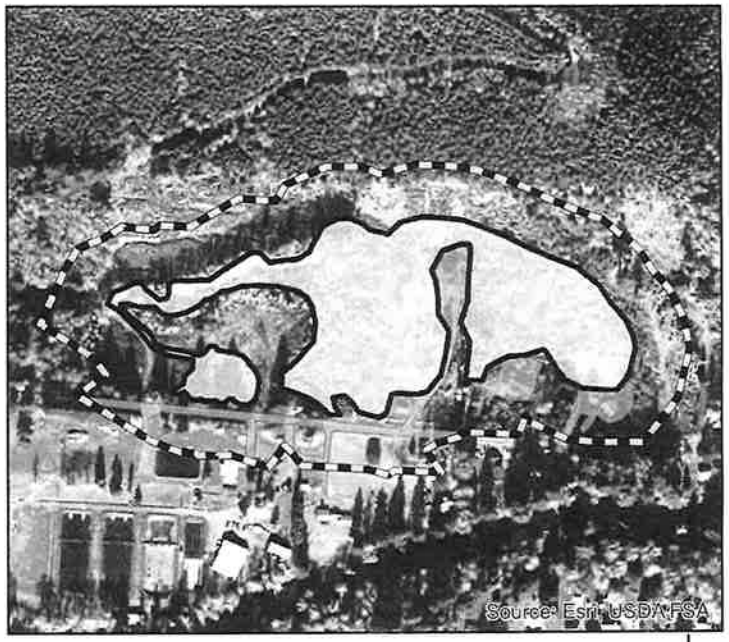
0 0.5 1 Miles

273 NORTH VALLEY RD, Naselle, WA 98638

DATE 20 JULY 2023
CLIENT NEPRUD, CRYSTAL
COUNTY PACIFIC, WA
PARCEL # 10090243026

STR SEC 02, TWP 10N, RNG 09W
LAT/LONG 46.374149°, -123.752937°
SIZE 5.15 ACRES
ZONING MU - MIXED USE





POLLUTION GENERATING SOURCES

- SUBJECT WETLAND
- 150 ft BUFFER
- POLLUTION GENERATING SOURCES (12.6%)

LAND USE INTENSITY

- SUBJECT WETLAND
- 1 km BUFFER
- ACCESSIBLE HABITAT (31.0%)
- RELATIVELY UNDISTURBED AREA (43.0%)
- LOW-MODERATE INTENSITY USE (51.5%)
- HIGH INTENSITY USE (5.5%)

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This map is not survey quality. Locations and measurements are approximate. Boundary information depicted herein has been obtained from the Pacific County GIS Parcel Layer. GPS data was collected during fieldwork using a Juniper Geode with GNS3 sub-meter accuracy in appropriate conditions. Additional features shown are from information supplied by the Client or obtained from State and Local GIS data. We assume no liability for discrepancies between this site plan and ground conditions.

COORDINATE SYSTEM: NAD 1983 StatePlane Washington North FIPS 4601 Feet
PROJECTION: Lambert Conformal Conic

273 NORTH VALLEY RD, Naselle, WA 98638

DATE	20 JULY 2023	**STR**	SEC 02, TWP 10N, RNG 09W
CLIENT	NEPRUD, CRYSTAL	**LAT/LONG**	46.374149°, -123.752937°
COUNTY	PACIFIC, WA	**SIZE**	5.15 ACRES
PARCEL #	10090243026	**ZONING**	MU - MIXED USE

Appendix F.
Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP1
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR): A Lat: 46.37386104 Long: -123.75360197 Datum: WGS84
Soil Map Unit Name: 3411- Skamo medial silt loam, 0 to 8 percent slope NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? Yes X No ____

Remarks:
Area has been previously logged, cleared, graded and soil rototilled.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra* / Red alder	35	Yes	FAC
2. *Rubus spectabilis* / Salmon berry, Salmonberry	1	No	FAC
3.			
4.			
5.			
	36	= Total Cover	

Herb Stratum (Plot size: 5)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juncus effusus var. effusus* / Common rush	50	Yes	FACW
2. *Polygonum persicaria* / Spotted ladysthumb	35	Yes	FACW
3. *Lolium perenne* / Perennial rye grass	20	No	FAC
4. *Holcus lanatus* / Common velvetgrass, Common velvet gras	15	No	FAC
5. *Ranunculus repens* / Crowfoot, Creeping buttercup	15	No	FAC
6. *Lotus corniculatus* / Bird's foot trefoil, Bird's-foot trefoil	10	No	FAC
7. *Agrostis capillaris* / Colonial bentgrass	10	No	FAC
8. *Carex obnupta* / Slough sedge, Slough sedge	2	No	OBL
9. *Rubus ursinus* / California blackberry	1	No	FACU
10.			
11.			
	158	= Total Cover	

Woody Vine Stratum (Plot size: 15)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	2	x 1 =	2
FACW species	85	x 2 =	170
FAC species	106	x 3 =	318
FACU species	1	x 4 =	4
UPL species	0	x 5 =	0
Column Totals:	194 (A)		494 (B)

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:
- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	7.5YR 2.5/2	95	5YR 5/6	5	C	PL,M	Silt Loam	
6 - 16	7.5YR 3/3	85	2.5YR 3/6	15	C	PL,M	Silty Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Although hydrology wasn't observed, with the presence of hydric soils and a dominance of hydrophytic vegetation...wetland hydrology is assumed until verification can be done during the growing season.

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP2
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 5
Subregion (LRR): A Lat: 46.37399522 Long: -123.75357289 Datum: WGS84
Soil Map Unit Name: 3411 - Skamo medial silt loam, 0 to 8 % slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5)			
1. *Pteridium aquilinum* / Western brackenfern	50	Yes	FACU
2. *Rubus ursinus* / California blackberry	30	Yes	FACU
3. *Lolium perenne* / Perennial rye grass	20	No	FAC
4. *Holcus lanatus* / Common velvetgrass, Common velvet grass	5	No	FAC
5. *Rubus laciniatus* / Cut leaved blackberry, Cutleaf blackberry	5	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
	110	= Total Cover	

Woody Vine Stratum (Plot size: 15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 10

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	85	x 4 =	340
UPL species	0	x 5 =	0
Column Totals:	110 (A)		415 (B)

Prevalence Index = B/A = 3.77

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 16	7.5YR 3/2	100					Sndy Clay Lm	w/small gravels

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP3
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR): A Lat: 46.3738896 Long: -123.7525493 Datum: WGS84
Soil Map Unit Name: 3411 - Skamo medial silt loam, 0 to 8% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? Yes X No ____

Remarks:
Area has been previously cleared and graded.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10')			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 10)			
1. *Phalaris arundinacea* / Reed canary grass	75	Yes	FACW
2. *Polygonum persicaria* / Spotted ladysthumb	45	Yes	NI
3. *Oenanthe sarmentosa* / Water parsley	5	No	OBL
4. *Juncus effusus* / Common bog rush, Soft or lamp rush	2	No	FACW
5. *Rumex occidentalis* / Western dock	1	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
	128	= Total Cover	

Woody Vine Stratum (Plot size: 15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	78	x 2 =	156
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	45	x 5 =	225
Column Totals:	128 (A)		386 (B)

Prevalence Index = B/A = 3.02

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: SP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 2/2	95	5YR 5/6	5	C	M	Silty Clay Loam	
6 - 16	10YR 2/2	10	5YR 5/8	45	C	PL,M	Clay	
			2.5Y 4/1	45	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP4
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 3
Subregion (LRR): A Lat: 46.37391801 Long: -123.75277225 Datum: WGS84
Soil Map Unit Name: 3411 - Skamo medial silt loam, 0 to 8% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation X, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10')			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 10)			
1. *Pteridium aquilinum* / Western brackenfern	35	Yes	FACU
2. *Rubus armeniacus* / Himalayan blackberry	10	No	FAC
3. *Senecio jacobaea* / Tansy ragwort	10	No	NI
4. *Holcus lanatus* / Common velvetgrass, Common velvet gras	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	60	= Total Cover	

Woody Vine Stratum (Plot size: 15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 40

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	35	x 4 =	140
UPL species	10	x 5 =	50
Column Totals:	60 (A)		235 (B)

Prevalence Index = B/A = 3.92

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: SP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 16	2.5YR 3/1	100					Sndy Clay Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP5
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR): A Lat: 46.37439577 Long: -123.7534022 Datum: WGS84
Soil Map Unit Name: 140 - Swem gravelly silt loam, 30 to 65% slopes NWI classification: R3UBH
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No _____
Hydric Soil Present? Yes X No _____
Wetland Hydrology Present? Yes X No _____

Is the Sampled Area within a Wetland? Yes X No _____

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10')			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	

Herb Stratum (Plot size: 5')			
1. *Carex obnupta* / Slough sedge, Slough sedge	75	Yes	OBL
2. *Phalaris arundinacea* / Reed canary grass	20	No	FACW
3. *Scirpus microcarpus* / Mountain bog bulrush	15	No	OBL
4. *Rubus ursinus* / California blackberry	5	No	FACU
5. *Ranunculus repens* / Crowfoot, Creeping buttercup	1	No	FAC
6. *Athyrium filix-femina* / Common ladyfern	1	No	FAC
7.			
8.			
9.			
10.			
11.			
	117	= Total Cover	

Woody Vine Stratum (Plot size: 15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:			Multiply by:
OBL species	90	x 1 =	90
FACW species	20	x 2 =	40
FAC species	2	x 3 =	6
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	117	(A)	156 (B)

Prevalence Index = B/A = 1.33

Hydrophytic Vegetation Indicators:
X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: SP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 16	7.5YR 2.5/2	5	10YR 6/8	5	C	M	Clay	
			10R 3/6	25	C	M		
			2.5YR 3/6	35	C	PL,M		
			10YR 4/2	25	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 15
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 10

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, & Coast

Project/Site: Neprud City/County: Pacific Sampling Date: 07/19/2023
Applicant/Owner: Neprud State: WA Sampling Point: SP6
Investigator(s): Ryan E. Crater Section, Township, Range: 02, 10N, 09W
Landform (hillslope, terrace, etc): Depressional Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR): A Lat: 46.37429707 Long: -123.75344204 Datum: WGS84
Soil Map Unit Name: 140 - Swem gravelly silt loam, 30 to 65% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	
Hydric Soil Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra* / Red alder	60	Yes	FAC
2.			
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Rubus spectabilis* / Salmon berry, Salmonberry	35	Yes	FAC
2. *Frangula purshiana* / Cascara sagrada	20	Yes	FAC
3. *Sambucus racemosa* / Red elderberry	5	No	FACU
4.			
5.			
	60	= Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rubus ursinus* / California blackberry	80	Yes	FACU
2. *Maianthemum canadense* / False lily-of-the-valley	35	Yes	FACU
3. *Polystichum munitum* / Western sword fern	20	No	FACU
4. *Digitalis purpurea* / Foxglove	2	No	FACU
5. *Carex obnupta* / Slough sedge, Slough sedge	1	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
	138	= Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Statum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	1	x 1 =	1
FACW species	0	x 2 =	0
FAC species	115	x 3 =	345
FACU species	142	x 4 =	568
UPL species	0	x 5 =	0
Column Totals:	258 (A)		914 (B)

Prevalence Index = B/A = 3.54

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: SP6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0 - 15	7.5YR 3/1	100					Silty Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix G.
Publicly Available Maps & Data

Forest Practices Activity Map - Application #_____

Map Symbols

- Harvest Boundary
- Road Construction
- Stream
- RMZ / WMZ Buffers
- Rock Pit
- Landing
- Waste Area
- Clumped WRTS/GRTS
- Existing Structure

Additional Information

Legal Description

S03 T10.0N R09.0W, S01 T10.0N R09.0W, S36 T11.0N R09.0W, S10 T10.0N R09.0W, S11 T10.0N R09.0W, S02 T10.0N R09.0W, S34 T11.0N R09.0W, S35 T11.0N R09.0W, S12 T10.0N R09.0W

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

Approximate Scale : 1:12,000

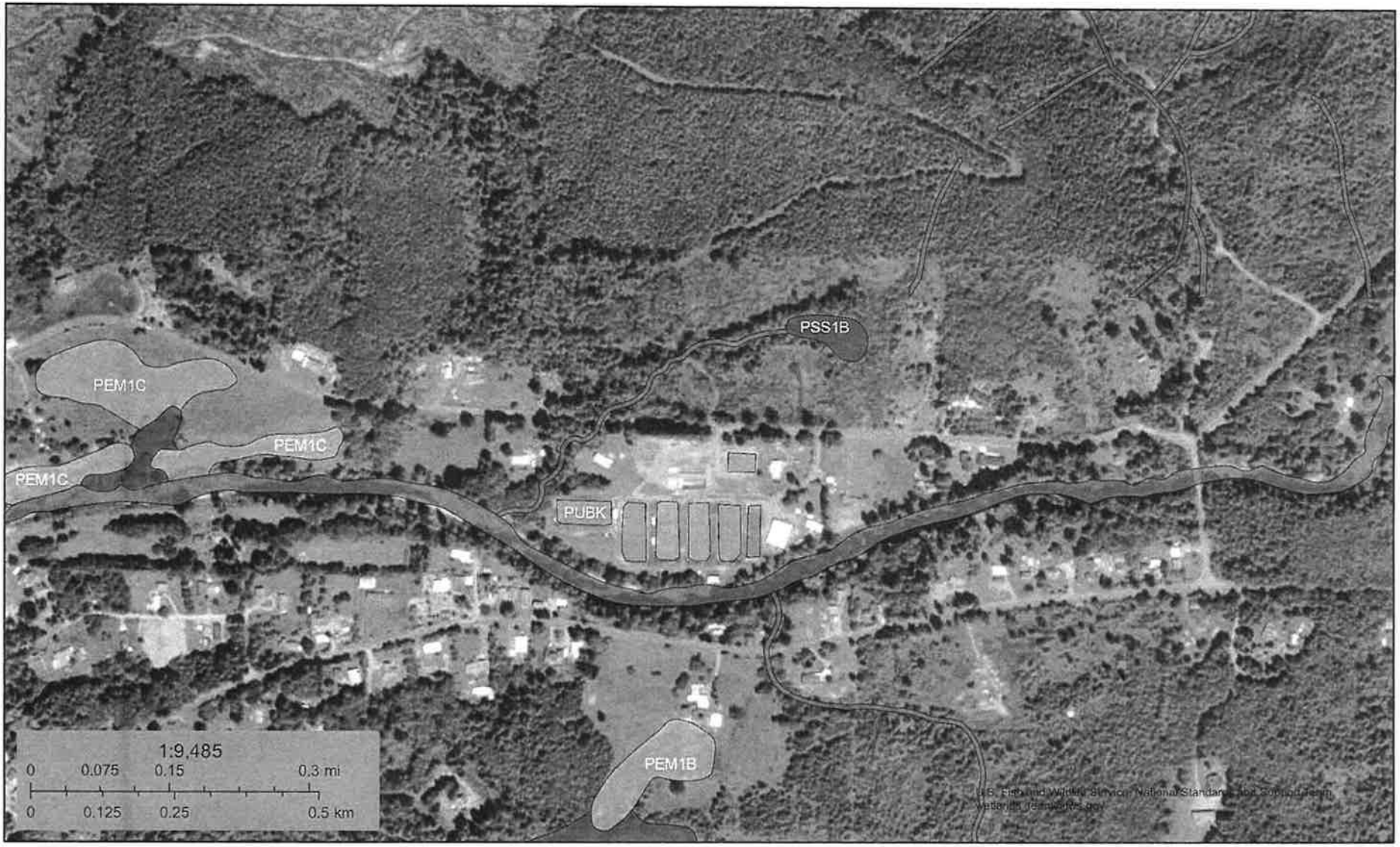
0 500 1,000 2,000 Feet

Date: 10/24/2023 Time: 6:12 PM

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



October 25, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

National Wetlands Inventory

Neprud Wetlands Mapper Map

August 23, 2023

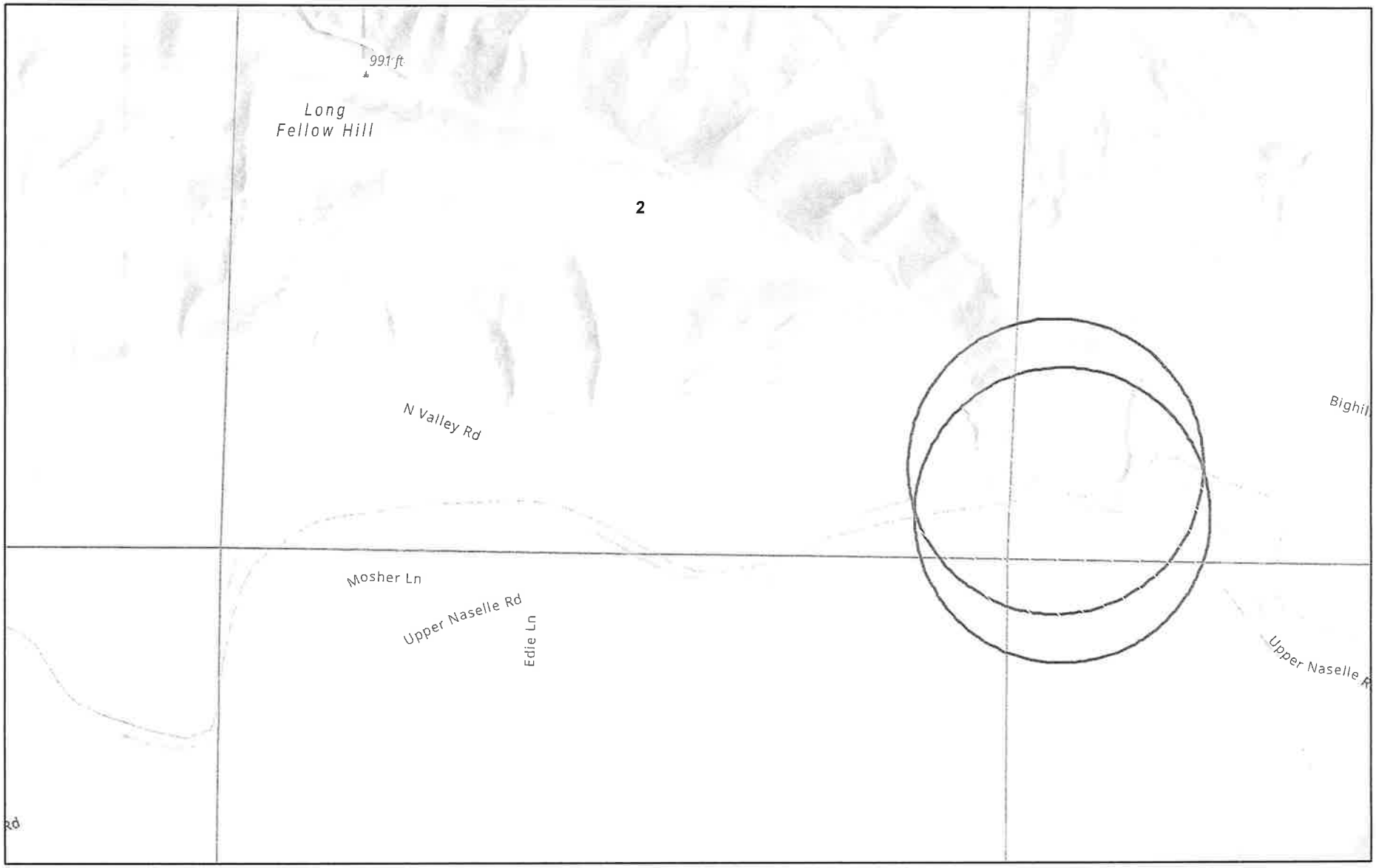
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

WNHP Rare Plant and Ecosystem Locations



10/26/2023, 9:54:08 AM

Known Rare Plants and Rare & High-quality Ecosystems

Rare Plant

Public Land Survey Sections

Public Land Survey Townships

State Boundary

County Boundaries

1:15,512

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,

WNHP Plant & Ecosystem Map Viewer

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS.

Soil Map—Grays Harbor County Area, Pacific and Wahkiakum Counties, Washington
(Neprud)

Map Scale: 1:3,570 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grays Harbor County Area, Pacific and Wahkiakum Counties, Washington
Survey Area Data: Version 22, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

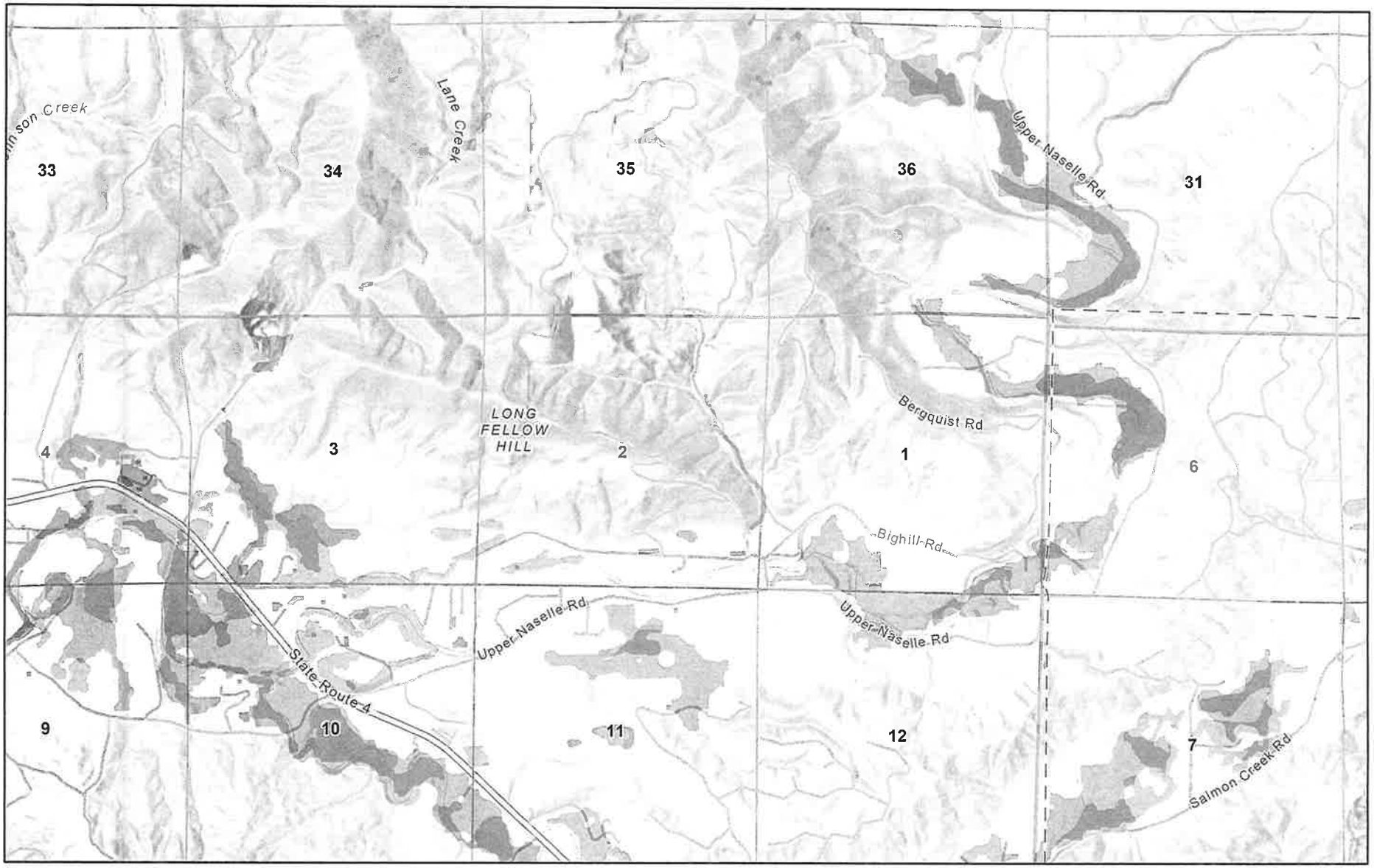
Date(s) aerial images were photographed: Sep 8, 2022—Sep 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
61	Knappton silt loam, 65 to 90 percent slopes	1.5	4.0%
74	Lytell silt loam, 30 to 65 percent slopes	3.4	9.2%
140	Swem gravelly silt loam, 30 to 65 percent slopes	11.1	30.2%
3411	Skamo medial silt loam, 0 to 8 percent slopes	20.8	56.5%
Totals for Area of Interest		**36.8**	**100.0%**

WNHP Ecological Integrity Assessment Data



10/26/2023, 9:27:14 PM

Wetland Level 1 EIAs
- A (Excellent)
- B (Good)
- C (Fair)
- D (Poor)

Upland Level 1 EIAs
- A (Excellent)
- B (Good)
- C (Fair)
- D (Poor)

Public Land Survey Sections

Public Land Survey Townships

State Boundary

County Boundaries

1:43,089

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

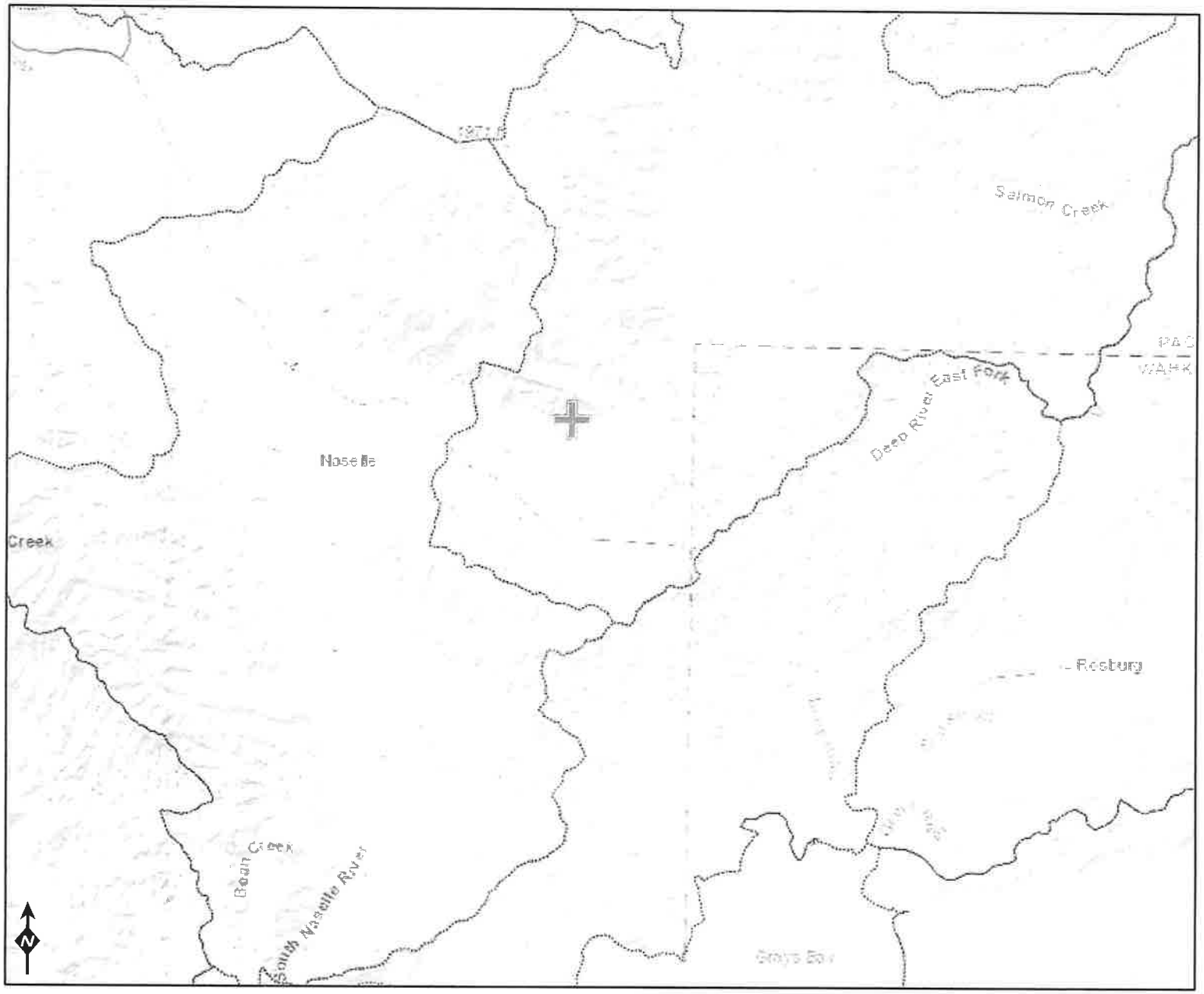
Esri, NASA, NGA, USGS, FEMA, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land

WNHP Plant & Ecosystem Map Viewer

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS.

October 24, 2023

Neprud



Water Resource Inventory Areas
WRIA boundary

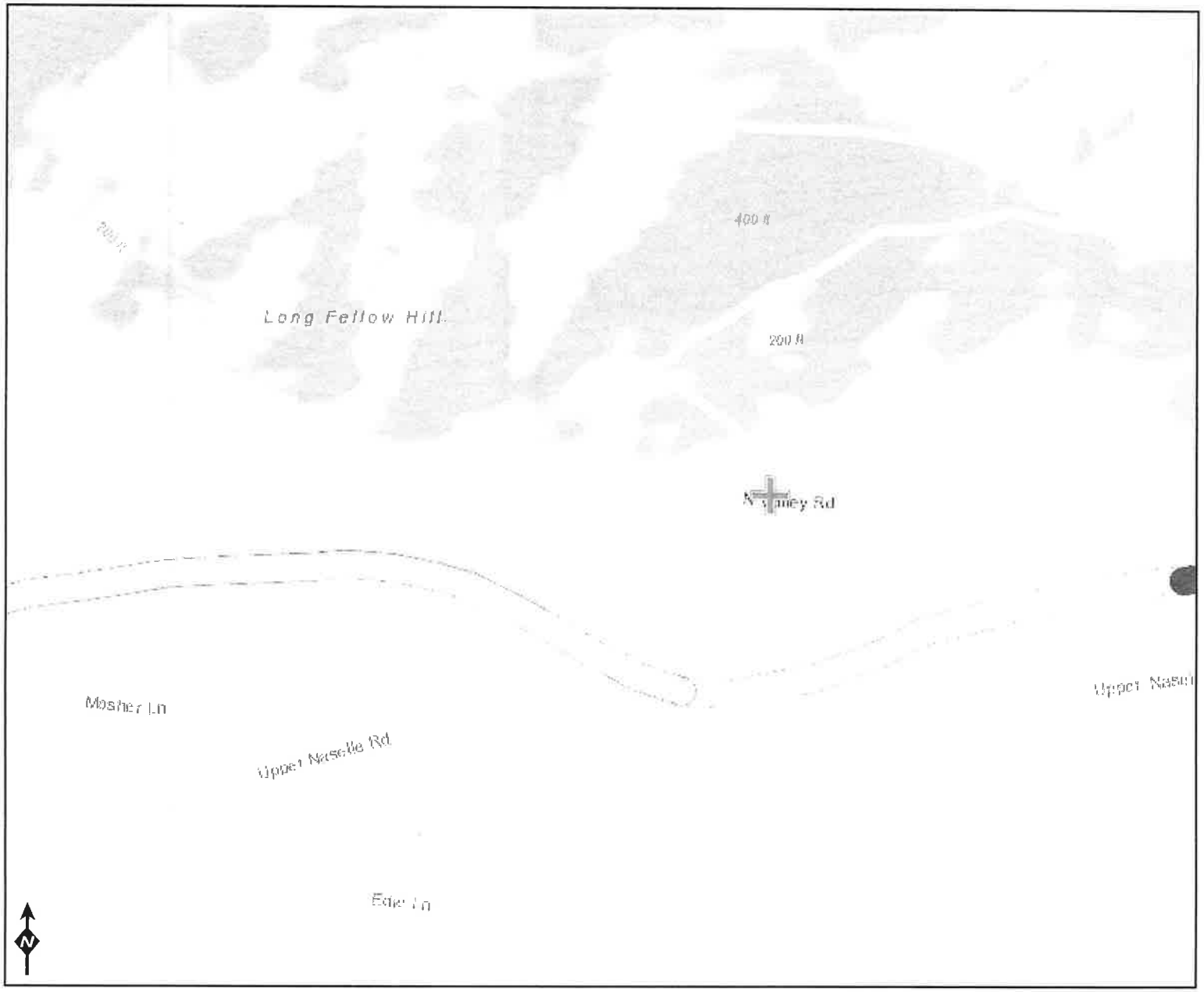
Subbasins (12 digit HUCs)
HUC boundary

Miles
0 1 2 4

Esri, NASA, NGA, USGS
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

October 24, 2023

Neprud



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

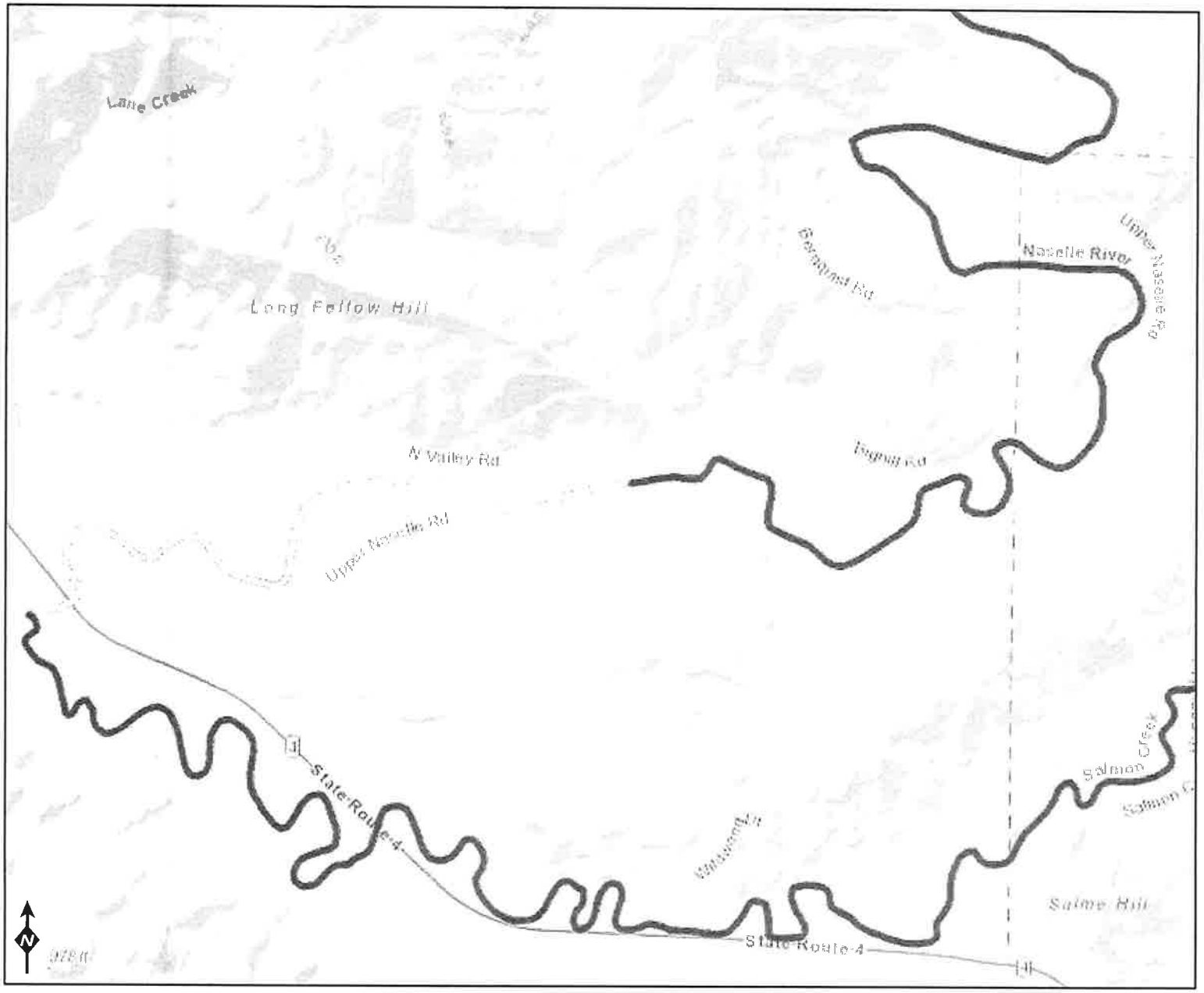
Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Esri, NASA, NGA, USGS, FEMA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Miles 0 0.05 0.1 0.2

October 30, 2023

Neprud



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

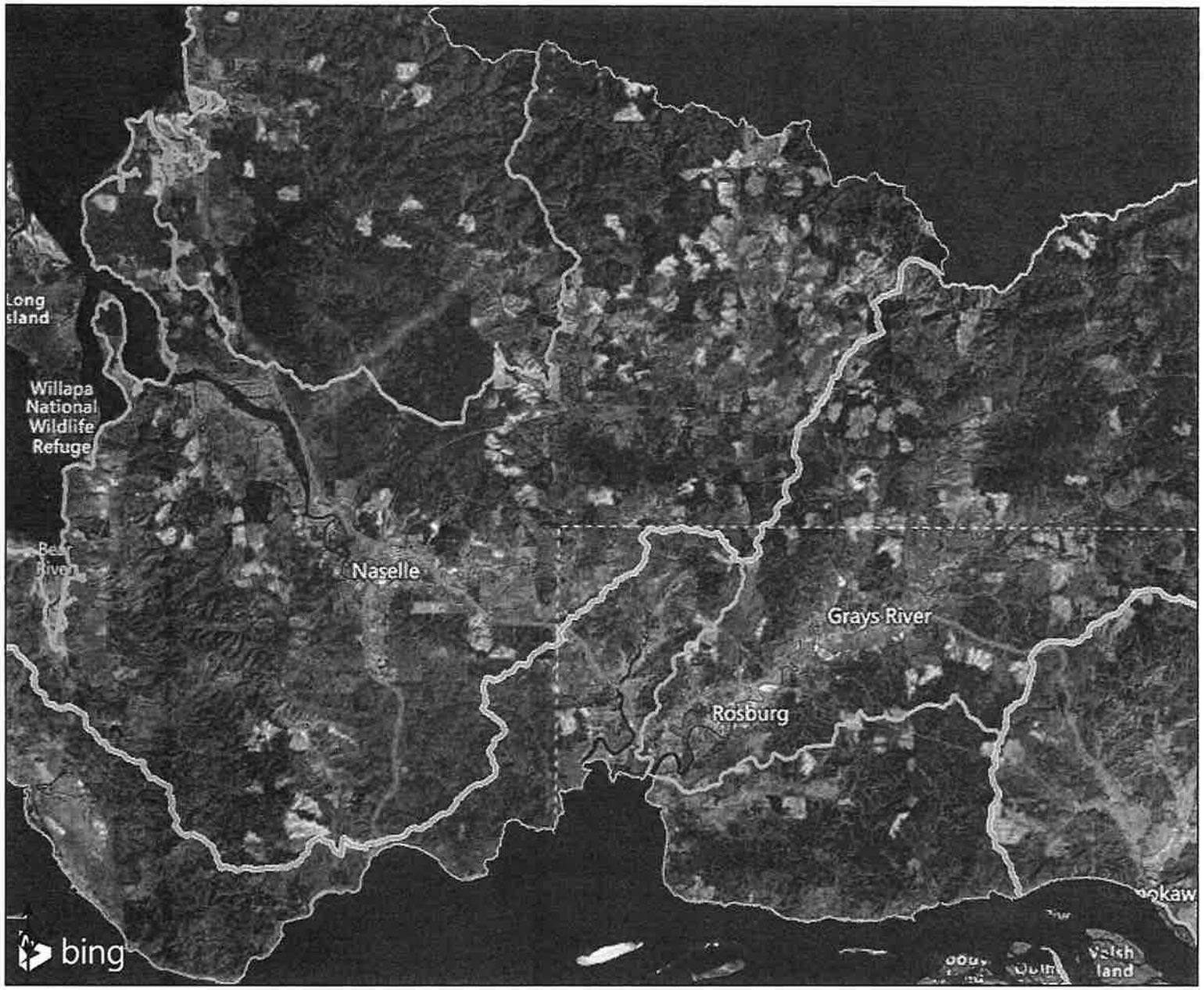
Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Esri, NASA, NGA, USGS, FEMA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Miles 0 0.23 0.45 0.9

August 23, 2023

Neprud_Approved TMDL Plan Map



WQ Improvement Projects
- Approved
- In Development

Parcels
- Parcel boundary

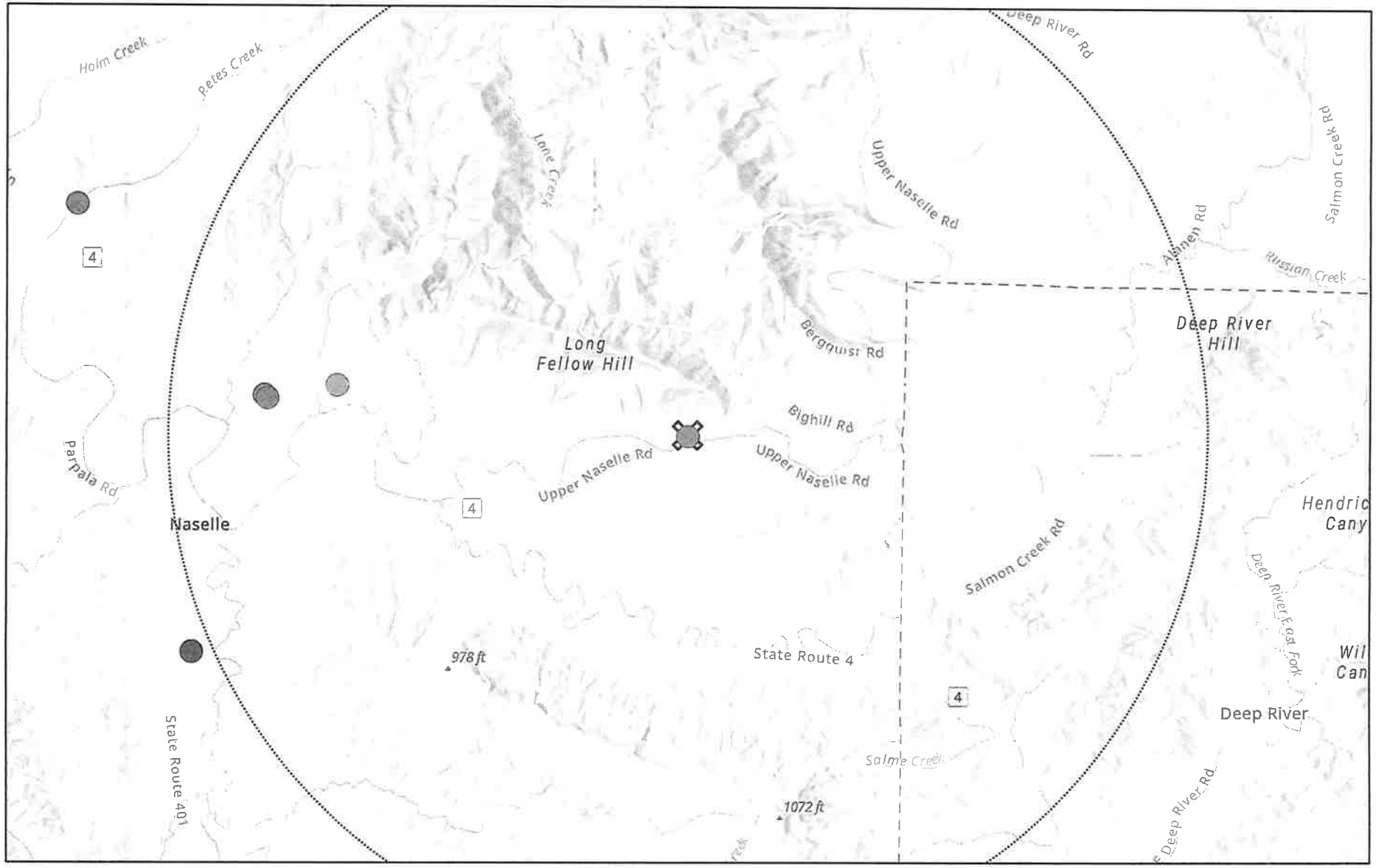
Subbasins (8 digit HUCs)
- HUCs boundary

Subbasins (10 digit HUCs)
- HUC boundary

© 2023 Microsoft Corporation Earthstar Geographics SIO © 2023 TomTom
Esri, NASA, NGA, USGS
WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS,

Miles 0 2 4 8

Neprud



10/30/2023

Cleanup Site Status

- Awaiting cleanup
- Cleanup started
- Cleanup complete

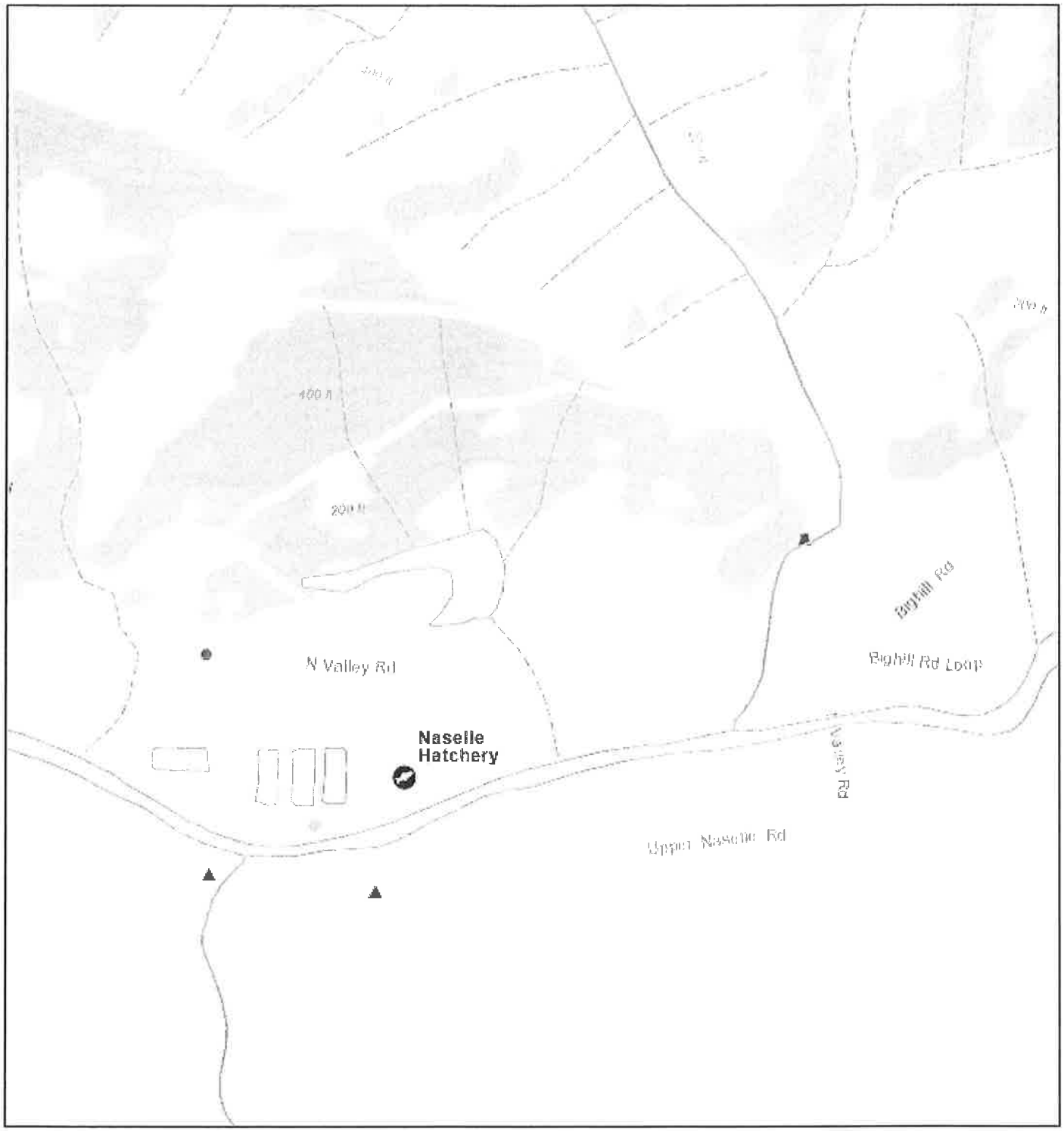
1:72,224

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land

Letter ANSI A Portrait



October 26, 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Hatcheries and Rearing

- Hatchery
- Unknown

- Diversion
- Total Fish Passage Blockage
- Not a barrier

Restoration Division of the DFW Habitat Program, USGS/NHD, Dale Gombert (WDFW), WDFW, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, Intermap, USGS, METI/NASA, EPA, USDA

Priority Habitats and Species on the Web

Report Date: 10/30/2023

User Comments/Notes:

Naselle River

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Chum	Not Warranted	N/A	No
Cutthroat	Candidate	N/A	No
Coho	Candidate	N/A	No
Chinook	Not Warranted	N/A	No
Steelhead	Not Warranted	N/A	No
Roosevelt elk	N/A	N/A	No
Northern Spotted Owl	Threatened	Endangered	Yes

PHS Species/Habitats Details:

Chum	
Scientific Name	*Oncorhynchus keta*
Priority Area	Occurrence
Site Name	Naselle River
Accuracy	NA
Notes	LLID: 1239349464622, Stock Name: Naselle Fall Chum, Run: Fall, Status: Healthy
Source Record	2726
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Not Warranted
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Cutthroat	
Scientific Name	*Oncorhynchus clarki*
Priority Area	Occurrence
Site Name	Naselle River
Accuracy	NA
Notes	LLID: 1239349464622, Stock Name: Naselle/Bear Coastal Cutthroat, Run: Unspecified, Status: Unknown
Source Record	7640
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program

Federal Status	Candidate
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Coho	
Scientific Name	*Oncorhynchus kisutch*
Priority Area	Occurrence
Site Name	Naselle River
Accuracy	NA
Notes	LLID: 1239349464622, Stock Name: Naselle Coho, Run: Unspecified, Status: Healthy
Source Record	3625
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Candidate
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Chinook	
Scientific Name	*Oncorhynchus tshawytscha*
Priority Area	Occurrence
Site Name	Naselle River
Accuracy	NA
Notes	LLID: 1239349464622, Stock Name: Naselle Fall Chinook, Run: Fall, Status: Depressed
Source Record	1486
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Not Warranted
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

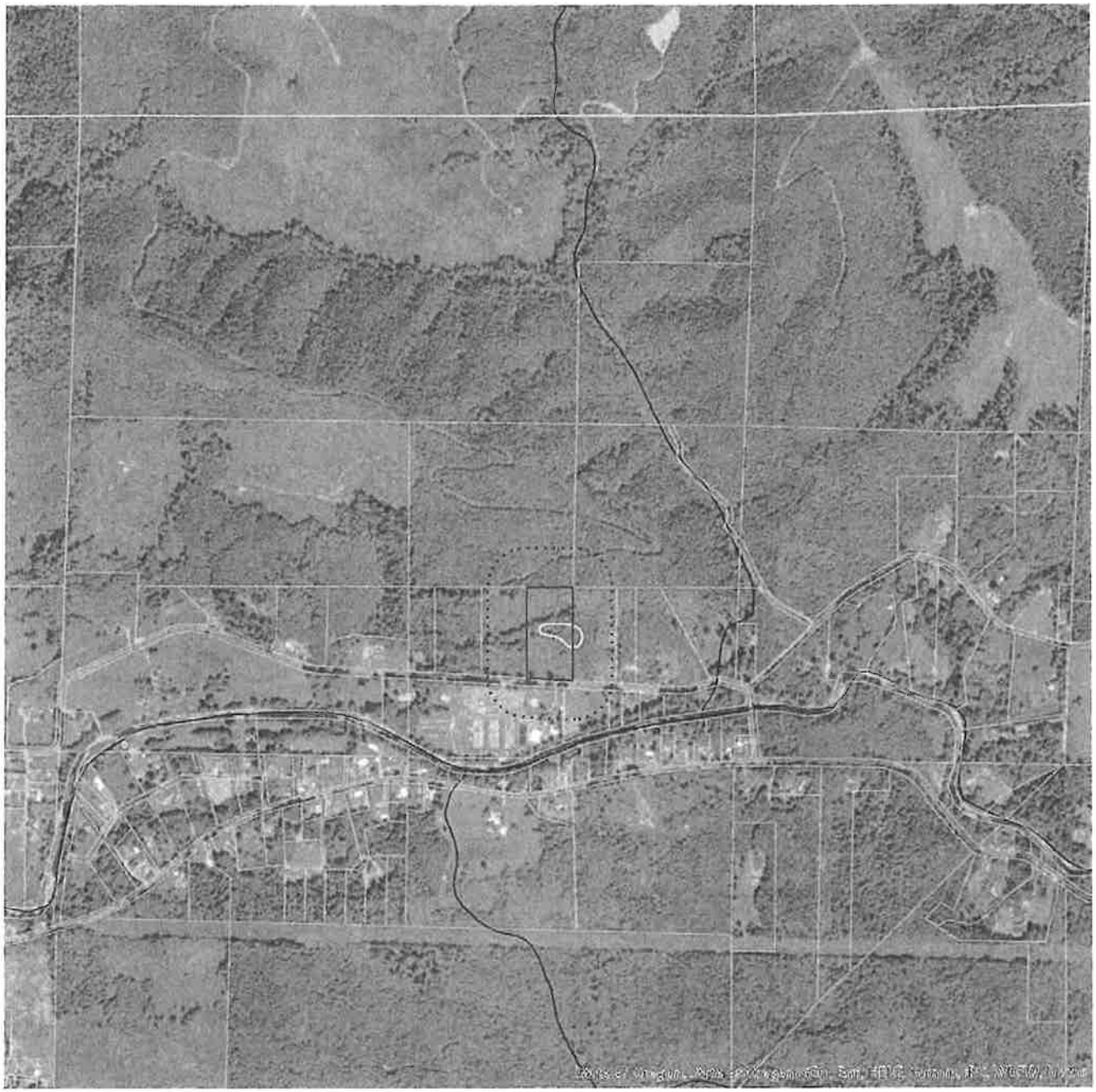
Steelhead	
Scientific Name	*Oncorhynchus mykiss*
Priority Area	Occurrence
Site Name	Naselle River
Accuracy	NA
Notes	LLID: 1239349464622, Stock Name: Naselle Winter Steelhead, Run: Winter, Status: Healthy
Source Record	6644
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Not Warranted
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Roosevelt elk	
Scientific Name	*Cervus elaphus roosevelti*
Priority Area	Regular Concentration
Accuracy	General locality
Notes	ROOSEVELT ELK WINTER RANGE. WILLAPA HERD.
Source Record	918523
Source Dataset	PHSREGION
Source Name	BENDER, LOU WDFW REG5
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00614
Geometry Type	Polygons

Northern Spotted Owl	
Scientific Name	*Strix occidentalis*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Priority Habitats and Species on the Web



Buffer radius: 300 Feet

Report Date: 10/26/2023, Parcel ID: 10090243026

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Roosevelt elk	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No
Northern Spotted Owl	Threatened	Endangered	Yes

PHS Species/Habitats Details:

Roosevelt elk	
Scientific Name	*Cervus elaphus roosevelti*
Priority Area	Regular Concentration
Accuracy	General locality
Notes	ROOSEVELT ELK WINTER RANGE. WILLAPA HERD.
Source Record	918523
Source Dataset	PHSREGION
Source Name	BENDER, LOU WDFW REG5
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00614
Geometry Type	Polygons

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PSS1B
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Northern Spotted Owl	
Scientific Name	*Strix occidentalis*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
Phone: (360) 753-9440 Fax: (360) 753-9405

In Reply Refer To:
Project Code: 2024-0009833
Project Name: Neprud

October 27, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

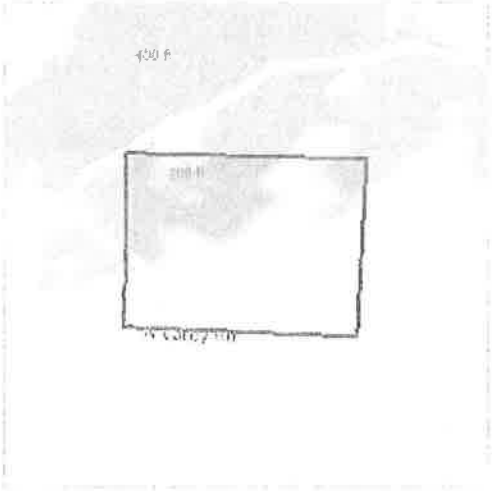
This species list is provided by:

Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
(360) 753-9440

PROJECT SUMMARY

Project Code: 2024-0009833
Project Name: Neprud
Project Type: New Constr - Above Ground
Project Description: Wetland/HMP
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@46.37431925,-123.75315622606615,14z



Counties: Pacific County, Washington

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Marbled Murrelet *Brachyramphus marmoratus* Population: U.S.A. (CA, OR, WA) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4467	Threatened
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

FISHES

NAME	STATUS
Bull Trout *Salvelinus confluentus* Population: U.S.A., conterminous, lower 48 states There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8212	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Ryan Crater
Address: 477 Parpala Rd.
City: Naselle
State: WA
Zip: 98638
Email ryan@craterluc.com
Phone: 5099429309

Climatological Data for NASELLE 2 ENE, WA - June 2023

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2023-06-01	64	35	49.5	10	0	0.00	M	M
2023-06-02	69	36	52.5	13	3	0.00	M	M
2023-06-03	68	37	52.5	13	3	0.00	M	M
2023-06-04	67	35	51.0	11	1	0.00	M	M
2023-06-05	72	36	54.0	14	4	0.00	M	M
2023-06-06	85	42	63.5	24	14	0.00	M	M
2023-06-07	72	46	59.0	19	9	0.00	M	M
2023-06-08	70	53	61.5	22	12	0.00	M	M
2023-06-09	62	50	56.0	16	6	0.12	M	M
2023-06-10	66	43	54.5	15	5	0.02	M	M
2023-06-11	71	46	58.5	19	9	0.00	M	M
2023-06-12	80	53	66.5	27	17	0.02	M	M
2023-06-13	62	49	55.5	16	6	0.04	M	M
2023-06-14	61	49	55.0	15	5	0.01	M	M
2023-06-15	67	44	55.5	16	6	0.00	M	M
2023-06-16	67	46	56.5	17	7	0.00	M	M
2023-06-17	61	43	52.0	12	2	0.06	M	M
2023-06-18	59	36	47.5	8	0	0.03	M	M
2023-06-19	61	41	51.0	11	1	0.03	M	M
2023-06-20	65	37	51.0	11	1	0.03	M	M
2023-06-21	71	39	55.0	15	5	0.00	M	M
2023-06-22	74	43	58.5	19	9	0.00	M	M
2023-06-23	61	51	56.0	16	6	0.01	M	M
2023-06-24	70	48	59.0	19	9	0.00	M	M
2023-06-25	67	51	59.0	19	9	0.01	M	M
2023-06-26	65	53	59.0	19	9	0.05	M	M
2023-06-27	65	53	59.0	19	9	0.03	M	M
2023-06-28	71	52	61.5	22	12	0.01	M	M
2023-06-29	75	52	63.5	24	14	0.00	M	M
2023-06-30	69	42	55.5	16	6	0.00	M	M
Average|Sum	67.9	44.7	56.3	497	199	0.47	M	M

Climatological Data for GRAYS RIVER 0.9 SSE, WA (CoCoRaHS) - July 2023

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2023-07-01	M	M	M	M	M	0.00	0.0	M
2023-07-02	M	M	M	M	M	0.00	0.0	M
2023-07-03	M	M	M	M	M	T	M	M
2023-07-04	M	M	M	M	M	0.00	0.0	M
2023-07-05	M	M	M	M	M	0.00	0.0	M
2023-07-06	M	M	M	M	M	T	M	M
2023-07-07	M	M	M	M	M	T	M	M
2023-07-08	M	M	M	M	M	0.00	0.0	M
2023-07-09	M	M	M	M	M	0.00	0.0	M
2023-07-10	M	M	M	M	M	0.06	M	M
2023-07-11	M	M	M	M	M	0.02	M	M
2023-07-12	M	M	M	M	M	0.00	0.0	M
2023-07-13	M	M	M	M	M	0.00	0.0	M
2023-07-14	M	M	M	M	M	0.00	0.0	M
2023-07-15	M	M	M	M	M	0.00	0.0	M
2023-07-16	M	M	M	M	M	T	M	M
2023-07-17	M	M	M	M	M	0.02	M	M
2023-07-18	M	M	M	M	M	0.05	M	M
2023-07-19	M	M	M	M	M	0.00	0.0	M
2023-07-20	M	M	M	M	M	0.01	M	M
2023-07-21	M	M	M	M	M	T	M	M
2023-07-22	M	M	M	M	M	T	M	M
2023-07-23	M	M	M	M	M	0.00	0.0	M
2023-07-24	M	M	M	M	M	0.03	M	M
2023-07-25	M	M	M	M	M	0.30	M	M
2023-07-26	M	M	M	M	M	0.00	0.0	M
2023-07-27	M	M	M	M	M	T	M	M
2023-07-28	M	M	M	M	M	T	M	M
2023-07-29	M	M	M	M	M	0.00	0.0	M
2023-07-30	M	M	M	M	M	0.00	0.0	M
2023-07-31	M	M	M	M	M	0.00	0.0	M
Average|Sum	M	M	M	M	M	0.49	0.0	M

Appendix H.
Best Management Practices

Best Management Practices

Minimization measures and BMPs will be utilized during project activities to avoid impacts to critical areas and habitats. Conservation measures will focus on minimizing noise and the possibility of spills, preventing soil erosion, and minimizing impacts to riparian vegetation. Special measures will be taken to ensure that all waste materials will be disposed of off-site and in accordance with applicable regulations, adequate materials and procedures are readily available on the site to respond to unanticipated weather conditions or accidental releases of materials, and that a protocol for contacting WDFW is readily available in the event that activities are observed to result in water quality problems. The following mitigation measures will be undertaken in conjunction with the proposed project.

• Marking of critical areas buffers prior to clearing or structure/debris removal activities.

• All existing native vegetation shall be preserved.

• Equipment will be cleaned and checked for leaks off-site daily before commencing work.

• Establishment of proper construction access.

• Control of surface flow within the work areas and containment of sediment within the work areas.

• The contractor will prepare a Spill Prevention, Control and Countermeasures (SPCC) Plan for this project. Any potential spills will be handled and disposed of in a manner that does not contaminate the surrounding area. Adequate materials and procedures to respond to unanticipated weather conditions or accidental releases of materials (sediment, petroleum hydrocarbons, etc.) will be available on site. The SPCC Plan will also ensure the proper management of oil, gasoline and solvents used in the operation and maintenance of construction equipment and that equipment remains free of external petroleum-based products prior to entering the work area and during the work, and for making any necessary repairs prior to returning the equipment to operation in the work area.

• An emergency spill containment kit must be located on site along with a pollution prevention plan detailing planned to fuel, materials storage and equipment storage. Waste storage areas must be prepared to address prevention and cleanup of accidental spills.

• The contractor will supply the site with a portable bathroom if the site's existing (SFR) bathroom cannot be accessed to ensure that solid or liquid waste will not become a source of stormwater pollution.

• All construction-related debris will be cleaned up on a daily basis. Proper conservation measures will be taken to ensure that debris will not contaminate the stream waters.

• Waste materials, including any concrete, riprap, miscellaneous garbage and/or other debris removed from the project site, will be transported off site for disposal in accordance with applicable regulations.

• Excavation will be limited to those areas necessary for restoration activities.

• Routine inspections of the erosion control measures will be conducted daily during construction to ensure the effectiveness of the measures and to determine the need for maintenance or additional control measures.

• Silt fences will be constructed around excavation areas.

• Disturbance will be limited to the smallest area feasible for each phase of the project and element under construction and will stay within the limits of construction as identified on the site plans.

• Construction procedures will be designed to minimize the opportunity for erosion to occur or sediment-laden water to enter downstream areas.

• Work will be in compliance with all other local, state and federal regulations and restrictions.

Appendix I.
Qualifications

Ryan E. Crater

Principal Consultant and Ecologist
Professional Experience: 16 years

Ryan E. Crater is a professional land use planner and ecologist with a diverse background including but not limited to land use regulations, critical area regulations, performing fish surveys, habitat assessments, habitat monitoring, stream habitat assessments, plant surveys and wetland delineations. Ryan also has over a decade of experience as a planner reviewing critical areas reports and verifying their results in the field.

Ryan earned a Bachelor of Science degree in Ecology from Evergreen State College in 2005 and an associate degree in Environmental Science from Clover Park Technical College in 2003. While attending Clover Park, he received formal wetland delineation training both in the classroom and in the field. In October 2019, he completed the 2-day Coastal Training Program Course entitled "Using the Revised Washington State Wetland Rating System (2014) in Western Washington". Ryan received additional wetland delineation training while he was a Wetland Biologist Intern for the Washington State Department of Transportation. He has also taken graduate level courses in salmonid behavior and life history from Evergreen State College. Ryan has worked as an environmental consultant full time since 2019.

All field inspections, wetland delineation determinations, habitat assessments, and supporting documentation, including this Wetland Delineation Report were prepared by, or under the direction of Ryan E. Crater.

Name Nielson/Nepnud DPA# 10090243026

Re-Route Sheet

Resubmitted of revised site plan - change location of septic system + proposed house

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	10/3/23				
LADO					
Building					
Health	10/3/23				
Other					

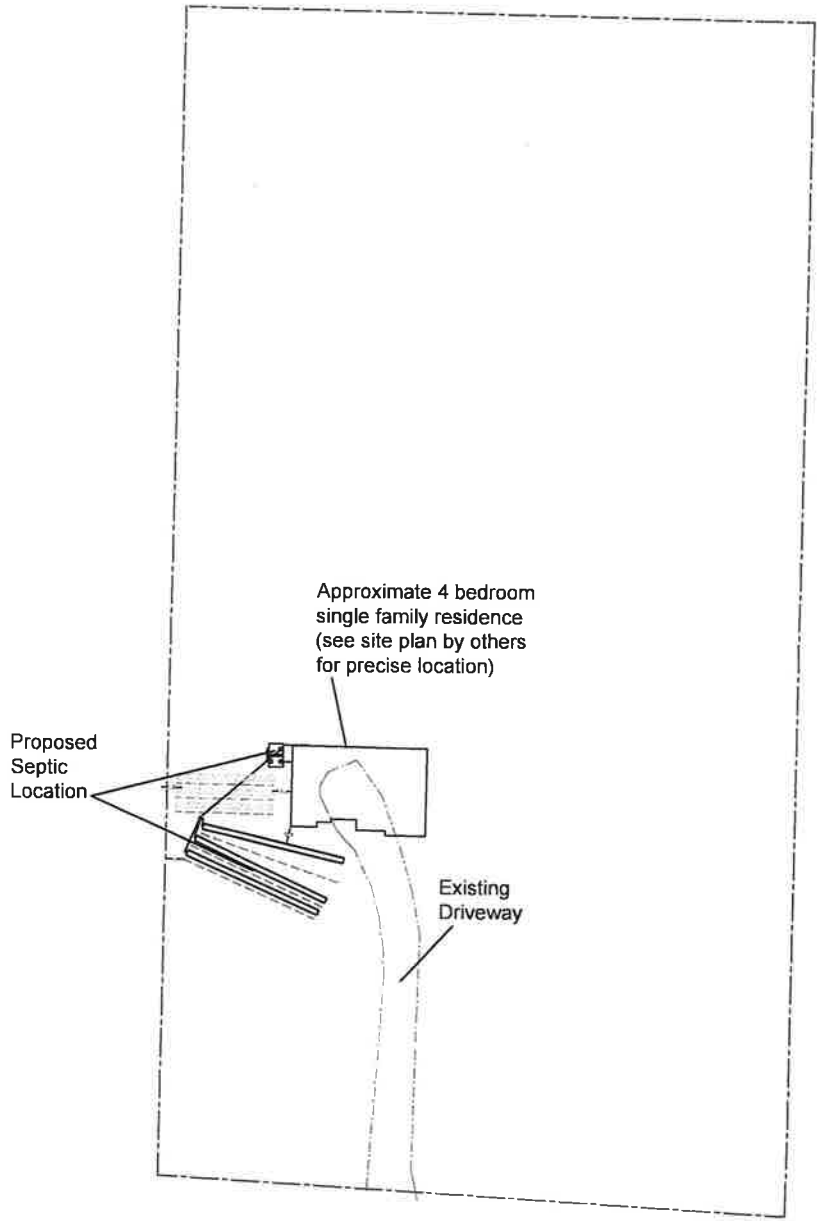
Fees Received

Date Paid	Amount	Receipt No.

Notes

Site Plan Overall - Scale 1" = 100'

Notes:
1) See site plan by others in regards to critical areas.
2) Proposed septic system meets setbacks to surface water to the North of the project.



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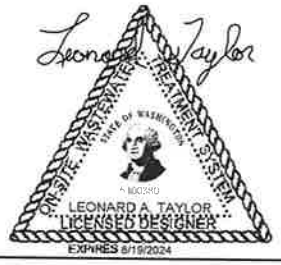
RECEIVED

OCT - 3 2023

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, SOUTH BEND, WA



A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
(360) 244-5843
Client: Jamie D Nielson & Crystal L Nepruc
Parcel #: 10090243026
Date: 1/13/2023
Scale 1" = 100'

Page 3: Site Plan Overall
Drafted by: LAT / ANT

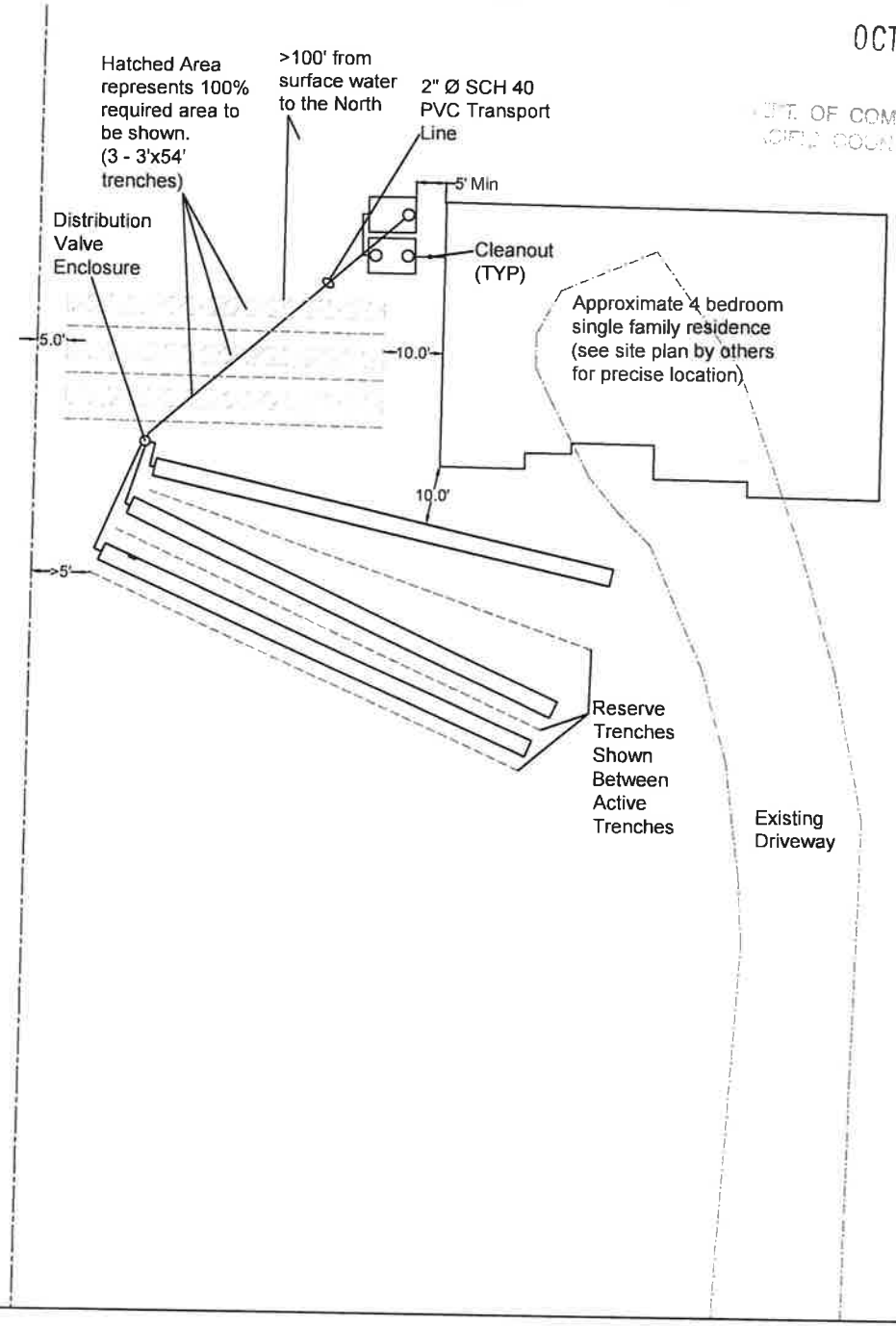
THIS SITE PLAN IS NOT A LEGAL SURVEY. ALL LOCATIONS AND ELEVATIONS ARE BASED ON ASSUMED DATUM PROVIDED BY PROPERTY OWNER AND FIELD MEASUREMENTS USING A LASER LEVEL TRANSIT AND CLOTH AND STEEL MEASURING TAPES AND ARE TO BE CONSIDERED AS APPROXIMATE. THE INTENTION OF THIS SITE PLAN IS FOR THE REVIEW AND CONSTRUCTION OF THE PROPOSED SEPTIC SYSTEM DESIGN ONLY.

FLAGGING		
SEPTIC TANK & PUMP CHAMBER		GREEN
PRIMARY DRAINFIELD		BLUE & ORANGE
ELEVATIONS		
A	SEPTIC TANK	99.00'
B	PUMP CHAMBER	99.00'
C	3'x80' TRENCH 1	104.75'
D	3'x80' TRENCH 2	103.75'
E	3'x80' TRENCH 3	102.83'
F	BENCHMARK (TOP OF CULVERT)	100.00'

Notes:
1) Tanks may be placed in a different location if owner thinks a different spot will work better for the final development of the lot.
2) See site plan by others regarding critical area boundaries.
3) Property owner states the drainfield is actually staked out like shown in this site plan. Lidar data supports that conclusion. Property owner also states that the proposed septic area is in an upland area.

Site Plan Details - Scale 1" = 30'

RECEIVED
OCT - 3 2023
DEPT. OF COMMUNITY DEVELOPMENT
PIERCE COUNTY, WA



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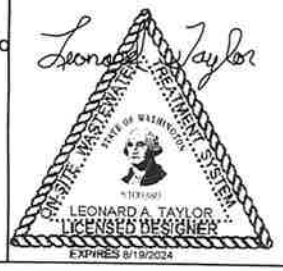
A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
(360) 244-5843
Client: Jamie D Nielson & Crystal L Nepruc
Parcel #: 10090243026
Date: 1/13/2023
Scale 1" = 30'

Page 4: Site Plan Details
Drafted by: LAT / ANT



Name: Nielson | Nepnud Parcel No.: 100902430 26

Description: CARL - Prep for future home

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P22007764	9/19/22	(H)	10/6	ZS	WL in inventory Pot. Fish bearing pond/stream Hold for WL/Stream report
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	75	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	210	Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License		SEPA			

Rolled set of building plans? Yes ☐ No ☑ Added to Electronic Bldg. Plan Log? Yes ☐ No ☐

Fees Received

Date Receipted	Amount
9/19/22	$285.

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

Notes:

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
SEP 19 2022
Dept. of Community Development
Pacific County, South Bend, WA

PROPERTY OWNER INFORMATION	X Contact Person
Name: Crystal Nepmud	
Mailing Address: 7 Youth Camp Ln	
City/State/Zip: Naselle WA 98638	
Phone: (971)601-0357	Phone:
Email: CoastalCrystal.realtyone@gmail.com	

APPLICANT INFORMATION	Contact Person
Name: Same	
Mailing Address:	
City/State/Zip:	
Phone:	Phone:
Email:	

DESCRIPTION OF WORK

evaluate if any wetlands to build single family home

JOB SITE INFORMATION AND LOCATION

Job Site Address: 273 Northvalley Rd Naselle WA	Tax Parcel ID No.: 100902430260
Legal Description:	Township/Range/Section / /
Directions to Site: driving into Naselle towards Longview left on Northvalley follow to hatchery property across the street	

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: Crystal Nepmud	
Authorized Signature: Crystal Nepmud	Date: 9/19/22

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

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

Pacific County

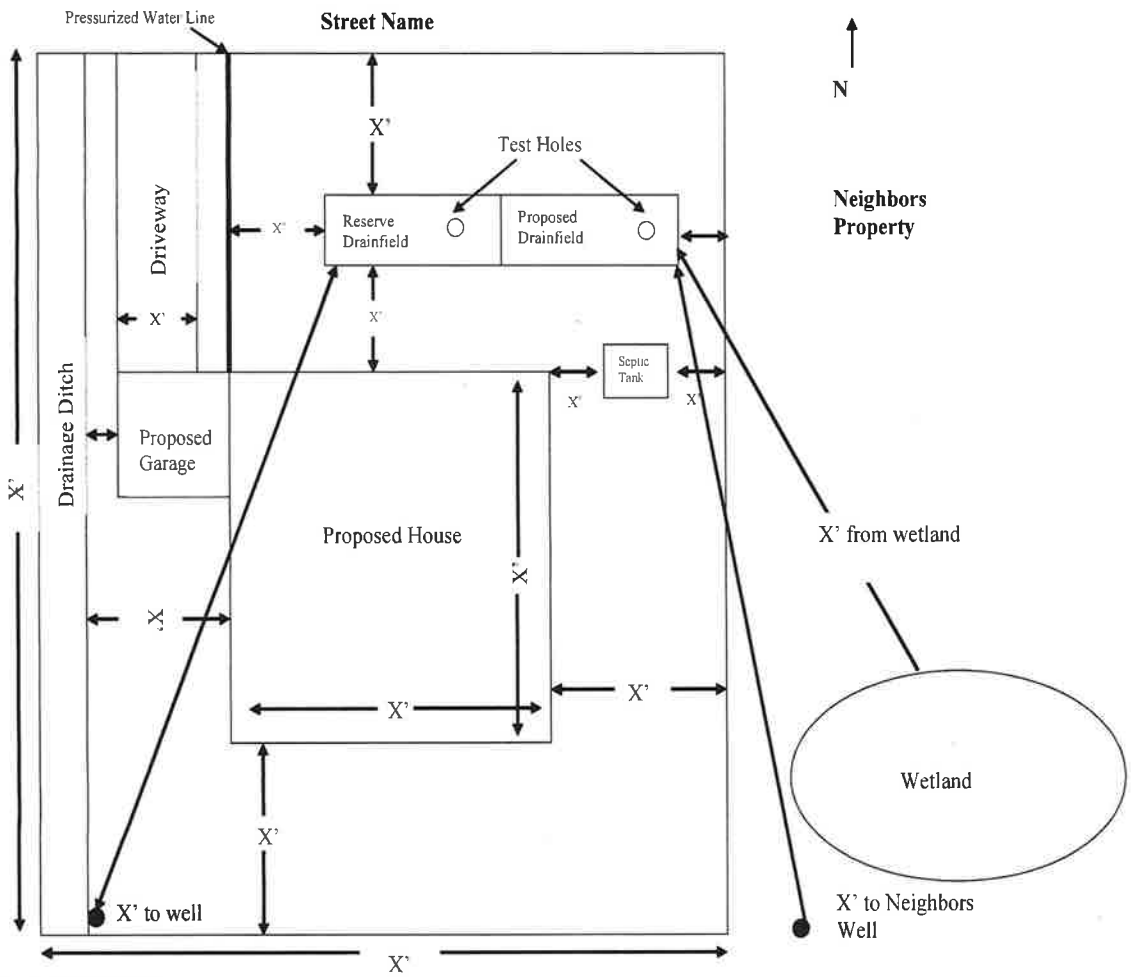
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Example Site Plan

Follow Checklist when drawing site plan
Drawn to Scale 1" = 20ft
"X" = Distance

Note: Any changes to your site plan will require re-submittal and a re-submittal fee may be charged.



Revised 03/27/2019

Site Plan Requirements Checklist

All site plans shall be clearly and accurately drawn to scale on paper no larger than 11"x 17" and must indicate all of the information listed below. For ease of drawing the site plan, use the graph paper provided with your application packet. For each item, mark either "shown" or "N/A" as appropriate for your project.

This checklist must be completed and included with all site plans. Any site plan without this checklist may be rejected and returned to the applicant for correction.

Parcel No.: 100902430240

A. General Property Information:

Shown	N/A	
☑	☐	Property Lines, including dimensions.
☐	☐	North arrow and site plan scale.
☐	☐	Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:

Shown	N/A	
☐	☒	Locations and dimensions of all existing structures on the property in relation to property lines.
☐	☒	Location of any existing wells and their 100' well radius.
☐	☒	Location of all existing drainfields on the site including; the locations of existing drainfields on adjacent properties within 100' of any well.
☐	☒	Location of existing drainage systems.
☒	☐	Location of all existing roads, driveways, utilities, easements, and bridges.

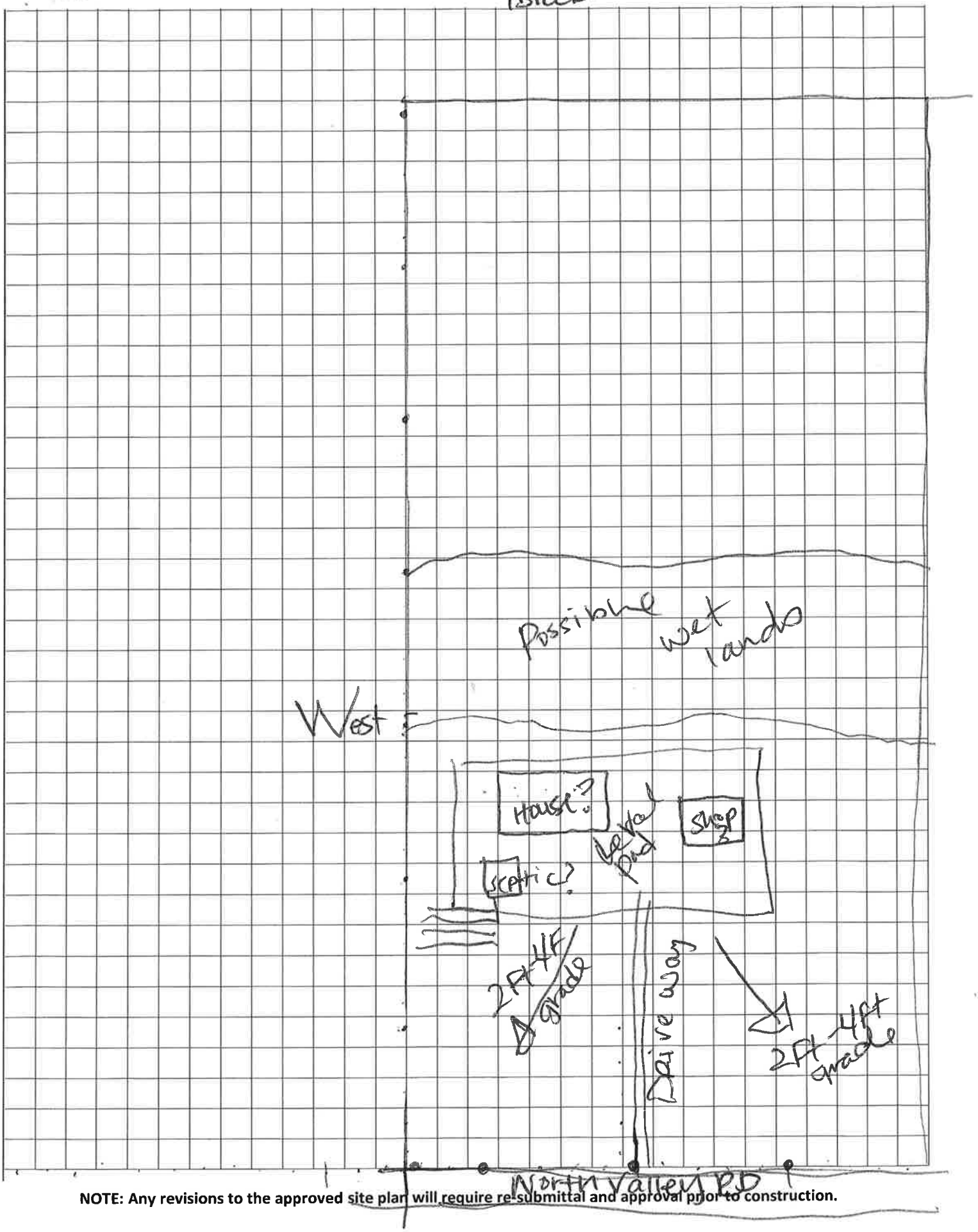
C. Proposed Property Improvements:

Shown	N/A	
☒	☐	Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
☐	☒	Location of all proposed wells and their 100' well radius.
☒	☐	Location and dimensions of all proposed septic systems including; tanks, drain-fields, reserve areas, and pre-treatment units.
☐	☒	Location and dimensions of all proposed drainage systems.
☒	☐	Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
☒	☐	Location/extent of all clearing, grading and filling.

Signature: [illegible] Date: 9/17/22

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

Tax Parcel ID No.: 100 102450 24
Applicant's Signature: Captain
~~Scale 1" =~~ 1 Block = 20 Ft



NOTE: Any revisions to the approved site plan will require re-submittal and approval prior to construction.

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 #:	10090243026
Project Value:	495,000

OWNER/APPLICANT INFORMATION	
Owner:	Crystal Nepmd
Applicant:	Same
Contractor:	Adair homes

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements and structures: NO
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: NO
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: NA
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.): 4224
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. Proposed site must be flagged/staked at time of application submittal. Completed ☒

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

U.S. Fish and Wildlife Service

National Wetlands Inventory

Neprund

October 5, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

October 7th, 2022

Crystal Neprud
7 Youth Camp Ln.
Naselle, WA 98638

RE: Parcel No.: 10090243026
Site Address: 273 North Valley Rd.

Dear Property Owner/Applicant:

The Pacific County Planning Department has recently completed a Critical Areas and Resource Lands assessment of the property referenced above. The assessment has determined that the property falls within, or contains, the following Critical Areas and/or Resource Lands:

1. Wetlands

The site appears to contain wetlands, or be adjacent to wetlands, regulated by Pacific County Ordinance 180, Critical Areas and Resource Lands, and the Pacific County Shoreline Master Program. A wetland determination/delineation must be obtained when an activity regulated under Ordinance 180 is proposed within three hundred (300) feet of the boundary of a wetland. Pacific County will only accept a delineation performed by the U.S. Army Corps of Engineers, Washington State Department of Ecology, Natural Resources Conservation Service, or a Pacific County Department of Community Development approved and qualified critical area professional. A list of qualified critical area professionals is available at www.co.pacific.wa.us/dcd/images/apps-forms/RLCA%20QCAP%20LIST.pdf.

In order to process your ***current*** permit application, the following information will need to be provided:

1. The wetland determination/delineation must be prepared in accordance with the guidelines contained within Section 4 (Wetlands) of Ordinance 180 and must demonstrate how your proposed development complies with the requirements and regulations contained within Section 4.

The cost of the wetland delineation review is $320.00. This amount is due when you submit the Wetland Delineation to Pacific County for review. Additional permits and fees may be required depending upon the information contained within these reports.

Failure to submit the certified Wetland Delineation within six (6) months from the date of this letter will result in your permit application being "CLOSED" due to inactivity. Until then, your application has been placed on "HOLD" and no further review will occur. Please let us know if you wish to pursue this project, or if you would like us to close your applications.

If you have any questions, please call me at (360) 642-9382 or via email at zjohnson@co.pacific.wa.us.

Zane Johnson
Planner

PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

SECTION 15 – MIXED USE DISTRICT (MU)

A. INTENT

The intent of the Mixed Use District is to provide for a broad range of residential, agricultural, commercial, and some limited industrial uses reflective of the existing and historical land use patterns found in many communities. The District boundaries shall allow for a variety of residential development commensurate with available public services, physical limitations, and neighborhood compatibility. A secondary purpose of this designation is to allow for the continuation of a flexible land use system recognizing the importance of both agricultural uses and small, home based, business/commercial uses.

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. All agricultural uses, including animal husbandry, horticulture, viticulture, floriculture, beekeeping, crop cultivation and the processing of agricultural products.

4. 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.

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

6. All aquacultural farming activities including storage of commercial fishing gear, processing of seafood/shellfish products and retail/wholesale sales of seafood/shellfish products.

7. 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.

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

9. Hospitals, medical clinics, and professional medical centers.

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

11. Level 1, 2 and 3 electric vehicle charging stations.

12. Battery exchange stations for electric vehicles.

13. Any use which is similar in nature, usage, and impact 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, pools, spas, saunas, tennis courts, 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 objected to 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. 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 177, or any amendments thereto.

1. Commercial horse arenas, riding farms and stables provided all structures housing animals are located at least fifty (50) feet from any adjoining property boundary.

2. Veterinary clinics and/or kennels provided that all outdoor dog runs are located at least two hundred (200) feet from any adjoining property lines.

3. Service and Retail establishments with less than two thousand five hundred (2,500) square feet of floor area, provided that all other minimum land use standards are met.

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

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

6. Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals.

7. Bed & Breakfast establishments that meet the standards contained in Section 21.M, Bed and Breakfast Facilities.

8. Mini-Storage Facilities used for the storage of household goods, recreational equipment, Recreational Vehicles and commercial fishing vessels, provided the facility and its outdoor storage areas, are adequately screened with either fencing or landscaping as determined by the Administrator.

9. 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 Hearing Examiner and is subject to a Type III Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

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

2. Multi-family dwellings containing up to sixteen (16) dwelling units per lot of record.

3. Commercial and service establishments with more than two thousand five hundred (2,500) square feet of floor area.

4. Recreational Vehicle Parks that meet the standards contained in Subsection 21.P, Recreational Vehicle Parks.

5. Mobile Home Parks that meet the standards contained in Subsection 21.O, Mobile Home Parks.

6. 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.

7. 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. On-site retail sales are prohibited unless the Hearing Examiner determines the potential impacts from such retail sales are minimal and can be mitigated;

    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, etc.

8. Light industrial activities, including fabrication and assembly, subject to the following requirements:

   a. Individual buildings shall be limited to a total square footage of four thousand (4,000) square feet of floor area;

   b. All work shall be conducted within a building; however, limited activities may occur outside provided they are consistent with the adjacent land uses on adjoining parcels;

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

   d. The proposed activity shall be located at least two hundred (200) feet from all adjoining residential dwellings on adjoining lots, unless the Hearing Examiner determines that the level of noise, odor, dust, fumes, or any other potentially objectionable aspects of the activity dictates a different standard of separation from adjoining residential dwellings. The minimum separation from adjoining residential dwellings does not apply to any dwelling located on the same parcel as the proposed light industrial activity; and

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

9. Solid waste transfer stations, and recycling centers.

10. Indoor and outdoor commercial recreational facilities including, but not limited to, bowling alleys, movie theatres, arcades, golf courses, etc.

11. 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. 163, 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. See Section 21.Y.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, 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 163, 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, two family dwellings (duplex) 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 (three residential dwelling units or more) – twenty (20) feet from all property lines.

   c. All commercial uses or activities adjoining other commercial uses or commercially zoned property – zero (0) feet from all property lines, and provided that the requirements of all other local ordinances are met.

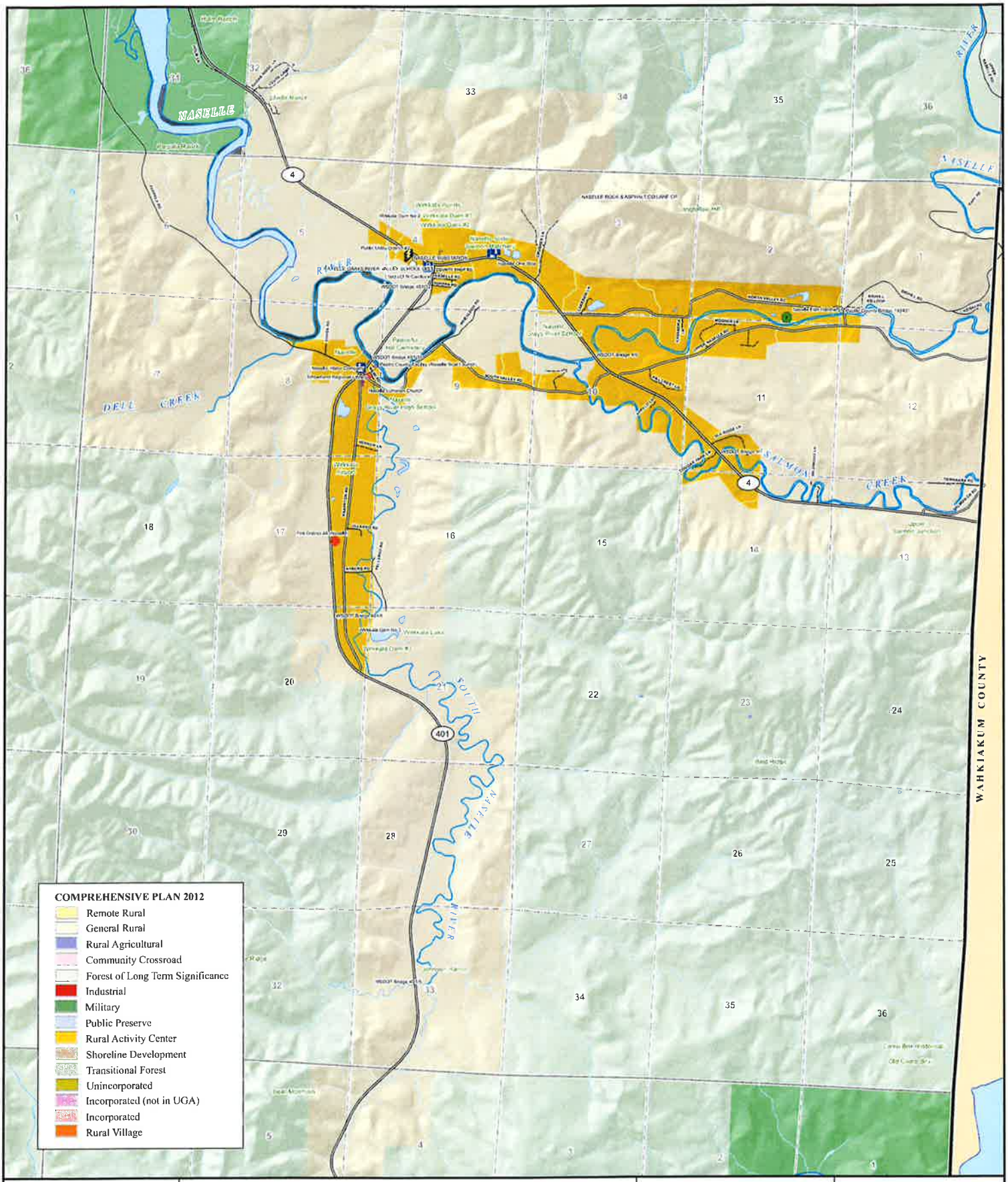
   d. All commercial uses adjoining residentially zoned properties or pre-existing residences – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street.

   e. All other uses – twenty (20) feet from all property lines, with the exception that the Administrator may allow a reduction in the minimum side and rear yard setbacks if the proposed use or activities is immediately adjacent to an existing commercial use or a commercially zoned property, and provided that the requirements of all other local ordinances are met.

8. Building Height:

   a. The maximum building height for all residential and accessory structures is thirty-five (35) feet.

   b. The maximum height for all other structures is fifty (50) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

- Airport Class C
- Assisted Living Center
- Boat Launch
- Camp
- Chamber of Commerce
- Church
- Clinic
- Port
- Emergency Management
- Fairgrounds
- Fire Department
- Gasoline Station
- Grange Hall
- Hatchery
- Hospital
- School
- Library
- PC Courthouse
- PC DCD
- PC Sheriff
- PC Shop
- PUD
- Park
- Transfer Station
- State Patrol
- Telephone Company
- Transit System
- Wastewater Plant
- Water Treatment Plant
- City Limits
- Township Line
- Section Line

Roads

- Lanes
- Highways
- County Roads
- Minor Collectors
- Local Access Roads
- City Streets
- Plat Boundaries

Hydrology

- Type One
- Type Two
- Type Three
- Type Four

Pacific County

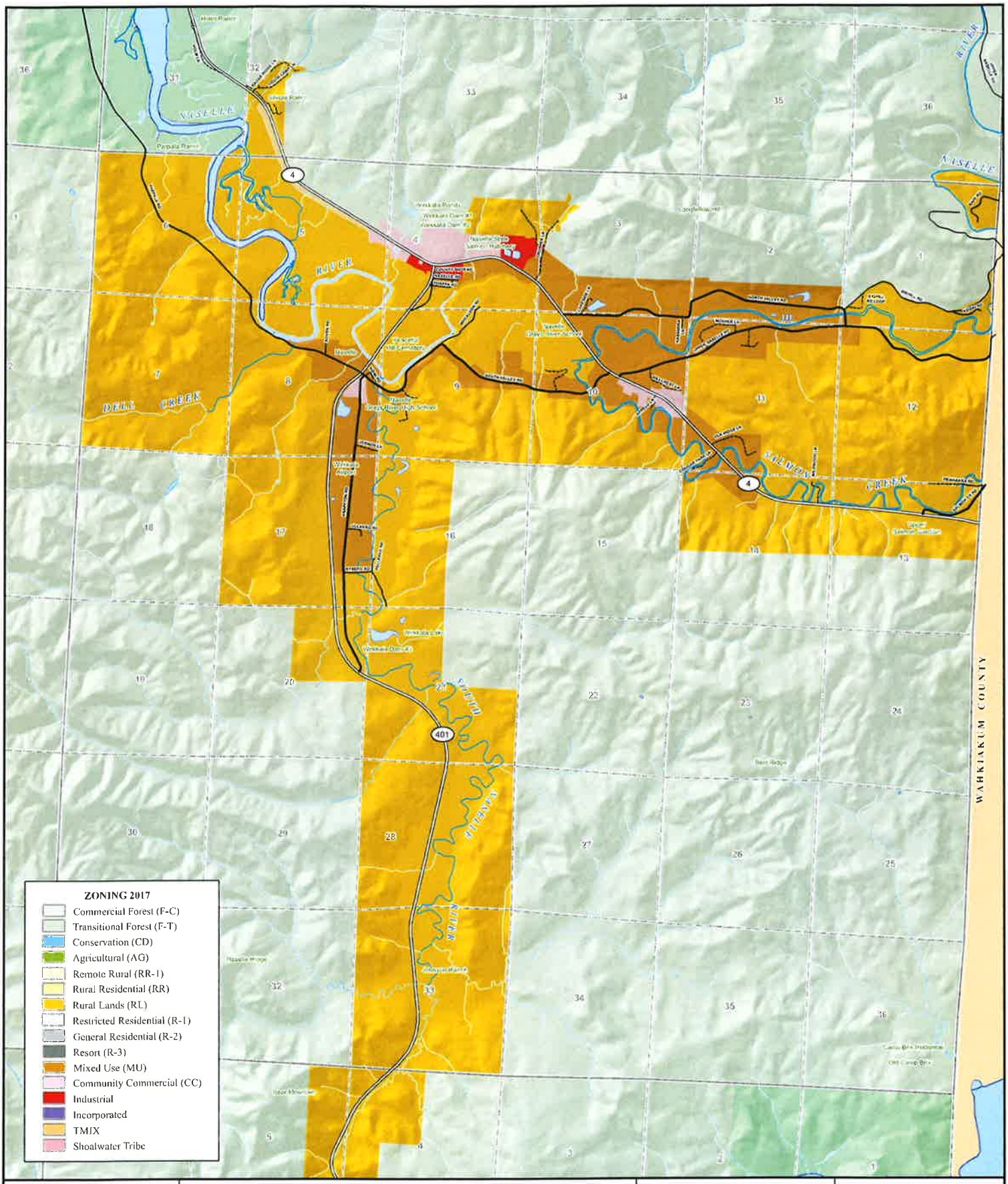
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 68
South Bend, WA 98586
Phone: (360) 875-9368

This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.

Comprehensive Plan Map

T. 10 N., R. 09 W.



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- Type One
- Type Two
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- Type Four

Pacific County

Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 69
South Bend, WA 98586
Phone: (360) 875-9308

This map is intended for reference purposes only. Any other use other than intended shall be at the sole respons bility of the user.

Zoning Map 2017

T. 10 N., R. 09 W.

5) Appeals

a) Applicability. A final decision may be appealed by any interested party. Final decisions may be appealed only if, within fourteen (14) calendar days after written notice of the decision is issued, a written appeal is filed with the Director. Final site plan and final construction plan decisions are not subject to administrative appeals under this section.

b) Submittal Requirements. The appeal shall include the following:

i) The permit number designated by the county and the name of the applicant;

ii) The name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal. If multiple parties file a single petition for review, the petition shall designate one (1) party as the contact representative for all contact with the Director. All contact with the Director regarding the petition, including notice, shall be with this contact representative.

iii) The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

iv) The applicable fee(s) for the applications in question, as adopted by the Board of County Commissioners;

c) Appeal Decision.

i) The hearing examiner shall hear appeals, other than appeals of final site plan/final construction plan decisions, in a de novo hearing. A staff report shall be prepared, a hearing shall be conducted, and a decision shall be made and noticed and can be appealed as a Type III process.

ii) The applicant shall have the burden of proving by substantial evidence compliance with applicable approval standards. Where evidence is conflicting, the examiner shall decide an issue based upon the preponderance of the evidence.

Section 5 Type II Process – Administrative Decisions

1) Pre-Application Review

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

ii) The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed. Pre-application review generally should be waived by the review authority only if an application is relatively simple.

c) To initiate pre-application review, an applicant shall submit:

i) Completed form(s) provided by the review authority for that purpose,

ii) Required fee(s),

iii) All information required by the relevant section(s) of County ordinances and other applicable regulations.

iv) Information not provided on the form shall be provided in an environmental checklist or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

d) Within twenty-one (21) calendar days after acceptance of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

e) The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

f) The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

g) Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

i) Summarize the proposed application(s);

ii) Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;

iii) Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;

iv) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;

v) Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

(1) Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;

(2) Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;

(3) Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels;

h) An applicant may submit a written request for a second pre-application conference within one (1) calendar year of the initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference, as determined by the Director, or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

i) A new request for, or waiver of, a pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority determines to be substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

2) Review for Counter Complete Status

a) Before accepting an application for review for technically complete status, the review authority shall determine whether the application is counter complete, typically "over the counter" provided that, if the review authority establishes a given day of the week to conduct reviews for counter complete status for a given kind of application (e.g., subdivisions), then counter complete review of that kind of application shall be on the day selected by the review authority.

b) If the review authority decides than an application is counter complete, then the application shall be accepted for review for technically complete status.

c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and notify the applicant what is needed to make the application counter complete.

3) Review for Technically Complete Application

a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.

b) An application is technically complete if it includes the following:

i) A completed application form signed by (1) the owner(s) of the property subject to the application or (2) a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.

ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:

(1) The material was not timely prepared as required under subsection (1)(g);

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(4) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(5) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority.

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3 of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete including:

i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection (3)(b) of this section. The review authority may extend the deadline at the request of the applicant.

ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) business days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

ii) Issue a decision denying the application, based on a lack of information.

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection (d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

i) Forward the application to the County staff responsible for processing it and schedule a public hearing;

ii) Distribute a copy of the notice pursuant to subsection 5.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

4) Administrative Variance

a) The review authority may grant a variance to numerical standards including but not limited to: setbacks, buffers, width, lot area, lot coverage, lot dimensions and parking standards.

b) An application for a variance(s) shall be subject to Type II review if the variance(s) is for up to and including twenty-five percent (25%) of the numerical standard(s) in question and if the property is outside of shoreline jurisdiction.

c) The review authority shall approve an administrative variance(s), if, based on substantial evidence in the record, the applicant has sustained the burden of proving the variance(s) complies with all of the following:

i) That special conditions and circumstances exist;

ii) 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;

iii) That the special conditions and circumstances do not result from the actions of the person seeking the variance;

iv) 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;

v) That the variance requested is the minimum necessary to afford relief; and

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

d) If an application for an administrative variance is associated with another application(s) subject to this ordinance, then the application for the administrative variance shall be combined with the associated application(s) for processing and shall be subject to the same procedure type as the highest number procedure type application with which it is combined.

5) Public Notice

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The applicant shall post copies of the notice of application on the perimeter of the property in question at least fifteen (15) calendar days prior to the hearing date in a manner that will be legible to a passerby. The applicant also shall file a declaration of posting and affidavit of mailing (under the penalty of perjury) with the Department of Community Development at least ten (10) calendar days prior to the scheduled hearing. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the notice of the decision is mailed to the applicant.

ii) Posted on the County website.

iii) For applications being heard as an Administrative Variance process, the applicant shall post copies of the notice of application on the perimeter of the property in question. The County shall render a decision twenty-eight (28) calendar days after the affidavit of posting has been submitted to the County.

c) An administrative decision shall include:

i) A statement of the applicable criteria and standards in County ordinances and other applicable regulations;

ii) Findings of fact and conclusions of law that justify the decision rendered;

iii) The decision to deny or approve the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law.

d) Within five (5) business days from the date the decision is received, the review authority shall mail a notice of decision to the parties listed in subsection 5 and to other parties of record regarding the application. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in subsection 8. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

ii) A statement that the complete case-file is available for review. The notice shall list the place, days, and times where the case file is available and the name and telephone number of the County representative to contact for information about the case.

6) Application of Rules

Within fourteen (14) calendar days after the date an application is accepted as technically complete, the review authority for the application shall issue a public notice of the application consistent with the requirements of subsection 4.

7) Decision Timeline

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection a of this section shall not apply to any application which is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

8) Appeals

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type II CARL Variance

I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

The referenced property was posted on Dec. 26th, 2023 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 1009024026

Dated this 26th day of Dec, 2023

Signature of Administrator

PUBLIC NOTICE
Critical Areas Variance Hearing

PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that Crystal Neprud (owner/applicant) is requesting a Variance to Pacific County Critical Areas Ordinance 180, permit No. P2300873. The applicant is proposing to impact approximately 12,100 square feet of Category II wetland buffers and a Type F stream buffer in order to construct a single-family residence with an attached garage, septic system and associated lawn areas. Proposed mitigation includes restoring and enhancing 27,280 square feet of buffer and wetland areas on the property. Proposed plant coverage within this area would total 12,106.44 square feet. This would be a 1:2.255 mitigation ratio based on total area restored/enhanced and a 1:1.001 mitigation ratio based on proposed plant coverage.

The property is located at 273 North Valley Rd. in Nasalle, Washington. The County Assessor's Parcel number is 10092243025, located within Section 02, Township 10 North, Range 09 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following application P2300873 on January 4th, 2024 via zoom at the following link: https://zoom.us/j/3268189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3268189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wishing to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586 in writing by January 3rd, 2024 or by testifying at the public hearing. To view the application packet please visit our website at: http://www.co.pacific.wa.us/cdd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9234.

PUBLIC NOTICE
Critical Areas Variance Hearing