PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that A+ Design & Consulting, LLC (applicant), on behalf of Aaron & Chandra Poledna (owners), are requesting a Variance to Pacific County Critical Areas Ordinance 180, Permit No. P2300846. The applicants are proposing to impact approximately 3,270 square feet of a Category III wetland buffer to construct a driveway to serve a future single family residence.

The property is located at 21125 Pacific Way in Long Beach, Washington. The County Assessor's Parcel number is 11110923006; located within Section 09, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear Permit No. P2300846 on February 28, 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. The Hearing will begin at 2:00 p.m. or shortly thereafter. 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, Senior Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by February 27, 2024, or by testifying at the public hearing. To view the complete 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: February 28, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Senior Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2300846, submitted by A+ Design & Consulting, LLC (applicant), on behalf of Aaron & Chandra Poledna (owners) (Tax Parcel ID No. 11110923006)

Background Information:

1. Owner/Applicant: A+ Design & Consulting, LLC (applicant), on behalf of Aaron & Chandra Poledna (owners)

2. Tax Parcel ID No.: 11110923006

3. Permit Application No.: P2300846

4. Request: The applicants are proposing to impact approximately 3,270 square feet of a Category III wetland buffer to construct a driveway to serve a future single family residence. A 110' Category III wetland buffer extends across the entire width of the property near Pacific Way/Highway 103. Total impacts for the proposed 12' wide driveway and required vehicle turnouts are 3,270 square feet of wetland buffer. Buffer impacts will be mitigated through the purchase of wetland credits from the Long Beach Mitigation Bank. Credits will be purchased at a 1:1.1 x 50% mitigation ratio.

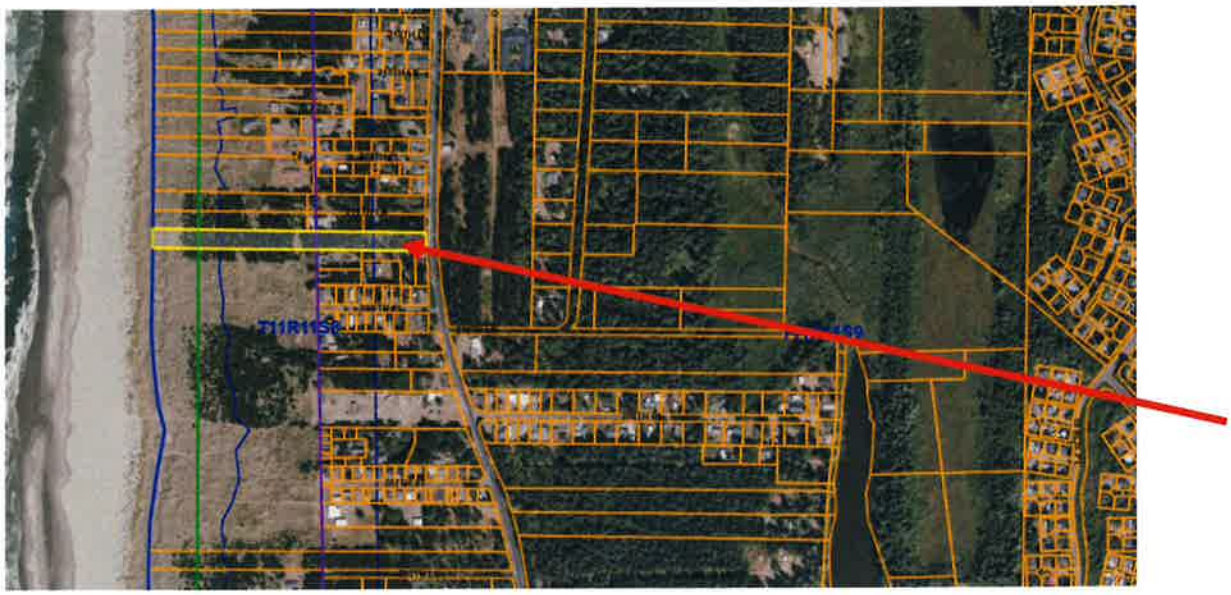
5. Public Notification: A Notice of Application and Hearing was posted on the perimeter of the property in three separate locations on or prior to February 13, 2024, in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. A Declaration of Posting is included with this report.

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

Findings of Fact:

Location: The property is located at 21125 Pacific Way in Long Beach, Washington. The County Assessor's Parcel number is 11110923006; located within Section 09, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

Subject Location:



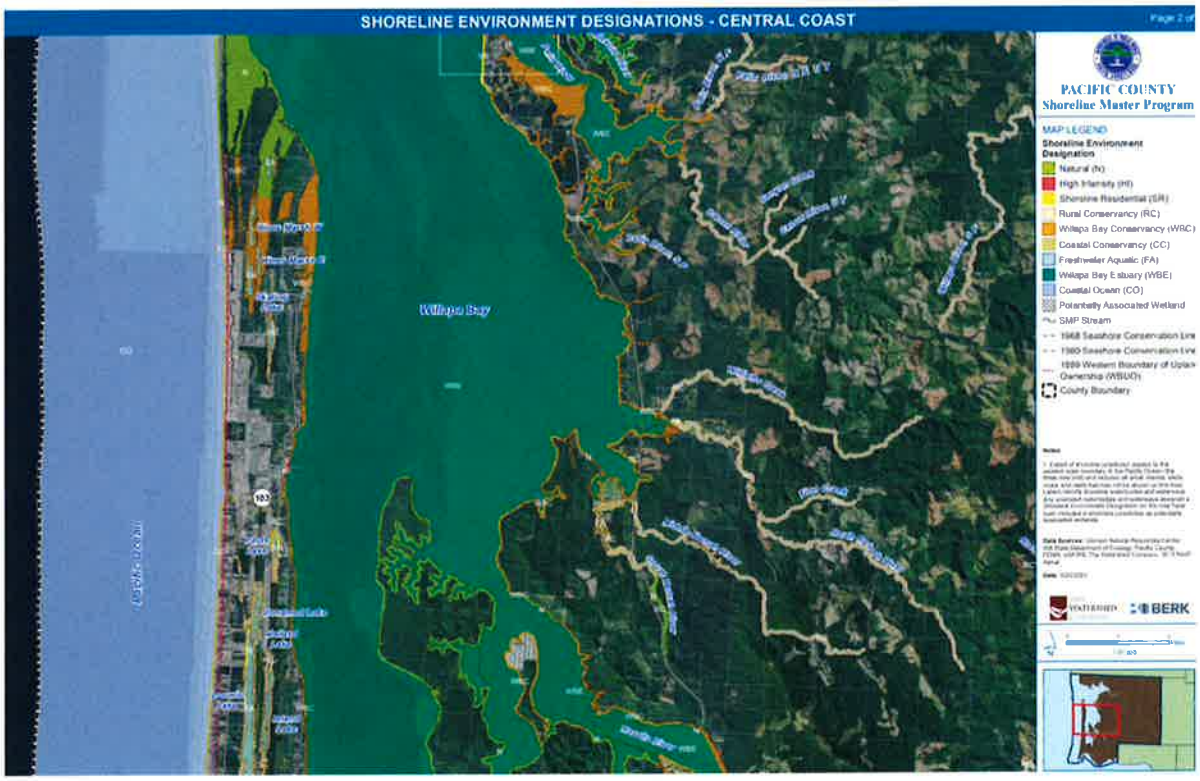
Project Site:

Site Characteristics: The site is a 2.70-acre parcel that is currently undeveloped. There are several single-family homes located to the north and south of this property. The Pacific Ocean and the associated dunes lie to the west of the proposed development.

Zoning: The project site is located in a Restricted Residential Land Use District (R-1). Single Family Residences are permitted in the R-1 land use district under Pacific County Ordinance No. 184 Section 12.B (1).

Shoreline Designation: A portion of the property is located within the Coastal Conservancy Environment (CC) designation under the Pacific County Shoreline Master Program.

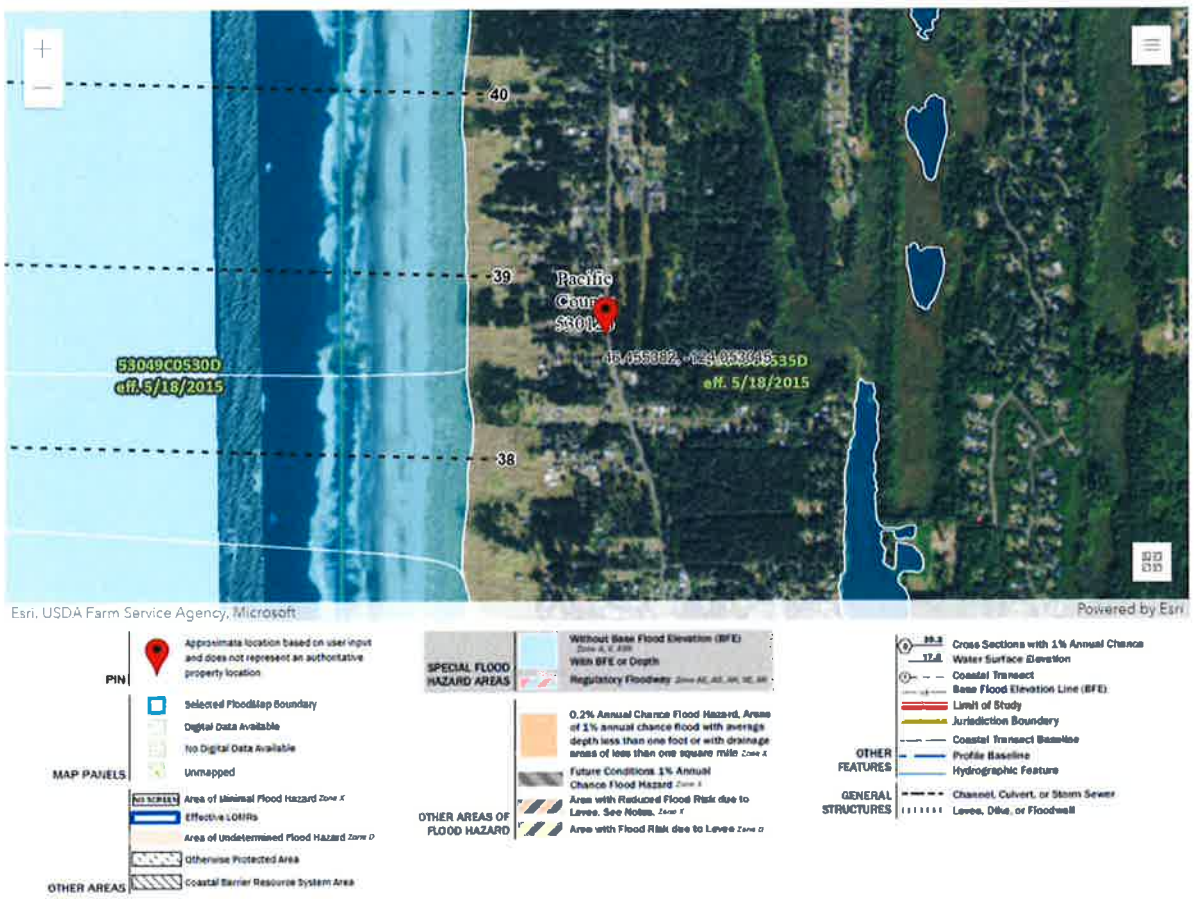
The Pacific County Shoreline Master Program describes the purpose of the Willapa Bay Conservancy Shoreline Environment is to protect to the highest degree possible and, where feasible, restore Willapa Bay shorelands; conserve wildlife; and manage the unique characteristics and resources of the shoreland areas landward of the ordinary high water mark in Willapa Bay. Together with the Willapa Bay Estuary environment, an additional purpose of this environment is to provide for the diverse uses of the interconnected shorelines within Willapa Bay, which support aquaculture, residential, recreational, agriculture, forestry, and refuge/conservancy uses.



Comprehensive Plan Designation: The property is located in the Shoreline Development Comprehensive Plan designation. The primary purpose is described in the Pacific County Comprehensive Plan (2020) as:

"The purpose of this designation is to recognize existing residential development related to marine shorelines, or other recreational amenities in rural areas. This designation provides for residential development on parcels that are surrounded by smaller lots and which can physically support it without requiring urban service levels. The shoreline development areas are characterized by activities including, but not limited to, a predominance of existing one-acre lots with single family residences (seasonal and year-round use), and open space. These areas may have some existing commercial or resort-related land uses. The maximum density is one dwelling unit per acre. Lands are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require the provision of urban services. The Comprehensive Plan designates the Pacific Ocean shoreline west of SR 103, north of the City of Long Beach, and South of Surfside Estates as Rural Shoreline Development."

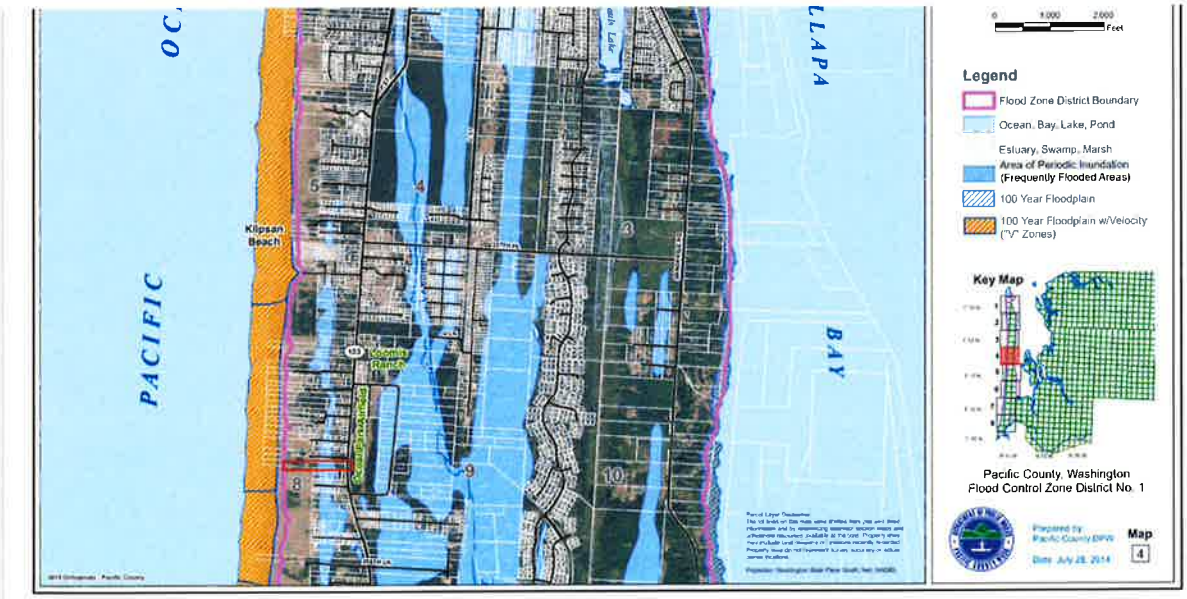
Floodplain Designation: The proposed project area occurs outside of the FEMA floodplain based on Panel No. 53049CO530D eff. 5/18/2015.



Critical Areas and Resource Lands: A Category III wetland was delineated by A Plus Design & Consulting, LLC towards the eastern portion of the property near Pacific Way/Highway 103. The required 110' buffer extends across the entire width of the property. With the required zoning setbacks, wetland buffer impacts are unavoidable to allow for access. Total impacts for the proposed 12' driveway and required vehicle turnouts are 3,270 square feet of wetland buffer. Buffer impacts will be mitigated through the purchase of wetland credits from the Long Beach Mitigation Bank. Credits will be purchased at a 1:1.1 x 50% mitigation ratio for a total of 1,798.5 square feet of wetland bank purchase.

The site is located within, or adjacent to, a Frequently Flooded Area that is within the Pacific County Flood Control Zone District I. The Frequently Flooded Area designation refers to floodplains, determined by FEMA, as areas within the 100-year floodplain or those areas which are known to experience seasonal storm water inundation.

Prior to Pacific County issuing any permits for grading, clearing, filling, or building on the subject property, the applicant will be required to prepare an Abbreviated Land Alteration and Drainage Plan. A professional engineer may need to be hired to do this; however, the property owner may sign their own report if it is for a single-family residence or appurtenance, and you can follow the standards for a submittal outlined in the Land Alteration Standards. The person who prepares the report shall specifically certify that the proposed development activity does not 1) eliminate flood storage; 2) increase peak surface water runoff; 3) increase total runoff quantity; or result in any adverse impact to adjacent properties and county owned rights of way.



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

Analysis:

The applicants are proposing to impact approximately 3,270 square feet of a Category III wetland buffer to construct a driveway for a future single family residence. A 110' Category III wetland buffer extends across the entire width of the property near Pacific Way/Highway 103. With the required development setbacks, wetland buffer impacts are unavoidable to reasonably develop the property. The proposed single family residence and related appurtenances will be entirely outside of the delineated wetland boundaries and associated buffers. Total impacts for the proposed 12' wide driveway and required vehicle turnouts are 3,270 square feet of wetland buffer. Pacific County road standards require a minimum 14' roadway for residential driveways and vehicle turnouts every 200'. To further reduce impacts, the applicant is proposing a 12' roadway with pullouts to comply with the mitigation sequencing standards in Ordinance No. 193 Section 3.M.2. To provide an in-depth analysis of the steps taken to reduce wetland buffer impacts, the applicant provided a comparison of project impacts if the development was constructed towards the eastern portion of the property. After reducing the conceptual alternative development by omitting the accessory dwelling unit, minimizing the distance between the shop and the potential residence, and using the minimum required setbacks between the well and drainfields, the alternative development would impact approximately 6,054 square feet of wetland buffer. The current proposal includes 3,270 square feet of impact, which would be mitigated through the purchase of wetland credits from the Long Beach Mitigation Bank. Credits will be purchased at a 1:1.1 x 50% mitigation ratio for a total of 1,798.5 square feet of wetland bank purchase.

Critical Area and Resource Lands Variance Criteria:

The applicant is applying for relief from the dimensional standards under a variance established in Section 3(l) of Ordinance No. 193. The burden of proof shall be on the person requesting the variance to bring forth evidence in support of the variance. Pursuant to Ordinance No. 193 Section 3(l)(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;*

The special conditions and circumstances that exist are that the eastern portion of the property includes a Category III wetland and associated 110' buffer. There is limited area available to the east of the wetland that could accommodate for a single family residence and related appurtenances. In accordance with the mitigation sequencing requirements of Ordinance No. 193 Section 3.M.2., the applicant provided a comparison between the placement of the home and appurtenances to the east of the wetland and the current proposal to install a driveway in the buffer and locate all other development outside of the delineated wetland and associated buffer. To complete this analysis, the applicant reduced the development to the minimum necessary by eliminating the proposed accessory dwelling unit, reducing the distance between the shop and the residence, and using the minimum setbacks between the well, drainfield, and building setbacks. With

these reductions and minimizations, the proposed development would result in approximately 6,054 square feet of wetland buffer impact. The currently proposed development for the driveway would impact approximately 3,270 square feet. This amount has also been reduced since the initially submitted development proposal by reducing the size of the roadway from 14' to 12'.

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;*

The literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties because without granting the variance the area located entirely outside of the buffer to the east of the wetland is not large to construct a residence and related appurtenances while adhering to the minimum development standards. Wetland buffer impacts are unavoidable to achieve reasonable use of the subject property.

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

As referenced above, the special conditions and circumstances that exist are that the eastern portion of the property includes a Category III wetland and associated 110' buffer. The area located entirely outside of the buffer to the east of the wetland is not large to construct a residence and related appurtenances while meeting the minimum development standards. Wetland buffer impacts are unavoidable to achieve reasonable use of the property. The applicant has provided an analysis of the alternative development to construct the residence and related appurtenances to the east of the wetland. However, this analysis demonstrated that the proposal would result in greater impacts to the wetland buffer when compared to the current proposal. Further, the applicant describes that placing the actual development in the wetland buffer would not only functionally isolate the buffer, but it would also introduce much more impact with roof stormwater runoff, chemicals and fertilizers used in lawn and garden maintenance, and impacts to wildlife caused by pets, lighting, and noise.

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;*

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 in similar circumstances. property. The applicant has provided an analysis of the alternative development to construct the residence and related appurtenances to the east of the wetland. The

analysis demonstrated that the proposal would result in greater impacts to the wetland buffer compared to the current proposal.

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

Given the physical characteristics of the property, there is no area to construct the proposed structure outside of the delineated wetland buffer. As described in the mitigation plan prepared by A Plus Design & Consulting, LLC, wetland buffer impacts are unavoidable and will be mitigated by purchasing credits from the Long Beach Mitigation Bank. The proposed wetland buffer impacts have been reduced since the initially submitted development proposal by reducing the size of the roadway from 14' to 12', to better align with the mitigation sequencing requirements.

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.*

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. Wetland buffer impacts will be mitigated by purchasing credits from the Long Beach Mitigation Bank.

Findings of Fact:

1. Type II review of the proposed Critical Area and Resource Lands Variance permit is consistent with the processing requirements of Procedural Ordinance No. 177.

2. The proposed use is consistent with the requirements of the Critical Area and Resource Lands Variance under Section 3(I) of Ordinance No. 193.

3. The proposed use is consistent with the requirements under Critical Area Ordinance 193 and Pacific County Ordinance No. 184.

Recommendation:

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 and Conclusions of Law.

Questions regarding this project and/or staff report can be addressed to Zane Johnson, Senior Planner, (360) 875-9356, or by email zjohnson@co.pacific.wa.us.

Conditions of Approval:

1. Prior to issuance of the subject permit, the applicant will be required to prepare and submit an Abbreviated Land Alteration and Drainage Plan.
2. No construction shall begin until all necessary permits have been received.
3. Proof of credit purchase from the Long Beach Mitigation Bank will need to be recorded with the Pacific County Auditor's office and a copy of that recorded document must be submitted to Pacific County Community Development prior to the issuance of permits.
4. Best Management Practices (BMPs) will be required to be in place during construction until the site is stabilized to prevent debris from entering the wetland. During construction, silt fencing will be required to be temporarily installed until native vegetation is established along the borders of the driveway.

Exhibit List:

1. Staff Report
2. Application & Related Documents
3. Section 5, Pacific County Ordinance No. 177
4. Zoning Map
5. Comprehensive Map
6. Declaration of Posting & Photos
7. Correspondence

Name Dedna DPA# 11110923006

Re-Route Sheet

Resubmitted of Revised Wetland Delineation / Mitigation plan

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	2/12				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

Parcel # 11110923006

Wetland Mitigation Report

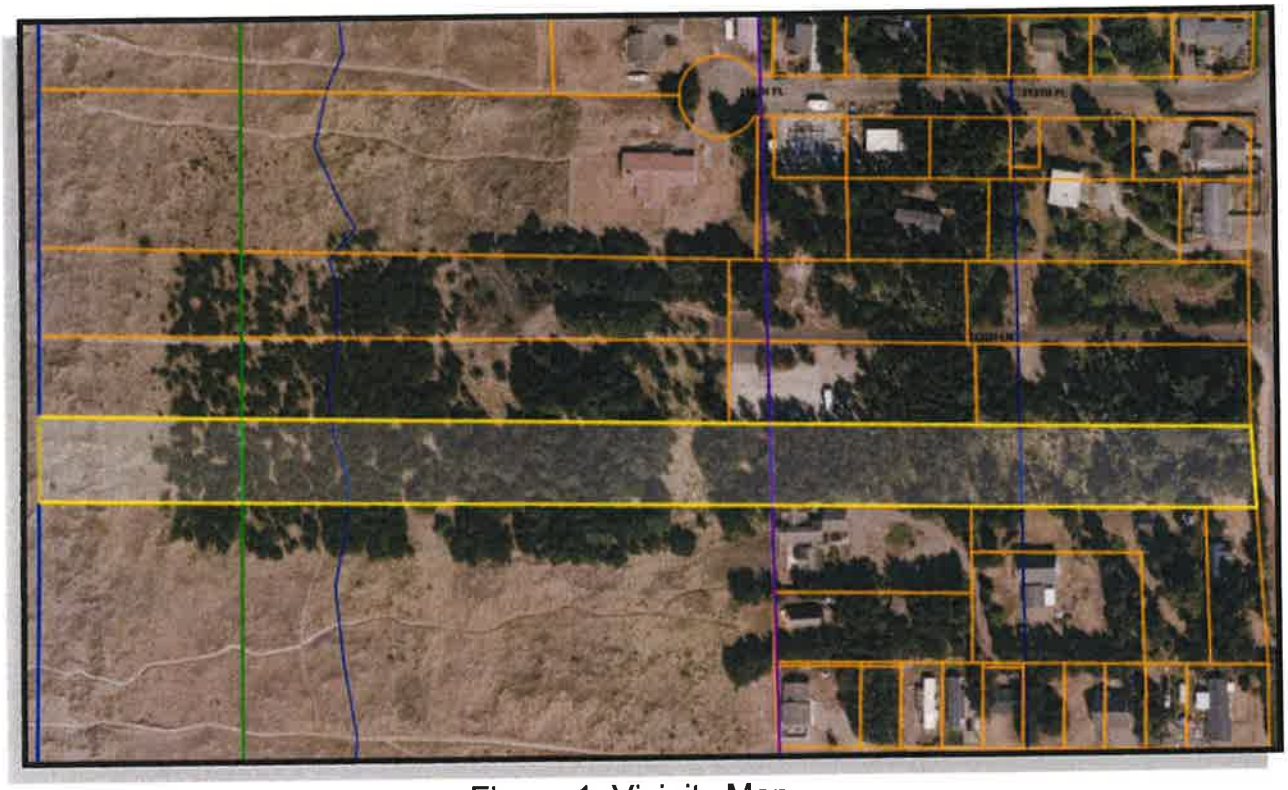


Figure 1: Vicinity Map
Source: Modified Google Earth Screenshot

A Plus Design & Consulting, LLC
Wastewater and Critical Area Consultants
Phone/Text: 360.244.5843 email: leonard@aplussepticdesigns.com

RECEIVED
FEB 8 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, SOUTH BEND, WA

1. MITIGATION PLAN

1.1 Project Overview

Aaron and Chandra Poledna have hired A+ Design and Consulting LLC to create a mitigation plan for their driveway to access their building site through a wetland buffer. The parcel is recorded as Pacific County parcel number 11110923006 within Township 11 North, Range 11, and Section 04 of the Willamette Meridian. The lot is approximately 2.7 acres of relatively undisturbed forested dune land. The wetland(s) were found on the property and the adjacent property to the North. We are proposing to use the Long Beach Wetland Mitigation Bank and purchase credits to offset the direct impacts to the buffer. We are requesting a Type II variance.

1.2 Development Proposal

The overall project consists of 900 feet of driveway to access the building site. The portion of the project that will directly impact the wetland buffer will consist of a driveway ~250 feet through the wetland buffer of a Cat. III depressional wetland(s). The driveway will impact roughly 3270 sqft of buffer. The driveway is required to be 14 feet wide with turnouts every 200 feet which are required per road standards in Pacific County, however through the wetland buffer we are requesting a reduction down to 12' to further minimize the buffer impact.

1.3 Impact Assessment

The current condition of the property is undeveloped forested dune land with a small hill and a small, isolated depressional wetland. The vegetation is mainly forested that consists of Shore Pines and shrub canopy of mainly upland shrubs with a moderate level of herbaceous cover. We have rated this wetland as a Depressional due to its size, vegetation, functions, and topography is more indicative of a depressional wetland than an Interdunal wetland. The primary functions of the wetland are water storage, habitat and a corridor for local fauna to travel adjacent to the highway.

1.3.1 Buffer Functions

Depressional wetland buffers serve several vital functions to protect the environment and promote the health of wetland ecosystems. These functions include Water Quality Protection: Wetland buffers act as natural filters, trapping pollutants and sediments from runoff water before it enters the wetland. This helps maintain water quality by reducing contamination. Habitat for Wildlife: Wetland buffers provide essential habitat for a variety of plant and animal species. They offer breeding grounds, shelter, and food sources for birds, mammals, amphibians, and insects, promoting biodiversity. Hydrological: Wetland buffers can absorb and store excess water during heavy rains, helping to control flooding by reducing the volume of water that reaches nearby water bodies or communities. Erosion Prevention: The vegetation in wetland buffers stabilizes soil and prevents erosion along water bodies, preserving the integrity of the wetland and preventing sedimentation. These functions are essential for the overall health of depressional wetlands in Washington State, supporting not only the diverse plant and animal life within these ecosystems but also the communities and environments that depend on them.

1.3.2 Minimization

1.3.2.a Development Comparison

The development proposal presented by the clients is to build a primary single-family residence, shop, accessory dwelling unit and appurtenances West of the wetland at the building setback line. The lot is zoned to allow an accessory dwelling unit. It was determined that we must first analyze the area East of the wetland for the placement of the primary residence, shop, well and septic system. Similar development proposals have been approved in the past under a Type II variance with proper mitigation. Additionally, this would meet the requirements of minimization and avoidance under mitigation sequencing if the impacts would be less than the proposed driveway. Attached is a site plan comparison between the placement of the home and appurtenances East of the wetland, and the proposal of installing a driveway past the wetland and placing the development over 560' West of the wetland buffer. After reducing the development by omitting the accessory dwelling unit, minimizing the distance between

the shop and potential home, and using the required minimum setbacks between the well and drainfields, it has been shown that placing the development East of the Wetland is significantly more area of impact to the wetland buffer.

1.3.2.b Proposal

With mitigation sequencing in mind the driveway has been sited to occupy the least amount of buffer as possible by choosing the angle of approach, and the location of initial impact to the buffer. While passing through the wetland buffer the driveway will be reduced down to 12' wide. Buffer width averaging is proposed at the initial entry and exit of the driveway through the buffer and the buffer is to be extended on the West side of the wetland. Silt fencing will be used along the proposed driveway route to prevent wind and water from introducing sediment into the wetland until vegetation is re-established along the borders of the driveway.

1.3.2.c Discussion

It should also be discussed that minimization shouldn't always be about square footage of impact. In the opinion of A+ Design & Consulting, LLC even if the proposed driveway was more area of impact, we would still be minimizing the overall impacts to the wetlands and its buffer. Ecology has stated that gravel roads do not functionally isolate the wetland buffer from the wetland. Placing the actual development in the wetland buffer would not only functionally isolate the buffer, it would also introduce much more impact with roof stormwater runoff, chemicals and fertilizers used in lawn and garden maintenance, and impacts to wildlife caused by pets, lighting and noise. Additionally, by bypassing the wetland with the driveway, the wildlife corridor between the Highway 103, and the wetland will be maintained as animals won't be forced to come through the development in order to leave the Highway. A Type I Reasonable Use Exception (RUE) allows an impact of 3600 sqft. If square footage was the only concern, we should be allowed to do a Type I RUE for a driveway under 3600 sqft of impact such as this proposal.

1.3.3 Buffer Impact

Due to the existing buffer being vegetated with multiple Cowardin classes, we are proposing a buffer impact ratio of 0.5. We calculated the impact area to the wetland buffer for the proposed project to be 3270 sqft using AutoCAD LT Area Function.

1.4 Mitigation Bank Function and Mitigation Justification

Referencing the Dept. of Ecology "Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance" the hierarchy of compensatory mitigation approach states that the number 1 preference is to use mitigation bank credits. Using the LBMB mitigation bank as the primary mode for mitigation is because it offers a more ecologically sound and sustainable approach to mitigating the adverse effects of the development. The key reason why utilizing a mitigation bank is the increased efficiency and effectiveness. The Long Beach Mitigation Bank (LBMB) credit system was created to offset hydrologic; water quality and habitat impacts for proposed development in the local drainage basin (The Long Beach Peninsula). The LBMB preserves and enhances a Category I wetland of High Conservation Value that provides an extremely high degree of habitat, hydrologic and water quality functions. By consolidating mitigation efforts in one location, they can be managed more efficiently and effectively. This approach allows for comprehensive planning and implementation of mitigation measures, ensuring that the overall impact on wetland ecosystems is minimized. The LBMB is managed by environmental professionals and ecologists who specialize in wetland restoration. Their expertise ensures that mitigation activities are scientifically sound, well-designed, and monitored effectively, leading to successful restoration and enhancement of wetland habitats. The LBMB was designed to enhance biodiversity by restoring various wetland habitats. They incorporate a variety of plant species, water features, and other ecological elements, creating a diverse and sustainable ecosystem that benefits a wide range of wildlife. The long-term monitoring and maintenance plans of the LBMB ensure the success of the restored wetland area. This ongoing commitment to the site's health helps guarantee the long-term viability of the mitigated

wetland, providing lasting ecological benefits. The bank provides wildlife corridors and connects fragmented habitats, promoting genetic diversity among plant and animal populations. Overall, utilizing the LBMB for the proposed wetland buffer impact helps strike a balance between development needs and environmental conservation, ensuring that wetland ecosystems are adequately protected, restored, and enhanced. The LBMB will fully offset the buffer function lost due to the placement of the proposed driveway ensuring no net loss.

1.5 Mitigation Sequencing and Approach

A. The proposed driveway is the minimum required by the clients to develop the property.

B. The project has been sited to have the least impact and as far away from the wetland boundary as is feasible.

C. The lot is currently vegetated and there is no available area for repair, rehabilitating, or restoration of the impact.

D. During construction silt fencing will be temporarily installed to reduce debris from entering the wetlands or spreading within the buffer and prevent debris from entering the wetlands until native vegetation is established along borders of the driveway. Equipment and materials with the least amount of environmental impact will be used during construction and in the building design.

E. The lot is currently vegetated and there is no available area to do onsite mitigation.

F. Compensation for the impact is to purchase credits from the Long Beach Wetland Mitigation Bank managed by Ecological Land Services.

G. Monitoring is not necessary.

1.5 Wetland Bank Calculation

3270 sqft (0.075 acres) of impact
x 1:1 (Cat III ratio)
x 0.5 buffer multiplier = 1635 sqft of wetland bank purchase.

2. LIMITATIONS

This report is correct and complete to the best of our knowledge. Until it is reviewed and approved by Pacific County, Washington State Department of Ecology and/or the U.S. Army Corps of Engineers it should be considered as a Preliminary Jurisdictional Determination of Wetland A. This report in no way can be considered a survey of any of the locations and/or property lines contained within this report.

Thank you for allowing A+ Design & Consulting, LLC to prepare your Wetland Mitigation Report. Feel free to contact us if you have any questions or need additional information.

Sincerely,

Leonard Taylor
Wetland Consultant
PO Box 751
Long Beach WA 98631
Phone/Text: 360-244-5843
Email: leonard@aplussepticdesigns.com

3. REFERENCES

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical

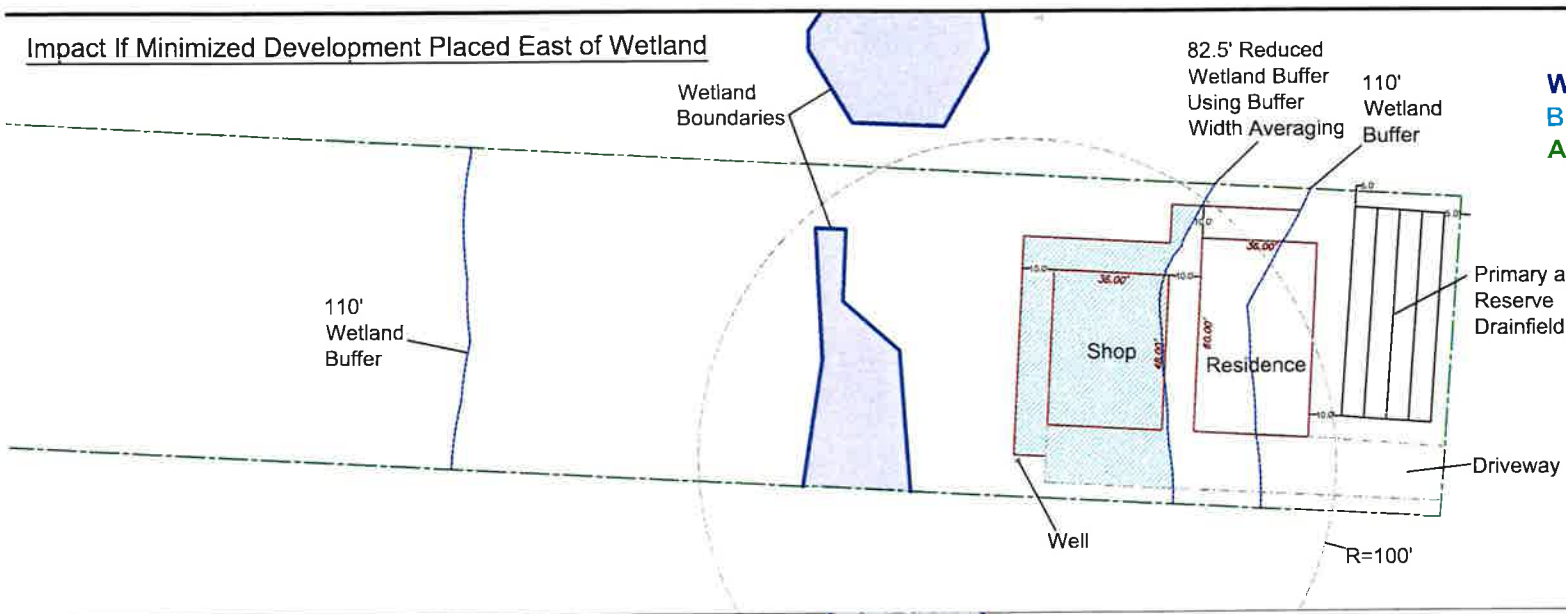
Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

U.S. Army Corps of Engineers. 2010. Final Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble.

National Resource Conservation Service (NCRS). 2018 a. United States Department of Agriculture. Web Soil Survey [map online]. URL: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Queried February, 2023

"Wetland Mitigation In Washington State, Part 1: Agency Policies And Guidance" (version 1, publication #06-06-011a, March 2006) and "Wetland Mitigation In Washington State, Part 2: Developing Mitigation Plans" (version 1, publication #06-06-011b, March 2006

Impact If Minimized Development Placed East of Wetland



Legend

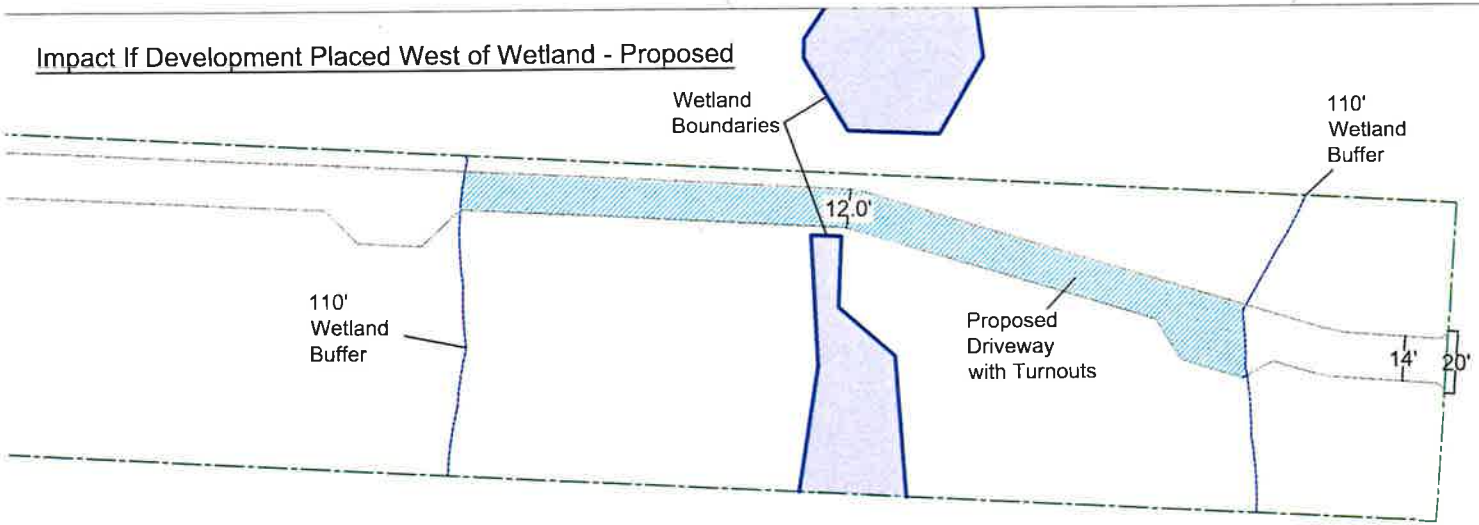
- Wetland Boundary.....
- Buffer Impact.....
- Averaged Buffer.....

IMPACT AREA (per AutoCAD LT)

Buffer Impact - 3534 ft²
Buffer Reduction - 2520 ft²

Total - 6054 ft²

Impact If Development Placed West of Wetland - Proposed



Legend

- Wetland Boundary.....
- Buffer Impact.....

IMPACT AREA (per AutoCAD LT)

Buffer Impact - 3270 ft²

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

Client: Poledna, Aaron & Chandra
Parcel:11110923006
Date:1/24/2024
Drafted by:LT/TS

N

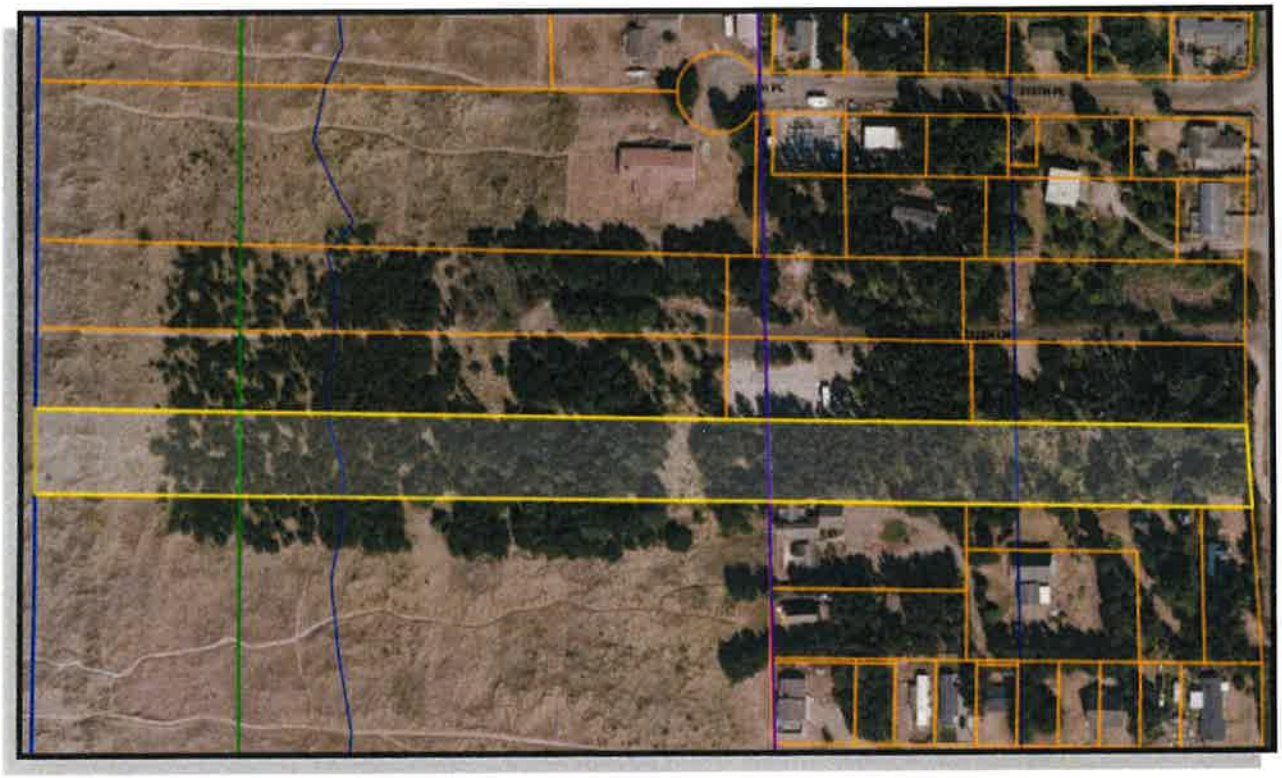
Area of Impact Comparison & Mitigation Site Plan

0 15 30 60 120 180 240

1":60'

Parcel # 11110923006

Wetland Delineation Report



Vicinity Map
Source: Pacific County Map Sifter

A Plus Design & Consulting, LLC
Wastewater and Critical Area Consultants

Phone/Text: 360.244.5843 email: leonard@aplussepticdesigns.com

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FEB 8 2024
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PACIFIC COUNTY, SOUTH BEND, WA

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1. Introduction

A Plus Design and Consulting has been hired to identify and delineate any wetlands located on the subject property at 21125 Pacific Way (Parcel # 11110923006) which is within Section 9, Township 11, and Range 11, of Willamette Meridian in Pacific County Washington. This report summarizes observations and field data used to define the current wetland boundary, rating, and buffer.

2. Feature Summary

A Plus Design and Consulting, LLC staff visited the subject property on May 16th, 2023. The subject property and the 300' vicinity were assessed for the presence of critical areas, as defined in Ord. 180. Wetland A was located, and a summary of the delineation is provided in Table 1. The wetland identified contains indicators of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation which satisfies the criteria set forth in the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (1987) and the *USACE's Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (*version 2.0, 2010). Resources utilized include the Washington State Wetland Rating System (October 2014), Ordinance 180 Critical Areas and Resource Lands & Ordinance.

Table 1 Wetland Delineation and Rating Report Summary

Feature	Cowardin Classes[1] (NWI)	HGM Class	Wetland Category	Habitat Score	Buffer Width
Wetland A	Forested, Scrub Shrub	Depressional	III	6	110'-Ord. 180 (Moderate Intensity)

1. Classification based on Cowardin et.al. (1979)

3. Background

3.1 Existing Conditions

The subject property is in Long Beach Washington off the West side of Pacific Highway 103. The lot is 2.7 acres of undisturbed forested dune land. Wetland A was found roughly 170 feet west of the front property line. Wetland A's boundary was established using online and onsite data. Additionally, there is another small wetland on a separate parcel to the North.

3.2 National Wetlands Inventory

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) was queried to determine if there are previously identified wetlands present on the subject property. Wetland A was not shown on the NWI.

3.3 Priority Habitats & Wetlands of High Conservation Value

The Washington State Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) database on-line mapper was accessed to determine if state or federally listed species occur on the subject property (WDFW 2018a). The PHS database indicated that there are no PHS data points within the wetland unit. Wetland A is not listed as a Wetland of High Conservation Value.

3.4 Soils Information

According to the Natural Resources Conservation Services (NRCS) Web Soil Survey (NCRS 2018), the soils on the subject property area were mapped as 8-Beaches, 35-Duneland and 153- Westport fine sand. The Westport series consists of very deep, excessively drained soils that formed in eolian sand. Most of this soil is now used for homesites. Principal vegetation is native grasses and widely spaced Sitka spruce and shore pines. Excessively drained; very slow runoff; very rapid permeability (See Appendices Wetland Determination Data Forms for more specific soil information).

4. Methods

The Routine Determination Method was followed in accordance with the U.S. Army Corps of Engineers, Wetland Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Engineer Research and Development Center 2010). The routine determination method examines three indicators to determine if wetlands exist in an area. These indicators are the presence of hydrophytic vegetation, wetland hydrology, and hydric soils. The existence of all three indicators typically must be shown for an area to be classified as a wetland unless the wetland is rated on special characteristics, is atypical, or a Wetland of High Conservation Value. Wetlands are regulated as "Waters of the State" by the Washington Department of Ecology. This wetland was rated in accordance with the Washington State Wetland Rating System for Western Washington: 2014 Update. The office assessment included examining aerial photographs and various map sources. Maps were created to illustrate delineations, land use and buffers. During the field assessment Test Plots were established to identify wetland presence & boundaries. These boundaries were in part established on changes in vegetation and topography.

5. Wetland Determination Results

The wetland has been HGM (hydro-geo-morphic) classified as Depressional *(see Table 1)*. The existence of all three parameters (Hydric Soils, Wetland Hydrology, & Hydrophytic Vegetation) typically must be shown for an area to be classified as a wetland. All three indicators were found on the subject property within Test Plot 1 & 2.

5.1 Vegetation

"The Corps Manual defines hydrophytic vegetation as the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence"-Regional Supplement to the Corps of Engineers Wetland Delineation Manual)-US Army Corp of Engineers. The frequency of hydrophytic vegetation occurrence in each plant strata was determined using the 50/20 Rule. Hydrophytic vegetation was determined to be present in all four Test Plots. Each plant species has a wetland classification assigned. "This list was developed by the U.S. Army Corps of Engineers, the Fish and Wildlife Service (FWS), the Environmental Protection Agency, and the Natural Resources Conservation Service using taxonomic and distribution data from the Biota of North America program (BONAP) and legacy information from the FWS, and is directed by the Corps of Engineers" (USDA, NRCS).(see Appendices Wetland Determination Data Forms for more specific information)

Obligate (*OBL*)- Species that occur with >99% probability in wetlands
Facultative Wetland (*FACW*)- Species that occur with 67 to 99% probability in wetlands
Facultative (*FAC*)- Species that occur with 34-66% probability in wetlands

Facultative Upland (*FACU*)- Species that occur from 1 to 33% probability in wetlands
Obligate Upland (*UPL*)- Species that occur less than 1% probability in wetlands

5.2 Hydric Soils

"Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds under saturated and anaerobic conditions"-Field Indicators of Hydric Soils in the United States Natural Department of Resources. Hydric soils were present in Test Plot 1 & 2 (see "Appendices" for additional soil details).

5.3 Hydrology

"The Term "Wetland Hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetations typically adapted for life in periodically anaerobic soil conditions" -Corps of Engineers Wetlands Delineation Manual. These characteristics were found in Test Plot 1 & 2.

6. Limitations

This report is correct and complete to the best of our knowledge. Until it is reviewed and approved by Pacific County, Washington State Department of Ecology and/or the U.S. Army Corps of Engineers it should be considered as a Preliminary Jurisdictional Determination of Wetland A. This report in no way can be considered a survey of any of the locations and/or property lines contained within this report. Thank you for allowing A Plus Design & Consulting, LLC to prepare your Wetland Delineation Report. Feel free to contact us if you have any questions or need additional information.

Sincerely,

Leonard Taylor & Tyler Starks
Wetland Consultants
PO Box 751
Long Beach WA 98631
Phone/Text: 360-244-5843
Email: leonard@aplussepticdesigns.com

7. References

Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Corps of Engineer Waterways Experiment Station, Vicksburg, Mississippi.

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Long.Beach (WSU Long Beach), Pacific County, Washington, Cranberry Research Station. 2018. On the Web. URL: http://weather.wsu.edu/?p=93150, Queried May 24, 2023

Department of Natural Resources, Forest Practices Application Mapping Tool; Web. URL:https://fpamt.dnr.wa.gov/default.aspx#, Queried May 24, 2023

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

Figure 1: USFW National Wetland Inventory Map

https://www.fws.gov/wetlands/data/mapper.html

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Date:5/18/2023
Drafted by:LT/TS

N

January 5, 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.

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

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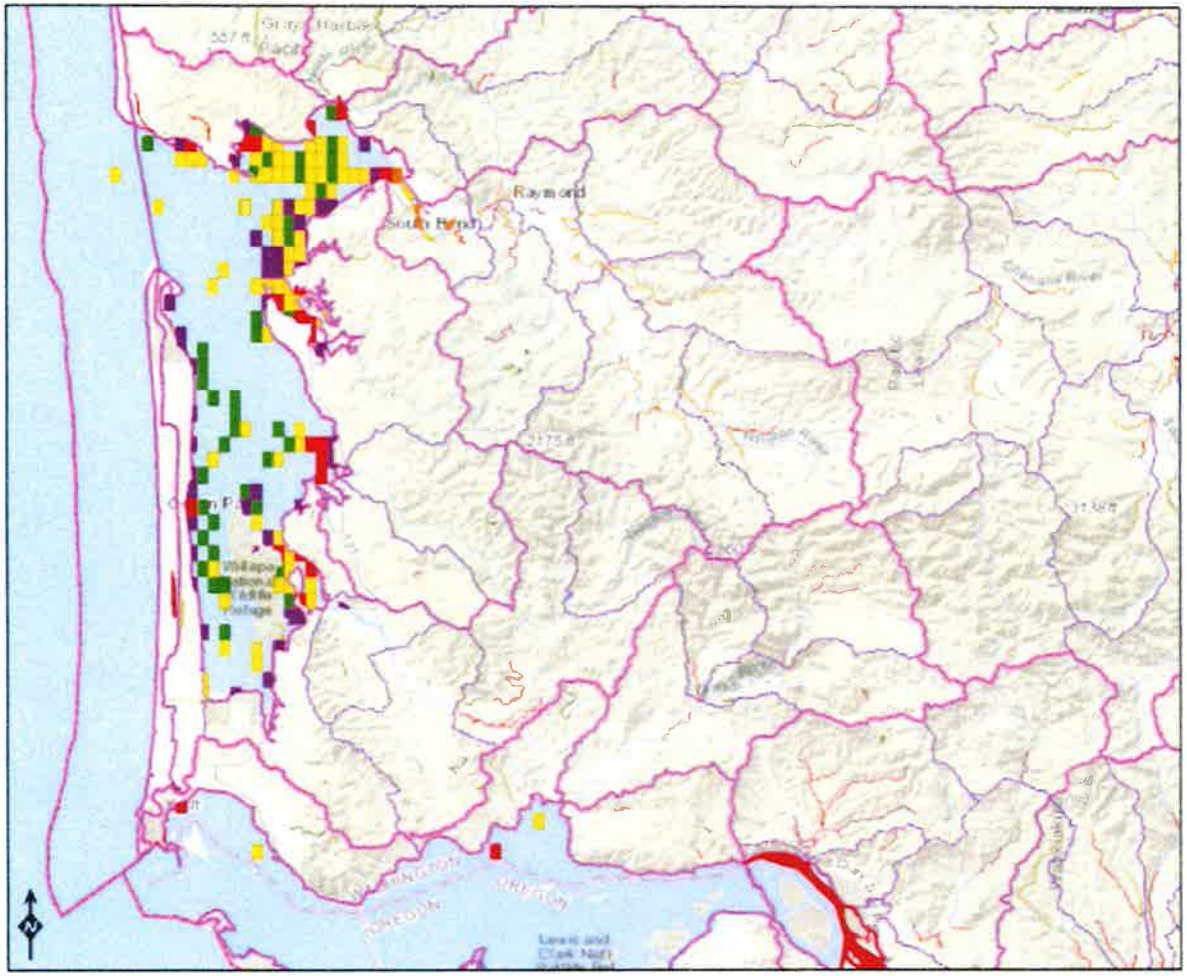
Figure 2: NRCS Soils Map

https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Beaches	0.8	10.6%
35	Dune land	1.7	22.7%
153	Westport fine sand, 3 to 10 percent slopes	5.1	66.6%
Totals for Area of Interest		**7.6**	**100.0%**

May 2, 2023

Water Quality Atlas



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

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

Subbasins (8 digit HUCs)
- HUC boundary

Subbasins (10 digit HUCs)
- HUC boundary

Subbasins (12 digit HUCs)
- HUC boundary

DEPARTMENT OF ECOLOGY State of Washington

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Figure 3: 303d Map & TMDL
https://www.ecy.wa.gov/programs/wq/303d/currentassessmt.html

N

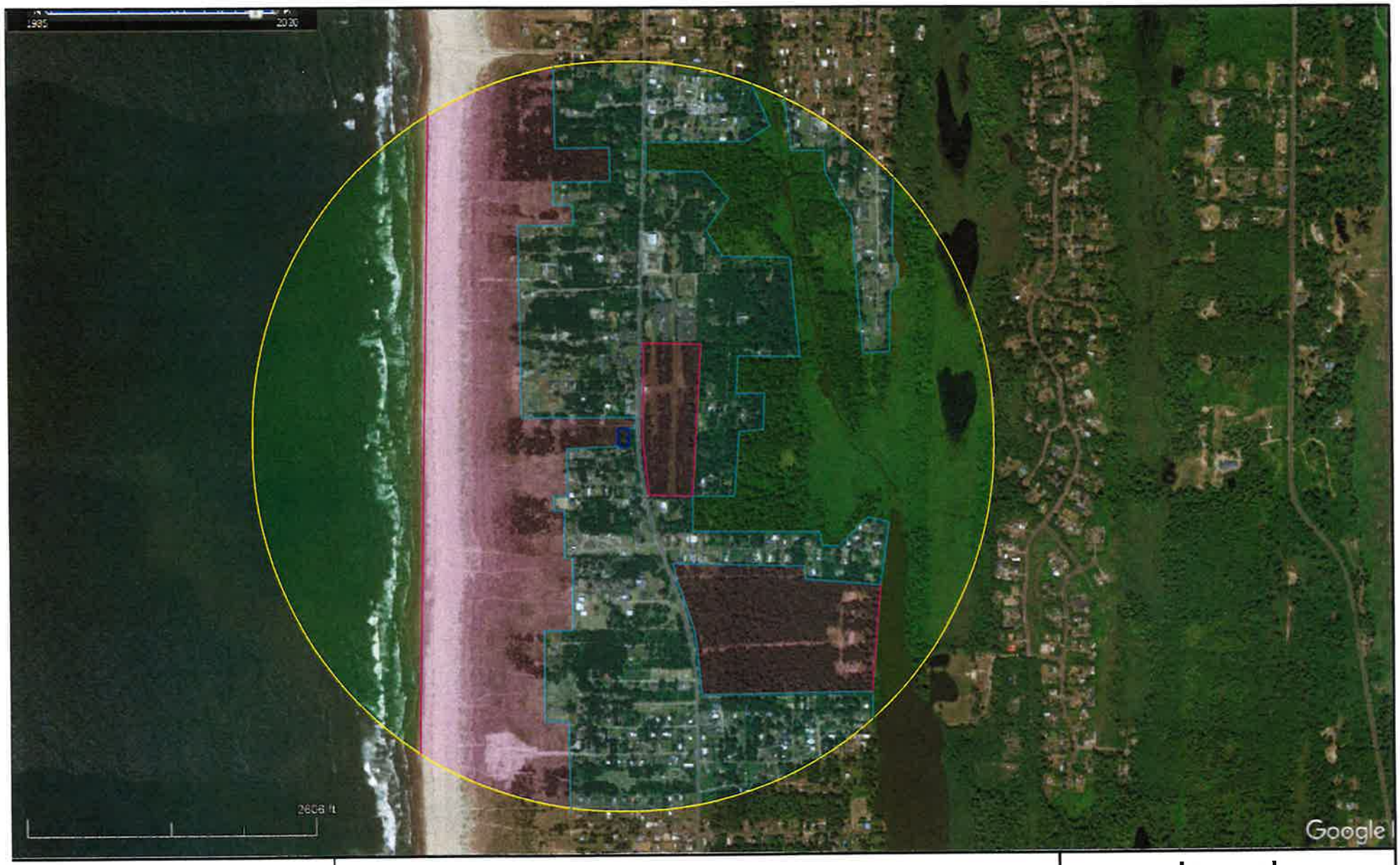

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Figure 4: 1km Land Use Map
Modified Google Earth Aerial Photo

N

Legend

Wetland Boundary.....
1km Offset.....
High Intensity.....34%
Medium/Low Intensity.....28%
Relatively Undisturbed...38%

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Figure 5: Cowardin Plant Classes
Modified Google Earth Aerial Photo

N

Legend

Wetland Boundary.....
Emergent.....
Scrub Shrub.....
Forested.....

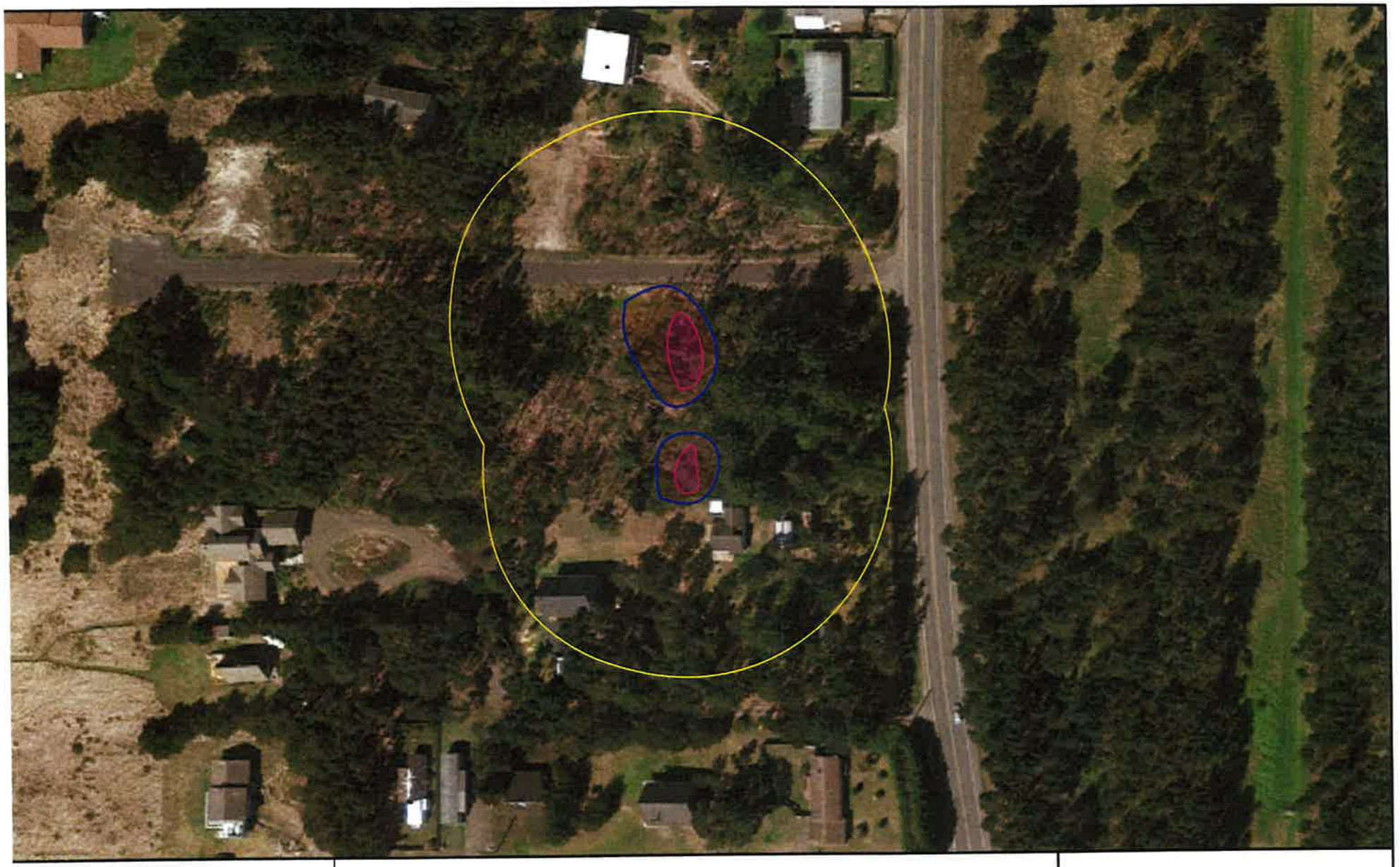

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Figure 6: Hydroperiods & 150' Offset
Modified Google Earth Aerial Photo

N

Legend

Wetland Boundary.....
150' Offset.....
Permanently Flooded .
Seasonally Flooded.....
Saturated Only.....

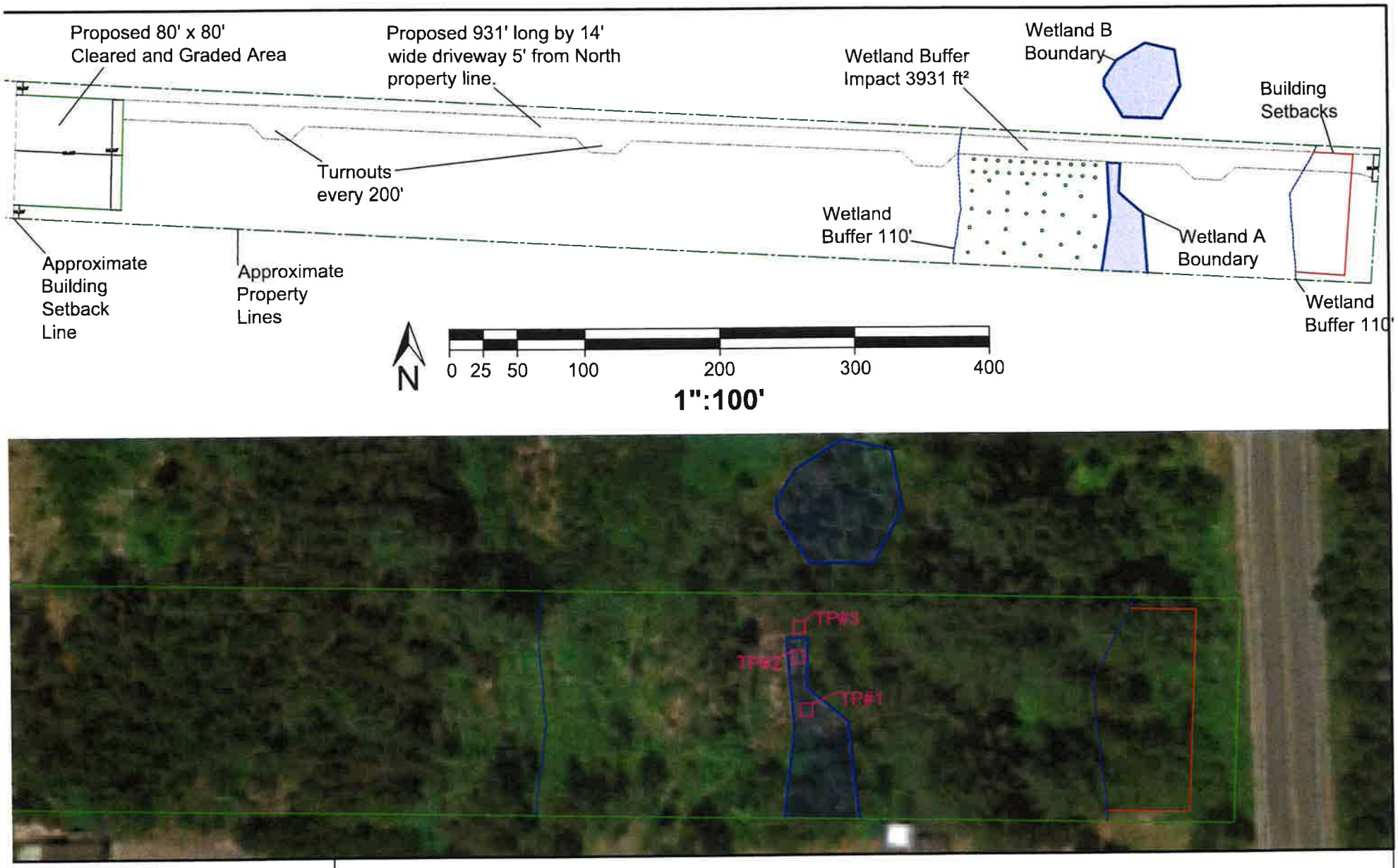

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Figure 7: Wetland Delineation Map

N
0 15 30 60 120 180 240
1":60'

8. Appendices

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 5/16/2023

Rated by Leonard Taylor & Tyler Starks Trained by Ecology? X Yes ___No Date of training 10/17/18 12/3/21

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___Y x N

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

Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions x or special characteristics__)

1. Category of wetland based on FUNCTIONS

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

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

x **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	8	5	6	19

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 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 total 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 total 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 total 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 total 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 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 sheet flow, 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).

Wetland name or number A

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.

   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 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	3
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	5
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	4
Total for D 1 Add the points in the boxes above	12

Rating of Site Potential If score is: X **12-16 = H** ___ **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	0
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 Wildlife Yes = 1 No = 0	1
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 in development or in effect 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 __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:		4
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream/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	
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.		3
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	
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 area of the wetland unit itself.		0
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	
Total for D 4	Add the points in the boxes above	7

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	0
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	1
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. Is the unit 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.		0
The wetland captures surface water that would otherwise flow downgradient 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 downgradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther downgradient.	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	
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	0

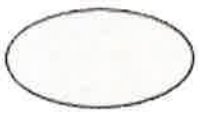
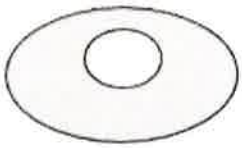
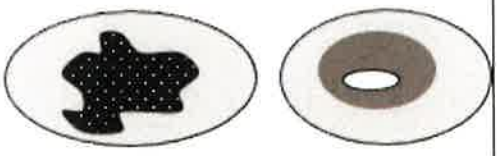
Rating of Value If score is: __**2-4 = H** ___**1 = M** _X_**0 = L** *Record the rating on the first page*

Wetland name or number 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 if the unit is at least 2.5 ac, or more than 10% of the unit if it is smaller than 2.5 ac. ____Aquatic bed — 4 structures or more: points = 4 ____Emergent — 3 structures: points = 2 ____Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 _X_Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* _X_The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) 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 if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 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 ____Permanently flowing stream or river in, or adjacent to, the wetland ____Intermittently or seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	1
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, Canada 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** = 3 points 	0

Wetland name or number 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). ____Standing snags (dbh > 4 in.) within the wetland X Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extend at least 3.3 ft (1 m) over open water or 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) ____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 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)	2
Total for H 1 — Add the points in the boxes above	5

Rating of Site Potential If score is: __**15-18 = H** ___**7-14 = M** X **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 polygons accessible from the wetland. *Calculate:* % relatively undisturbed habitat 0 + [(% moderate and low intensity land uses)/2] 14 = 14 % 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	1
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % relatively undisturbed habitat 38 + [(% moderate and low intensity land uses)/2] 14 = 52 % Total habitat > 50% of Polygon — points = 3 Total habitat 10-50% and in 1-3 patches — points = 2 Total habitat 10-50% and > 3 patches — points = 1 Total habitat < 10% of 1 km Polygon — points = 0	3
H 2.3. Land use intensity in 1 km Polygon: > 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 — 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 data — 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	1

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

Wetland name or number A

WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.[133] This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

— **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. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.

— **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.

— **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).

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

— **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. Do not select if Fresh Deepwater habitat is also present.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.

— **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) diameter at breast height (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.

[133] http://wdfw.wa.gov/publications/00165/wdfw00165.pdf

Wetland name or number A

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak[134] provides more detail for determining if they are Priority Habitats

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

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.

— **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.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

[134] https://wdfw.wa.gov/publications/00030/wdfw00030.pdf

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 21125 Pacific Way City/County: Pacific Sampling Date: 5/16/2023

Applicant/Owner: Poledna, Aaron & Chandra State: ____ Sampling Point: 1

Investigator(s): Tyler Starks, Leonard Taylor Section, Township, Range: 9/11/11

Landform (hillside, terrace, etc.): depressional Local relief (concave, convex, none): concave Slope (%): ____

Subregion (LRR): LRR A, MLRA 4A Lat: 46°27'19.62"N Long: 124° 3'14.00"W Datum: ____

Soil Map Unit Name: 153-Westport fine sand NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation N, Soil N, or Hydrology N 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: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus contorta*	20	Yes	FAC
2.			
3.			
4.			
	20 =Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Malus fusca*	5	No	FACW
2. *Vaccinium ovatum*	60	Yes	FACU
3. *Gaultheria shallon*	20	Yes	FACU
4.			
5.			
	85 =Total Cover		
Herb Stratum (Plot size: 6)			
1. *Carex obnupta*	100	Yes	OBL
2. *Maianthemum dilatatum*	90	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	190 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	=Total Cover		

% Bare Ground in Herb Stratum ____

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 ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 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: 1

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
1-3								duff
3-16	2.5Y 3/2	80	7.5YR 4/4	10	C	M	Sandy	Prominent redox concentrations
			5GY 4/2	5	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)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- X 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) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- X Oxidized Rhizospheres on 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 (2 or more 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 X	No ___	Depth (inches): 17
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 14

Wetland Hydrology Present? **Yes** X **No** ___

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

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region
See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 21125 Pacific Way City/County: Pacific Sampling Date: 5/16/2023
Applicant/Owner: Poledna, Aaron & Chandra State: Sampling Point: 2
Investigator(s): Tyler Starks, Leonard Taylor Section, Township, Range: 9/11/11
Landform (hillside, terrace, etc.): depressional Local relief (concave, convex, none): concave Slope (%): ____
Subregion (LRR): LRR A, MLRA 4A Lat: 46°27'19.75"N Long: 124° 3'14.00"W Datum: ____
Soil Map Unit Name: 153-Westport fine sand NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation N, Soil N, or Hydrology N 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: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus contorta*	40	Yes	FAC
2.			
3.			
4.			
	40 =Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Vaccinium parvifolium*	5	Yes	FACU
2. *Vaccinium ovatum*	20	Yes	FACU
3.			
4.			
5.			
	25 =Total Cover		
Herb Stratum (Plot size: 6)			
1. *Carex obnupta*	100	Yes	OBL
2. *Maianthemum dilatatum*	80	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	180 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ =Total Cover		

% Bare Ground in Herb Stratum ____

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 ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ 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: 2

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
1-3								duff
3-16	2.5Y 3/2	80	7.5YR 4/4	10	C	M	Sandy	Prominent redox concentrations
			5GY 4/2	5	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)
- X Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- X 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) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- X Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on 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 (2 or more 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 X	No ___	Depth (inches): 19
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 17

Wetland Hydrology Present? **Yes** X **No** ___

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

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region
See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 21125 Pacific Way City/County: Pacific Sampling Date: 5/16/2023
Applicant/Owner: Poledna, Aaron & Chandra State: ____ Sampling Point: 3
Investigator(s): Tyler Starks, Leonard Taylor Section, Township, Range: 9/11/11
Landform (hillside, terrace, etc.): depressional Local relief (concave, convex, none): concave Slope (%): ____
Subregion (LRR): LRR A, MLRA 4A Lat: 46°27'19.80"N Long: 124° 3'14.01"W Datum: ____
Soil Map Unit Name: 153-Westport fine sand NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation N, Soil N, or Hydrology N 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 ____ No X

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus contorta*	80	Yes	FAC
2.			
3.			
4.			
	80 =Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Vaccinium parvifolium*	15	Yes	FACU
2. *Pteridium aquilinum*	20	Yes	FACU
3. *Ilex aquifolium*	5	No	FACU
4.			
5.			
	40 =Total Cover		
Herb Stratum (Plot size: 6)			
1. *Carex obnupta*	5	Yes	OBL
2. *Maianthemum dilatatum*	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ =Total Cover		

% Bare Ground in Herb Stratum ____

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 ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ 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: 3

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
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3-16	2.5Y 3/2	80	7.5YR 4/4	10	C	M	Sandy	Prominent redox concentrations
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[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

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- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
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- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
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- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
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- ___ Depleted Matrix (F3)
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Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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 on 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 (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
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- ___ 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:

Name Poledna DPA# 11110923006

Re-Route Sheet

Resubmitted of Variance application Revisions

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	1/29				sent to Alex 1/29
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

Critical Areas and Resource Lands Variance Application

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

OFFICE USE ONLY

RECEIVED

JAN 25 2024

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 11110923006

Site Address: 21125 Pacific Way, Long Beach WA 98631

OWNER/APPLICANT INFORMATION

Owner: Aaron & Chandra Poledna

Applicant: A+ Design & Consulting, LLC

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:

Install a driveway from HWY 103 to the development site at the building setback line.

Describe the requested variance:

Driveway to be installed through a Category III Wetland Buffer.

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

There is a wetland between the proposed building site and the Highway. There is no way to access the builing site without impacting the wetland buffer.

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

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

No

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

No, there are driveways West of HWY 103 accessing homes at the building setback line in wetlands and wetlands buffers all along the Long Beach Peninsula.

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?

Strict adherance to the wetland buffer wouldn't allow reasonable use of the property.

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

Comparisons were done between placing the development East of the Wetland vs installing the driveway past the wetland. It is shown that even after minimization, the development would impact more square footage of wetland buffer than the proposed driveway. The driveway location and dimensions are the minimim necessary impacts to the wetland buffer.

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

The indirect wetland buffer impacts will be offset by purchasing wetland mitigation credits from the Long Beach Wetland Mitigation bank. The wildlife corridor between the highway and the wetland will be maintained. There will be no detriment to the public welfare or public interest caused by approval of this variance.

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: Leonard Taylor

Print Name: Leonard Taylor	Date: 1/25/24

Parcel # 11110923006

Wetland Mitigation Report

Figure 1: Vicinity Map
Source: Modified Google Earth Screenshot

See revised

A Plus Design & Consulting, LLC
Wastewater and Critical Area Consultants
Phone/Text: 360.244.5843 email: leonard@aplussepticdesigns.com

1. MITIGATION PLAN

1.1 Project Overview

Aaron and Chandra Poledna have hired A+ Design and Consulting LLC to create a mitigation plan for their driveway to access their building site through a wetland buffer. The parcel is recorded as Pacific County parcel number 11110923006 within Township 11 North, Range 11, and Section 04 of the Willamette Meridian. The lot is approximately 2.7 acres of relatively undisturbed forested dune land. The wetland(s) were found on the property and the adjacent property to the North. We are proposing to use the Long Beach Wetland Mitigation Bank and purchase credits to offset the direct impacts to the buffer. We are requesting a Type II variance.

1.2 Development Proposal

The overall project consists of 900 feet of driveway to access the building site. The portion of the project that will directly impact the wetland buffer will consist of a driveway ~250 feet through the wetland buffer of a Cat. III depressional wetland(s). The driveway will impact roughly 2323 sqft of buffer. The driveway is required to be 14 feet wide with turnouts every 200 feet which are required per road standards in Pacific County, however through the wetland buffer we are requesting a reduction down to 12' to further minimize the buffer impact.

1.3 Impact Assessment

The current condition of the property is undeveloped forested dune land with a small hill and a small, isolated depressional wetland. The vegetation is mainly forested that consists of Shore Pines and shrub canopy of mainly upland shrubs with a moderate level of herbaceous cover. We have rated this wetland as a Depressional due to its size, vegetation, functions, and topography is more indicative of a depressional wetland than an Interdunal wetland. The primary functions of the wetland are water storage, habitat and a corridor for local fauna to travel adjacent to the highway.

1.3.1 Buffer Functions

Depressional wetland buffers serve several vital functions to protect the environment and promote the health of wetland ecosystems. These functions include Water Quality Protection: Wetland buffers act as natural filters, trapping pollutants and sediments from runoff water before it enters the wetland. This helps maintain water quality by reducing contamination. Habitat for Wildlife: Wetland buffers provide essential habitat for a variety of plant and animal species. They offer breeding grounds, shelter, and food sources for birds, mammals, amphibians, and insects, promoting biodiversity. Hydrological: Wetland buffers can absorb and store excess water during heavy rains, helping to control flooding by reducing the volume of water that reaches nearby water bodies or communities. Erosion Prevention: The vegetation in wetland buffers stabilizes soil and prevents erosion along water bodies, preserving the integrity of the wetland and preventing sedimentation. These functions are essential for the overall health of depressional wetlands in Washington State, supporting not only the diverse plant and animal life within these ecosystems but also the communities and environments that depend on them.

1.3.2 Minimization

1.3.2.a Development Comparison

The development proposal presented by the clients is to build a primary single-family residence, shop, accessory dwelling unit and appurtenances West of the wetland at the building setback line. The lot is zoned to allow an accessory dwelling unit. It was determined that we must first analyze the area East of the wetland for the placement of the primary residence, shop, well and septic system. Similar development proposals have been approved in the past under a Type II variance with proper mitigation. Additionally, this would meet the requirements of minimization and avoidance under mitigation sequencing if the impacts would be less than the proposed driveway. Attached is a site plan comparison between the placement of the home and appurtenances East of the wetland, and the proposal of installing a driveway past the wetland and placing the development over 560' West of the wetland buffer. After reducing the development by omitting the accessory dwelling unit, minimizing the distance between

the shop and potential home, and using the required minimum setbacks between the well and drainfields, it has been shown that placing the development East of the Wetland is significantly more area of impact to the wetland buffer.

1.3.2.b Proposal

With mitigation sequencing in mind the driveway has been sited to occupy the least amount of buffer as possible by choosing the angle of approach, and the location of initial impact to the buffer. While passing through the wetland buffer the driveway will be reduced down to 12' wide. Buffer width averaging is proposed at the initial entry and exit of the driveway through the buffer and the buffer is to be extended on the West side of the wetland. Silt fencing will be used along the proposed driveway route to prevent wind and water from introducing sediment into the wetland until vegetation is re-established along the borders of the driveway.

1.3.2.c Discussion

It should also be discussed that minimization shouldn't always be about square footage of impact. In the opinion of A+ Design & Consulting, LLC even if the proposed driveway was more area of impact, we would still be minimizing the overall impacts to the wetlands and its buffer. Ecology has stated that gravel roads do not functionally isolate the wetland buffer from the wetland. Placing the actual development in the wetland buffer would not only functionally isolate the buffer, it would also introduce much more impact with roof stormwater runoff, chemicals and fertilizers used in lawn and garden maintenance, and impacts to wildlife caused by pets, lighting and noise. Additionally, by bypassing the wetland with the driveway, the wildlife corridor between the Highway 103, and the wetland will be maintained as animals won't be forced to come through the development in order to leave the Highway. A Type I Reasonable Use Exception (RUE) allows an impact of 3600 sqft. If square footage was the only concern, we should be allowed to do a Type I RUE for a driveway under 3600 sqft of impact such as this proposal.

1.3.3 Buffer Impact

Due to the existing buffer being vegetated with multiple Cowardin classes, we are proposing a buffer impact ratio of 0.5. We calculated the impact area to the wetland buffer for the proposed project to be 2324 sqft using AutoCAD LT Area Function.

1.4 Mitigation Bank Function and Mitigation Justification

Referencing the Dept. of Ecology "Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance" the hierarchy of compensatory mitigation approach states that the number 1 preference is to use mitigation bank credits. Using the LBMB mitigation bank as the primary mode for mitigation is because it offers a more ecologically sound and sustainable approach to mitigating the adverse effects of the development. The key reason why utilizing a mitigation bank is the increased efficiency and effectiveness. The Long Beach Mitigation Bank (LBMB) credit system was created to offset hydrologic; water quality and habitat impacts for proposed development in the local drainage basin (The Long Beach Peninsula). The LBMB preserves and enhances a Category I wetland of High Conservation Value that provides an extremely high degree of habitat, hydrologic and water quality functions. By consolidating mitigation efforts in one location, they can be managed more efficiently and effectively. This approach allows for comprehensive planning and implementation of mitigation measures, ensuring that the overall impact on wetland ecosystems is minimized. The LBMB is managed by environmental professionals and ecologists who specialize in wetland restoration. Their expertise ensures that mitigation activities are scientifically sound, well-designed, and monitored effectively, leading to successful restoration and enhancement of wetland habitats. The LBMB was designed to enhance biodiversity by restoring various wetland habitats. They incorporate a variety of plant species, water features, and other ecological elements, creating a diverse and sustainable ecosystem that benefits a wide range of wildlife. The long-term monitoring and maintenance plans of the LBMB ensure the success of the restored wetland area. This ongoing commitment to the site's health helps guarantee the long-term viability of the mitigated

wetland, providing lasting ecological benefits. The bank provides wildlife corridors and connects fragmented habitats, promoting genetic diversity among plant and animal populations. Overall, utilizing the LBMB for the proposed wetland buffer impact helps strike a balance between development needs and environmental conservation, ensuring that wetland ecosystems are adequately protected, restored, and enhanced. The LBMB will fully offset the buffer function lost due to the placement of the proposed driveway ensuring no net loss.

1.5 Mitigation Sequencing and Approach

A. The proposed driveway is the minimum required by the clients to develop the property.

B. The project has been sited to have the least impact and as far away from the wetland boundary as is feasible.

C. The lot is currently vegetated and there is no available area for repair, rehabilitating, or restoration of the impact.

D. During construction silt fencing will be temporarily installed to reduce debris from entering the wetlands or spreading within the buffer and prevent debris from entering the wetlands until native vegetation is established along borders of the driveway. Equipment and materials with the least amount of environmental impact will be used during construction and in the building design.

E. The lot is currently vegetated and there is no available area to do onsite mitigation.

F. Compensation for the impact is to purchase credits from the Long Beach Wetland Mitigation Bank managed by Ecological Land Services.

G. Monitoring is not necessary.

1.5 Wetland Bank Calculation

2324 sqft (0.088 acres) of impact
x 1:1 (Cat III ratio)
x 0.5 buffer multiplier = 1162 sqft of wetland bank purchase.

2. LIMITATIONS

This report is correct and complete to the best of our knowledge. Until it is reviewed and approved by Pacific County, Washington State Department of Ecology and/or the U.S. Army Corps of Engineers it should be considered as a Preliminary Jurisdictional Determination of Wetland A. This report in no way can be considered a survey of any of the locations and/or property lines contained within this report.

Thank you for allowing A+ Design & Consulting, LLC to prepare your Wetland Mitigation Report. Feel free to contact us if you have any questions or need additional information.

Sincerely,

Leonard Taylor
Wetland Consultant
PO Box 751
Long Beach WA 98631
Phone/Text: 360-244-5843
Email: leonard@aplussepticdesigns.com

3. REFERENCES

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical

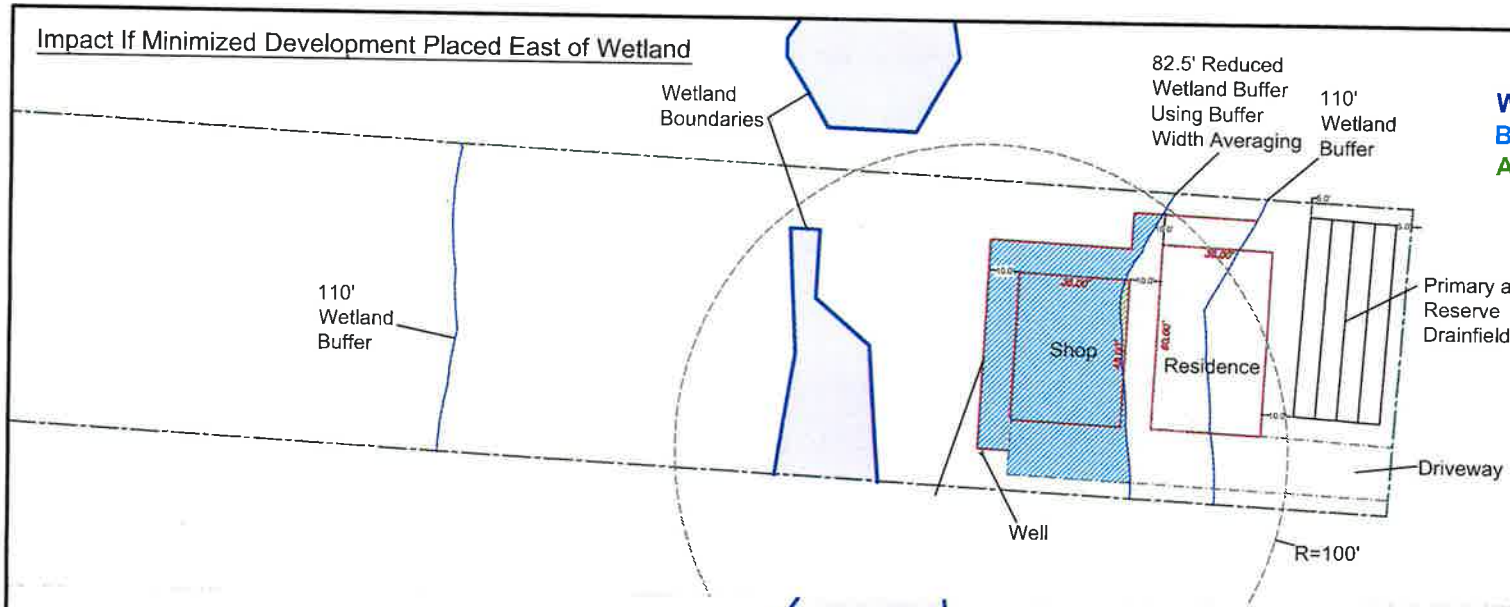
Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

U.S. Army Corps of Engineers. 2010. Final Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble.

National Resource Conservation Service (NCRS). 2018 a. United States Department of Agriculture. Web Soil Survey [map online]. URL: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Queried February, 2023

"Wetland Mitigation In Washington State, Part 1: Agency Policies And Guidance" (version 1, publication #06-06-011a, March 2006) and "Wetland Mitigation In Washington State, Part 2: Developing Mitigation Plans" (version 1, publication #06-06-011b, March 2006

Impact If Minimized Development Placed East of Wetland



Legend

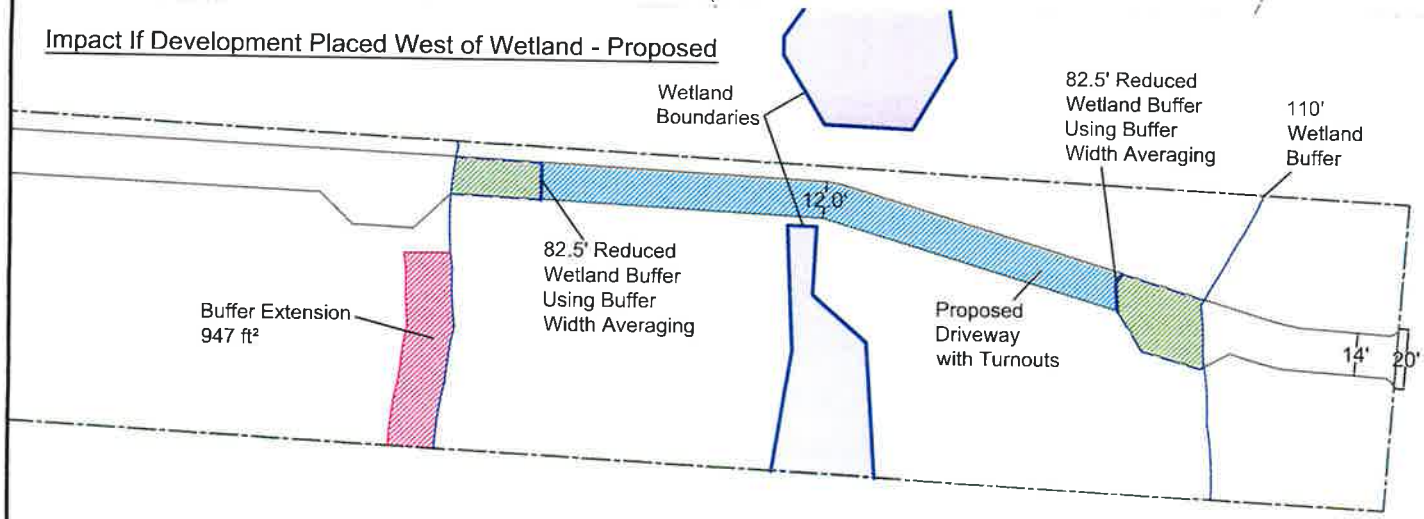
- Wetland Boundary.....
- Buffer Impact.....
- Averaged Buffer.....

IMPACT AREA (per AutoCAD LT)

Buffer Impact - 3534 ft²
Buffer Reduction - 2520 ft²

Total - 6054 ft²

Impact If Development Placed West of Wetland - Proposed



Legend

- Wetland Boundary.....
- Buffer Impact.....
- Buffer Reduction.....
- Buffer Increase.....

IMPACT AREA (per AutoCAD LT)

Buffer Impact - 2323 ft²
Buffer Reduction - 947 ft²

Total - 3270 ft²

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

Client: Poledna, Aaron & Chandra
Parcel:11110923006
Date:1/24/2024
Drafted by:LT/TS

N

Area of Impact Comparison & Mitigation Site Plan

0 15 30 60 120 180 240

1":60'

Name Poledna DPA# 1111109230006

Re-Route Sheet

Resubmitted of CARL variance Type II

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning P23008416	10/30				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.
10/30/23	$1560	

Notes

Sent to Alex 10/30/23

Critical Areas and Resource Lands Variance Application

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

OFFICE USE ONLY

RECEIVED

OCT 25 2023

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 11110923006

Site Address: 21125 Pacific Way, Long Beach WA 98631

OWNER/APPLICANT INFORMATION

Owner: Aaron & Chandra Poledna

Applicant: A+ Design & Consulting, LLC

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:

Placement of a 14' wide driveway from HWY 101 to building site on West end of parcel.

Describe the requested variance:

Variance to impact 3813 sqft of Category III wetland buffer for the section of driveway that passes through the wetland buffer.

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

There is a Category III wetland on the East side of the lot with a 110' buffer. The building site is on the West end of the lot. Due to wetland buffer, lot dimensions and required zoning setbacks it is not possible to develop the lot without impacting the wetland buffer.

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

No, the wetland is not on the National Wetlands Inventory nor is it obvious from aerial photography.

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

No, driveways through wetland buffers exist all along the coast of the Long Beach Peninsula.

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 requirement to develop outside the wetland buffer doesn't allow the property to be reasonably developed.

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

The driveway is designed at minimum width allowed by Pacific County standards, the angle of approach and impact location have been chosen to minimize the impacts to fullest extent possible.

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

Impacts of the proposed use will be fully mitigated by wetland bank purchase ensuring no net loss and helping to preserve the functions of a highly valued Category I wetland system. By ensuring only gravel driveway impact to the wetland buffer, the functions of the wetland buffer won't be isolated by permanent structures or residential appurtenances. Additionally this maintains the wildlife corridor between Highway 101 and the wetland allowing more area for wildlife to travel without using the highway.

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: Leonard Taylor

Print Name: Leonard Taylor	Date: 10/18/23

Name: Pole dna Parcel No.: 1111092300 6

Description: Wetland delineation & Mitigation | Rd app

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning R23006 46	8/7/23	H	9-22-23	SY	Hold - CARL Variance & LADO Req - See Letter
Roads RD230647	8/7/23				← sent to DPW 8/8 - Response attached.
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	95-	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	320-	Variance	
Building		Septic Install		Road Appr	80-	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	400	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
8/7/23 CC	$895-

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
AUG 7 2023
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

PROPERTY OWNER INFORMATION	X Contact Person
Name: Aaron & Chandra Poledna	
Mailing Address: 3714 SW Monroe St	
City/State/Zip: Seattle, WA 98631	
Phone: 206-498-3682	Phone: 206-498-3682
Email: poledna@yahoo.com	

APPLICANT INFORMATION	X Contact Person
Name: A Plus Design & Consulting	
Mailing Address: PO Box 751	
City/State/Zip: Long Beach, WA 98631	
Phone: 360-244-5843	Phone:
Email: leonard@aplussepticdesigns.com	

DESCRIPTION OF WORK
Install driveway from Highway to proposed clearing area at building setback line

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 21125 Pacific Way, Long Beach, WA 98631	Tax Parcel ID No.: 11110923006
Legal Description: 111109 006	Township/Range/Section 11 / 11 / 09
Directions to Site: N. on HWY 103, Parcel is on the Left	

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: Leonard Taylor

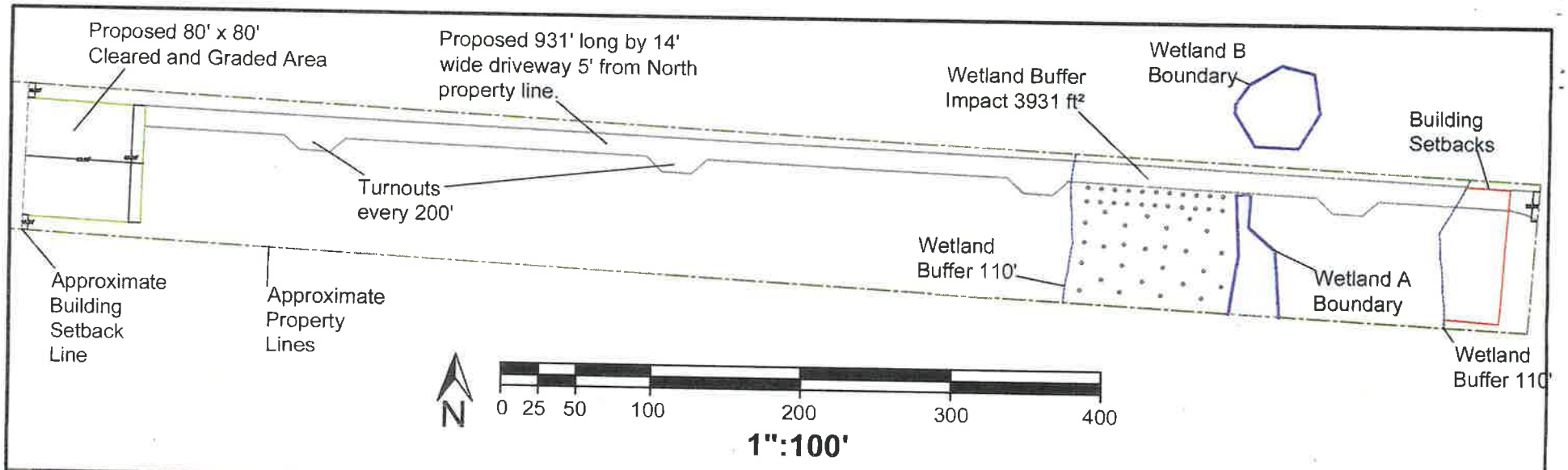
Authorized Signature: *Leonard Taylor*	Date: 8/2/23

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

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

Revised 02/27/2014

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



A+ Design and Consulting, LLC
PO Box 751, Long Beach, WA 98631
leonard@aplussepticdesigns.com
(360)244-5843
Client: Poledna, Aaron & Chandra
Parcel:11110923006
Date:5/18/2023
Drafted by:LT/TS

Figure 7: Wetland Delineation Map

N
0 15 30 60 120 180 240
1":60'

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 #: 11110923006
Project Value: $50000

OWNER/APPLICANT INFORMATION
Owner: Aaron & Chandra Poledna
Applicant: A+ Design & Consulting, LLC
Contractor: Woody's Septic Specialties

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements and structures: none
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: eventual primary residence, adu, septic system and well
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: Wetland A & B
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.): 16,900 sqft driveway
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: 6400 sqft
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 ☒

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

Megan Abke

From: Abdulrahman Aljadani
Sent: Tuesday, August 8, 2023 2:38 PM
To: Nichol Duff; Megan Abke
Cc: Grace Amundsen-Barnkow; Dani Watts
Subject: Poledna RD Application
Attachments: Poledna RD Application.pdf

Hi All,

The Poledna Rd Application has been approved with the following conditions:
Road approach shall slope away from the road min. 0.5%, or have a pipe across the approach, minimum 12" diameter, minimum 1' of cover, minimum 0.5% slope. If required, install a small ditch along the frontage in this area using the standard details in Appendix K of the Road Standards with an invert on the bottom of the ditch and 3:1 beveled end sections or an infiltration trench to tie into the cross-driveway culvert. Allowable pipe materials include plain and reinforced concrete pipe, corrugated or spiral rib aluminum pipe, corrugated steel pipe with aluminized or galvanized treatments (1, 2, or 5), spiral rib steel pipe with aluminized or galvanized treatments (1, 2, or 5), ductile iron (water supply, Class 50 or 52) pipe, lined corrugated polyethylene (CPE) pipe, polypropylene pipe (PP), polyvinyl chloride (PVC) pipe (min. 3 ft of cover in the Right of Way), or high-density polyethylene pipe (HDPE; including solid wall polyethylene pipe). Other materials may be used on request when specifically approved by the County Engineer. Since road approach is immediately adjacent to the property line, a temporary construction easement from this neighbor is necessary prior to the start of construction if construction will be impacting that neighbor's frontage.

Thank you,

Abdul Aljadani
Junior Engineer
Pacific County Department of Public Works
211 N. Commercial Street
Raymond, WA 98577
Office 360.875.9300 ext. 2270
Cell 360.589.7526

All e-mail sent to this address will be received by the Pacific County e-mail system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

Pacific County is an Equal Opportunity Provider and Employer.

Shawn Humphreys

From: Shawn Humphreys
Sent: Thursday, September 21, 2023 9:57 AM
To: Alexandra Plumb
Subject: 11110923006 Poledna
Attachments: 20230921093411.pdf

Attached is a CARL, Wetland Delineation and Mitigation for a road installation. It was received 8/7 and considered counter complete on 8/7.

Shawn Humphreys
Director
Pacific County
Department of Community Development
Shumphreys@co.pacific.wa.us
LB Office (360) 642-9382
SB Office (360) 875-9356

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Pacific County is an Equal Opportunity Employer and Provider.

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

September 22nd, 2023

Aaron & Chandra Poledna
3714 SW Monroe St.
Seattle, WA 98126
Via email: poledna@yahoo.com

A Plus Design & Consulting
PO Box 751
Long Beach, WA 98631
Via email: leonard@aplussepticdesigns.com

RE: Critical Areas and Resource Lands Permit No. P2300646 (Parcel No.: 11110923006)

Dear Property Owner(s):

On behalf of Pacific County Department of Community Development, DCG/Watershed has reviewed recent application materials submitted on August 7th, 2023. To continue review of the subject application, please provide the following additional information and/or revisions:

Ordinance No. 180 Section 3.I - Variance

1. Pursuant to Ordinance No. 180A Section 3.I, the project proposal would require a Type II Critical Area and Resource Lands (CARL) Variance to allow the proposed driveway to be constructed within the delineated wetland buffer. A Type II CARL Variance application will be decided upon by a Hearings Examiner during a public hearing consistent with the procedural requirements of Ordinance No. 177 Section 5. The application can be found here: https://www.co.pacific.wa.us/dcd/images/apps-forms/CARL%20Variance%20Application.pdf

   The additional fees required for this application will include the following:

   CARL Variance Application: $1280.00
   Public Notice: $280.00
   *Hearings Examiner: TBD based on services rendered (see Fee Schedule)
   Estimated total: $1,560.00

Land Alteration and Drainage Ordinance – Abbreviated Drainage Plan

1. The site is located within, or adjacent to, a Frequently Flooded Area that is within the Pacific County Flood Control Zone District I. The Frequently Flooded Area designation refers to floodplains, determined by FEMA, as areas within the 100-year floodplain or those areas which are known to experience seasonal storm water inundation.

   Prior to Pacific County issuing any permits for grading, clearing, filling, or building on the property, you will be required to prepare an Abbreviated Land Alteration and Drainage Plan. The requirements for an abbreviated land alteration and drainage plan have been provided in this letter. A professional engineer

may need to be hired to do this; however, you may sign your own report if it is for a single-family residence or appurtenance, and you can follow the standards for a submittal outlined in the Land Alteration Standards. Multi-family projects, commercial, and technically complex projects will require an engineer. The person who prepares the report shall specifically certify that the proposed development activity does not 1) eliminate flood storage; 2) increase peak surface water runoff; 3) increase total runoff quantity; or result in any adverse impact to adjacent properties and county owned rights of way.

A list of Qualified Professionals who responded to a public advertisement to provide professional engineering services in compliance with the Land Alteration and Drainage Ordinance is available at https:ljco.pacific.wa.us/dcd/images/apps-forms/QUALIFIED%20CONSULTANT%20ROSTER.pdf.

To continue review of your current permit application, you will need to submit an Abbreviated Drainage Plan. For an abbreviated drainage plan you will need:

a) A basic plan set that includes the requirements per Section 3.6 of the Land Alteration Standards (https://www.co.pacific.wa.us/flood-control/20091229143100.pdf). The Plan must include the location of existing and proposed buildings, driveways, wells, disposal fields (primary and replacement areas), easements, and other miscellaneous site features. The Plan must also indicate the boundaries of all clearing and grading activities, limits of fill materials, limits of excavations, retaining walls, earthen side slopes, and directional flow arrows of surface water runoff.

b) Basic Temporary Erosion and Sediment Control per Section 10 of the above referenced standards. At a minimum, this generally includes a stabilized construction entrance (existing driveways are generally sufficient for this), stockpile cover and perimeter protection. This can be shown on the same plan set as the other improvements.

c) A report that includes responses for each of the basic requirements on page 35, Section 2.1.2, of the same standards listed above, and a qualified professional statement. This statement should read: "*I hereby certify that this Surface Water Control Plan for (name of project) has been prepared by me or under my supervision and meets the minimum standards of the Pacific County Flood Control Zone District No. 1 and normal standards of engineering practice. I understand that the District does not and will not assume liability for the sufficiency, suitability or performance of drainage facilities designed by me.*"

Please be advised that review fee of the drainage plan is $360.00 pursuant to Resolution No. 2022-087.

The above referenced information must be provided to continue review of your application. If the requested information fails to be submitted within six (6) months of the date of this letter, the application will be **closed** due to inactivity.

Until then, your application has been placed on hold and no further review will occur. If there are any questions, please contact Shawn Humphreys, Director of Community Development, via email at shumphreys@co.pacific.wa.us.

Sincerely,

Shawn Humphreys
Director of Community Development

Alexandra Plumb
Consultant Planner

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;

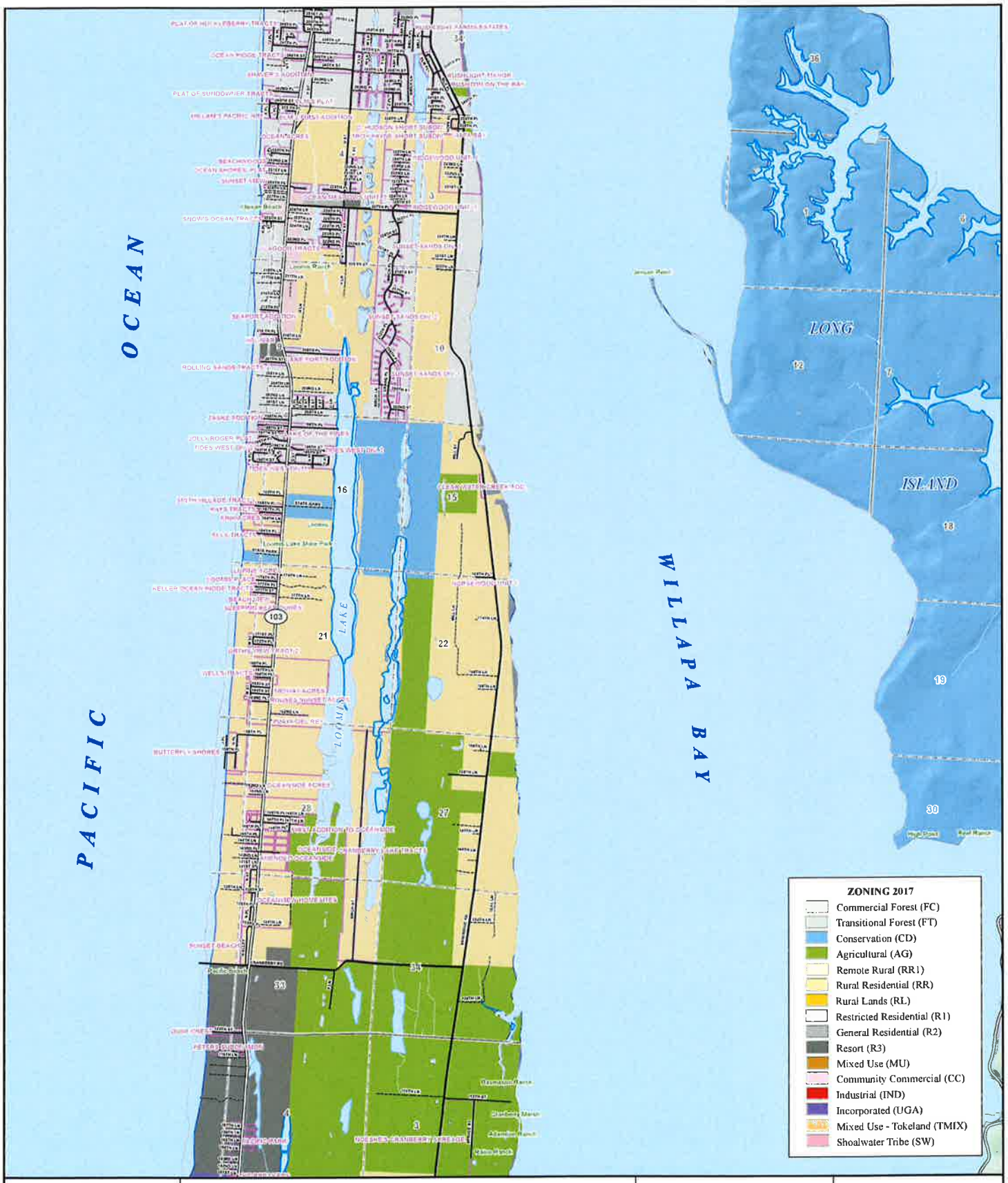
v) To provide early identification of study requirements, issues, and potential mitigation requirements;

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



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

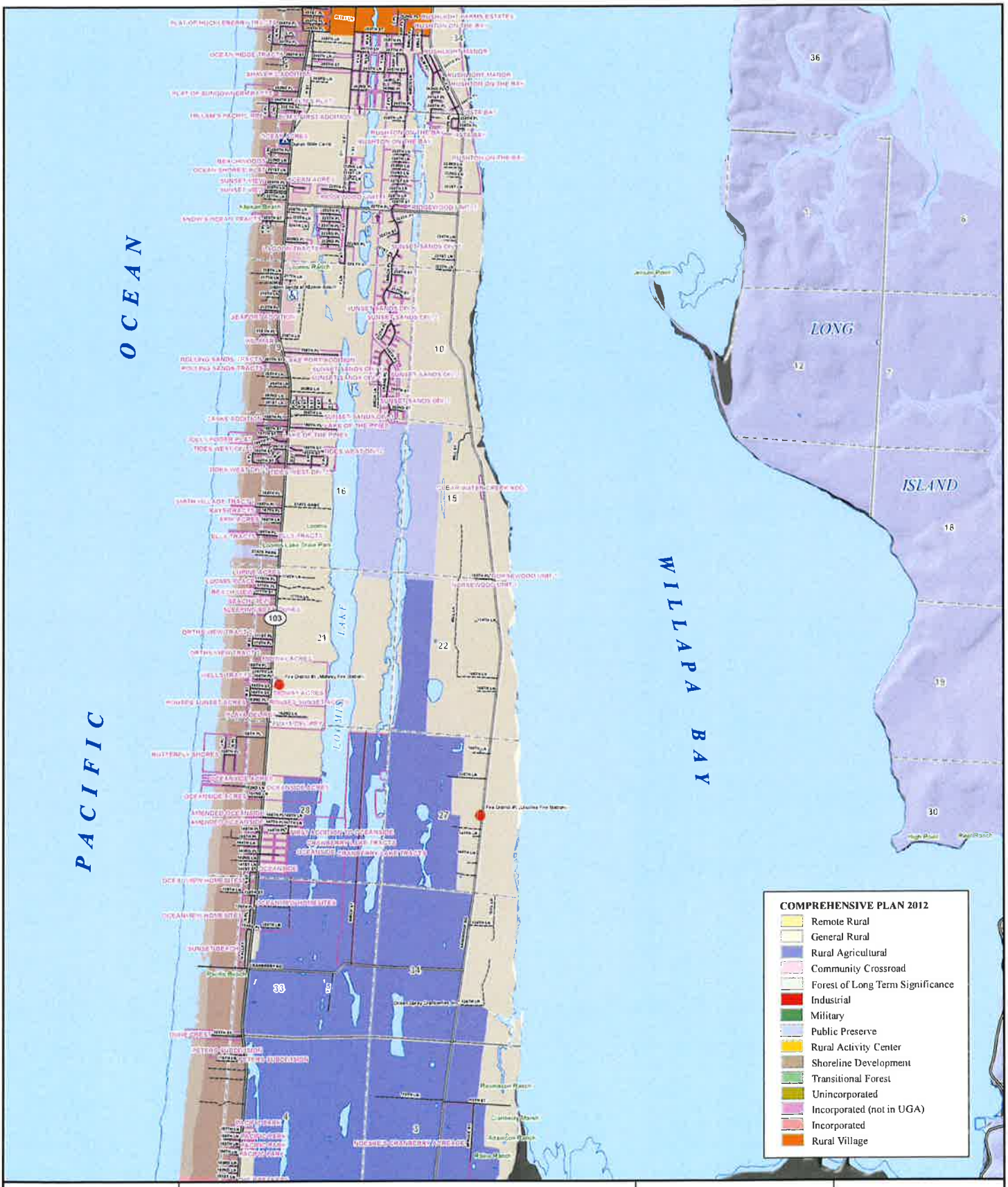
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 66
South Bend, WA 98586
Phone (360) 875-8368

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

Zoning Map 2017

T. 11 N., R. 11 W.



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- 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
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Comprehensive Plan Map

T. 11 N., R. 11 W.

PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that A+ Design & Consulting, LLC (applicant), on behalf of Aaron & Chandra Poledna (owners), are requesting a Variance to Pacific County Critical Areas Ordinance 180, Permit No. P2300846. The applicants are proposing to impact approximately 3,270 square feet of a Category III wetland buffer to construct a driveway to serve a future single family residence.

The property is located at 21125 Pacific Way in Long Beach, Washington. The County Assessor's Parcel number is 11110923006; located within Section 09, Township 11 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear Permit No. P2300846 on February 28, 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. The Hearing will begin at 2:00 p.m. or shortly thereafter. 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, Senior Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by February 27, 2024, or by testifying at the public hearing. To view the complete 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

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 February 12th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 11110923006

Dated this 13th day of Feb., 2024

Signature of Administrator

Revised 04/07/2015

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