

# **PUBLIC NOTICE**

## **Critical Areas Variance Hearing**

NOTICE IS HEREBY GIVEN that Catherine Freshley & Tom Leineweber (owners/applicants) are requesting a Variance to Pacific County Critical Areas Ordinance 193, permit No. P2300915. The applicants are proposing to impact approximately 4,355 square feet of Category III wetland buffer in order to place a single-family residence, detached garage, septic system and driveway. The residence and garage are existing structures and will be taken from a nearby property and placed on the lot in 3 separate pieces. This includes the main house structure, the bedroom structure and the detached garage. The three structures will not be connected. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. Additionally, 7 trees have been proposed to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts.

The property is located at 33616 Sandridge Rd. in Oysterville, Washington. The County Assessor's Parcel number is 12111022075; located within Section 10, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2300915, P2400040 & P2400099 on March 13<sup>th</sup>, 2024 via zoom at the following link: <https://zoom.us/j/3066189481>. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586 in writing by March 12<sup>th</sup>, 2024 or by testifying at the public hearing. To view the application packet please visit our website at; [http://www.co.pacific.wa.us/dcd/public\\_notices.htm](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.

STAFF REPORT

DATE: March 13<sup>th</sup>, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2300915, submitted by Catherine Freshley & Tom Leineweber (owners/applicants). (Tax Parcel ID No. 12111022075)

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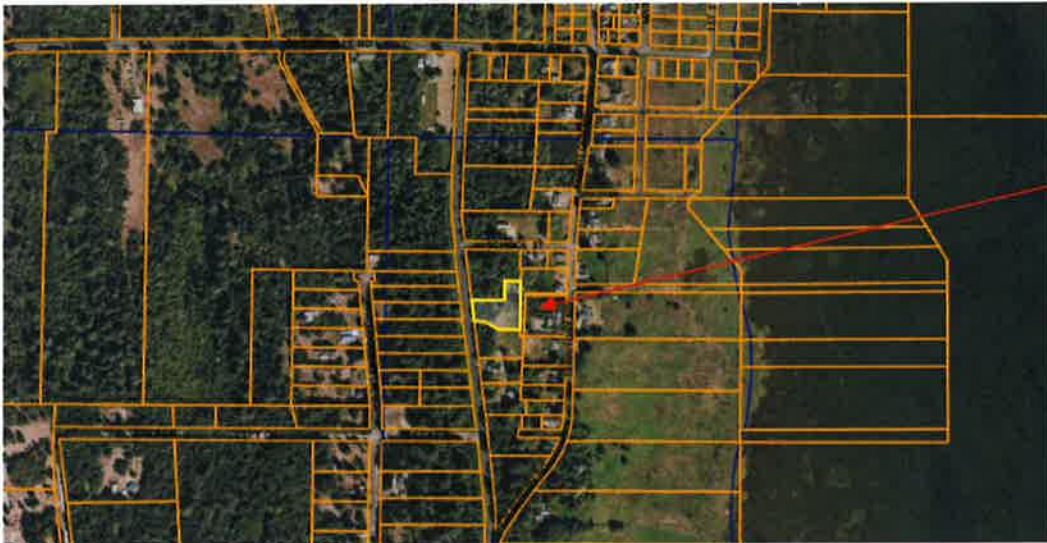
**Background Information:**

1. Owner / Applicant: Catherine Freshley & Tom Leineweber (owners/applicants)
2. Tax Parcel ID No.: 12111022075
3. Permit Application No.: P2300915
4. Request: The applicants are proposing to impact approximately 4,355 square feet of Category III wetland buffer in order to place a single-family residence, detached garage, septic system and driveway. The residence and garage are existing structures and will be taken from a nearby property and placed on the lot in 3 separate pieces. This includes the main house structure, the bedroom structure and the detached garage. The three structures will not be connected. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. Additionally, 7 trees have been proposed to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts.
5. Public Notification: A Notice of Application and Hearing was posted on or before February 28<sup>th</sup>, 2024 on the perimeter of the property in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. The Declaration of Posting is included with this report.

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

**FINDINGS OF FACT:**

1. The subject property is located at 33616 Sandridge Rd. in Oysterville, WA. The County Assessor's Parcel number is 12111022075 located in Section 10, Township 12 North, Range 11 West of W.M.
2. Project Location:



3. Project Site:



4. Site Characteristics: The property is an existing 0.86-acre lot that currently has a driveway and a septic system on it. The septic system was permitted under the Reasonable Use Exception that was originally approved in 2021 for this parcel in order to impact 3,526 square feet of buffer for a residence, septic system and driveway. The new home that the applicants hope to place on the lot requires slightly more impact than what was allowed under the RUE. Since the new proposal would not meet the 3,600 square feet Type I RUE threshold, a variance is being requested for the project as a whole. All of the current existing impacts (septic and driveway) are included in this request when calculating the total amount of impact that will occur on the lot after the proposal. The property is generally flat, with a gradual slope leading into the wetland depression on the western portion of the site. The southeastern portion of the site consist mainly of regularly maintained grasses. The wetland is located on the western side of the parcel and has a 110-foot Category III buffer that takes up most of the property. There is currently a single-family residence on the property to the east.
5. Shoreline Designation: The proposed development is located outside of shoreline jurisdiction.
6. Critical Areas and Resource Lands: The applicants are proposing to impact approximately 4,355 square feet of Category III wetland buffer in order to place a single-family residence, detached garage, septic system and driveway. The residence and garage are existing structures and will be taken from a nearby property and placed on the lot in 3 separate pieces. This includes the main house structure, the bedroom structure and the detached garage. The three structures will not be connected. A large portion of the bedroom structure will be placed outside of the buffer in order to try an minimize the amount of impact needed to place the three structures on this lot. The structures are being placed in an existing lawn area and all of the area in between the three structures will remain lawn area after construction. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The applicants previously purchase 0.016 credits from the bank in order to satisfy the Reasonable Use Exception mitigation requirements. If this application is approved, they will purchase an additional 0.014 credits from the bank so that the total amount of credits purchased would be 0.030 credits, which is what would be required for the amount of impact being proposed for this project at a 1:1 x 0.30 mitigation ratio. Additionally, 7 trees have been proposed to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts.
7. The proposed project is located outside of the FEMA floodplain, Pacific County Map No. 530126, FEMA Panel No. 53049C0370D eff. 05/18/2015.





8. **SEPA:** The project proposal is exempt from SEPA under WAC 197-11-800 for construction of a single-family residence.
9. **Public Notification:** A Notice of Application and Hearing was distributed in accordance with Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications Section 5.b.i as it pertains to the Type II process.
10. **Comprehensive Plan:** The property is located in the General Rural comprehensive plan designation. The primary purpose is described in the Pacific County Comprehensive Plan (2020) as:
 

“The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The allowable density is one dwelling unit per five acres. Lands are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services.”
11. **Zoning:** The Pacific County Zoning Atlas shows the subject property to be located within the Restricted Residential (R-1) Zoning District. Section 12.B.1 of Pacific County Ordinance No. 184, Zoning allows for the construction of a single-family residence and accessory structures as a permitted use.

### **Analysis:**

The applicants are proposing to impact approximately 4,355 square feet of Category III wetland buffer in order to place a single-family residence, detached garage, septic system and driveway. The residence and garage are existing structures and will be taken from a nearby property and placed on the lot in 3 separate pieces. This includes the main house structure, the bedroom structure and the detached garage. The three structures will not be connected. A large portion of the bedroom structure will be placed outside of the buffer in order to try and minimize the amount of impact needed to place the three structures on this lot. The structures are being placed in an existing lawn area and all of the area in between the three structures will remain lawn area after construction. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The applicants previously purchased 0.016 credits from the bank in order to satisfy the Reasonable Use Exception mitigation requirements. If this application is approved, they will purchase an additional 0.014 credits from the bank so that the total amount of credits purchased would be 0.030 credits, which is what would be required for the amount of impact being proposed for this project at a 1:1 x 0.30 mitigation ratio. Additionally, 7 trees have been proposed to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts.

### **Critical Lands and Resource Lands Variance Criteria:**

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

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

The special conditions and circumstances that exist are that most of the property is encompassed by a Category III wetland buffer. The applicant would not be able to reasonably utilize the property without impacting parts of the wetland buffer, since it covers most of the property. After applying zoning setbacks, there would not be enough space to fit the entire proposal outside of the buffer, however, the applicants have utilized portions of the area outside the buffer to place a majority of the bedroom structure.

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

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other properties, because without granting a variance the parcel would not be able to be reasonably developed due to the fact that a large portion of the parcel is encumbered in wetlands and buffers. The applicants are looking to bring an existing home within the historic district to their lot in order to save the structure from being removed and destroyed. The home would be similar in size to the other homes found on surrounding properties.

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

As indicated above, the special condition/circumstance is that a large portion of the parcel is encumbered by wetlands and buffers. Due to the presence of wetlands on the property and the required buffer setbacks, a variance or RUE would be required to reasonably utilize the parcel for development of a single-family residence and appurtenances. These circumstances do not exist because of actions from the past and current owners. The wetlands are existing and were not created by the owners.

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

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

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

The applicants previously received a Reasonable Use Exception in 2021 that would have allowed them to impact 3,526 square feet of wetland buffer for a two-story residence and associated appurtenances. The current proposal would increase the impact to 4,355 square feet, an increase of 829 square feet. The applicants were unable to construct the home that they previously applied for. They have been given the opportunity to take a home from another lot in Oysterville and move it to this lot instead of the home being removed and destroyed. Because this home is already existing, there is not a lot of flexibility in adjusting the size of the home. The applicants have chosen to remove two parts of the existing structure (see the applicants application packet for this diagram) in order to reduce the overall footprint of what they would be placing on their lot. The main home structure and the bedroom structure are being kept separate so that the proposal can be consistent with the Oysterville Design Guidelines. A majority of the bedroom structure will be placed outside of the wetland buffer, while still being in line with the main structure and consistent with the design guidelines. It could not be moved further east because of the 10-foot rear property line setback required by Zoning Ordinance 184. The garage is being placed in the same location as the garage that was previously approved under the 2021 RUE. In order to move the garage further from the wetland, the driveway and parking area would need to be extended, which would increase the amount of buffer impact, so that is why the garage location is closer to the wetland. While the 2021 RUE did allow for a proposal that required less impact, it does appear that the applicants have asked for the minimum relief necessary considering the circumstances. In order to reduce impacts further, the applicants would have to remove portions of the structure and essentially re-build it, which is what they are trying not to do. The goal is to keep as much of the existing home as possible.

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

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The applicants previously purchase 0.016 credits from the bank in order to satisfy the Reasonable Use Exception mitigation requirements. If this application is approved, they will purchase an additional 0.014 credits from the bank so that the total amount of credits purchased would be 0.030 credits, which is what would be required for the amount of impact being proposed for this project at a 1:1 x 0.30 mitigation ratio. Additionally, 7 trees have been proposed to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts. The proposed mitigation would ensure that any loss of function would be mitigated for in order to ensure that the project does not have an adverse impact on the environment or public welfare.

### **Conclusion:**

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

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

### **CONDITIONS OF APPROVAL:**

1. No construction shall begin prior to receiving all necessary permits.
2. The applicant must record the variance decision on the title and provide proof of recording to Pacific County Department of Community Development prior to issuance of the permit once the appeal period has concluded.
3. The applicant must submit a copy of the proof of credit purchase prior to any permits being approved.
4. If approved, the project must go through the Oysterville Design Review prior to any building permits being issued and before the house can be moved to this lot.
5. Proof of completion for the proposed tree plantings will need to be submitted to Pacific County upon completion.



**EXHIBIT LIST**

1. Staff Report
2. Application and related documents
3. Section 12, Ord. No. 184, Zoning
4. Maps showing the Zoning and Comprehensive Plan designations
5. Section 5, Ord. No. 177, Procedures for Processing Land Use Development Applications
6. Affidavit of posting with picture
7. Correspondence

Name Leinweber + Freshley

DPA# 2111022075

Re-Route Sheet

Resubmitted of Revised Mitigation

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	4/22				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

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Catherine Freshley and Tom Leineweber  
4065 NE 16<sup>th</sup> Ave.  
Portland, OR 97212

RECEIVED

January 18, 2024

JUN 22 2024

Department of Community Development  
Pacific County

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

To Whom it May Concern:

We have received a Reasonable Use Exception (RUE) for Ordinance 180 Critical Areas and Resource Land (CARL) that would allow us to build a single-family home on our property at 33616 Sandridge Rd. in Oysterville, WA. Due to a very unique opportunity, we are now requesting a variance to Ordinance 180 for our same piece of property. We are writing to explain the circumstances.

A fellow Oysterville resident recently purchased a piece of property in Oysterville that has a single-family home on it (see photos on page 2 of the enclosed "Mitigation Sequencing Analysis"). This resident does not have a need for the home that is on the property and is likely to demolish it. Although it is not one of Oysterville's original historic homes, the house is approximately 30 years old -- certainly a part of Oysterville's most recent chapter of history. Furthermore, the home is a homage to the Bardheim dairy barn that was originally located on the property (before it's unfortunate collapse) and was one of the 15 historically significant structures identified in the Oysterville Design Review Guidelines.

For environmental, historic, and plain common-sense reasons, it would be an absolute shame to demolish a beautiful house that is in great condition. The new owner knows that we have been planning for years to build a custom home, but the increases in building costs and lack of availability of contractors has made it impossible for us to break ground on our home. The homeowner came to us with the perfect, creative solution for both parties' challenges: Move the "unwanted" house to our property.

Our approved RUE specifies a two-bed, two-bath home with a garage. The home that we are being offered includes a garage, two bathrooms, but only one bedroom; however, because it is a one-story home, it has a larger footprint than the two-story custom home we designed, and therefore, a larger impact to the wetlands buffer. Our proposed site plan positions the new home farther away from the wetlands than what was approved for our RUE.

The house we are being offered is unique and was designed in compliance with the Oysterville Design Review Guidelines, which call for breaking up the mass of homes and which encourage the use of secondary structures. The house is three separate structures: A garage, a bedroom structure, and another structure which contains the kitchen, dining room, and living room. (Reference pages 2-4 of the enclosed "Mitigation Sequencing Analysis.")

We would love to move this beautiful Oysterville home to our property and keep it out of the landfill.

We feel very strongly that granting us the variance, which would allow us to save the existing house, and prevent us from eventually consuming more resources to build a new house from scratch, would be the best outcome for the environment and for the character, history, and posterity of Oysterville.

Because our property is subject to both the CARL ordinance and the Oysterville Design Review ordinance, we must simultaneously consider the requirements and goals of both; therefore, we have decided to apply for a variance to the CARL ordinance and for Oysterville Design Review at the same time and have designed a site plan, in consultation with our wetlands consultant, that meets the requirements of both ordinances. (See pages 5 and 6 of the enclosed "Mitigation Sequencing Analysis" for a thorough explanation of our site plan.)

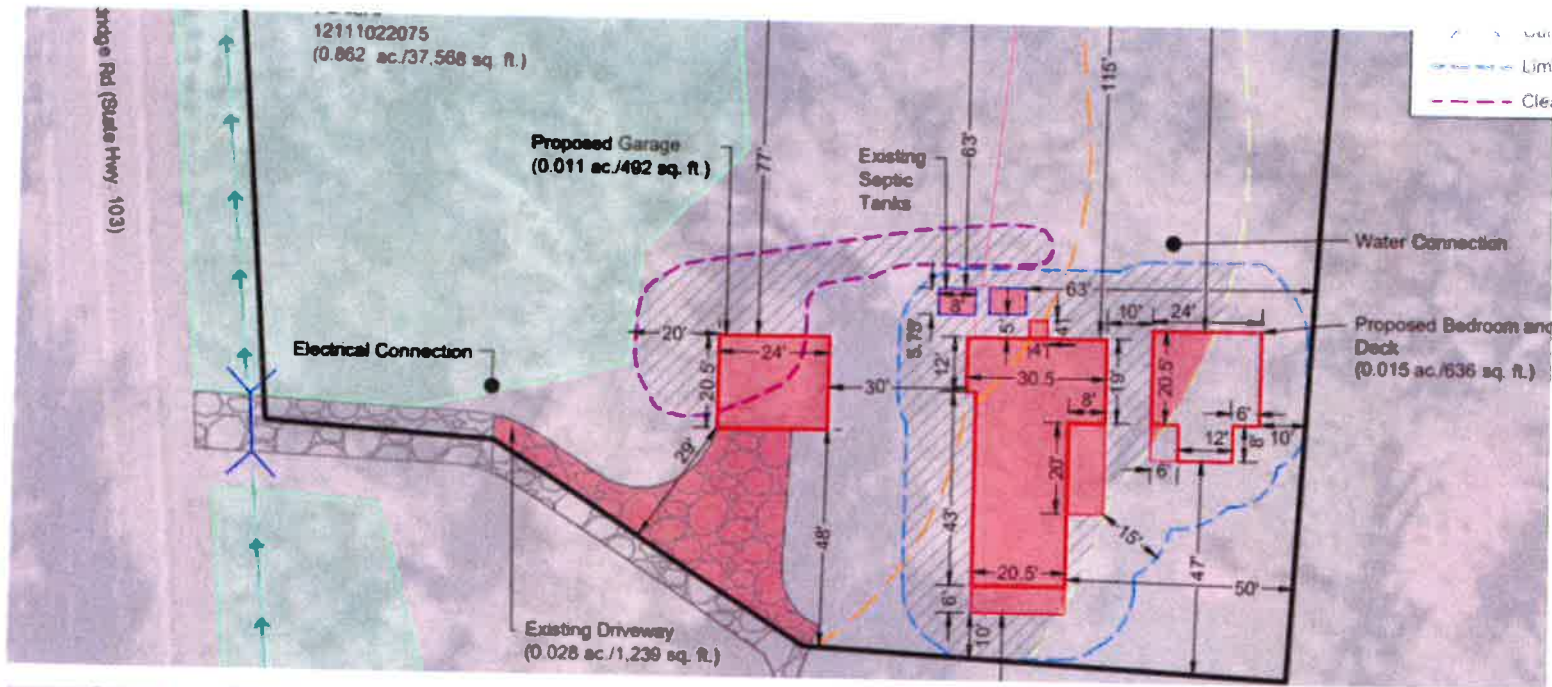
# **Mitigation Sequencing Analysis**

Tom Leineweber & Catherine Freshley



## Site Plan of proposed relocation

The top diagram shows our proposed site plan for the relocated home. (See full site plan with legend in the Freshley Amended Bank Use Plan report from Environmental Land Services. The bottom diagram shows the proposed site plan in red with an overlay in yellow of the site plan that was approved for our RUE, which also already passed ODRB and received a building permit. As the diagram shows, we shifted the proposed site plan to the east so that the additional impact to the wetlands buffer is farther away from the wetlands than the approved site plan.



Below, we explain how our project conforms to all the criteria required for a variance. We are including information about how our project conforms to Oysterville Design Review guidelines in a separate document.

**2a. That special conditions and circumstances exist that are peculiar to the land.**

Our property is in the Oysterville National Historic District, meaning it is subject to both Pacific County's CARL ordinance and the Oysterville Design Review ordinance. From our perspective, this application should be evaluated with both ordinances in mind, and a determination should be made that will best support the objectives of both ordinances.

Additionally, our property is covered almost entirely by a Category III wetland buffer. After applying zoning setbacks, there would not be enough space to build a home outside of the buffer.

Without a variance, the CARL ordinance would not allow us to move the home and save it from the landfill. Due to supply chain issues and inflation, the cost of new construction is at historically unprecedented levels, making it unreasonable to build the single-family home we designed. Denying the variance would deny us economically reasonable use of the property. If the variance is denied and we ultimately build from scratch in the future, an existing home would end up in the landfill and we would consume many resources to build a new home. This would be a much bigger environmental impact than approving us to move an existing home less than half a mile, into a wetlands buffer that has been maintained as typical, mowed lawn grass for approximately three decades (see photos on pages 6-9 of the enclosed "Mitigation Sequencing Analysis").

**2b. 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 the ordinance.**

Our request is to put a modest, single-family home on our property, a right enjoyed by many other properties.

**2c. That the special conditions and circumstances do not result from the actions of the person seeking the variance.**

We have no role in the other party wanting to demolish a home that they own, but we do have a role in saving it.

Our property was established before any Critical Areas Ordinance and was not recently altered in a way that would have created the special conditions and circumstances of **2c**. We received the property as a gift from my parents, who purchased the property decades ago with the intent that their family could build a residence like others seen in the area. The property was not altered in any way by us to put us in this situation of needing a variance.

**2d. That the granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances.**

Granting this variance will allow us to have a modest, single-family home on our approximately one-acre property -- a reasonable and normal use of property in a residential district.

**2e. That the variance requested is the minimum necessary to afford relief.**

We are designing our site plan to be the least impactful as possible to the wetlands buffer while also accommodating the site plan requirements for Oysterville National Historic District. (See pages 5 and 6 of the enclosed "Mitigation Sequencing Analysis" for a thorough explanation of our site plan).

- We will use our existing driveway; it was designed to be shared between two properties to limit impact to the wetlands.
- We will remove the enclosed breezeway and deck connecting the two house structures as well as the fully-covered carport on the house we want to move. We will significantly reduce the size of the back deck. These changes reduce the footprint of the house approximately 30% from its current size.
- We will site the house in area that is already – and has been for decades – regularly maintained typical lawn grass.
- The additional proposed impact area is located upland from the already-approved development.

The design for our custom home has two bedrooms and two bathrooms; the modest house we want to move has one bedroom and two bathrooms. The only reason we need to request a variance is the home we want to move is one story instead of two, giving it a slightly larger footprint.

**2f. 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.**

We plan to move the house onto residential lawn that has been maintained as lawn for decades; it will go on the same site as the house we had originally planned. Our proposed impact will be in the buffer only, farther from the wetlands than the site plan that was approved with our RUE, and will avoid all direct wetland impacts. (See page 5 and 6 of the enclosed "Mitigation Sequencing Analysis.")

This plan supports public interest. It saves an Oysterville home from being demolished -- both supporting environmental concerns and preserving Oysterville's ongoing history. Moving the house to a new location, under new ownership, gives the house and Oysterville a new environmentally-responsible chapter in its story.

We thank you for your time and consideration and trust that you will see what a unique opportunity this is for our family, the environment, and Oysterville.

Sincerely,

Catherine Freshley and Tom Leineweber



## Aerial view of home

This home, approved by Oysterville Design Review and built in 1993, was envisioned and constructed as three, separate structures, outlined in blue, with the garage connected to the bedroom via a carport. Later, an enclosed breezeway was added between the bedroom and main house.

The people who built this home originally planned to restore and renovate the Bardheim Barn, which was on the property and listed as one of the 15 historically significant buildings in the Oysterville Review Guidelines. The barn unfortunately collapsed before they were able to save it. This home was designed to relate to the barn and as an homage in a way.

The home, of course, was designed specifically for this site, with a wide property line along the street.

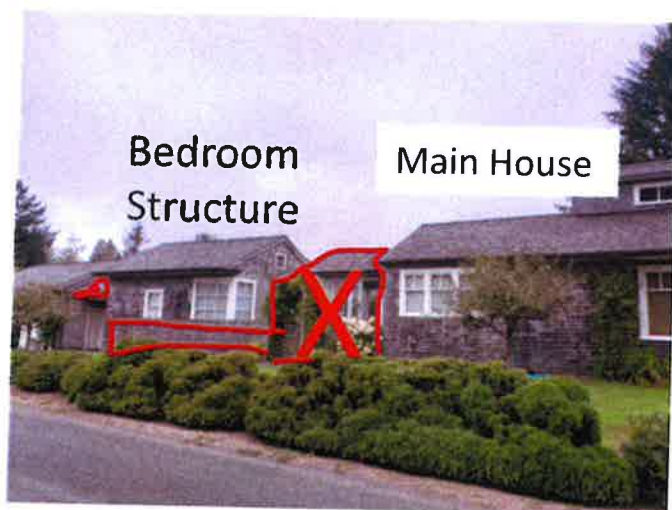




## Current location and orientation of house

### View from Clark Street (South Elevation)

The house we want to move onto our property consists of three structures. The garage and bedroom are currently connected by a carport and the bedroom and main house are connected by a fully-enclosed breezeway and a deck with a railing. We are proposing rearranging the structures to suit our site and eliminating all the connecting components. We plan to reduce the size of the back deck to limit our impact size. With these changes, we are reducing the home's total footprint by approximately 30%.



## Current location and orientation of house

North Elevation



Current East Elevation





## Aerial view of proposed relocation

This site has no visibility from Territory Road and very limited visibility from Sandridge Road. It is nestled between the edge of the forest and a garden that has been feeding the family for 30 years. In moving the house, we have the opportunity to reorient the structures. In fact, we must rearrange them to save the house and fit within the constraints of this lot. The structures are too wide to be arranged end-to-end on this lot.

We have arranged them and sited the project very intentionally. It achieves the following:

- A. People approaching the home from Sandridge will be greeted by what was previously the south elevation/the front of the main house – a way to honor the original design.
- B. The south elevation is the primary elevation because it is the most visible elevation; the other elevations are barely visible due to the trees, shrubs, and neighboring homes surrounding the site. Anyone viewing the home from the south will see the main house most prominently, with the garage and bedroom positioned in the rear, as secondary structures. This complies with Oysterville Design Review's guidelines which state: "Secondary structures should be set back from the primary elevation of the main structure...These buildings shall be smaller than the primary structure."
- C. This site plan makes use of the existing doors on the home, centering outdoor activity, and the view from within the home, around the garden and private part of the yard. Doors are indicated with a yellow diamond.
- D. The garage serves as a visual and sound barrier between Sandridge Road (state highway) and the home. Additionally, the location of the garage is hidden by trees to its south. This reduces the garage's visibility from homes to the south, which is consistent with ODRB guidelines stating that garages should be subsidiary.
  - A. This location for the garage was approved when we obtained a RUE, ODRB, and a building permit for our custom home design.
- E. This site plan allows us to maintain the existing walking trail (indicated in green) through the woods that is used by members of the community to walk between their residences on Douglas Drive (across the state highway) and the core of Oysterville.
- F. We will travel between the buildings on grass. This is what has been done at the other family homes on the extended property for decades.

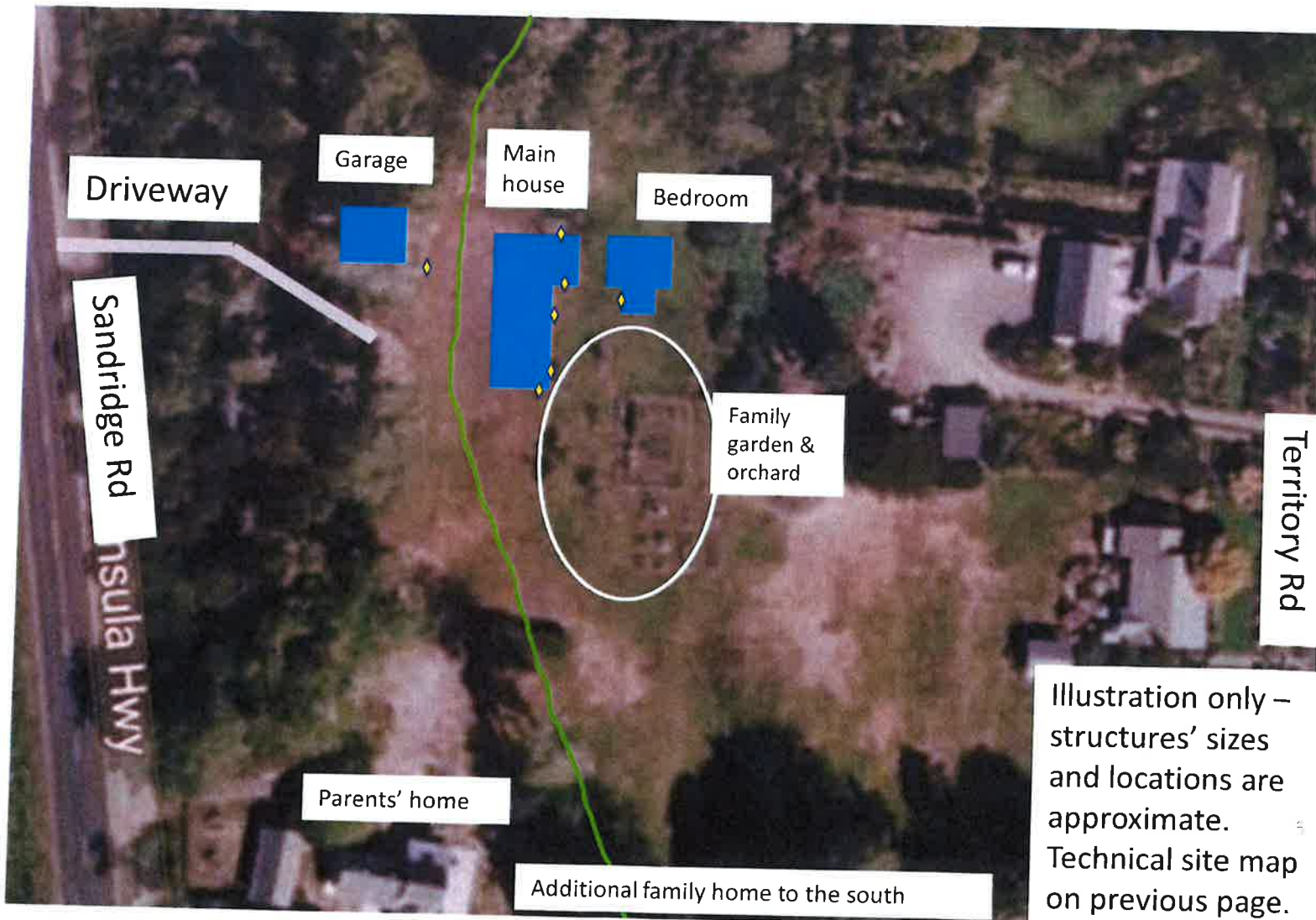
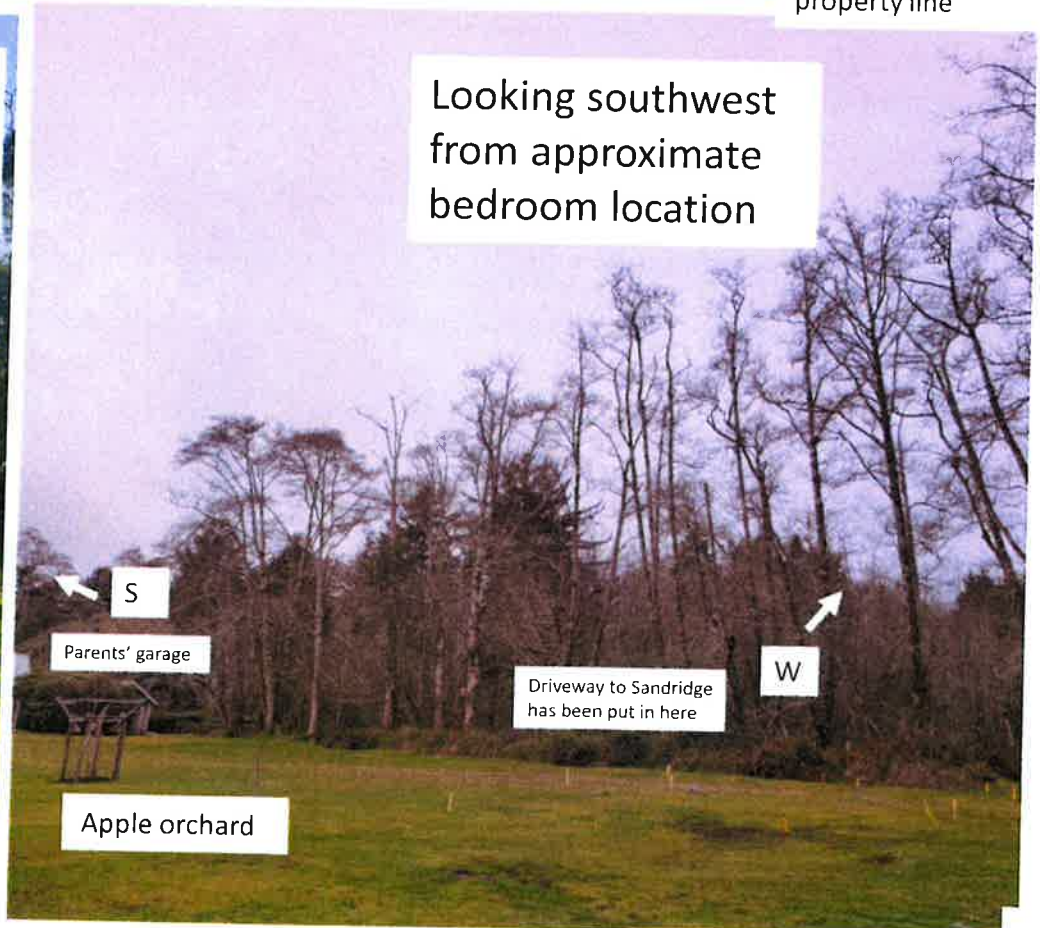
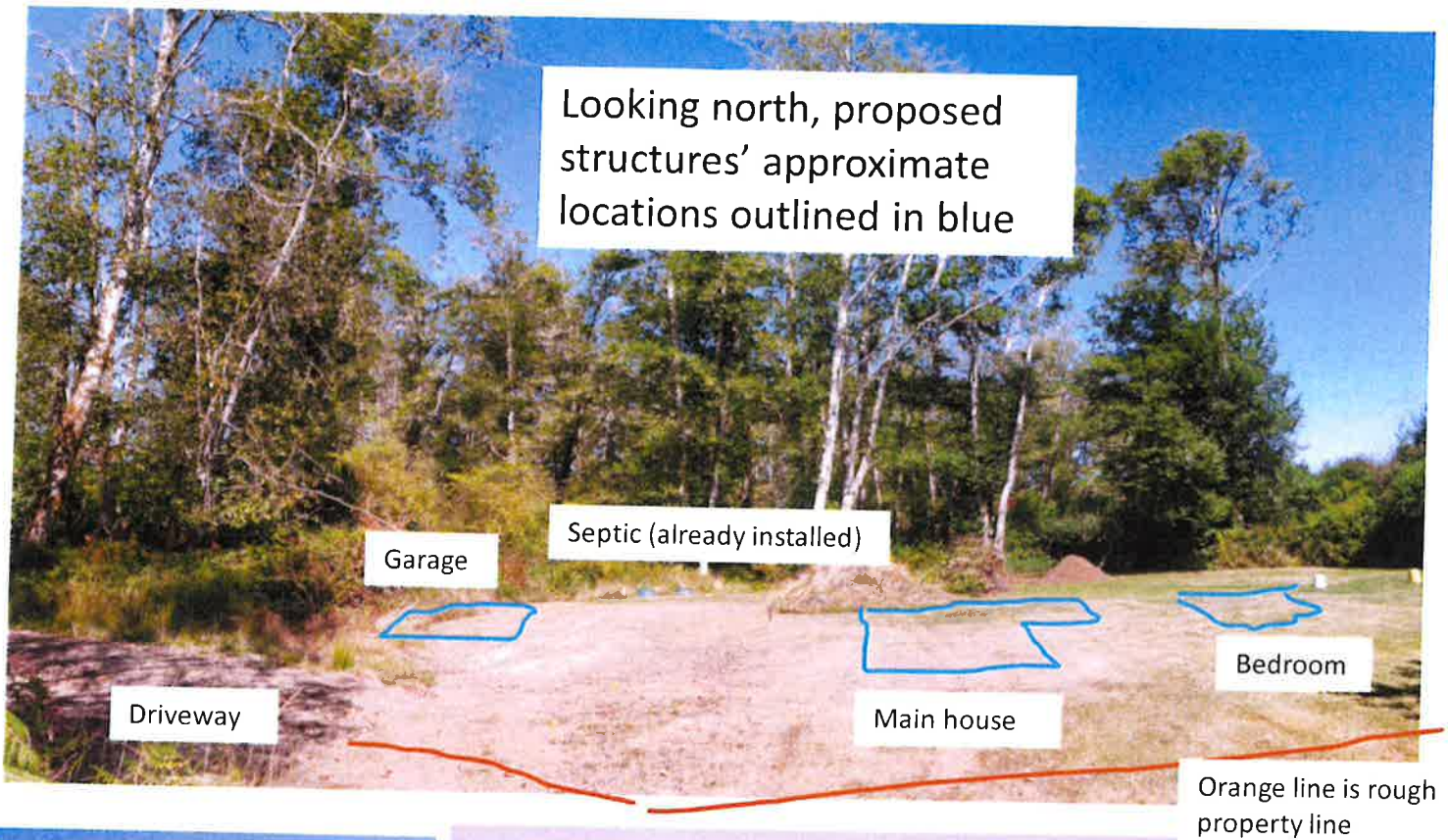


Illustration only – structures' sizes and locations are approximate. Technical site map on previous page.



## Photos of our site and adjoining family properties



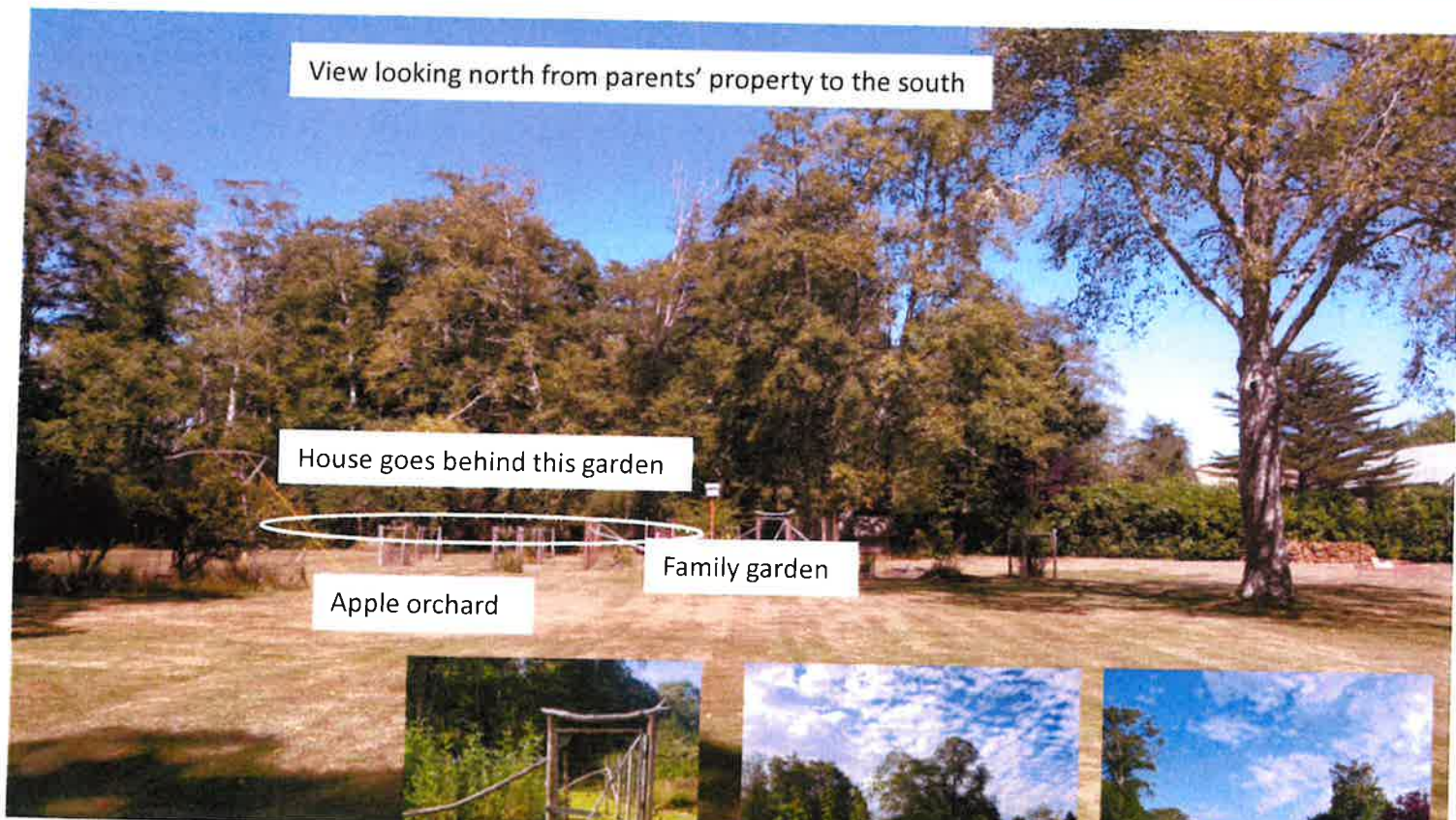
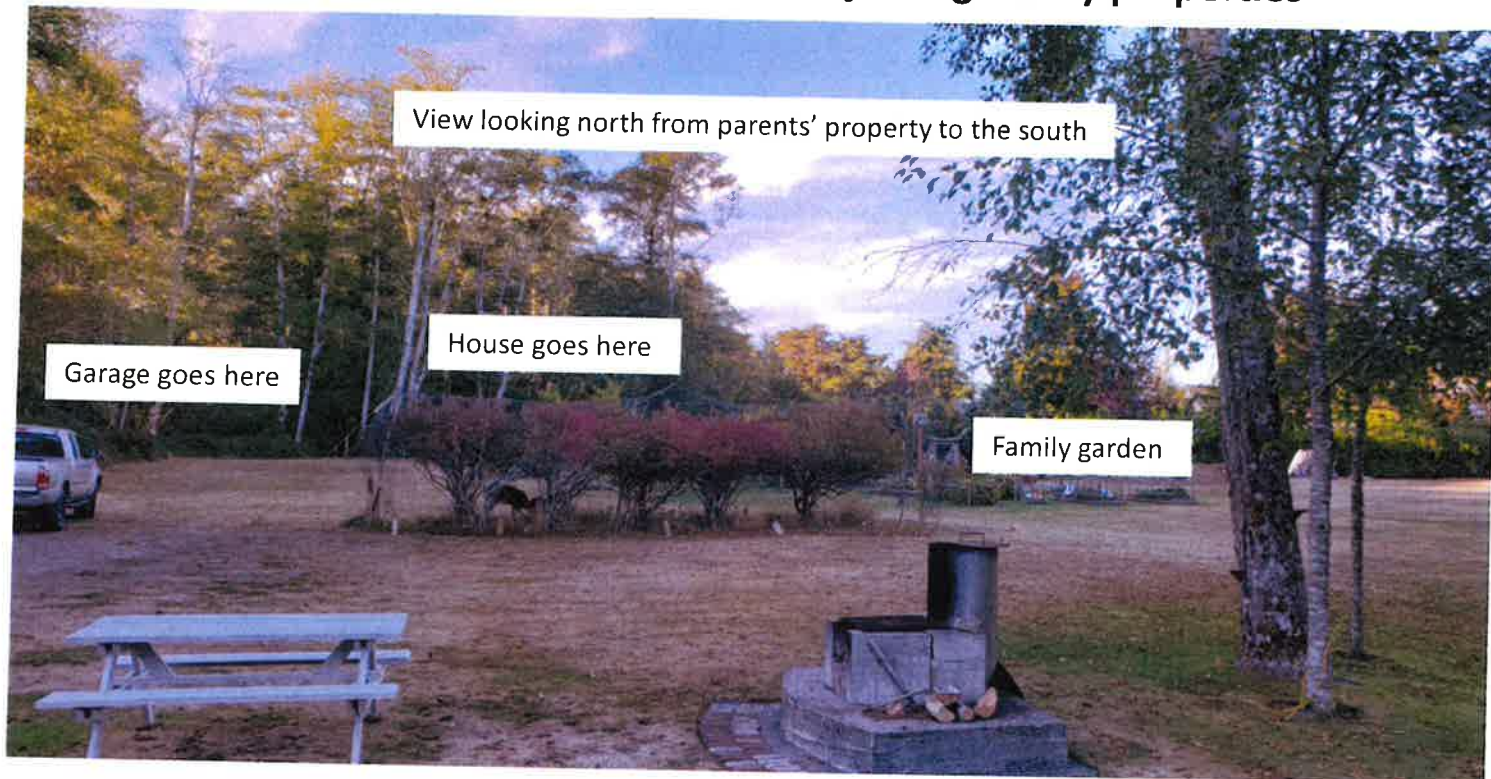


**Proposed relocation of house, south elevation (VERY rough mock-up)**





## Photos of our site viewed from adjoining family properties



Additional photos of garden and orchard







## AMENDED BANK USE PLAN

January, 2024

RECEIVED

JUN 22 2024

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



**Freshley Amended Bank Use Plan  
33616 Sandridge Road  
Oysterville, Washington, 98641**

Prepared for  
**Tom Leineweber & Catherine Freshley**  
**4065 NE 16th Avenue**  
**Portland, OR 97212**

Prepared by  
**Ecological Land Services**  
1157 3rd Avenue, Suite 220A • Longview, WA 98632  
(360) 578-1371 • Project Number 4098.01

## **SIGNATURE PAGE**

The information in this report was compiled and prepared under the supervision and direction of the undersigned.



---

Beau Johnson

*Biologist V*

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## **RESPONSIBLE PARTIES**

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### **APPLICANT & PROPERTY OWNER**

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### **MITIGATION BANK**

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(360) 578-1371

### **BIOLOGICAL CONSULTANTS**

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Longview, Washington 98632  
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## **INTRODUCTION**

Ecological Land Services, Inc. (ELS) has completed this amended Bank Use Plan for the applicants, Tom Leineweber and Catherine Freshley, to address the impacts resulting from the amended construction plans for a unique, detached, single-family home, garage, and driveway. The 0.86-acre site consists of Pacific County Tax Parcel number 12111022075, located in Oysterville, Washington, within a portion of Section 10, Township 12 North, and Range 11 West of the Willamette Meridian (Figure 1). The original project proposed impacting approximately 3,526 square feet (0.081 acres) of wetland buffer, and a reasonable use exception was approved by Pacific County. Due to ongoing challenges with construction costs and labor shortages, the original building plans have been reconsidered, and a new opportunity has presented itself. Mr. Leineweber and Mrs. Freshley are now proposing that instead of constructing a new home, they would like to move an existing home from a nearby lot, for which the current owner plans to discard or demolish, onto the Leineweber/Freshley lot. The new home consists of three detached single-story structures, which would result in additional 829 square feet (0.019 acres) of wetland buffer being impacted. The new proposal will impact a total of 4,355 square feet (0.100 acres) of wetland buffer, requiring a total of 0.030 credits to be purchased from Long Beach Mitigation Bank (LBMB). 0.016 credits were purchased from LBMB for the original plan, which will necessitate an additional purchase of 0.014 credits from LBMB to offset additional buffer impacts.

This Bank Use Plan was prepared according to the *Pacific County Code of Ordinances and Resolutions (PCCO) Ordinance 193 Critical Areas and Resource Land* (2023), Interagency Review Team (IRT) for Washington State's Guidance Paper, *Using Credits from Wetland Mitigation Banks: Guidance to Applicants on Submittal Contents for Bank Use Plans* (2009), the Washington State Department of Ecology (Ecology) *Wetland Mitigation in Washington State* (2006), and the U.S. Army Corps of Engineers' (Corps) *Compensatory Mitigation for Losses of Aquatic Resources* (2008).

## **PROJECT DESCRIPTION**

### **Project Location**

The 0.86-acre site consists of Pacific County Tax Parcel number 12111022075, located just north of 33604 Sandridge Road in Oysterville, Washington within a portion of Section 10, Township 12 North, and Range 11 West of the Willamette Meridian (Figure 1).

### **Proposed Development**

The proposed project consists of the construction of a 1,290 square foot single-family home (not including decks/entryways) with a 588 square foot bedroom, a 492 square foot detached garage, a 1,239 square foot gravel driveway, and a septic system. Access to the proposed development will be via an extension of the existing driveway that leads to the garage from Sandridge Road (Figure 3). Construction is anticipated to start upon receipt of permits.

Impacts will be avoided and minimized by using the following best management practices (BMPs). Construction is proposed in areas of minimal existing vegetation and as far away from the wetland as possible to avoid and minimize impacts to the full extent, and silt fencing will be installed along clearing boundaries. There will be no direct or indirect impacts to the wetland. Buffer impacts will

be approximately 4,355 square feet with this new design. Buffer impacts will be mitigated by purchasing an additional 0.014 credits at LBMB, totaling 0.030 credits purchased.

## **EXISTING CONDITIONS**

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### **Existing Land Use and Condition**

The 0.86-acre site is zoned as Restricted Residential (R1) and is currently undeveloped and unoccupied. Topography of the site and surrounding areas is generally flat, with a gradual slope into the wetland depression along the western portion of the site. Vegetation in the northern section of the site is generally undisturbed, except for a small, unimproved walking path that meanders through the site from north to south and connects to HWY 103 at the southern site boundary via an existing driveway. This walking path also leads to a cleared section of lawn consisting of regularly mowed grasses at the southeastern portion of the site. The northern portion of the site is forested with canopy cover consisting of coniferous and deciduous trees and understory consisting of woody shrubs and herbaceous plants. Dominant vegetation includes red alder (*Alnus rubra*, FAC), Pacific crabapple (*Malus fusca*, FACW), salmonberry (*Rubus spectabilis*, FAC), red elderberry (*Sambucus racemosa*, FACU), slough sedge (*Carex obnupta*, OBL), brackenfern (*Pteridium aquilinum*, FACU), and trailing blackberry (*Rubus ursinus*, FACU).

### **Surrounding Land Uses**

The property lies approximately 1,260 feet to the west of Willapa Bay. Sandridge Road (HWY 103) forms the western boundary of the site, a residential property with a single-family home forms the eastern boundary, an undeveloped R1 property forms the northern boundary of the site, and another undeveloped R1 property forms the southern boundary of the site.

### **Existing Wetlands and Buffers**

#### **Wetland A**

Wetland A is a forested wetland with three of five strata totaling approximately 0.21 acres onsite. Wetland A lies in a shallow depression and its boundary was characterized by an obvious change in geomorphic position, vegetation, soils, and hydrology. It extends approximately 230 feet offsite to the north and approximately 138 feet offsite to the south. Hydroperiods of the wetland include seasonally flooded and saturated only. According to the Washington State Wetland Rating System for Western Washington: 2014 Update (Hruby 2014); the current rating of Wetland A is a Category III wetland scoring a total of 19 points with 6 points for water quality functions, 6 points for hydrologic functions, and 7 points for habitat functions.

#### **Buffers**

Standard wetland buffers are based on wetland category in conjunction with land use intensity and level of habitat function (*PCCO 180.4.E*). Wetland A is a Category III wetland with a habitat score of 7 and a moderate intensity land use. According to *PCCO 180.4 E Table 4-1*, the standard designated buffer width for Wetland A is 110 feet. Table 1 below summarizes the wetland onsite.

**Table 1. Summary of Wetlands Onsite**

<b>Critical Area</b>	<b>Category<sup>1</sup></b>	<b>Cowardin<sup>2</sup></b>	<b>HGM<sup>3</sup></b>	<b>Standard Buffer Width</b>
Wetland A	III	Forested (3/5 strata)	Depressional	110 feet <sup>4</sup>

<sup>1</sup>Hruby 2014

<sup>2</sup>Cowardin et al. 1979

<sup>3</sup>NRCS 2008

<sup>4</sup>PCCO Ordinance 180.4 E Table 4-1: Standard Buffer Widths

### **Wetland Landscape Position**

Wetland A is located within Watershed Resource Inventory Area (WRIA) 24 – Willapa. Additionally, the wetland is located within Hydrologic Unit Code (HUC) number 171001060506, North Beach Peninsula-Frontal Willapa Bay in the northeastern portion of the Long Beach Peninsula. The 1980 Seashore Conservation Line (S.C.L.) and the Pacific Ocean are approximately 1.38 miles and 1.48 miles west of the subject parcel, respectively. Willapa Bay is approximately 1,260 feet to the east of the subject parcel. For a more detailed description of the wetland, see *Wetland Determination Report – Freshley Delineation* (ELS, 2021).

## **AVOIDANCE AND MINIMIZATION OF WETLAND IMPACTS**

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. All direct wetland impacts were completely avoided through multiple re-designs of the project. Construction activities are proposed in areas of minimal existing vegetation and as far away from the wetland as possible to avoid and minimize impacts to the full extent (Refer to “Mitigation Sequencing Analysis”, prepared by Catherine Freshley and Tom Leineweber, January 2024). Due to the limited area of uplands located outside of all critical area buffers, buffer impacts cannot be avoided. A total of seven trees are proposed to be removed in order to move the structures onto the site, which will be replanted at a 2:1 ratio to ensure no net-loss of ecological function. Although the new proposed site plan increases the total area of wetland buffer impact, the additional area of impact is located further away from the wetland and upland of the previously approved site plan layout. Compensation for the buffer impacts will be through the purchase of additional mitigation credits at LBMB.

## **UNAVOIDABLE WETLAND IMPACTS**

Due to the limited amount of uplands located outside of all critical area buffers, the proposed development will impact approximately 4,355 square feet of Wetland A’s buffer onsite, which is an increase of 829 square feet from the previous plan (Figure 3). The existing minimal vegetation in the building areas will be removed prior to building the house, garage, and driveway. An area of approximately 15 feet around each of the residential structures will be temporarily disturbed with soil disturbance, which will be graded and restored to its previous state upon completion of the project. Additionally, seven trees will need to be removed in order to move the structures onto the lot. These trees will be replanted upon completion of construction at a 2:1 ratio to ensure no net loss of habitat or ecological function. The tables below summarize all unavoidable wetland buffer and tree impacts.

**Table 2. Proposed Wetland Impacts.**

Identifier	Category <sup>1</sup> /Cowardin <sup>2</sup> /HGM <sup>3</sup>	Impact Acreage for Original Proposal	Impact Area for New Proposal
Wetland A	III/Forested (3/5 strata)/Depressional	N/A	N/A
Wetland A Buffer		3,526 square feet 0.081 acres	4,355 square feet 0.100 acres

<sup>1</sup>Hruby 2014

<sup>2</sup>Cowardin et al. 1979

<sup>3</sup>NRCS 2008

**Table 3. Proposed Tree Impacts**

Species to be Removed	Number of Trees to be Removed	Replanting Ratio	Species Proposed for Replant	Total to be Replanted
Red Alder ( <i>Alnus rubra</i> )	3	2:1	Red Alder ( <i>Alnus rubra</i> )	6
Pacific Crabapple ( <i>Malus fusca</i> )	1		Pacific Crabapple ( <i>Malus fusca</i> )	2
Cascara Buckthorn ( <i>Rhamnus purshiana</i> )	1		Cascara Buckthorn ( <i>Rhamnus purshiana</i> )	2
Scouler's Willow ( <i>Salix scouleriana</i> )	1		Scouler's Willow ( <i>Salix scouleriana</i> )	2
English Holly <sup>1</sup> ( <i>Ilex squifolium</i> )	1		Pacific Crabapple ( <i>Malus fusca</i> )	2

<sup>1</sup>English holly is considered an invasive species and is not native to the Pacific Northwest.

Due to the unique shapes of the structures and narrow driveway, a total of seven trees will need to be removed in order to move the structures onsite. Six of the trees are native and will be replanted in-kind at a 2:1 ratio once all structures have been moved onto the site. Additionally, one English holly is proposed to be removed. English holly is not native to the Pacific Northwest and is considered an invasive species in Washington State, as well as being listed as a noxious weed in many municipalities within the state. Removal of the tree itself serves as mitigation to limit the spread of this invasive species, but two Pacific crabapple trees will be installed in its place. All removed trees will be placed within the wetland as large woody debris, which will provide shelter and nesting opportunities for native wildlife. All replanted trees will be 5-gallon or larger in size and will be sourced from local nurseries if available. After installation of the trees, photographic evidence will be submitted to Pacific County Building and Planning to ensure all mitigation measures are met.

## **IMPACTED WETLAND FUNCTIONS**

The proposed development will not directly impact any part of Wetland A but will impact 4,355 square feet of wetland buffer onsite (Figure 3). Wetland buffers can reduce adverse impacts to wetland functions and values from adjacent development by moderating the effects of stormwater runoff including stabilizing soil to prevent erosion, filtering runoff, and moderating water level fluctuations. Buffers also provide habitat opportunity for forage, refuge, mobility, and thermal protection. Additionally, buffers help screen the wetland from adjacent developments blocking noise, providing visual separation, and providing protection from other human disturbances (Castelle et al 1992).

Accessibility of habitat provided by the wetland and buffer to other wetlands or forested areas in the vicinity is limited by adjacent commercial and residential land uses, and by paved roads. With consideration given to the adjacent land use and limited connectivity, the wetland and buffer onsite provides low habitat value despite the presence of multiple vegetation classes. Foraging opportunities are available for small mammals, common resident and migratory songbirds, and birds of prey. Larger mammals, such as deer, elk, raccoons, and other transitory species accustomed to urbanized or developed conditions may use the site for short-term refuge, grazing, or hunting. The forested portion of the buffer provides limited habitat corridor functions as it is disconnected from surrounding forested area and is constricted by development.

The main impacts to the functions and values of the wetland buffer are habitat loss due to removal of vegetation within the wetland buffer. Corridor connectivity functions will be minimally impacted as the onsite forested area is somewhat isolated. Hydrology to Wetland A will be retained as runoff from new impervious surfaces will be directed into the remainder of the wetland. There will be no change in hydroperiod in Wetland A. Groundwater and runoff from nearby areas are the main source of hydrology to Wetland A and will not be impacted due to high infiltration rates of surrounding upland soils. Best management practices will be in place prior to construction to prevent sedimentation within the remainder of the wetland, or its buffer.

## **WETLAND MITIGATION SITE SELECTION RATIONALE**

The wetlands proposed for impact are located within the service area for the Long Beach Mitigation Bank, which is owned by LBMB, Inc (Figure 4). According to the Mitigation Banking Instrument (MBI) for LBMB (2013), the LBMB's service area in Pacific County was determined as follows:

“The Service Area for the Bank includes projects with Palustrine or Lacustrine wetland impacts on the Long Beach Peninsula within interdunal wetlands or in the deflation plain that either have no outlet, drain to Willapa Bay, or drain to the Pacific Ocean. This covers the western portion of the Willapa Water Resources Inventory Area (WRIA 24). The Long Beach peninsula is not assigned to a subbasin of WRIA 24. This service area was selected based on its topography, soil types, as well as groundwater and surface-water flow patterns in relationship to aquatic ecosystems (Hruby 2009). Table E-1 below summarizes the extent of the service area.

**Table E-1 Extent of the Long Beach Mitigation Bank Service Area.**

Northern Limits	Northern extent of the Long Beach Peninsula.
Western Limits	Top of the primary dune along the Pacific Ocean.



Southern Limits	McKenzie Head at the mouth of the Columbia River.
Eastern Limits	East edges of the deflation plain along the hills to the east, Eastern shoreline of the Long Beach Peninsula along Willapa Bay, excluding estuarine wetlands.

The Bank may be used to compensate for permitted impacts that are located within the service area if specifically approved by the appropriate agencies requiring mitigation.

The general goal of the Bank site design is to preserve a portion of the 61.76-acre Category I wetland in the central portion of the site, a 2.59-acre Category II wetland on the western portion of the site, as well as valuable upland habitat with a mature forest. The site is threatened by impacts from timber harvest, conversion to cranberry harvest, and residential development. Implementation of the LBMB is anticipated to result in substantial gains in aquatic ecosystem functions as compared to pre-compensatory mitigation project site conditions, or those that would likely accrue on the site if the Bank were not constructed, through preserving and enhancing aquatic ecosystem functions.”

The project site is located approximately nine miles north of the LBMB site in the northern portion of the LBMB service area. Using LBMB will preserve existing high-quality wetlands that are in danger of impacts from residential development, cranberry farming, and timber harvesting (Figure 5). Offsite mitigation has a greater likelihood of providing equal or improved wetland functions than the impacted wetlands. The 2008 *Compensatory Mitigation for Losses of Aquatic Resources, Final Rule* (Corps) recommends purchasing mitigation bank credits for ecological considerations (lower risk of failure and lower temporal loss of resources and services) and to avoid the maintenance and contingency issues and outright failures that often accompany permittee-responsible mitigation sites. Use of the Long Beach Mitigation Bank substantially lowers the risk of failure and temporal loss of resource functions and services over newly established, permittee-responsible mitigation sites.

### **WETLAND FUNCTIONS PROVIDED AT MITIGATION BANK**

The mitigation-bank site is part of an extensive wetland system extending in a narrow, 15-mile-long swale in the center of the Long Beach Peninsula that connects to large areas of wetlands south and east of the City of Long Beach and is connected by surface water and wetlands to both the Pacific Ocean and Willapa Bay. This swale (depressional wetland) ranges from several hundred feet wide to about one-half mile wide and includes Loomis Lake, located north of the site, which is connected to the Pacific Ocean by a maintained outlet canal. The wetland swale is approximately 20 to 30 feet above mean sea level. The western portion of the site along the gravel road has a combination of wetlands and uplands. Small upland areas are interspersed with pocket wetlands and shallow, saturated swales connected to the large, onsite wetland. Upland hummocks occur throughout the wetland areas.

The following is excerpted or paraphrased from the Long Beach Mitigation Bank MBI:

The purpose of the Bank is to generate mitigation credits for projects that will have an adverse impact on the aquatic environment, and that need to compensate for those impacts

as a condition of their permits or other regulatory requirements resulting from project impacts.

The primary ecological goals of the Long Beach Mitigation Bank are as follows:

1. Provide a wetland mitigation bank for impacts to freshwater wetlands within the service area of the Long Beach Peninsula by preserving high quality wetlands and uplands within the Loomis Lake drainage system.
2. Enhance onsite wetlands and uplands.
3. Through preservation of critical wetlands and uplands, provide perpetual water quality, hydrologic, and habitat functions for an important lacustrine and depressional wetland system located centrally within the Long Beach Peninsula service area.

During the establishment of the Bank, approximately 2.61 acres of openings in the forested canopy along the western boundary of the Category I wetland were planted with Western red cedar (*Thuja plicata*). Enhancement with red cedar plantings was proposed for areas where tree cover was sparser, recognizing that this tree species had largely been removed from the area, likely from previous logging activities. Plantings of this tree would compete relatively well within a sparse overstory of existing trees and shrubs. Western red cedar is typically well-represented in coastal forest areas but does not occur regularly on this property due to previous timber harvests and because it is typically not replanted as commonly as other conifers in silvicultural practices. Planting this species will augment the forest's return to a mixed overstory of coniferous trees typically found within a coastal forest.

A wetland functions assessment was performed for the Bank, which was based on the water quality, hydrology, and habitat functions identified in the Rating System (Hruby 2014). The wetlands at the LBMB are considered to be Wetlands of High Conservation Value by the Washington Natural Heritage Program (WNHP) due to their risk of extinction and their current ecological integrity (WDNR 2017).

#### **Water Quality (Removing nutrients, sediment, metals, and toxic organic compounds)**

The mitigation site will provide improved water quality functions by discontinuing agricultural land use at the site, increasing plant cover, and increasing the duration and volume of inundation. Post-construction wetland functions related to water quality, such as removing sediments, nutrients, metals, and toxic organic substances will significantly increase as vegetation establishes. Specifically, the wetland will store water seasonally and during flood events, slowing and reducing sediment transport, and multiple vegetative classes will filter metals and toxic organic substances and remove nutrients in the increased aerobic conditions.

Surface and subsurface water storage provides water quality improvement by filtering particulates and removing nutrients, pesticides, and bacteria. Water quality improvement is provided by absorption or assimilation (breaking down) of nutrients, pesticides, and bacteria by plants, animals, and the chemical processes within wetland soils. Water retention within the re-established wetlands allows suspended sediments and particulate matter within the water to drop out or be filtered out by wetland vegetation, reducing downstream sediment loading and providing improved water quality.

The contributing basin of the site includes rural residences, paved roads, and agricultural areas that contribute untreated stormwater runoff to the Bank site. Because the contributing basin is largely undeveloped, it is expected that future land use in the surrounding area will only increase the level of sediments, nutrients, and toxics that could potentially enter the site

#### **Hydrology (Reducing peak flows, downstream erosion, and recharging groundwater)**

The primary hydrologic source for the large wetland swale is a shallow groundwater table. The wetland system has permanent, seasonal, and occasional inundation and some areas that are only saturated. The wetlands at the Bank lower peak flood flows by temporarily holding water and slowing water flow velocity. Approximately 3-feet of water is stored for several days to several weeks during flood events, and slowly released to the downstream basin. The Bank site also functions as a groundwater recharge area; the average precipitation of 80 inches per year recharges freshwater in the aquifer, preventing salt-water intrusion from Willapa Bay and the Pacific Ocean. Water retained by the mitigation site also provides wildlife habitat, as evidenced by the countless waterfowl using the site, and increases habitat diversity.

#### **Wildlife Habitat (General, invertebrates, amphibians, fish, birds, mammals)**

Habitat suitability for wildlife at the Bank is high with five vegetative classes (aquatic bed, emergent, scrub-shrub, forested, and forested areas with more than three strata) and five hydroperiods (permanently inundated, seasonally inundated, occasionally inundated, saturated, and lake-fringe wetland in Loomis Lake). There is high plant-species richness, and there are high interspersions of vegetative classes. Numerous hydroperiods and vegetation classes create many wildlife habitat niches, and the size of the wetland creates areas for large numbers of species and individuals. There are also opportunities for species to move between wetland areas and between wetlands and uplands, because there are still many corridors and connections between these areas that are uninterrupted by human land uses. Overall general habitat suitability at the Bank site has increased as a result of Bank establishment, which results in a much higher degree of wetland structure, habitat interspersions, and native species richness, and higher overall functions than pre-construction conditions.

#### **WETLAND FUNCTIONS NOT MITIGATED AT MITIGATION BANK**

Stormwater treatment is not a function provided by the mitigation bank; however, hydrology to Wetland A will be retained as runoff from new impervious surfaces (house, garage, and driveway) that does not infiltrate will be directed through the remaining buffer, towards Wetland A. There will be no change in hydroperiod in Wetland A. Groundwater and runoff from nearby areas are the main source of hydrology to Wetland A and will not be impacted. All other functions will be compensated for at the mitigation bank.

#### **PROPOSED MITIGATION CREDITS**

Impacts to the Category III depressional wetland buffer (4,355 square feet) will be mitigated at a 1 to 1 ratio per the ratios established in the approved Mitigation Banking Instrument for LBMB (January 2013) with a multiplier of 0.30 for buffer impacts. The original project proposed a 0.20 multiplier, which was subsequently approved by Pacific County. After careful consideration and discussions with Pacific County, we have now proposed to increase the multiplier ratio to 0.30 after the re-design to ensure all wetland buffer impacts are mitigated appropriately. The 0.30

multiplier is based on the rationale that buffer impacts can be adequately compensated by using 0.30 of the required ratio for direct wetland impacts. Direct impacts result in immediate changes of hydrological characteristics of a wetland, loss of habitat, loss of flood storage, and loss of nutrient removal or retention. Buffer impacts do not result in these immediate changes, therefore mitigating at 30 percent of the required ratio for direct wetland impacts is reasonable and ecologically sound. In addition, a 0.20 multiplier for buffer wetland impacts has been used on many previous projects that were subsequently approved by Pacific County and the City of Long Beach. The following table summarizes the bank credits to be purchased.

**Table 4. Mitigation Bank Credits Originally Proposed for Purchase.**

Identifier	Impact Type	Impact Area	Mitigation Ratio	Buffer Impact Multiplier	Originally Proposed Credit Purchase
Wetland A Buffer	Buffer	3,526 square feet 0.081 acres	1:1	0.20	0.016

**Table 5. Mitigation Bank Credits Now Proposed for Purchase.**

Identifier	Impact Type	Impact Area	Mitigation Ratio	Buffer Impact Multiplier	Newly Proposed Total Credit Purchase
Wetland A Buffer	Buffer	4,355 square feet 0.100 acres	1:1	0.30	0.030

0.016 Credits for the originally proposed plan were purchased from LBMB, and associated documentation will be provided. For this additionally proposed impact, Mr. Leineweber and Mrs. Freshley will purchase an additional 0.014 credits from LBMB, which will satisfy the requirement of 0.030 credits.

## **CREDIT PURCHASE OR TRANSFER TIMING**

Tom Leineweber and Catherine Freshley will enter into a Purchase Agreement with LBMB, Inc. for mitigation credits (in the quantity specified below Table 4) that would appropriately mitigate for the newly proposed project impacts. The actual purchase of credits may occur prior to permit issuance, or upon permit issuance. However, in no case shall credits be applied (e.g. debited from the bank) to a receiving (impact) project unless and until permits have been issued for the underlying activity by the agencies with jurisdiction. Nothing in the mitigation credit Purchase Agreement shall be interpreted or construed to permit any activity that otherwise requires a federal, state, and/or local permit. Upon permit issuance and completion of purchase, the transfer will be made. Proof of the mitigation transfer will be provided in the form of a notification letter to the approving agency(s).

## **CONFIRMATION OF MITIGATION CREDIT AVAILABILITY**

LBMB, Inc. has met all the required terms and conditions for the release of mitigation credits from the LBMB which are currently available for use within the Bank's approved Service Area (Figure 4). Proof of the current number of available mitigation credits at the LBMB site can be confirmed by approving agency(s) through the IRT.

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## **LIMITATIONS**

ELS bases this report's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.



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Latitude: 46.5461°  
Longitude: -124.0305°  
**LOCATION MAP**

R 11 W

6				1
31				36

T 12 N

**NOTE:**  
Quadrangle topographic map from USGS.

### PROJECT VICINITY MAP

0 52  
SCALE IN MILES

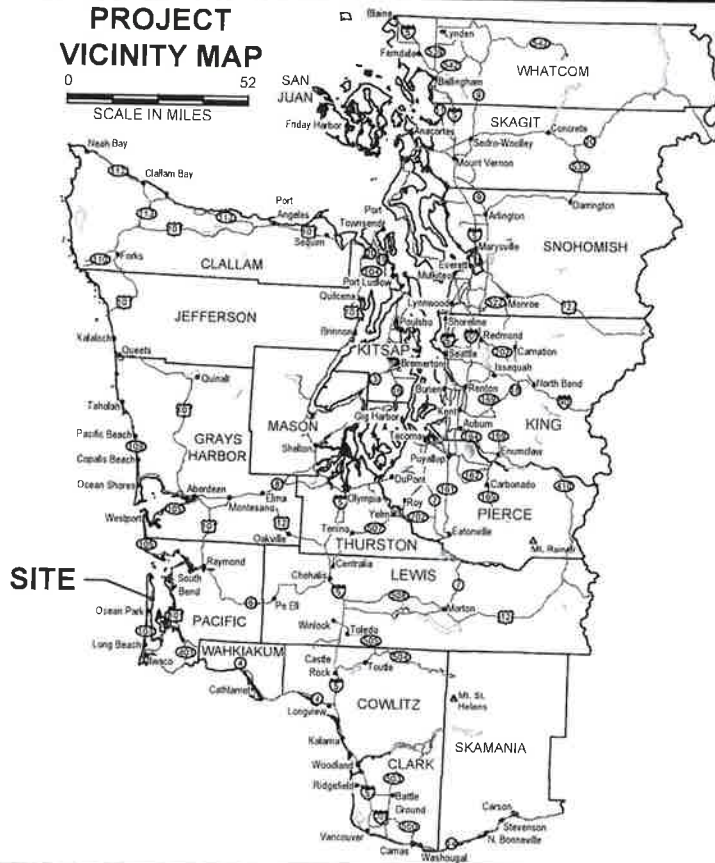


Figure 1

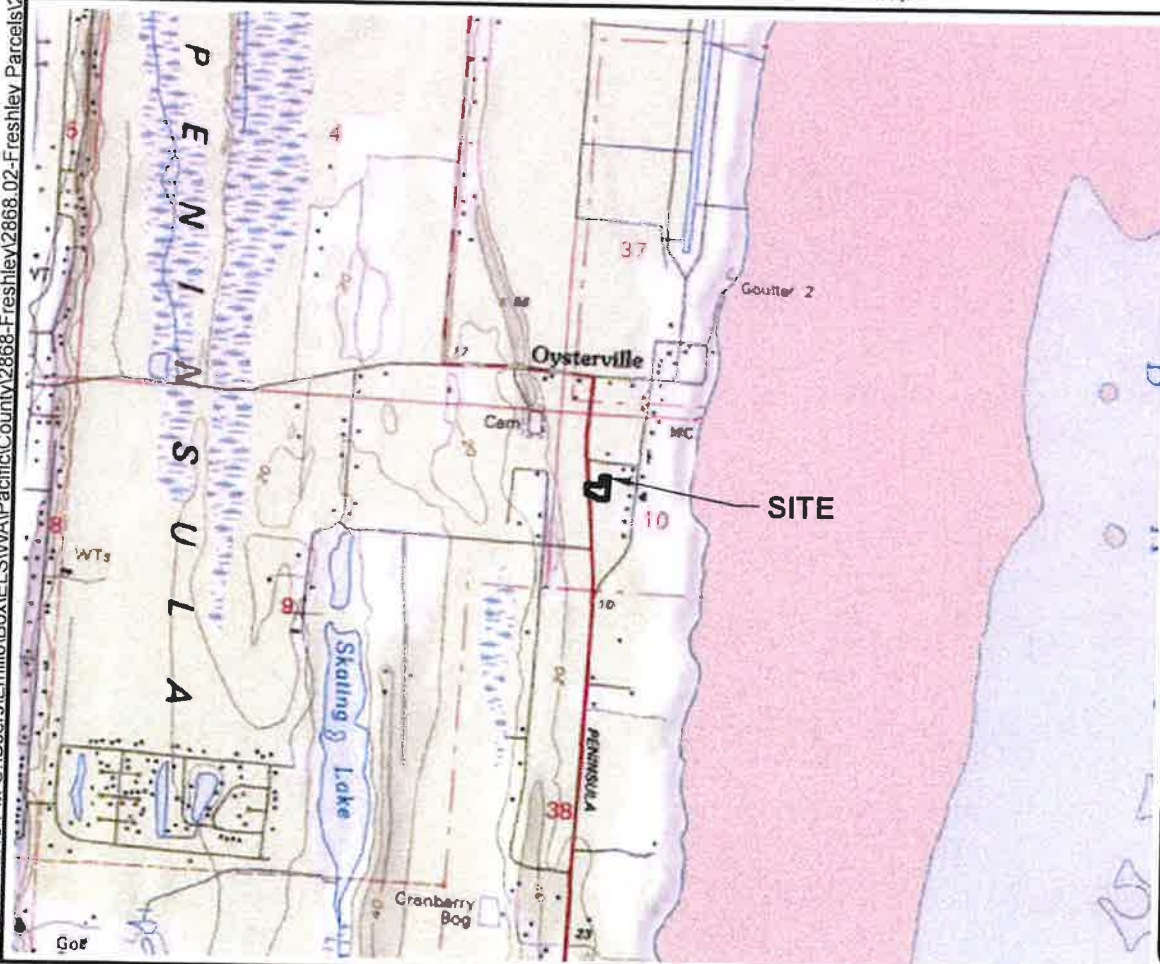
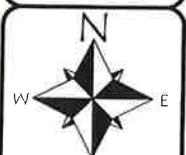
**VICINITY MAP**  
Fresheley Oysterville Property  
Tom Leineweber and Catherine Fresheley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.

DATE: 1/16/24  
DWN: EF  
REQ. BY: BJ  
PRJ. MGR: BJ  
CHK:  
PROJECT NO: 2868.02

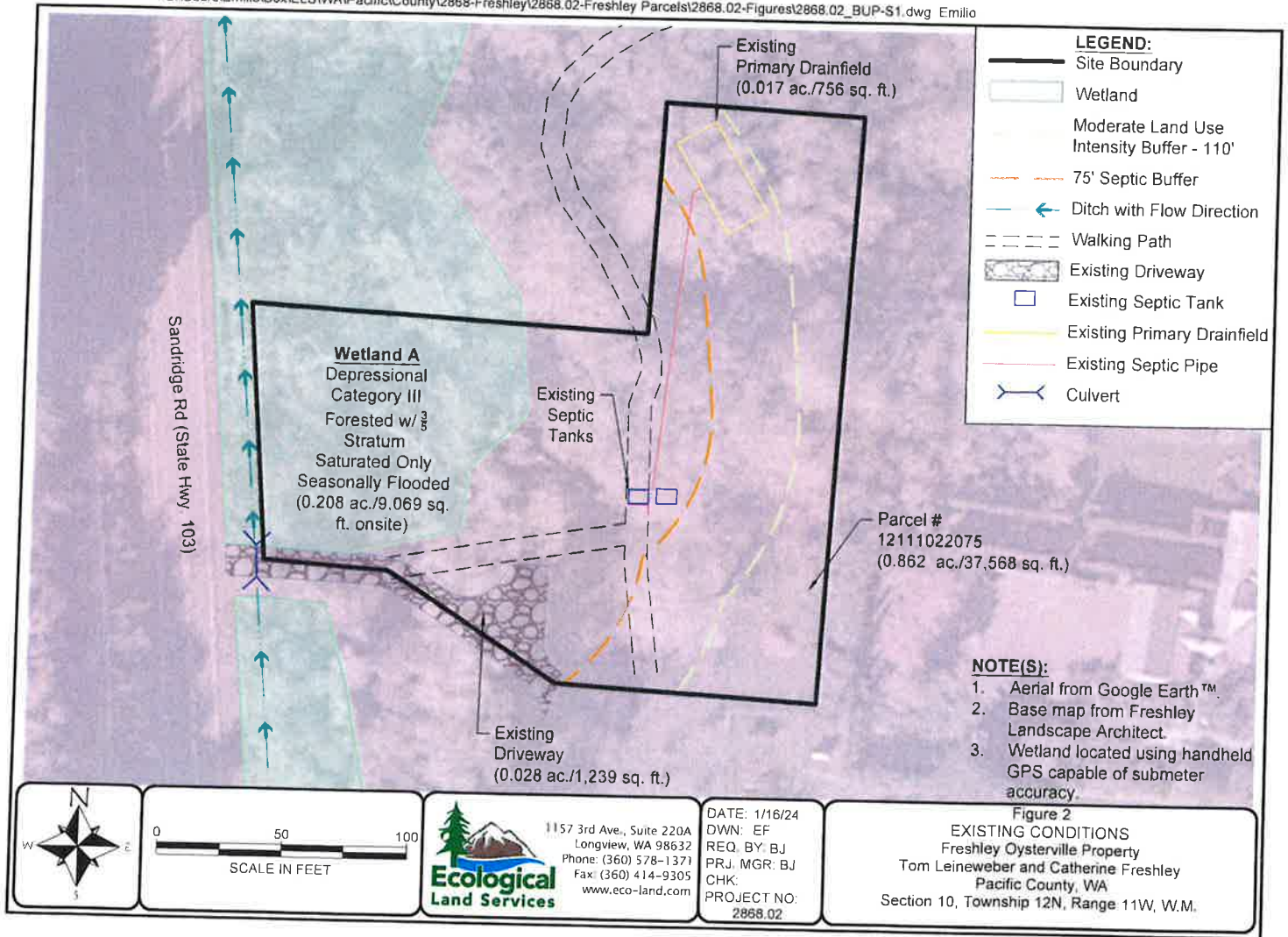
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Phone: (360) 578-1371  
Fax: (360) 414-9305  
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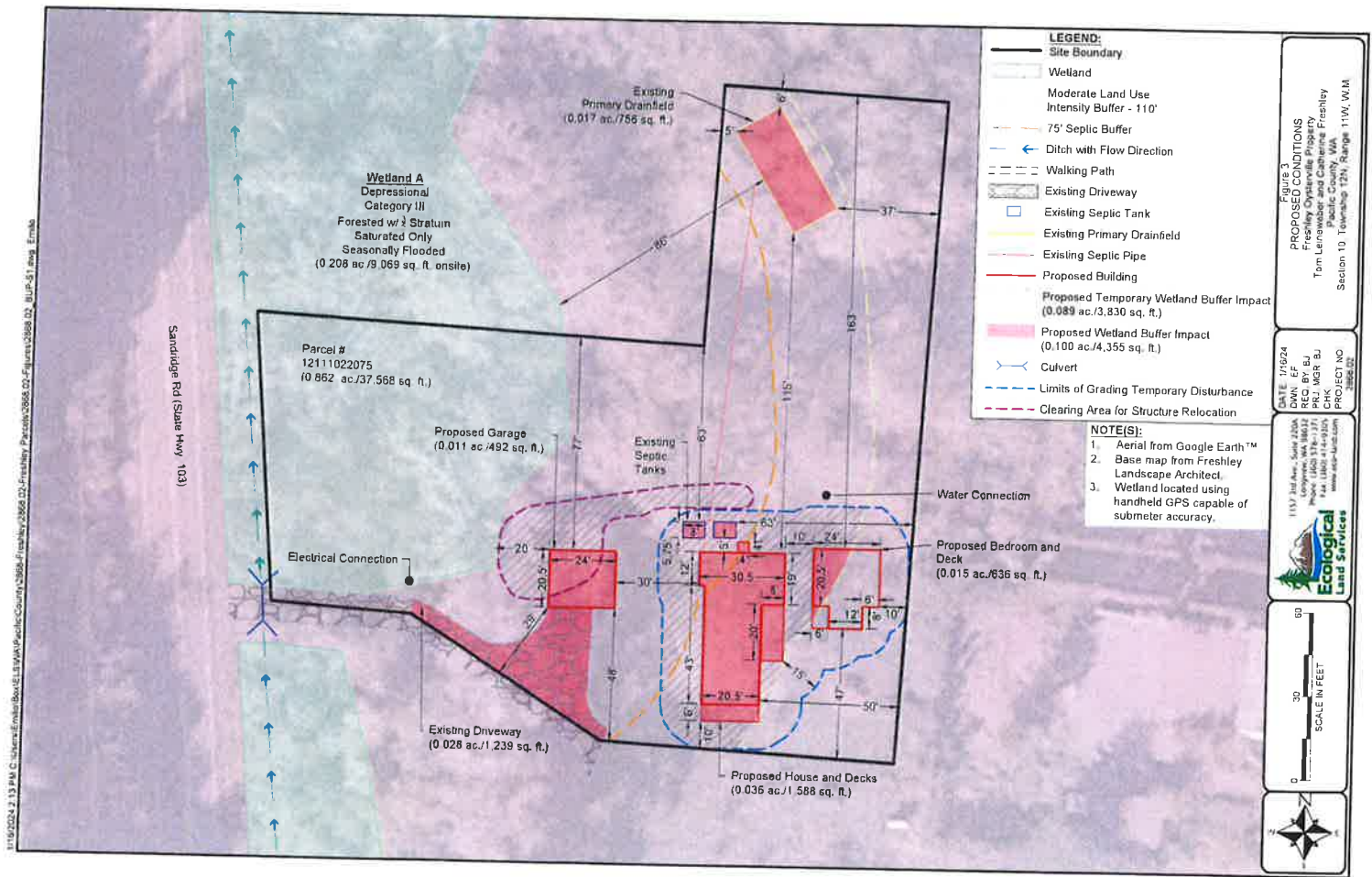




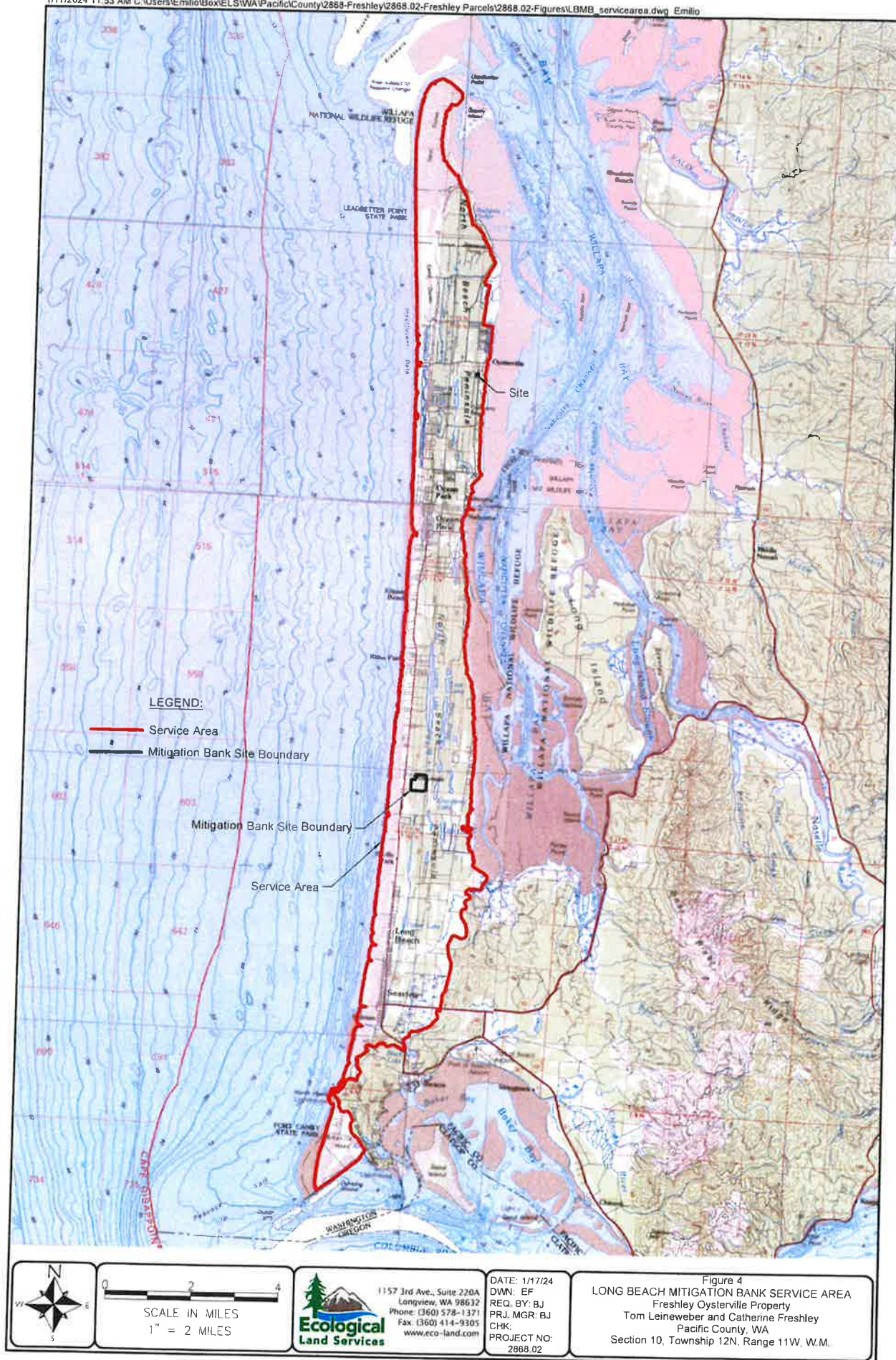




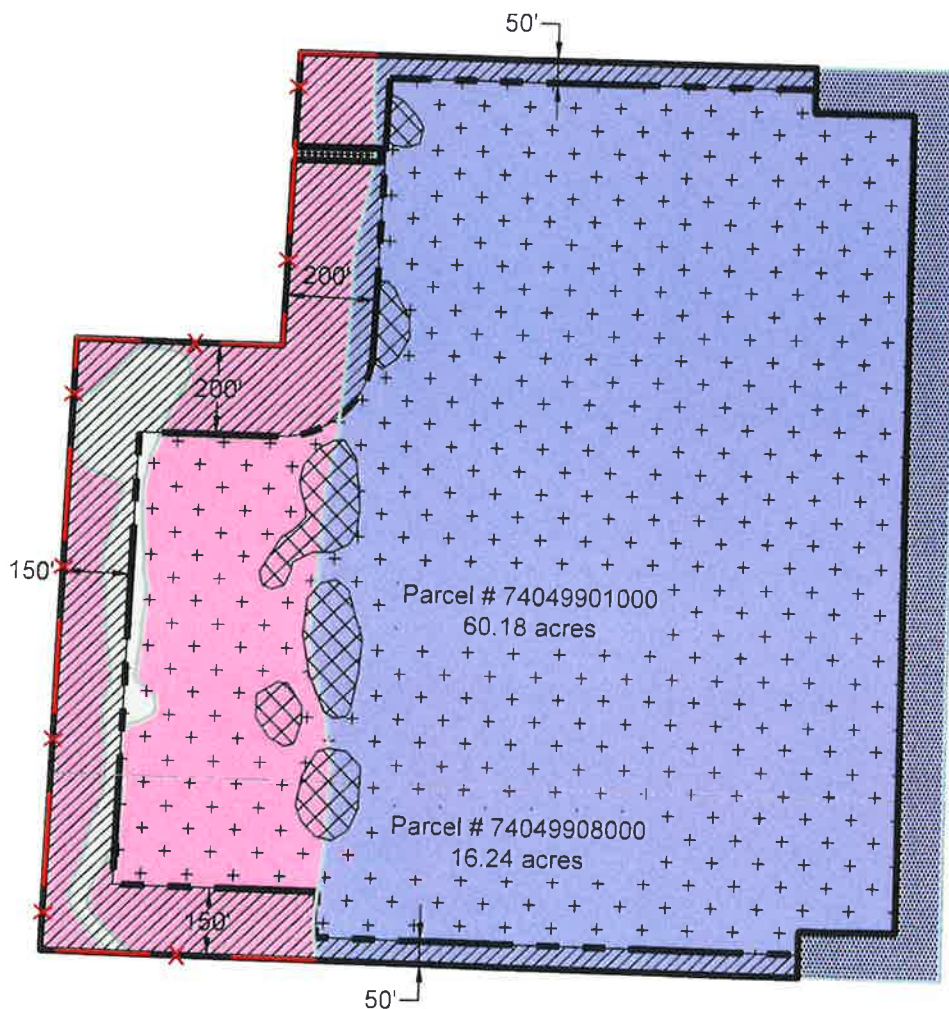
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**LEGEND:**

- Mitigation Site Boundary (76.25 acres)
- Parcel Line
- Bank Buffer (13.35 acres)
- Category I Wetlands (61.72 acres)
- Category II Wetlands (2.59 acres)
- Forested Upland (17.52 acres)
- Preservation Only (60.29 acres)
- Category I Wetland Preservation (51.45 acres)
- Category II Wetland Preservation (0.50 acres)
- Forested Upland (8.34 acres)
- Wetland/Upland Enhancement Areas (2.61 acres)
- Storm Drain Easement (0.13 acres)
- Previously Authorized Mitigation Area (5.58 acres)
- Three-Strand Smooth-Wire Fence

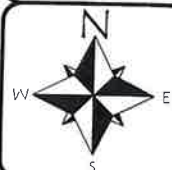
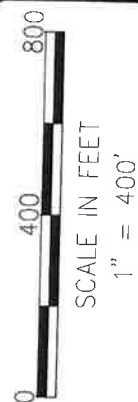
**Table 1 – Proposed Bank Activities/Areas**

Bank Activity/Area	Area (acres)
Wetland and Upland Preservation	60.29
Wetland and Upland Enhancement	2.61
Buffer	13.35
Previously Authorized Mitigation Area	5.58
Storm Drain Easement	0.13
<b>Total</b>	<b>81.96</b>

**Figure 5**  
**LONG BEACH MITIGATION BANK SITE DESIGN**  
 Freshley Oysterville Property  
 Tom Leineweber and Catherine Freshley  
 Pacific County, WA  
 Section 10, Township 12N, Range 11W, W.M.

DATE: 1/17/24  
 DWN: EF  
 REQ. BY: BJ  
 PRJ. MGR: BJ  
 CHK:  
 PROJECT NO: 2868.02

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## CRITICAL AREAS REPORT

AUGUST 6, 2021



**Freshley Delineation**  
**Pacific County Parcel 1211022075**  
**Oysterville, Washington**



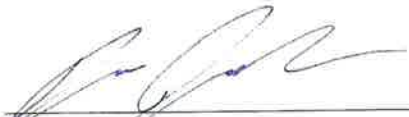
Prepared for  
**Chris and Gloria Freshley**  
**33604 Sandridge Road**  
**Oysterville, Washington, 98641**

*Prepared by*  
**Ecological Land Services**  
1157 3rd Avenue, Suite 220A • Longview, WA 98632  
(360) 578-1371 • Project Number 2868.02

## SIGNATURE PAGE

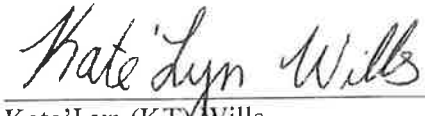
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The information in this report was compiled and prepared under the supervision and direction of the undersigned.



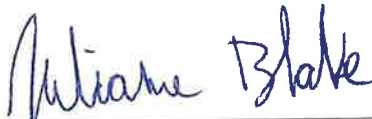
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Beau Johnson  
Operations Coordinator/Biologist II



---

Kate'Lyn (KT) Wills  
Biologist/Environmental Scientist V



---

Julianne Blake  
Biologist

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Photoplate 1

## **APPENDIX A**

Wetland Determination Data Forms 3-4

## **APPENDIX B**

Wetland Rating Form



## **INTRODUCTION**

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Ecological Land Services, Inc. (ELS) has completed this wetland delineation report on behalf of the applicants, Chris and Gloria Freshley, for the purpose of building a single-family home, garage, and driveway within Pacific County Tax Parcel 12111022075 located just north of 33604 Sandridge Road in Oysterville, Washington, within a portion of Section 10, Township 12 North, and Range 11 West of the Willamette Meridian (Figure 1). This report summarizes ELS's critical areas findings in accordance with *Pacific County Code of Ordinances and Resolutions (PCCO) Ordinance 180 Critical Areas and Resource Land* (2021).

## **SITE DESCRIPTION**

---

The 0.86-acre site is zoned as Restricted Residential (R1) and is currently undeveloped and unoccupied. Another undeveloped R1 parcel forms the northern boundary of the site, Peninsula Highway (HWY 103) forms the western boundary, a residential property with a single-family home forms the eastern boundary, and another undeveloped R1 property forms the southern boundary of the site. Topography of the site and surrounding areas is generally flat, with a shallow slope leading to a wetland depression along the western portion of the site. The site is forested with canopy cover consisting of coniferous and deciduous trees and understory consisting of woody shrubs and herbaceous plants. Vegetation in the northern section of the site is generally undisturbed, except a small, unimproved walking path that meanders through the site from north to south and connects to HWY 103 at the southern site boundary via an existing driveway. This walking path also leads to a cleared section of lawn consisting of regularly mowed grasses at the southeastern portion of the site.

## **METHODOLOGY**

---

ELS follows the Routine Determination Method developed by 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 vegetation, soils, and hydrology indicators to determine if wetland hydrology is present. Hydrologic conditions can change, making it necessary to determine if hydrophytic vegetation and hydric soils are present. When found together, hydrophytic vegetation, hydric soil, and hydrology indicators demonstrate water is present for long enough duration to be regulated as "wetland". According to the Environmental Protection Agency (EPA), wetlands are defined and identified under Clean Water Act (CWA) Section 404 as "...those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (EPA, 2019). Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (Corps), as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by *PCCO Ordinance 180*.

Wetland A was delineated onsite on September 17, 2020. Vegetation, soils, and hydrology information was collected from two test plots (TPs) to determine the location and extent of the onsite wetlands and wetland buffers. Onsite wetland boundaries were flagged with consecutively numbered pink flagging, and TP locations were flagged with consecutively numbered orange pin-flags, both

of which were mapped and recorded using a handheld GPS unit. Wetland Determination Data Sheets can be found in Appendix A.

## **VEGETATION**

---

The site consists of mostly undisturbed tree, shrub, and herbaceous species. There is a stand of red alder trees (*Alnus rubra*, FAC) along the eastern boundary and the rest of the site is a forested mixed canopy. Vegetation in the remainder of the site consists of red alder, Pacific crabapple (*Malus fusca*, FACW), salmonberry (*Rubus spectabilis*, FAC), red elderberry (*Sambucus racemosa*, FACU), slough sedge (*Carex obnupta*, OBL), brackenfern (*Pteridium aquilinum*, FACU), and trailing blackberry (*Rubus ursinus*, FACU). The vegetation is mostly undisturbed, except for a small, unimproved walking path that meanders through the site generally north to south and leads to a small, cleared section of property consisting of regularly mowed grasses at the southeastern portion of the site.

### ***Wetlands***

Vegetation found in the wetland test plot was dominated by **trees:** red alder; **shrubs:** crabapple, red elderberry; and **herbs:** slough sedge.

### ***Uplands***

Vegetation found in the upland test plot was dominated by **trees:** red alder; **shrubs:** salmonberry, crabapple; and **herbs:** brackenfern and trailing blackberry.

The facultative status following scientific names indicates the likelihood of a species to be found in wetlands. Listed from most likely to least likely, the indicator categories are:

- **OBL** (obligate wetland) - occur almost always under natural conditions in wetlands.
- **FACW** (facultative wetland) - usually occur in wetlands, but occasionally found in non-wetlands.
- **FAC** (facultative) - equally likely to occur in wetlands or non-wetlands.
- **FACU** (facultative upland) - usually occur in non-wetlands, but occasionally found in wetlands.
- **UPL** (obligate upland) - occur almost always under natural conditions in non-wetlands.
- **NI** (no indicator) - insufficient data to assign to an indicator category.

## **SOILS**

---

Soils in the site are mapped by the Natural Resources Conservation Service (NRCS) as Yaquina loamy fine sand (162) and Netarts fine sand, 3 to 12 percent slopes (92) (NRCS 2021) (Figure 3). Yaquina loamy fine sands are characterized as a somewhat poorly drained soil formed from beach sand and eolian sands in depressions. Netarts fine sand is characterized as a well-drained soil formed from eolian sands on dunes. NRCS classifies both Yaquina loamy fine sand and Netarts fine sand as hydric (NRCS 2021).

### ***Wetlands***

Evaluated wetland soils consisted of sandy and sandy peat soils with 10YR 2/2 and 10YR 4/2 hues. No redoximorphic features were observed during the site visit, but the hydric soil indicators Depleted Below Dark Surface (A11) and Histic Epipedon (A2) were met. The hydric soil indicator A11 was

met within the wetland test plot as confirmed by a depleted or gleyed matrix that has 60 percent or more of a chroma of 2 or less with a minimum thickness of 6 inches starting within the first 12 inches of the profile. Hydric soil indicator A2 was confirmed due to an eight-inch layer of organic material with a chroma of two or less over a mineral soil layer.

### ***Uplands***

Evaluated upland soils consisted of sand with 10YR 4/2 hues with no evidence to suggest hydric soils.

## **HYDROLOGY**

Wetland A lies in a shallow depression that experiences seasonal ponding. The secondary hydrology indicators Geomorphic Position (D2) and FAC Neutral Test (D5) were confirmed to be present within the wetland test plot. This test plot was in a localized depression and completion of the hydrophytic vegetation section of this data sheet confirms a positive FAC Neutral Test. Hydroperiods include seasonally flooded and saturated only. Wetland A receives stormwater discharges and outputs into a roadside ditch that is intermittently flowing. Wetland hydrology likely comes from a seasonally high groundwater table, runoff, and precipitation. The wetland provides flood storage and delay and groundwater recharge functions. Wetland A extends north for approximately 230 feet into the adjacent undeveloped R1 property and south for approximately 138 feet into another R1 property.

## **NATIONAL WETLANDS INVENTORY**

The National Wetland Inventory (NWI) indicates no wetlands onsite (Figure 4). ELS findings are inconsistent with NWI in this case, as Wetland A was delineated in the western portion of the site. NWI maps are typically used to gather wetland information about a region and due to the large scale necessary for regional mapping are limited in accuracy for localized analyses.

## **CRITICAL AREAS SUMMARY**

### ***Wetland A***

Wetland A is a forested wetland with three of five strata totaling approximately 0.21 acres onsite. Wetland A lies in a shallow depression and its boundary was characterized by an obvious change in geomorphic position, vegetation, soils, and hydrology. It extends approximately 230 feet offsite to the north and approximately 138 feet to the south. Hydroperiods of the wetland include seasonally flooded and saturated only. According to the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Hruby 2014); the current rating of Wetland A is a Category III wetland scoring a total of 19 points with 6 points for water quality functions, 6 points for hydrologic functions, and 7 points for habitat functions. The wetland rating form can be found in Appendix B.

### ***Buffers***

Standard wetland buffers are based on wetland category in conjunction with land use intensity and level of habitat function (*PCCO 180.4.E*). Wetland A is a Category III wetland with a habitat score of 7 and a moderate intensity land use. According to *PCCO 180.4 E Table 4-1*, the standard designated buffer width for Wetland A is 110 feet. Table 1 below summarizes the wetland onsite.

**Table 1. Summary of Wetlands Onsite**

<b>Critical Area</b>	<b>Category<sup>1</sup></b>	<b>Cowardin<sup>2</sup></b>	<b>HGM<sup>3</sup></b>	<b>Standard Buffer Width</b>
Wetland A	III	Forested (3/5 strata)	Depressional	110 feet <sup>4</sup>

<sup>1</sup>Hruby 2014

<sup>2</sup>Cowardin et al. 1979

<sup>3</sup>NRCS 2008

<sup>4</sup>PCCO Ordinance 180.4 E Table 4-1: Standard Buffer Widths

## **LIMITATIONS**

ELS bases this report's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.

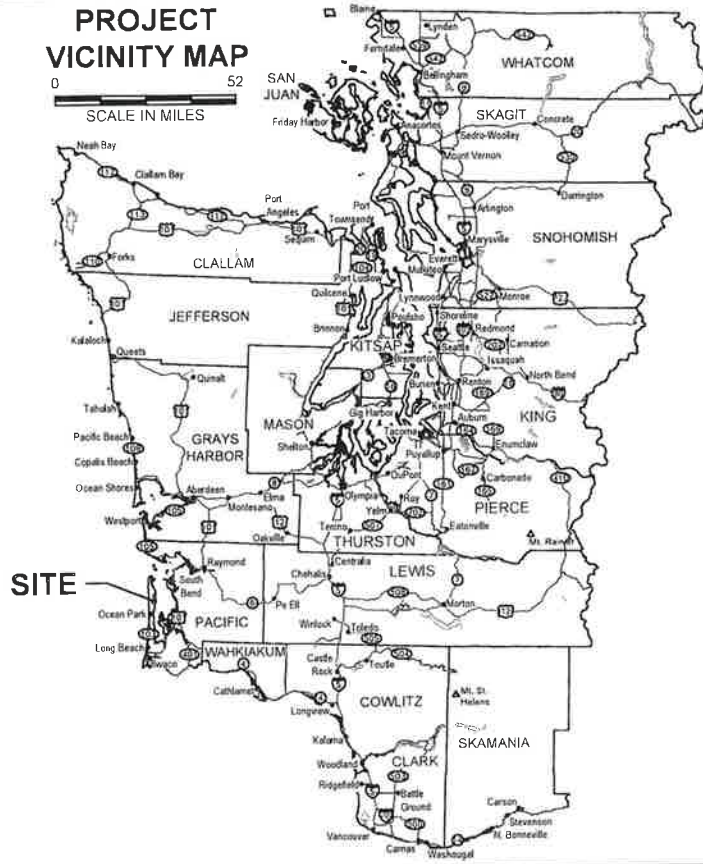
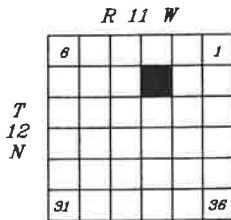


## REFERENCES

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- U.S. Fish and Wildlife Service (USFWS). 2021. *National Wetlands Inventory*. <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>. Accessed August 2021.

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NOTE:  
Quadrangle topographic map from USGS.

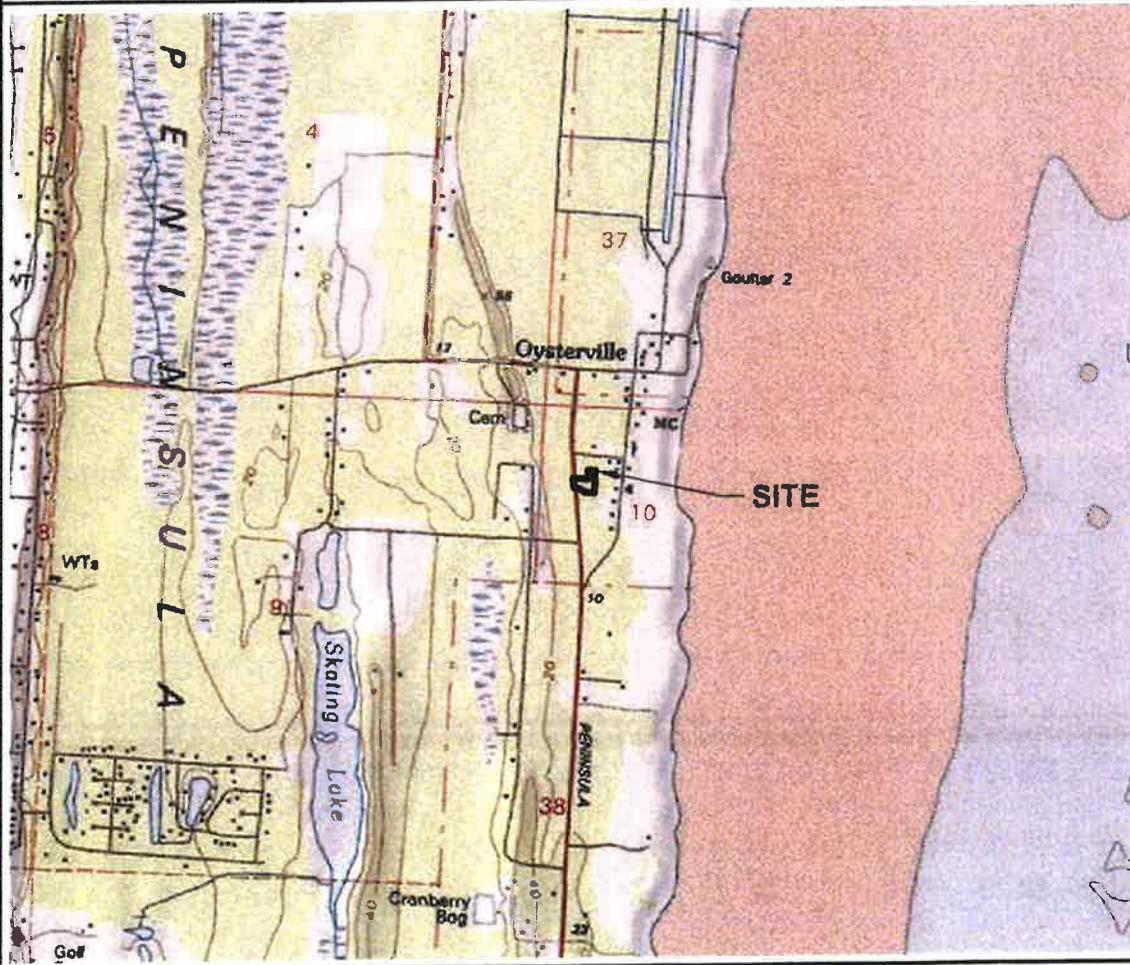
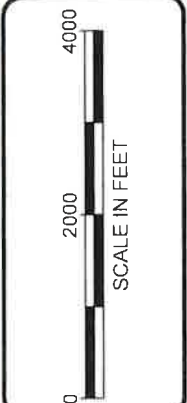


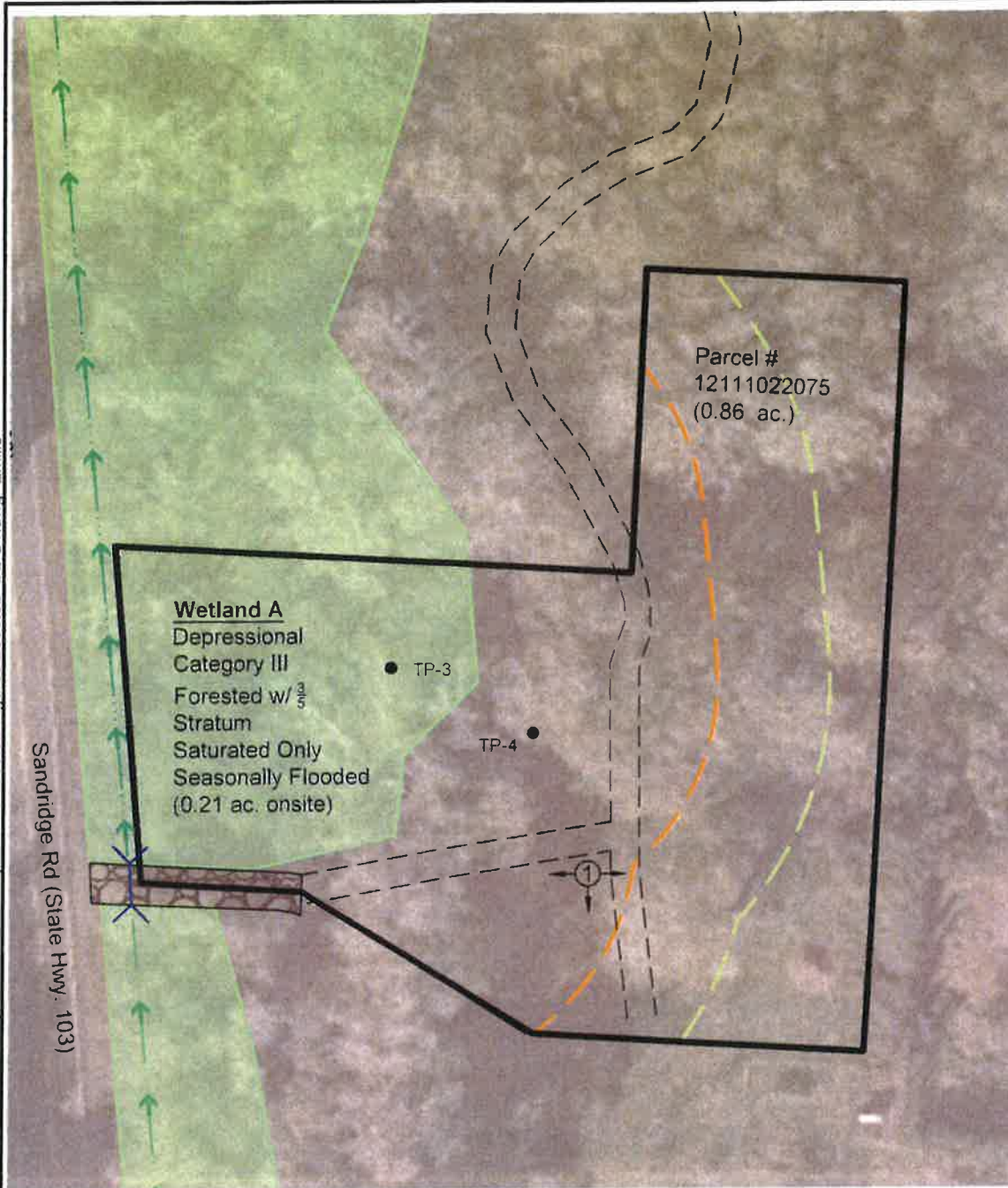
Figure 1  
VICINITY MAP  
Freshley Oysterville Property  
Chris Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.

DATE: 8/6/21  
DWN: EF  
REQ. BY: BJ  
PRJ. MGR: BJ  
CHK:  
PROJECT NO: 2868.02

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- LEGEND:**
- Site Boundary
  - Wetland
  - Septic Buffer - 75'
  - Moderate Land Use Intensity Buffer - 110'
  - Ditch with Flow Direction
  - Walking Path
  - Culvert
  - Photo Point Location

- Existing Driveway
- Test Plot Location

**NOTE(S):**

1. Aerial from Google Earth™. (2019)
2. Base map from Freshly Landscape Architect.
3. Wetlands were surveyed by Freshly Landscape Architect.

**Figure 2**

**EXISTING CONDITIONS**

Freshley Oysterville Property

Chris Freshley

Pacific County, WA

Section 10, Township 12N, Range 11W, W.M.

DATE: 8/6/21

DWN: EF

REQ. BY: BJ

PRJ. MGR: BJ

CHK:

PROJECT NO: 2868.02

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**Ecological Land Services**

**SCALE IN FEET**

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**North Arrow**

N


E

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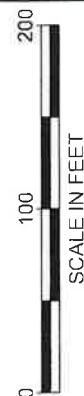
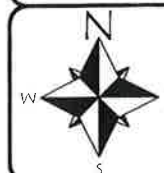


**LEGEND:**

-  Site Boundary
- 92** Netarts fine sand, 3 to 12 percent slopes. Not hydric.
- 162** Yaquina loamy fine sand, **Hydric**.

**NOTE(S):**

1. Map provided online by NRCS at web address:  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey>



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PROJECT NO:  
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**Figure 3**  
**NRCS SOIL SURVEY**  
Freshley Oysterville Property  
Chris Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.



SITE

**LEGEND:**

— Site Boundary

No mapped wetlands indicated onsite by US Fish & Wildlife Service.

**NOTE(S):**

1. Map provided on-line by US Fish & Wildlife Service at web address: <http://www.fws.gov/wetlands/data/index.html>



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PROJECT NO:  
2868.02

Figure 4

USFWS NATIONAL WETLANDS INVENTORY  
Freshley Oysterville Property  
Chris Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.

NOTE: Aerial photo provided by Google Earth™

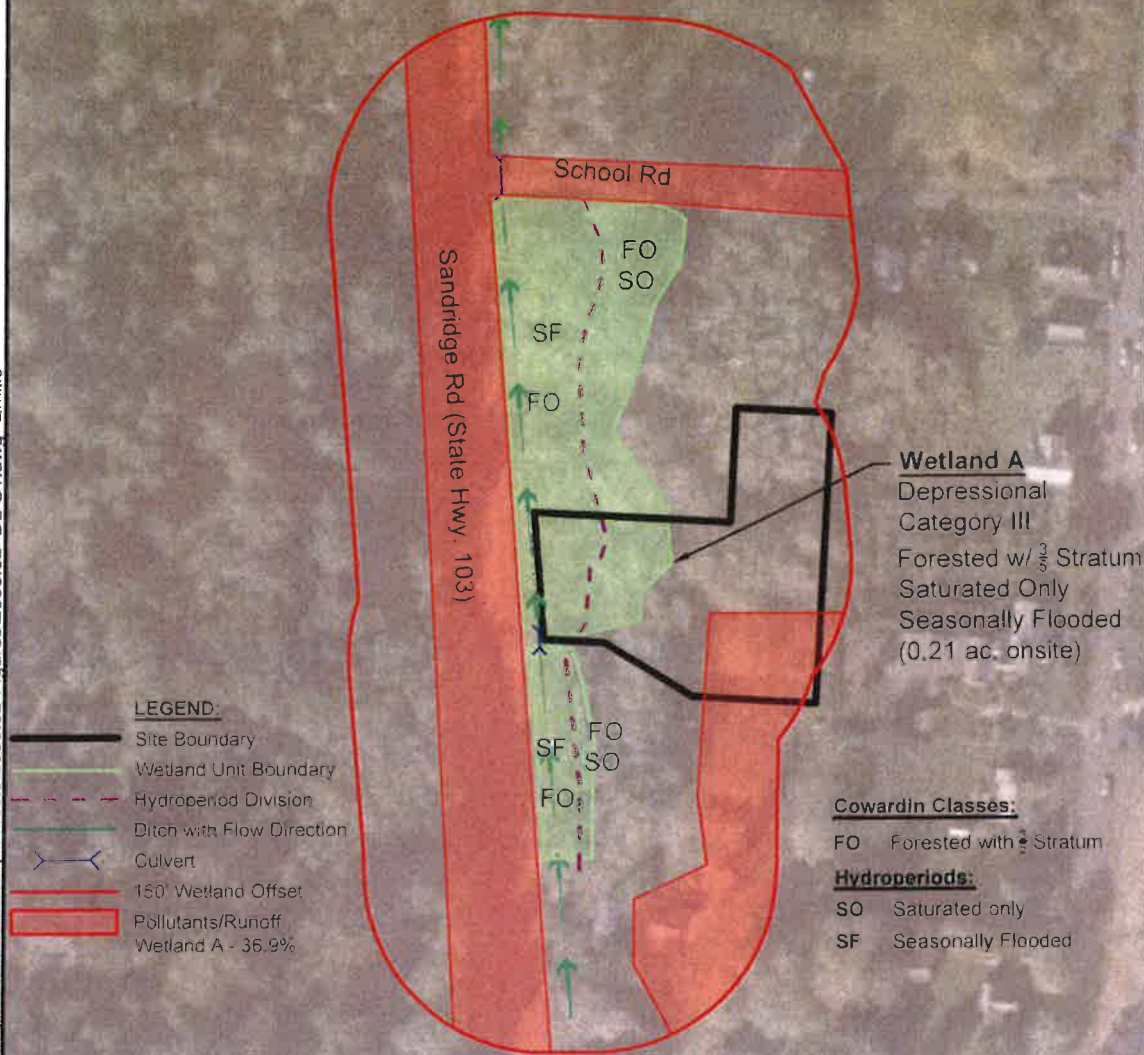


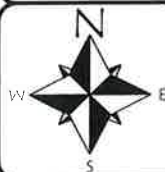
Figure 5  
WETLAND RATING FORM - 150' OFFSET  
Freshley Oysterville Property  
Chris Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.

DATE: 8/6/21  
DWN: EF  
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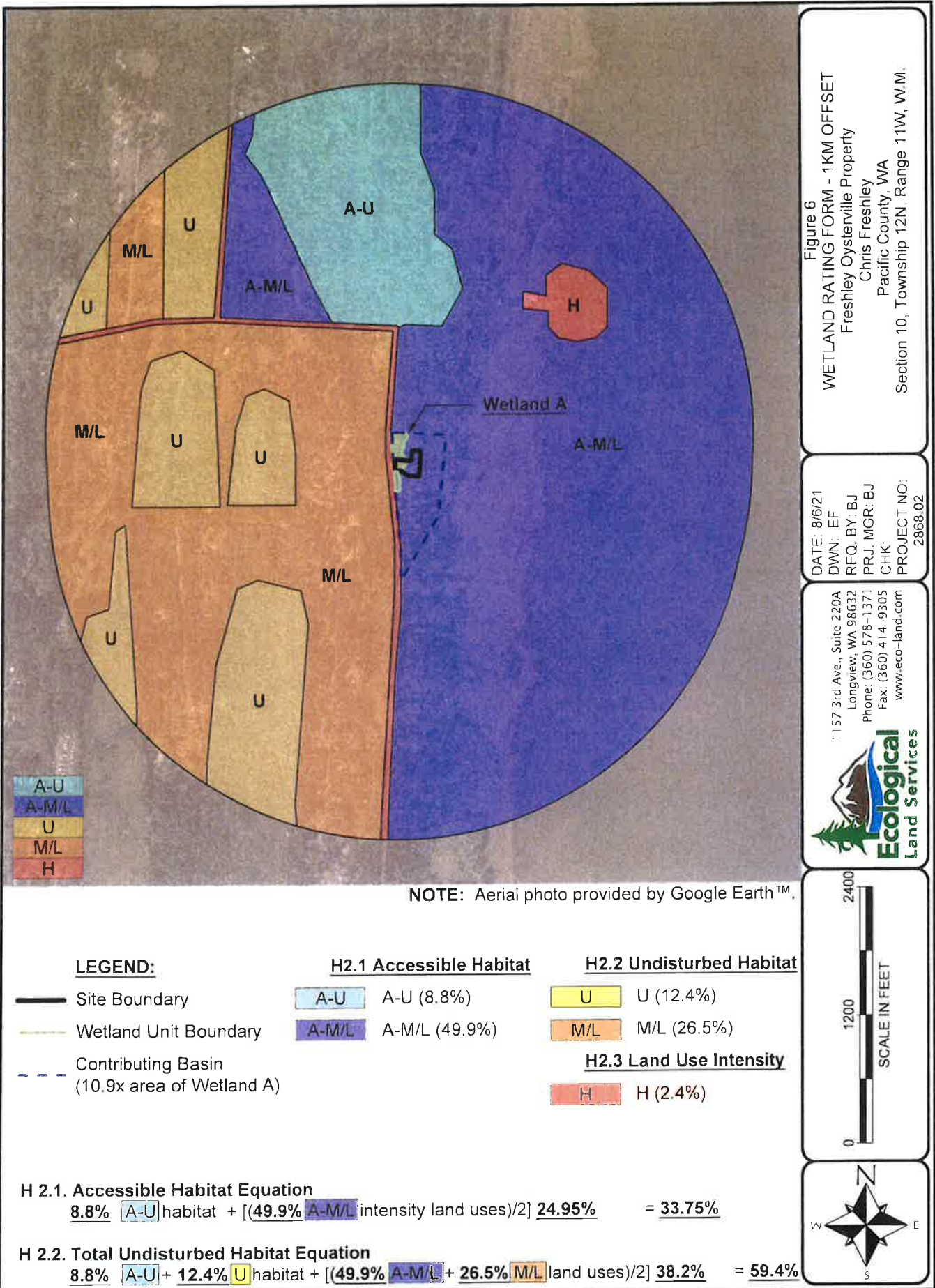
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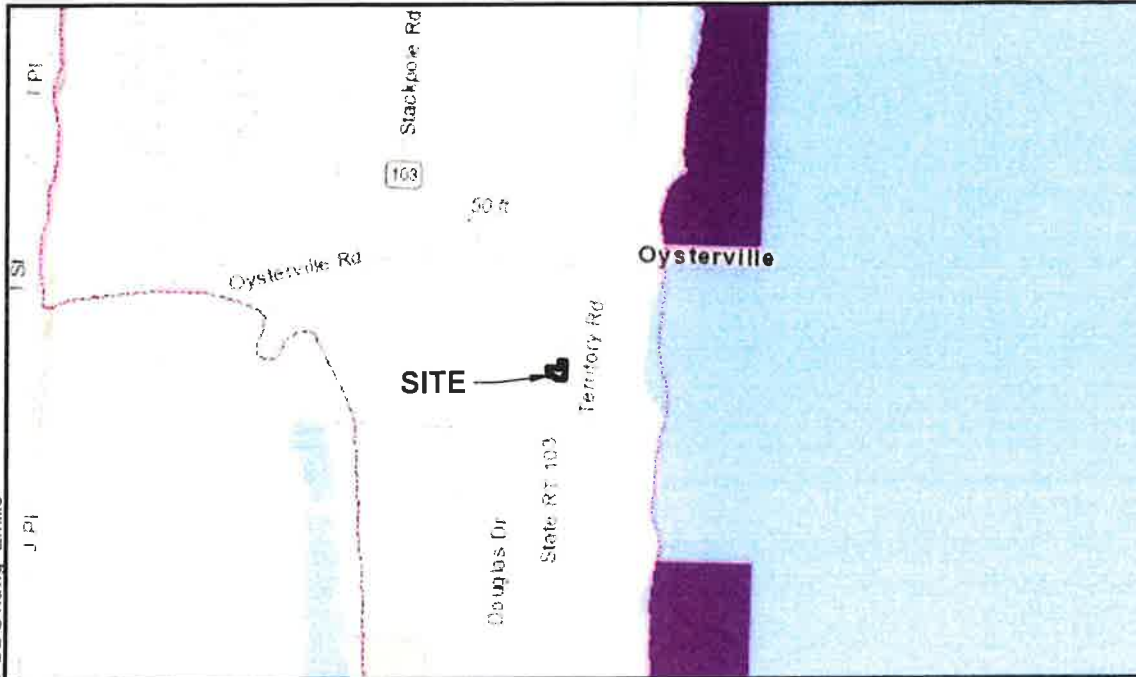


Rating Question	Description	Wetland A
<b>Depressional</b>		
D 1.1, D 4.1	Location of Outlet	Wetland has an intermittently flowing ditch
D 1.3	Distribution of persistent plants	Wetland has persistent, ungrazed, plants > 95% of area
D 1.4	Area of seasonally flooded	Area seasonally ponded is > $\frac{1}{2}$ total area of wetland
D 2.2	Boundary of area w/in 150' of the wetland in land uses that generate pollutants	> 10% of the area within 150' of the wetland in land uses that generate pollutants
D 5.2	Boundary of area w/in 150' of the wetland in land uses that generate excess runoff	>10% of the area within 150' of the wetland in land uses that generate excess runoff
D 4.3	Contributing Basin-Contribution of wetland to storage in the watershed	The area of the basin is 10 to 100 times the area of the unit
D 5.3	Contributing Basin covered in intensive land uses	Less than 25% of the contributing basin of the wetland is covered with intensive human land uses
H 1.1	Cowardin Plant Classes	Forested with 3 out of 5 strata
H 1.2	Hydroperiods	Seasonally flooded and saturated only
H 1.4	Interspersion of habitats	No interspersion of habitats









### Assessed Waters/Sediment

#### Water

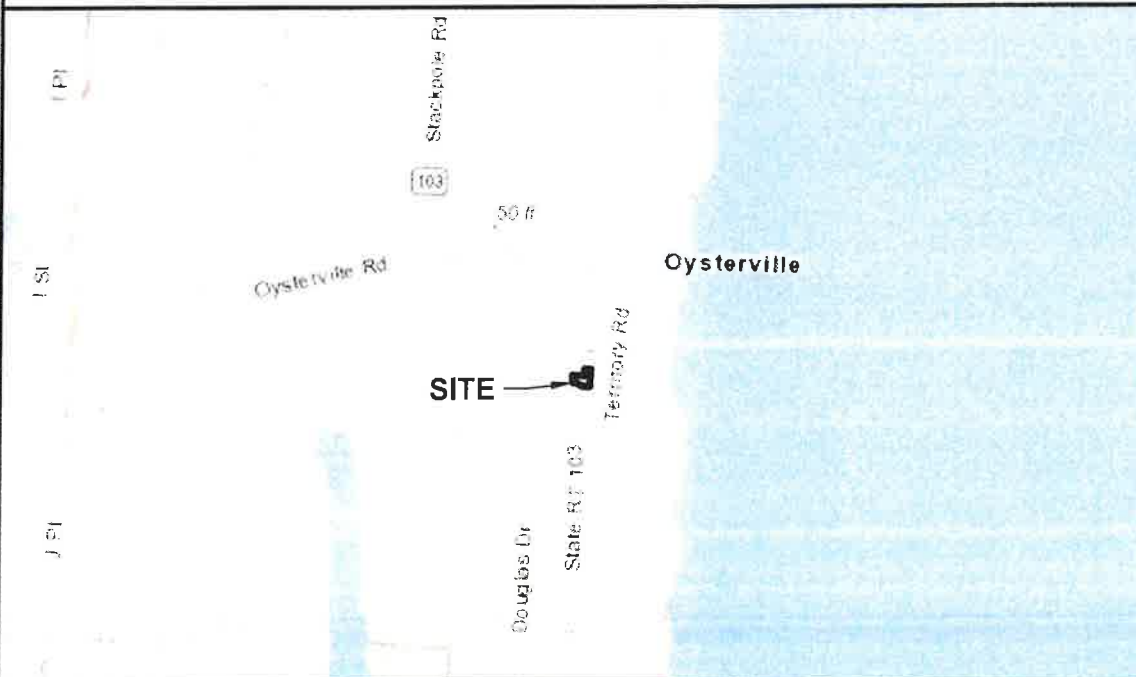


Category 4C

#### Subbasins



12 Digit HUC Boundary



### WQ Improvement Projects



Approved



In Development

#### NOTE(S):

1. Map provided on-line by Washington State Department of Ecology at web address:  
<https://fortress.wa.gov/ecy/waterqualityatlas/map.aspx?>



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PRJ. MGR: BJ  
CHK:  
PROJECT NO:  
2868.02

Figure 7

WETLAND RATING FORM - 303(d) AND TDMs  
Freshley Oysterville Property  
Chris Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.





**Photo 1**

Photo was taken from the south central portion of the site facing east showing the upland portion of the site and maintained lawn.



**Photo 2**

Photo was taken from the south central portion of the site facing west showing the vegetative boundary between maintained lawn and Wetland A.



**Photo 3**

Photo was taken from the south central portion of the site facing south showing the upland portion of the site and the gentle slope leading into the vegetated area.



1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305

DATE: 2/26/21  
DWN: BJ  
PRJ. MGR: BJ  
PROJ.#:  
2868.02

**Photoplate 1**  
**Site Photos**  
Freshly Parcels  
Pacific County, Washington

Project/Site: Freshly Parcels City/County: Oysterville/Pacific Sampling Date: 9-17-20  
 Applicant/Owner: Chris Freshley State: WA Sampling Point: TP-3  
 Investigator(s): Johnson, Beau Section, Township, Range: S10 T11N R12W  
 Landform (hillslope, terrace, etc.): Dunes Local relief: (concave, convex, none): Concave Slope (%): 3-12%  
 Subregion (LRR): A Lat: 46.5456698 Long: -124.0305354 Datum: NAD83  
 Soil Map Unit Name: Netarts fine sand, 3 to 12 percent slopes NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: TP-3 is located in the southwest portion of the site east of Sandridge Road (HWY 103) and south of School Road. All three wetland indicators were confirmed within TP-3. 75% of the dominant vegetation had a FAC, FACW, or OBL indicator status. The hydric soil indicators Histic Epipedon (A2) and Depleted Below Dark Surface (A11) were present within the profile. The secondary hydrology indicators Geomorphic Position (D2) and FAC Neutral Test (D5) were also present within the profile. Therefore, it can be concluded that TP-3 is located within a wetland.			

				Dominance Test Worksheet	
<b>Tree Stratum</b> (Plot size: 30 ft radius)					
1.	<i>Alnus rubra</i>	Absolute % Cover	Dominant Species?	Indicator Status	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2.		5%	yes	FAC	
3.		%			
4.		%			Total Number of Dominant Species Across All Strata: <u>4</u> (B)
50% = <u>3</u> 20% = <u>1</u>		5%	=Total Cover		Percent of Dominant Species That Are OBL, FACW, or FAC <u>75</u> (A/B)
<b>Sapling/Shrub Stratum</b> (Plot size: 15 ft. radius)				<b>Prevalence Index worksheet</b>	
1.	<i>Sambucus racemosa</i>	10%	yes	FACU	Total % Cover of: _____ Multiply by: _____
2.	<i>Malus fusca</i>	5%	yes	FACW	OBL species _____ x 1= _____
3.		%			FACW species _____ x 2= _____
4.		%			FAC species _____ x 3= _____
5.		%			FACU species _____ x 4= _____
50% = <u>8</u> 20% = <u>3</u>		15%	=Total Cover		UPL species _____ x 5= _____
<b>Herb Stratum</b> (Plot size: 5 ft radius)				Column Totals: _____ (A) _____ (B)	
1.	<i>Carex obnupta</i>	80%	yes	OBL	Prevalence Index = B/A= _____
2.	<i>Rubus ursinus</i>	5%	no	FACU	
3.		%			<b>Hydrophytic Vegetation Indicators:</b>
4.		%			<input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation
5.		%			<input checked="" type="checkbox"/> 2 – Dominance Test is >50%
6.		%			<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup>
7.		%			<input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
8.		%			<input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup>
9.		%			<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
10.		%			
11.		%			
50% = <u>43</u> 20% = <u>17</u>		85%	=Total Cover		<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<b>Woody Vine Stratum</b> (Plot size: 15 ft radius)				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1.		%			
2.		%			
50% = ____ 20% = ____		%	=Total Cover		
% Bare Ground in Herb Stratum <u>15%</u>					
Remarks: The hydrophytic vegetation criterion is met 75% of the dominant vegetation within the test plot having either OBL, FACW, or FAC indicator statuses					

# SOIL

Sampling Point: TP-3

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 2/2	100%		%			Sandy Peat	
8-16	10YR 4/2	100%		%			Sandy	
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix

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

- |   |   |
|---|---|
| <input type="checkbox"/> Histosol (A1)                                | <input type="checkbox"/> Sandy Redox (S5)                         |
| <input checked="" type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)                     |
| <input type="checkbox"/> Black Histic (A3)                            | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                        | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                 |
| <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3)                     |
| <input type="checkbox"/> Thick Dark Surface (A12)                     | <input type="checkbox"/> Redox Dark Surface (F6)                  |
| <input type="checkbox"/> Sandy Mucky Minerals (S1)                    | <input type="checkbox"/> Depleted Dark Surface (F7)               |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)                     | <input type="checkbox"/> Redox Depressions (F8)                   |

**Indicators for Problematic Hydric Soils**

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

<sup>3</sup>Indicators of hydrophytic vegetation and Wetland hydrology must be present, unless disturbed or problematic

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes ☒ No ☐

Remarks: The hydric soils indicators Histic Epipedon (A2) and Depleted Below Dark Surface (A11) were both met within the test plot TP-3. Histic Epipedon (A2) was confirmed due to an 8 inch layer of organic material with a chroma of 2 or less. Depleted Below Dark Surface (A11) was confirmed due to a depleted or gleyed matrix that has 60% or more of a chroma of two or less with a minimum thickness of 6 inches starting within the first 12 inches of the profile.

# HYDROLOGY

**Wetland Hydrology Indicators:**

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

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

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 <input type="checkbox"/> No <input type="checkbox"/>	Depth (Inches): _____
Water Table Present?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Depth (Inches): _____
Saturation Present?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Depth (Inches): _____

(Includes Capillary fringe)

**Wetland Hydrology Present?** Yes ☒ No ☐

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

Remarks: The secondary hydrology indicators Geomorphic Position (D2) and FAC Neutral Test (D5) were confirmed within TP-3. TP-3 was located in a localized depression thus confirming the secondary indicator Geomorphic Position (D2). FAC Neutral Test (D5) was confirmed following completion of the hydrophytic vegetation analysis.

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Freshly Parcels City/County: Oysterville/Pacific Sampling Date: 9-17-20  
 Applicant/Owner: Chris Freshley State: WA Sampling Point: TP-4  
 Investigator(s): Johnson, Beau Section, Township, Range: S10 T11N R12W  
 Landform (hillslope, terrace, etc.): Dunes Local relief: (concave, convex, none): Convex Slope (%): 3-12%  
 Subregion (LRR): A Lat: 46.5456195 Long: -124.030357 Datum: NAD83  
 Soil Map Unit Name: Netarts fine sand, 3 to 12 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain Remarks.)  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: TP-4 is located in the south central portion of the site upslope of TP-3. None of the three wetland indicators were met within TP-4. Evidence of hydrophytic vegetation, hydric soils, or wetland hydrology was not observed within the test plot, therefore it can be concluded that TP-4 is not located within a wetland.			

## VEGETATION – Use scientific names of plants.

				Dominance Test Worksheet	
Tree Stratum (Plot size: <u>30</u> ft radius)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Alnus rubra</u>	20%	yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	%				
3. _____	%				
4. _____	%			Total Number of Dominant Species Across All Strata:	<u>5</u> (B)
50% = <u>10</u> 20% = <u>4</u>	20%	=Total Cover		Percent of Dominant Species That Are OBL, FACW, or FAC	<u>40</u> (A/B)
Sapling/Shrub Stratum (Plot size: <u>15</u> ft. radius)				Prevalence Index worksheet	
1. <u>Rubus spectabilis</u>	15%	yes	FACU	Total % Cover of:	Multiply by:
2. <u>Malus fusca</u>	15%	yes	FACW	OBL species	x 1= _____
3. _____	%			FACW species	x 2= _____
4. _____	%			FAC species	x 3= _____
5. _____	%			FACU species	x 4= _____
50% = <u>15</u> 20% = <u>6</u>	30%	=Total Cover		UPL species	x 5= _____
Herb Stratum (Plot size: <u>5</u> ft radius)				Column Totals:	(A) _____ (B) _____
1. <u>Pteridium aquilinum</u>	45%	yes	FACU	Prevalence Index = B/A= _____	
2. <u>Rubus ursinus</u>	25%	yes	FACU	Hydrophytic Vegetation Indicators:	
3. <u>Carex obnupta</u>	10%	no	OBL	<input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation	
4. _____	%			<input type="checkbox"/> 2 – Dominance Test is >50%	
5. _____	%			<input type="checkbox"/> 3 – Prevalence Index is ≤3.0 <sup>1</sup>	
6. _____	%			<input type="checkbox"/> 4 – Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)	
7. _____	%			<input type="checkbox"/> 5 – Wetland Non-Vascular Plants <sup>1</sup>	
8. _____	%			<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)	
9. _____	%				
10. _____	%				
11. _____	%				
50% = <u>40</u> 20% = <u>16</u>	80%	=Total Cover			
Woody Vine Stratum (Plot size: <u>15</u> ft radius)				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
1. _____	%				
2. _____	%				
50% = _____ 20% = _____	%	=Total Cover			
% Bare Ground in Herb Stratum <u>15%</u>					

Remarks: The hydrophytic vegetation criterion is not met due to less than 50% of the dominant vegetation within the test plot having either OBL, FACW, or FAC indicator statuses



# SOIL

Sampling Point: TP-4

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16	10YR 4/2	100%		%			Sand	
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix

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

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Minerals (S1)
- ☐ Sandy Gleyed Matrix (S4)

- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils

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

<sup>3</sup>Indicators of hydrophytic vegetation and Wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes ☐ No ☒

Remarks: No evidence of hydric soils was observed within the test plot.

## HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (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 ☐ Depth (Inches): \_\_\_\_\_  
Water Table Present? Yes ☐ No ☐ Depth (Inches): \_\_\_\_\_  
Saturation Present? Yes ☐ No ☐ Depth (Inches): \_\_\_\_\_  
(Includes Capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: No evidence of hydrology was observed within this test plot.

Wetland name or number A

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): A

Date of site visit: 09/09/2020

Rated by: KT Wills

Trained by Ecology? Yes

Date of training: 09/2016

HGM Class used for rating: Depressional

Wetland has multiple HGM classes? Y X N

**NOTE:** Form is not complete without the figures requested (*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	<b>TOTAL</b>
Score Based on Ratings	6	6	7	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	(N/A)

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	5
Hydroperiods	D 1.4, H 1.2	5
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D 4.1	5
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	D 2.2, D 5.2	5
Map of the contributing basin	D 4.3, D 5.3	6
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	6
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	7
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	7

### 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 <i>(can be added to another figure)</i>	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream <i>(can be added to another figure)</i>	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

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

### Slope Wetlands

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

## HGM Classification of Wetlands in Western Washington

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

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

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

**YES** – the wetland class is **Tidal Fringe** – go to 1.1

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

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

**YES** – Freshwater Tidal Fringe

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

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

**YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;  
☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

**YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),  
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,  
☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

**YES** – The wetland class is **Slope**

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

5. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,  
☐ The overbank flooding occurs at least once every 2 years.



Wetland name or number A

**NO** – go to 6

**YES** – The wetland class is **Riverine**

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

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

**NO** – go to 7

**YES** – The wetland class is **Depressional**

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

**NO** – go to 8

**YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

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

Wetland name or number A

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
<b>D 1.1. <u>Characteristics of surface water outflows from the wetland:</u></b> 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 <b>depression</b> (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		<b>2</b>
<b>D 1.2. <u>The soil 2 in below the surface (or duff layer)</u> is true clay or true organic (use NRCS definitions).</b> Yes = 4 No = 0		<b>0</b>
<b>D 1.3. <u>Characteristics and distribution of persistent plants</u> (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</b> Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > 1/2 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		<b>5</b>
<b>D 1.4. <u>Characteristics of seasonal ponding or inundation:</u></b> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 Area seasonally ponded is > 1/4 total area of wetland points = 2 Area seasonally ponded is < 1/4 total area of wetland points = 0		<b>4</b>
Total for D 1		<b>11</b>

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

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
<b>D 2.1. Does the wetland unit receive stormwater discharges?</b>	Yes = 1 No = 0	<b>1</b>
<b>D 2.2. Is &gt; 10% of the area within 150 ft of the wetland in land uses that generate pollutants?</b>	Yes = 1 No = 0	<b>1</b>
<b>D 2.3. Are there septic systems within 250 ft of the wetland?</b>	Yes = 1 No = 0	<b>1</b>
<b>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?</b>	Yes = 1 No = 0	<b>0</b>
Source		
Total for D 2		<b>3</b>

**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

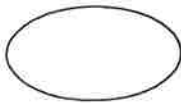
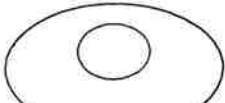



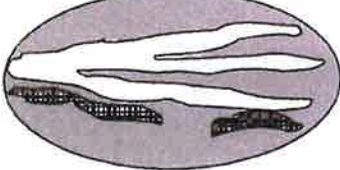
<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
<b>D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?</b>	Yes = 1 No = 0	<b>0</b>
<b>D 3.2. Is the wetland in a basin or sub-basin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

**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

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation</b>		
<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b> Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		<b>2</b>
<b>D 4.2. Depth of storage during wet periods:</b> Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0		<b>3</b>
<b>D 4.3. Contribution of the wetland to storage in the watershed:</b> Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5		<b>5</b>
Total for D 4		<b>10</b>
<b>Rating of Site Potential</b> If score is: <u>12-16</u> = H <u>X 6-11</u> = M <u>0-5</u> = L <span style="float: right;">Record the rating on the first page</span>		
<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0		<b>1</b>
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		<b>1</b>
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		<b>0</b>
Total for D 5		<b>2</b>
<b>Rating of Landscape Potential</b> If score is: <u>3</u> = H <u>X 1 or 2</u> = M <u>0</u> = L <span style="float: right;">Record the rating on the first page</span>		
<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b> The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0		<b>1</b>
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		<b>0</b>
Total for D 6		<b>1</b>
<b>Rating of Value</b> If score is: <u>2-4</u> = H <u>X 1</u> = M <u>0</u> = L <span style="float: right;">Record the rating on the first page</span>		

Wetland name or number A

These questions apply to wetlands of all HGM classes.	
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat	
<b>H 1.0. Does the site have the potential to provide habitat?</b>	
<p>H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i></p> <p> <input type="checkbox"/> Aquatic bed           <span style="float: right;">4 structures or more: points = 4</span>  <input type="checkbox"/> Emergent           <span style="float: right;">3 structures: points = 2</span>  <input type="checkbox"/> Scrub-shrub (areas where shrubs have &gt; 30% cover)           <span style="float: right;">2 structures: points = 1</span>  <input checked="" type="checkbox"/> Forested (areas where trees have &gt; 30% cover)           <span style="float: right;">1 structure: points = 0</span>  <i>If the unit has a Forested class, check if:</i>  <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon         </p>	<b>1</b>
<p>H 1.2. Hydroperiods</p> <p>Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>).</p> <p> <input type="checkbox"/> Permanently flooded or inundated           <span style="float: right;">4 or more types present: points = 3</span>  <input checked="" type="checkbox"/> Seasonally flooded or inundated           <span style="float: right;">3 types present: points = 2</span>  <input type="checkbox"/> Occasionally flooded or inundated           <span style="float: right;">2 types present: points = 1</span>  <input checked="" type="checkbox"/> Saturated only           <span style="float: right;">1 type present: points = 0</span>  <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland  <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland  <input type="checkbox"/> Lake Fringe wetland           <span style="float: right;">2 points</span>  <input type="checkbox"/> Freshwater tidal wetland           <span style="float: right;">2 points</span> </p>	<b>1</b>
<p>H 1.3. Richness of plant species</p> <p>Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.  <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i></p> <p>           If you counted: &gt; 19 species <span style="float: right;">points = 2</span>                                      5 - 19 species <span style="float: right;">points = 1</span>                                      &lt; 5 species <span style="float: right;">points = 0</span> </p>	<b>2</b>
<p>H 1.4. Interspersion of habitats</p> <p>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. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i></p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p><b>None = 0 points</b></p> </div> <div style="text-align: center;">  <p><b>Low = 1 point</b></p> </div> <div style="text-align: center;">  <p><b>Moderate = 2 points</b></p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <p>All three diagrams in this row are <b>HIGH = 3 points</b></p>	<b>0</b>



Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input checked="" type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	<b>4</b>
<p>Total for H 1</p> <p style="text-align: right;">Add the points in the boxes above</p>	<b>8</b>

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

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p><i>Calculate:</i> % undisturbed habitat <u>8.8</u> + [(% moderate and low intensity land uses)49.9/2] <u>24.95</u> = <u>33.75</u> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	<b>3</b>
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % undisturbed habitat <u>21.2</u> + [(% moderate and low intensity land uses)76.4/2] <u>38.2</u> = <u>59.4</u> %</p> <p>Undisturbed habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Undisturbed habitat 10-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Undisturbed habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Undisturbed habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	<b>3</b>
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>	<b>0</b>
<p>Total for H 2</p> <p style="text-align: right;">Add the points in the boxes above</p>	<b>6</b>

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

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: <span style="float: right;">points = 2</span></p> <p>— It has 3 or more priority habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— 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</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span></p> <p>Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>	<b>1</b>

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

Wetland name or number A

## WDFW Priority Habitats

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wetland name or number A

### CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<b>SC 1.0. Estuarine wetlands</b> Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt <div style="text-align: right;">Yes – Go to <b>SC 1.1</b>    <b>No = Not an estuarine wetland</b></div>	
<b>SC 1.1.</b> Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? <div style="text-align: right;">Yes = <b>Category I</b>    No - Go to <b>SC 1.2</b></div>	Cat. I
<b>SC 1.2.</b> Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. <div style="text-align: right;">Yes = <b>Category I</b>    No = <b>Category II</b></div>	Cat. I  Cat. II
<b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b> <b>SC 2.1.</b> Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? <div style="text-align: right;">Yes – Go to <b>SC 2.2</b>    <b>No – Go to SC 2.3</b></div> <b>SC 2.2.</b> Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? <div style="text-align: right;">Yes = <b>Category I</b>    No = <b>Not a WHCV</b></div> <b>SC 2.3.</b> Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasetsearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasetsearch/wnhpwetlands.pdf</a> <div style="text-align: right;">Yes – <b>Contact WNHP/WDNR and go to SC 2.4</b>    <b>No = Not a WHCV</b></div> <b>SC 2.4.</b> Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? <div style="text-align: right;">Yes = <b>Category I</b>    No = <b>Not a WHCV</b></div>	Cat. I
<b>SC 3.0. Bogs</b> Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> <b>SC 3.1.</b> Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? <div style="text-align: right;">Yes – Go to <b>SC 3.3</b>    <b>No – Go to SC 3.2</b></div> <b>SC 3.2.</b> Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? <div style="text-align: right;">Yes – Go to <b>SC 3.3</b>    <b>No = Is not a bog</b></div> <b>SC 3.3.</b> Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? <div style="text-align: right;">Yes = <b>Is a Category I bog</b>    No – Go to <b>SC 3.4</b></div> <b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. <b>SC 3.4.</b> Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? <div style="text-align: right;">Yes = <b>Is a Category I bog</b>    No = <b>Is not a bog</b></div>	Cat. I

Wetland name or number A

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <ul style="list-style-type: none"> <li>— <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</li> <li>— <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</li> </ul> <p>Yes = <b>Category I</b>    <b>No = Not a forested wetland for this section</b></p>	<p><b>Cat. I</b></p>
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <ul style="list-style-type: none"> <li>— The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</li> <li>— The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</li> </ul> <p>Yes – Go to <b>SC 5.1</b>    <b>No = Not a wetland in a coastal lagoon</b></p> <p><b>SC 5.1. Does the wetland meet all of the following three conditions?</b></p> <ul style="list-style-type: none"> <li>— The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</li> <li>— At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</li> <li>— The wetland is larger than <math>\frac{1}{10}</math> ac (4350 ft<sup>2</sup>)</li> </ul> <p>Yes = <b>Category I</b>    No = <b>Category II</b></p>	<p><b>Cat. I</b></p> <p><b>Cat. II</b></p>
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <ul style="list-style-type: none"> <li>X Long Beach Peninsula: Lands west of SR 103</li> <li>— Grayland-Westport: Lands west of SR 105</li> <li>— Ocean Shores-Copalis: Lands west of SR 115 and SR 109</li> </ul> <p>Yes – Go to <b>SC 6.1</b>    <b>No = not an interdunal wetland for rating</b></p> <p><b>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?</b> Yes = <b>Category I</b>    No – Go to <b>SC 6.2</b></p> <p><b>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?</b> Yes = <b>Category II</b>    No – Go to <b>SC 6.3</b></p> <p><b>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?</b> Yes = <b>Category III</b>    No = <b>Category IV</b></p>	<p><b>Cat I</b></p> <p><b>Cat. II</b></p> <p><b>Cat. III</b></p> <p><b>Cat. IV</b></p>
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	<p><b>N/A</b></p>



Wetland name or number A

*This page left blank intentionally*

Name: Leineweber & FreshleyParcel No.: 12111022015Description: CARL variance - Relocate SFR

License Application No.: \_\_\_\_\_

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning <u>Pa 300915</u>	<u>12/18/23</u>				
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes <input type="checkbox"/> Workflow Complete? Yes <input type="checkbox"/> Scanned: Yes <input type="checkbox"/> No <input type="checkbox"/>
Health					
App/Tech	<u>95</u>	Septic Site Rvw		Zoning	
State B/C		Septic Eval		CARL	
Building		Septic Install		Road Appr	
Plan Check		Septic Repair		Shoreline	
Manu Home		Design Review		Floodplain	
MHT		Winter Hold		LADO	
Fire/Life Safety		Well		Wetland Delin	
Fireworks		Plan Review		Cond Use	
Penalty Fee		License		SEPA	

Special Use	
Variance	<u>1280</u>
Reasonable Use	
Short Plat	
BLA	
Public Notice	<u>280</u>
Revision Fee	

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

Date Received	Amount

Balance Due: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Issued to: \_\_\_\_\_

Notes:



# Development Permit Application

Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

PROPERTY OWNER INFORMATION		<input checked="" type="checkbox"/> Contact Person
Name: Catherine Freshley & Thomas Leineweber		
Mailing Address: 4065 NE 16th Ave		
City/State/Zip: Portland, Oregon 97212		
Phone: 503-888-4503, 503-621-8962 Phone: 503-888-4503, 503-621-8962		
Email: c.a.freshley@gmail.com, tgleineweber@gmail.com		

APPLICANT INFORMATION		<input type="checkbox"/> Contact Person
Name: Same as above		
Mailing Address:		
City/State/Zip:		
Phone:	Phone:	
Email:		

DESCRIPTION OF WORK
This project proposes to relocate a single-family residence with associated living quarters and detached garage onto our property.

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 33616 Sandridge Road, Oysterville, WA	Tax Parcel ID No.: 12111022075
Legal Description: 121110 075: AKA: TRACT 2 BLA SURVEY BK-30 PG-168: JTWROS	Township/Range/Section 12 North / 11 West of the Willamette Meridian / 10
Directions to Site: From Sandridge, third driveway north of the Oysterville "Y," east side of Sandridge	

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:

- 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.
- The information provided in this application contains no misstatement of fact.
- 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.
- 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: Catherine Freshley

Authorized Signature:	Date: 12/10/2023
-----------------------	------------------

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

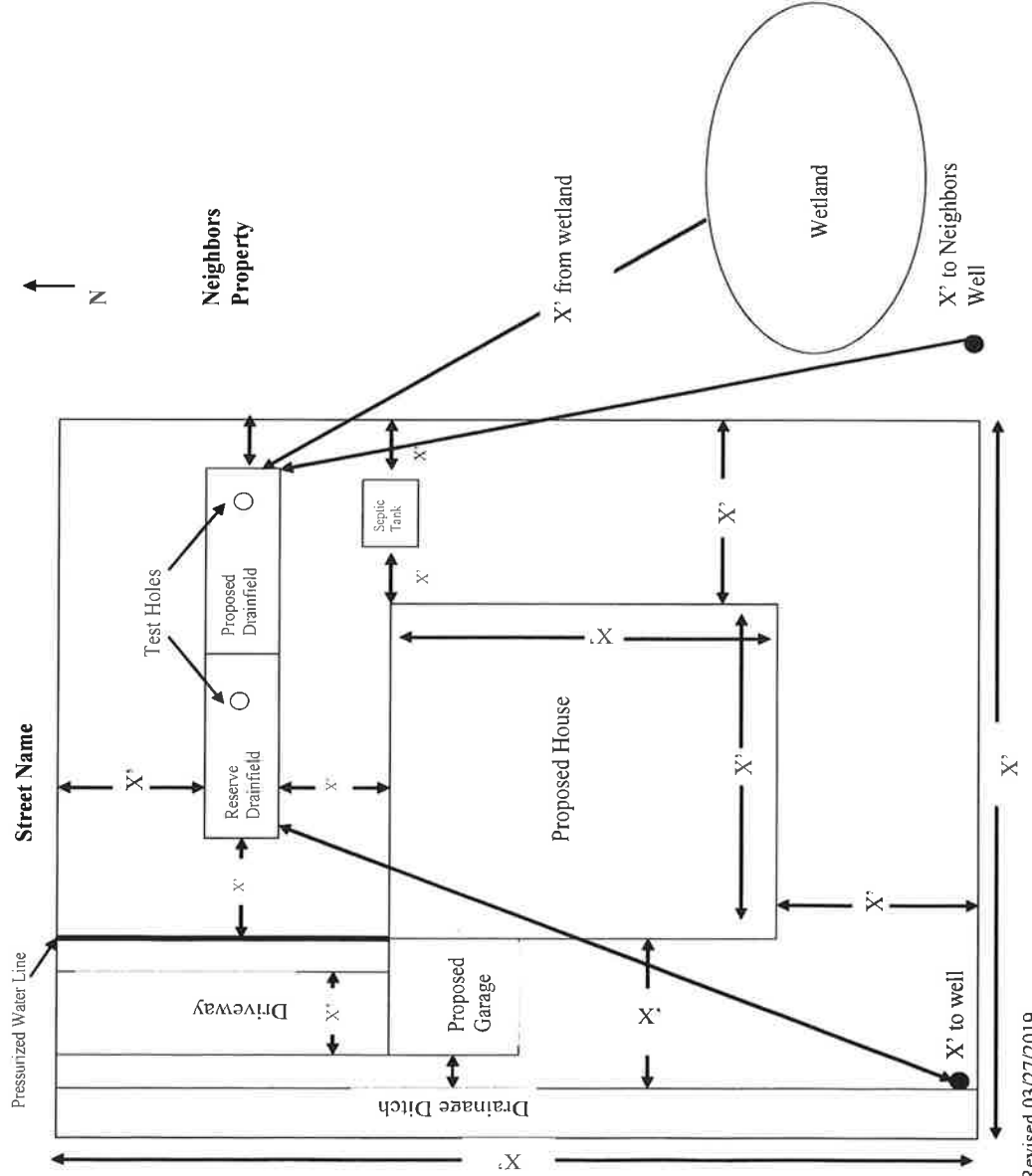
**LONG BEACH OFFICE**  
7013 Sandridge Rd.  
Long Beach, WA 98631  
(360) 642-9382 FAX (360) 642-9387

Revised 02.27.2014



# Example Site Plan

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



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

**Parcel No.:** 12111022075

A. General Property Information:	
Shown	N/A
<input checked="" type="checkbox"/>	Property Lines, including dimensions.
<input checked="" type="checkbox"/>	North arrow and site plan scale.
<input checked="" type="checkbox"/>	Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:	
Shown	N/A
<input checked="" type="checkbox"/>	Locations and dimensions of all existing structures on the property in relation to property lines.
<input type="checkbox"/>	Location of any existing wells and their 100' well radius.
<input checked="" type="checkbox"/>	Location of all existing drainfields on the site including: the locations of existing drainfields on adjacent properties within 100' of any well.
<input checked="" type="checkbox"/>	Location of existing drainage systems.
<input checked="" type="checkbox"/>	Location of all existing roads, driveways, utilities, easements, and bridges.

C. Proposed Property Improvements:	
Shown	N/A
<input type="checkbox"/>	Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
<input type="checkbox"/>	Location of all proposed wells and their 100' well radius.
<input checked="" type="checkbox"/>	Location and dimensions of all proposed septic systems including: tanks, drain-fields, reserve areas, and pre-treatment units.
<input checked="" type="checkbox"/>	Location and dimensions of all proposed drainage systems.
<input checked="" type="checkbox"/>	Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
<input checked="" type="checkbox"/>	Location/extent of all clearing, grading and filling.

Signature: Catherine Fisher

Date: 12/10/23





**Land Use Planning Permit Application**  
Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

**OFFICE USE ONLY**

**PROJECT/PROPERTY INFORMATION**

Tax Parcel ID #: 12111022075

Project Value:

**OWNER/APPLICANT INFORMATION**

Owner: Catherine Freshley and Thomas Leineweber

Applicant: Catherine Freshley and Thomas Leineweber

Contractor: TBD

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

1. List existing improvements and structures: Driveway, septic system

2. Is the proposed development one phase of a larger project or larger development?

If yes, describe the entire project in detail: No

3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? YES ☒ NO ☐

4. Name of water and/or wetlands within which development is proposed: Watershed Resource Inventory Area (WRIA) 24

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.): 4,206 sq ft

10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☒ NO ☐

If Yes, answer the following. If No, go to number 11.

A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF: 8,900

B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF: N/A

C. Will activities involve placing fill materials? YES ☒ NO ☐

1. If fill materials exceed 1 foot in depth. Indicate Depth: Maximum 2 ft

2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: Maximum 400 cubic yards

D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT: N/A

E. If activities add more than 10,000 sq. ft. of impervious area (Road projects only). Indicate SF: N/A

F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF: N/A

11. Proposed site must be flagged/staked at time of application submittal. Completed ☒

All areas other than house, garage, and driveway will be reseeded and restored to their original state after construction.

**SOUTH BEND OFFICE**

P.O. Box 68

South Bend, WA 98586

(360) 875-9356 FAX (360) 875-9304

**LONG BEACH OFFICE**

7013 Sandridge Road

Long Beach, WA 98631

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



**Pre-Application Conference Waiver**  
Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

**OFFICE USE ONLY**

**REQUIRED INFORMATION**

Tax Parcel ID Number: 12111022075

Property Owner: Catherine Freshley & Thomas Leineweber

Applicant: Catherine Freshley & Thomas Leineweber

Phone: 503-888-4503, 503-621-8962 Fax:

Email: [c.a.freshley@gmail.com](mailto:c.a.freshley@gmail.com), [tgleineweber@gmail.com](mailto:tgleineweber@gmail.com)

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

**TYPE II APPLICATIONS**

- ☐ Flood Plain Variance
- ☒ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank
- ☐ Administrative Variance (11-25%)

**TYPE III APPLICATIONS**

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

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

Authorized Signature:

Print Name:

Catherine Freshley

Date:

12/10/2023

**SOUTH BEND OFFICE**

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South Bend, WA 98586

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Long Beach, WA 98631

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## Critical Areas and Resource Lands

### Variance Application

Pacific County Department of Community Development

Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

#### OFFICE USE ONLY

#### PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 12111022075

Site Address: 33616 Sandridge Road, Oysterville, WA

#### OWNER/APPLICANT INFORMATION

Owner: Thomas Leineweber & Catherine Freshley

Applicant: Thomas Leineweber & Catherine Freshley

**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:

This project proposes to relocate a single-family residence with associated living quarters, detached garage, and driveway onto the subject property.

#### Describe the requested variance:

A variance is requested to allow reasonable use for the property.

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

The majority of the site is encumbered by a Category III wetland and its associated buffers, restricting buildable area to a minimal amount, thus depriving the applicants of reasonable use.

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

03/27/2019

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.

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 rules of this ordinance deprive the applicants the rights commonly enjoyed by other surrounding properties conforming to this ordinance by restricting the amount of buildable area on this parcel, thus, hindering reasonable use of the property.

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

The applicants are only proposing to impact the minimum area necessary to accommodate a single-family residence, associated living quarters, garage, and driveway.

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

The proposed use is consistent and comparable to other adjacent residential properties and therefore, will not be detrimental to the public welfare or public interest.

**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:

Print Name:

*Catherine Fisher*

Date: November 24, 2023



Return to:

Francis Naglich  
LBMB, Inc.  
1157 3<sup>rd</sup> Avenue, Suite 220A  
Longview, WA 98632

**Notice of wetland mitigation credit sale – Long Beach Mitigation Bank**

Grantor: LBMB, Inc.

Grantee: Chris and Gloria Freshley

Long Beach Mitigation Bank Parcel #74049901000 & 74049908000

Abbreviated Legal Description: Parcel #12111022075: Pacific County, 121110 075: AKA: TRACT 2  
BLA SURVEY BK-30 PG-168

Notice is hereby given that on September 14, 2021, the Long Beach Mitigation Bank has transferred ONE HUNDRED SIXTY-TWO TEN-THOUSANDTHS (0.0162) of a Mitigation Credit to Chris and Gloria Freshley.

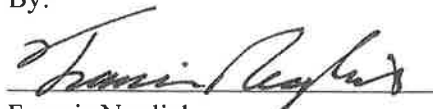
Project Name & Location:

Freshley South Project  
33616 Sandridge Road  
Oysterville, WA 98641

These credits are to be applied to the following permits/projects:

<u>Issuing Regulatory Agency</u>	<u>Permit#/Project Number</u>	<u>Issue Date</u>
Pacific County	P2100672	8/23/2021

By:



Francis Naglich  
LBMB, Inc.

9/14/2021  
(Date)

Catherine Freshley and Tom Leineweber  
4065 NE 16<sup>th</sup> Ave.  
Portland, OR 97212

December 14, 2023

Department of Community Development  
Pacific County

To Whom it May Concern:

We have received a Reasonable Use Exception (RUE) for Ordinance 180 Critical Areas and Resource Land (CARL) that would allow us to build a single-family home on our property at 33616 Sandridge Rd. in Oysterville, WA. Due to a very unique opportunity, we are now requesting a variance to Ordinance 180 for our same piece of property. We are writing to explain the circumstances.

A fellow Oysterville resident recently purchased a piece of property in Oysterville that has a single-family home on it. This resident does not have a need for the home that is on the property. The property owner has considered demolishing the home. Although it is not one of Oysterville's historic homes, the house is approximately 30 years old – certainly a part of Oysterville's most recent chapter of history. For environmental, historic, and plain common-sense reasons, it would be an absolute shame to demolish a beautiful house. The new owner knows that we have been planning for years to build a custom home, but the increases in building costs and availability of contractors has made it impossible for us to break ground on our home. The homeowner came to us with the perfect, creative solution for both parties' challenges: Move the "unwanted" house to our property.

Our approved RUE specifies a two-bed, two-bath home with a garage. The home that we are being offered includes a garage, two bathrooms, but only one bedroom; however, because it is a one-story home, it has a larger footprint than the two-story custom home we designed, and therefore, a larger impact to the wetlands buffer.

The house we are being offered is unique and was designed in compliance with the Oysterville Design Review Guidelines, which call for breaking up the mass of homes and which encourage the use of secondary structures. The house is three separate structures: A garage, a bedroom structure, and another structure which contains the kitchen, dining room, and living room.

We would love to move this beautiful Oysterville home to our property and keep it out of the landfill.

We feel very strongly that granting us the variance, which would allow us to save the existing house, and prevent us from eventually consuming more resources to build a new house from scratch, would be the best outcome for the environment and for the character, history, and posterity of Oysterville.

Because of the uniqueness of this project, we must simultaneously consider the requirements and goals of both the CARL ordinance and the Oysterville Design Review ordinance, as our property is subject to both, and we hope you will do the same.

Below, we explain how our project conforms to all the criteria of the variance.

**2a. That special conditions and circumstances exist that are peculiar to the land.**

Our property is in the Oysterville National Historic District, meaning it is subject to both Pacific County's CARL ordinance and Oysterville Design Review ordinance. If our variance is granted, we will be submitting our project for Design Review next; therefore, from our perspective, this application should be evaluated with both ordinances in mind, and a determination should be made that will best support the objectives of both ordinances.

Additionally, our property is covered almost entirely by a Category III wetland buffer. After applying zoning setbacks, there would not be enough space to build outside of the buffer.

Without a variance, the CARL ordinance would not allow us to move the home and save it from the landfill. Due to supply chain issues and inflation, the cost of new construction is at historically unprecedented levels, making it unreasonable to build the single-family home we designed. Denying the variance would deny us economically reasonable use of the property. If the variance is denied and we ultimately build from scratch, an existing home would end up in the landfill and we would consume many resources to build a new home. This would be a much bigger environmental impact than allowing us to move an existing home less than half a mile, into a wetlands buffer, that has been maintained as typical, mowed lawn grass for approximately three decades.

**2b. 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 the ordinance.**

Our request is to put a modest, single-family home on our property, a right enjoyed by many other properties.

**2c. That the special conditions and circumstances do not result from the actions of the person seeking the variance.**

We have no role in the other party wanting to demolish a home that they own, but we do have a role in saving it.

Our property was established before any Critical Areas Ordinance and was not recently altered in a way that would have created the special conditions and circumstances of 2c. We received the property as a gift from my parents, who purchased the property decades ago with the intent that their family could build a residence like others seen in the area. The property was not altered in any way by the applicants to put them in this situation.

**2d. That the granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances.**

Granting this variance will allow us to have a modest, single-family home on our approximately one-acre property -- a reasonable and normal use of property in a residential district.

**2e. That the variance requested is the minimum necessary to afford relief.**

We are designing our site plan to be the least impactful as possible, while keeping a house out of the landfill.

- We will use our existing driveway, that was designed to be shared between two properties to limit impact to the wetlands.
- We will remove the enclosed breezeway and fully-covered carport on the house we want to move, which will reduce the impact to the wetlands.
- We will site the house in area that is already -- and has been for decades -- regularly maintained typical lawn grass.
- The additional proposed impact area within the wetland buffer is located further away from the wetland itself.

Being granted this variance, enabling us to move the house, will save it from being demolished. This opportunity to salvage a house -- instead of putting it in a landfill and consuming more resources to build one from scratch -- is a much more environmentally friendly approach than denying our request for a variance because of a larger impact in the buffer.

The design for our custom home has two bedrooms and two bathrooms; the modest house we want to move has one bedroom and two bathrooms. However, because the house we want to move is one floor instead of two, like the one we designed, it has a slightly larger footprint.

**2f. 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.**

We plan to move the house onto residential lawn that has been cleared and maintained as lawn for decades; it will go on the same site as the house we had originally planned; no additional area will need to be cleared. Our proposed impact will be in the buffer only and will avoid all direct wetland impacts.

This plan supports public interest. It saves an Oysterville home from being demolished -- both supporting environmental concerns and preserving Oysterville's ongoing history. Moving the house to a new location, under new ownership, gives the house and Oysterville a new environmentally responsible chapter in its story.

We thank you for your time and consideration and trust that you will see what a unique opportunity this is for our family, the environment, and Oysterville.

Sincerely,

Catherine Freshley and Tom Leineweber





## AMENDED BANK USE PLAN

DECEMBER, 2023



See  
revised

**Freshley Amended Bank Use Plan  
33616 Sandridge Road  
Oysterville, Washington, 98641**

Prepared for  
**Tom Leineweber & Catherine Freshley**  
**4065 NE 16th Avenue**  
**Portland, OR 97212**

Prepared by  
**Ecological Land Services**

1157 3rd Avenue, Suite 220A • Longview, WA 98632  
(360) 578-1371 • Project Number 4098.01

## **SIGNATURE PAGE**

The information in this report was compiled and prepared under the supervision and direction of the undersigned.



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Beau Johnson  
*Biologist V*

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## **RESPONSIBLE PARTIES**

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## **INTRODUCTION**

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Ecological Land Services, Inc. (ELS) has completed this amended Bank Use Plan for the applicants, Tom Leineweber and Catherine Freshley, to address the impacts resulting from the amended construction plans for a unique, detached, single-family home, garage, and driveway. The 0.86-acre site consists of Pacific County Tax Parcel number 12111022075, located in Oysterville, Washington, within a portion of Section 10, Township 12 North, and Range 11 West of the Willamette Meridian (Figure 1). The original project proposed impacting approximately 3,526 square feet (0.081 acres) of wetland buffer. Due to ongoing challenges with construction costs and labor shortages, the original building plans have been reconsidered, and a new opportunity has presented itself. Mr. Leineweber and Mrs. Freshley are now proposing that instead of constructing a new home, they would like to move an existing home from a nearby lot, for which the current owner plans to discard or demolish, onto the aforementioned Leineweber/Freshley lot. The new home consists of three detached single-story structures, which would result in additional 680 square feet (0.016) of wetland buffer being impacted. The new proposal will impact a total of 4,206 square feet (0.097 acres) of wetland buffer, requiring a total of 0.019 credits to be purchased from Long Beach Mitigation Bank (LBMB). 0.016 credits were purchased from LBMB for the original plan, which will necessitate an additional purchase of 0.003 credits from LBMB to offset additional buffer impacts.

This Bank Use Plan was prepared according to the *Pacific County Code of Ordinances and Resolutions (PCCO) Ordinance 193 Critical Areas and Resource Land* (2023), Interagency Review Team (IRT) for Washington State's Guidance Paper, *Using Credits from Wetland Mitigation Banks: Guidance to Applicants on Submittal Contents for Bank Use Plans* (2009), the Washington State Department of Ecology (Ecology) *Wetland Mitigation in Washington State* (2006), and the U.S. Army Corps of Engineers' (Corps) *Compensatory Mitigation for Losses of Aquatic Resources* (2008).

## **PROJECT DESCRIPTION**

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### **Project Location**

The 0.86-acre site consists of Pacific County Tax Parcel number 12111022075, located just north of 33604 Sandridge Road in Oysterville, Washington within a portion of Section 10, Township 12 North, and Range 11 West of the Willamette Meridian (Figure 1).

### **Proposed Development**

The proposed project consists of the construction of a 1,290 square foot single-family home with a 588 square foot bedroom, a 492 square foot detached garage, a 1,199 square foot gravel driveway, and a septic system. Access to the proposed development will be via an extension of the existing driveway that leads to the garage from Sandridge Road (Figure 3). Construction is anticipated to start upon receipt of permits.

Impacts will be avoided and minimized by using the following best management practices (BMPs). All activities are proposed in areas of minimal existing vegetation and as far away from the wetland as possible to avoid and minimize impacts to the full extent, and silt fencing will be installed along clearing boundaries. There will be no direct or indirect impacts to the wetland. Buffer impacts will

be approximately 4,206 square feet with this new design. Buffer impacts will be mitigated by purchasing an additional 0.003 credits at LBMB, totaling 0.019 credits purchased.

## **EXISTING CONDITIONS**

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### **Existing Land Use and Condition**

The 0.86-acre site is zoned as Restricted Residential (R1) and is currently undeveloped and unoccupied. Topography of the site and surrounding areas is generally flat, with a gradual slope into the wetland depression along the western portion of the site. Vegetation in the northern section of the site is generally undisturbed, except for a small, unimproved walking path that meanders through the site from north to south and connects to HWY 103 at the southern site boundary via an existing driveway. This walking path also leads to a cleared section of lawn consisting of regularly mowed grasses at the southeastern portion of the site. The northern portion of the site is forested with canopy cover consisting of coniferous and deciduous trees and understory consisting of woody shrubs and herbaceous plants. Dominant vegetation includes red alder (*Alnus rubra*, FAC), Pacific crabapple (*Malus fusca*, FACW), salmonberry (*Rubus spectabilis*, FAC), red elderberry (*Sambucus racemosa*, FACU), slough sedge (*Carex obnupta*, OBL), brackenfern (*Pteridium aquilinum*, FACU), and trailing blackberry (*Rubus ursinus*, FACU).

### **Surrounding Land Uses**

The property lies approximately 1,260 feet to the west of Willapa Bay. Sandridge Road (HWY 103) forms the western boundary of the site, a residential property with a single-family home forms the eastern boundary, an undeveloped R1 property forms the northern boundary of the site, and another undeveloped R1 property forms the southern boundary of the site.

### **Existing Wetlands and Buffers**

#### **Wetland A**

Wetland A is a forested wetland with three of five strata totaling approximately 0.21 acres onsite. Wetland A lies in a shallow depression and its boundary was characterized by an obvious change in geomorphic position, vegetation, soils, and hydrology. It extends approximately 230 feet offsite to the north and approximately 138 feet offsite to the south. Hydroperiods of the wetland include seasonally flooded and saturated only. According to the Washington State Wetland Rating System for Western Washington: 2014 Update (Hruby 2014); the current rating of Wetland A is a Category III wetland scoring a total of 19 points with 6 points for water quality functions, 6 points for hydrologic functions, and 7 points for habitat functions.

#### **Buffers**

Standard wetland buffers are based on wetland category in conjunction with land use intensity and level of habitat function (*PCCO 180.4.E*). Wetland A is a Category III wetland with a habitat score of 7 and a moderate intensity land use. According to *PCCO 180.4 E Table 4-1*, the standard designated buffer width for Wetland A is 110 feet. Table 1 below summarizes the wetland onsite.

**Table 1. Summary of Wetlands Onsite**

<b>Critical Area</b>	<b>Category<sup>1</sup></b>	<b>Cowardin<sup>2</sup></b>	<b>HGM<sup>3</sup></b>	<b>Standard Buffer Width</b>
Wetland A	III	Forested (3/5 strata)	Depressional	110 feet <sup>4</sup>

<sup>1</sup>Hruby 2014<sup>2</sup>Cowardin et al. 1979<sup>3</sup>NRCS 2008<sup>4</sup>PCCO Ordinance 180.4 E Table 4-1: Standard Buffer Widths**Wetland Landscape Position**

Wetland A is located within Watershed Resource Inventory Area (WRIA) 24 – Willapa. Additionally, the wetland is located within Hydrologic Unit Code (HUC) number 171001060506, North Beach Peninsula-Frontal Willapa Bay in the northeastern portion of the Long Beach Peninsula. The 1980 Seashore Conservation Line (S.C.L.) and the Pacific Ocean are approximately 1.38 miles and 1.48 miles west of the subject parcel, respectively. Willapa Bay is approximately 1,260 feet to the east of the subject parcel. For a more detailed description of the wetland, see *Wetland Determination Report – Freshley Delineation* (ELS, 2021).

**AVOIDANCE AND MINIMIZATION OF WETLAND IMPACTS**

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. All direct wetland impacts were completely avoided through the re-design of the project. All activities are proposed in areas of minimal existing vegetation and as far away from the wetland as possible to avoid and minimize impacts to the full extent. Due to the limited amount of uplands located outside of all critical area buffers, buffer impacts cannot be avoided. Although the new proposed site plan increases the total area of wetland buffer impact, the additional area of impact is located further away from the wetland. Compensation for the buffer impacts will be through the purchase of additional mitigation credits at LBMB.

**UNAVOIDABLE WETLAND IMPACTS**

Due to the limited amount of uplands located outside of all critical area buffers, the proposed development will impact approximately 4,206 square feet of Wetland A's buffer onsite, which is an increase of 680 square feet from the previous plan (Figure 3). The existing minimal vegetation in the building areas will be removed prior to building the house, garage, and driveway. An area of approximately 15 feet around each of the residential structures will be temporarily disturbed with soil disturbance, which will be graded and restored to its previous state upon completion of the project. Additionally, a small number of trees will need to be removed from the buffer in order to move the structures onto the lot. These trees will be replanted upon completion of construction to ensure no net loss of habitat. The table below summarizes all unavoidable wetland buffer impacts.

**Table 2. Proposed Impacts.**

Identifier	Category <sup>1</sup> /Cowardin <sup>2</sup> /HGM <sup>3</sup>	Impact Acreage for Original Proposal	Impact Area for New Proposal
Wetland A	III/Forested (3/5 strata)/Depressional	N/A	N/A
Wetland A Buffer		3,526 square feet 0.081 acres	4,206 square feet 0.097 acres

<sup>1</sup>Hruby 2014<sup>2</sup>Cowardin et al. 1979<sup>3</sup>NRCS 2008

## **IMPACTED WETLAND FUNCTIONS**

The proposed development will not directly impact any part of Wetland A but will impact 4,206 square feet of wetland buffer onsite (Figure 3). Wetland buffers can reduce adverse impacts to wetland functions and values from adjacent development by moderating the effects of stormwater runoff including stabilizing soil to prevent erosion, filtering runoff, and moderating water level fluctuations. Buffers also provide habitat opportunity for forage, refuge, mobility, and thermal protection. Additionally, buffers help screen the wetland from adjacent developments blocking noise, providing visual separation, and providing protection from other human disturbances (Castelle et al 1992).

Accessibility of habitat provided by the wetland and buffer to other wetlands or forested areas in the vicinity is limited by adjacent commercial and residential land uses, and by paved roads. With consideration given to the adjacent land use and limited connectivity, the wetland and buffer onsite provides low habitat value despite the presence of multiple vegetation classes. Foraging opportunities are available for small mammals, common resident and migratory songbirds, and birds of prey. Larger mammals, such as deer, elk, raccoons, and other transitory species accustomed to urbanized or developed conditions may use the site for short-term refuge, grazing, or hunting. The forested portion of the buffer provides limited habitat corridor functions as it is disconnected from surrounding forested area and is constricted by development.

The main impacts to the functions and values of the wetland buffer are habitat loss due to removal of vegetation within the wetland buffer. Corridor connectivity functions will be minimally impacted as the onsite forested area is somewhat isolated. Hydrology to Wetland A will be retained as runoff from new impervious surfaces will be directed into the remainder of the wetland. There will be no change in hydroperiod in Wetland A. Groundwater and runoff from nearby areas are the main source of hydrology to Wetland A and will not be impacted. Best management practices will be in place prior to construction to prevent sedimentation within the remainder of the wetland, or its buffer.

## **WETLAND MITIGATION SITE SELECTION RATIONALE**

The wetlands proposed for impact are located within the service area for the Long Beach Mitigation Bank, which is owned by LBMB, Inc (Figure 4). According to the Mitigation Banking



Instrument (MBI) for LBMB (2013), the LBMB’s service area in Pacific County was determined as follows:

“The Service Area for the Bank includes projects with Palustrine or Lacustrine wetland impacts on the Long Beach Peninsula within interdunal wetlands or in the deflation plain that either have no outlet, drain to Willapa Bay, or drain to the Pacific Ocean. This covers the western portion of the Willapa Water Resources Inventory Area (WRIA 24). The Long Beach peninsula is not assigned to a subbasin of WRIA 24. This service area was selected based on its topography, soil types, as well as groundwater and surface-water flow patterns in relationship to aquatic ecosystems (Hruby 2009). Table E-1 below summarizes the extent of the service area.

**Table E-1 Extent of the Long Beach Mitigation Bank Service Area.**

Northern Limits	Northern extent of the Long Beach Peninsula.
Western Limits	Top of the primary dune along the Pacific Ocean.
Southern Limits	McKenzie Head at the mouth of the Columbia River.
Eastern Limits	East edges of the deflation plain along the hills to the east. Eastern shoreline of the Long Beach Peninsula along Willapa Bay, excluding estuarine wetlands.

The Bank may be used to compensate for permitted impacts that are located within the service area if specifically approved by the appropriate agencies requiring mitigation.

The general goal of the Bank site design is to preserve a portion of the 61.76-acre Category I wetland in the central portion of the site, a 2.59-acre Category II wetland on the western portion of the site, as well as valuable upland habitat with a mature forest. The site is threatened by impacts from timber harvest, conversion to cranberry harvest, and residential development. Implementation of the LBMB is anticipated to result in substantial gains in aquatic ecosystem functions as compared to pre-compensatory mitigation project site conditions, or those that would likely accrue on the site if the Bank were not constructed, through preserving and enhancing aquatic ecosystem functions.”

The project site is located approximately nine miles north of the LBMB site in the northern portion of the LBMB service area. Using LBMB will preserve existing high-quality wetlands that are in danger of impacts from residential development, cranberry farming, and timber harvesting (Figure 5). Offsite mitigation has a greater likelihood of providing equal or improved wetland functions than the impacted wetlands. The 2008 *Compensatory Mitigation for Losses of Aquatic Resources, Final Rule* (Corps) recommends purchasing mitigation bank credits for ecological considerations (lower risk of failure and lower temporal loss of resources and services) and to avoid the maintenance and contingency issues and outright failures that often accompany permittee-responsible mitigation sites. Use of the Long Beach Mitigation Bank substantially lowers the risk of failure and temporal loss of resource functions and services over newly established, permittee-responsible mitigation sites.

## **WETLAND FUNCTIONS PROVIDED AT MITIGATION BANK**

The mitigation-bank site is part of an extensive wetland system extending in a narrow, 15-mile-long swale in the center of the Long Beach Peninsula that connects to large areas of wetlands south and east of the City of Long Beach and is connected by surface water and wetlands to both the Pacific Ocean and Willapa Bay. This swale (depressional wetland) ranges from several hundred feet wide to about one-half mile wide and includes Loomis Lake, located north of the site, which is connected to the Pacific Ocean by a maintained outlet canal. The wetland swale is approximately 20 to 30 feet above mean sea level. The western portion of the site along the gravel road has a combination of wetlands and uplands. Small upland areas are interspersed with pocket wetlands and shallow, saturated swales connected to the large, onsite wetland. Upland hummocks occur throughout the wetland areas.

The following is excerpted or paraphrased from the Long Beach Mitigation Bank MBI:

The purpose of the Bank is to generate mitigation credits for projects that will have an adverse impact on the aquatic environment, and that need to compensate for those impacts as a condition of their permits or other regulatory requirements resulting from project impacts.

The primary ecological goals of the Long Beach Mitigation Bank are as follows:

1. Provide a wetland mitigation bank for impacts to freshwater wetlands within the service area of the Long Beach Peninsula by preserving high quality wetlands and uplands within the Loomis Lake drainage system.
2. Enhance onsite wetlands and uplands.
3. Through preservation of critical wetlands and uplands, provide perpetual water quality, hydrologic, and habitat functions for an important lacustrine and depressional wetland system located centrally within the Long Beach Peninsula service area.

During the establishment of the Bank, approximately 2.61 acres of openings in the forested canopy along the western boundary of the Category I wetland were planted with Western red cedar (*Thuja plicata*). Enhancement with red cedar plantings was proposed for areas where tree cover was sparser, recognizing that this tree species had largely been removed from the area, likely from previous logging activities. Plantings of this tree would compete relatively well within a sparse overstory of existing trees and shrubs. Western red cedar is typically well-represented in coastal forest areas but does not occur regularly on this property due to previous timber harvests and because it is typically not replanted as commonly as other conifers in silvicultural practices. Planting this species will augment the forest's return to a mixed overstory of coniferous trees typically found within a coastal forest.

A wetland functions assessment was performed for the Bank, which was based on the water quality, hydrology, and habitat functions identified in the Rating System (Hruby 2014). The wetlands at the LBMB are considered to be Wetlands of High Conservation Value by the Washington Natural Heritage Program (WNHP) due to their risk of extinction and their current ecological integrity (WDNR 2017).

**Water Quality (Removing nutrients, sediment, metals, and toxic organic compounds)**

The mitigation site will provide improved water quality functions by discontinuing agricultural land use at the site, increasing plant cover, and increasing the duration and volume of inundation. Post-construction wetland functions related to water quality, such as removing sediments, nutrients, metals, and toxic organic substances will significantly increase as vegetation establishes. Specifically, the wetland will store water seasonally and during flood events, slowing and reducing sediment transport, and multiple vegetative classes will filter metals and toxic organic substances and remove nutrients in the increased aerobic conditions.

Surface and subsurface water storage provides water quality improvement by filtering particulates and removing nutrients, pesticides, and bacteria. Water quality improvement is provided by absorption or assimilation (breaking down) of nutrients, pesticides, and bacteria by plants, animals, and the chemical processes within wetland soils. Water retention within the re-established wetlands allows suspended sediments and particulate matter within the water to drop out or be filtered out by wetland vegetation, reducing downstream sediment loading and providing improved water quality.

The contributing basin of the site includes rural residences, paved roads, and agricultural areas that contribute untreated stormwater runoff to the Bank site. Because the contributing basin is largely undeveloped, it is expected that future land use in the surrounding area will only increase the level of sediments, nutrients, and toxics that could potentially enter the site.

**Hydrology (Reducing peak flows, downstream erosion, and recharging groundwater)**

The primary hydrologic source for the large wetland swale is a shallow groundwater table. The wetland system has permanent, seasonal, and occasional inundation and some areas that are only saturated. The wetlands at the Bank lower peak flood flows by temporarily holding water and slowing water flow velocity. Approximately 3-feet of water is stored for several days to several weeks during flood events, and slowly released to the downstream basin. The Bank site also functions as a groundwater recharge area; the average precipitation of 80 inches per year recharges freshwater in the aquifer, preventing salt-water intrusion from Willapa Bay and the Pacific Ocean. Water retained by the mitigation site also provides wildlife habitat, as evidenced by the countless waterfowl using the site, and increases habitat diversity.

**Wildlife Habitat (General, invertebrates, amphibians, fish, birds, mammals)**

Habitat suitability for wildlife at the Bank is high with five vegetative classes (aquatic bed, emergent, scrub-shrub, forested, and forested areas with more than three strata) and five hydroperiods (permanently inundated, seasonally inundated, occasionally inundated, saturated, and lake-fringe wetland in Loomis Lake). There is high plant-species richness, and there are high interspersions of vegetative classes. Numerous hydroperiods and vegetation classes create many wildlife habitat niches, and the size of the wetland creates areas for large numbers of species and individuals. There are also opportunities for species to move between wetland areas and between wetlands and uplands, because there are still many corridors and connections between these areas that are uninterrupted by human land uses. Overall general habitat suitability at the Bank site has increased as a result of Bank establishment, which results in a much higher degree of wetland structure, habitat interspersions, and native species richness, and higher overall functions than pre-construction conditions.

## **WETLAND FUNCTIONS NOT MITIGATED AT MITIGATION BANK**

Stormwater treatment is not a function provided by the mitigation bank; however, hydrology to Wetland A will be retained as runoff from new impervious surfaces (house, garage, and driveway) will be directed through the remaining buffer, towards Wetland A. There will be no change in hydroperiod in Wetland A. Groundwater and runoff from nearby areas are the main source of hydrology to Wetland A and will not be impacted. All other functions will be compensated for at the mitigation bank.

## **PROPOSED MITIGATION CREDITS**

Impacts to the Category III depressional wetland buffer (4,206 square feet) will be mitigated at a 1 to 1 ratio per the ratios established in the approved Mitigation Banking Instrument for LBMB (January 2013) with a multiplier of 0.20 for buffer impacts. The 0.20 multiplier is based on the rationale that buffer impacts can be adequately compensated by using 0.20 of the required ratio for direct wetland impacts. Direct impacts result in immediate changes of hydrological characteristics of a wetland, loss of habitat, loss of flood storage, and loss of nutrient removal or retention. Buffer impacts do not result in these immediate changes, therefore mitigating at 20 percent of the required ratio for direct wetland impacts is reasonable and ecologically sound. In addition, the 0.20 multiplier for buffer wetland impacts has been used on previous projects that were subsequently approved by Pacific County and the City of Long Beach. The following table summarizes the bank credits to be purchased.

**Table 3. Mitigation Bank Credits Originally Proposed for Purchase.**

<b>Identifier</b>	<b>Impact Type</b>	<b>Impact Area</b>	<b>Mitigation Ratio</b>	<b>Buffer Impact Multiplier</b>	<b>Originally Proposed Credit Purchase</b>
Wetland A Buffer	Buffer	3,526 square feet 0.081 acres	1:1	0.20	0.016

**Table 4. Mitigation Bank Credits Now Proposed for Purchase.**

<b>Identifier</b>	<b>Impact Type</b>	<b>Impact Area</b>	<b>Mitigation Ratio</b>	<b>Buffer Impact Multiplier</b>	<b>Newly Proposed Total Credit Purchase</b>
Wetland A Buffer	Buffer	4,206 square feet 0.097 acres	1:1	0.20	0.019

0.016 Credits for the originally proposed plan were purchased from LBMB, and associated documentation will be provided. For this additionally proposed impact, Mr. Leineweber and Mrs. Freshley will purchase an additional 0.003 credits from LBMB, which will satisfy the requirement of 0.019 credits.



## **CREDIT PURCHASE OR TRANSFER TIMING**

Tom Leineweber and Catherine Freshley will enter into a Purchase Agreement with LBMB, Inc. for mitigation credits (in the quantity specified below Table 4) that would appropriately mitigate for the newly proposed project impacts. The actual purchase of credits may occur prior to permit issuance, or upon permit issuance. However, in no case shall credits be applied (e.g. debited from the bank) to a receiving (impact) project unless and until permits have been issued for the underlying activity by the agencies with jurisdiction. Nothing in the mitigation credit Purchase Agreement shall be interpreted or construed to permit any activity that otherwise requires a federal, state, and/or local permit. Upon permit issuance and completion of purchase, the transfer will be made. Proof of the mitigation transfer will be provided in the form of a notification letter to the approving agency(s).

## **CONFIRMATION OF MITIGATION CREDIT AVAILABILITY**

LBMB, Inc. has met all the required terms and conditions for the release of mitigation credits from the LBMB which are currently available for use within the Bank's approved Service Area (Figure 4). Proof of the current number of available mitigation credits at the LBMB site can be confirmed by approving agency(s) through the IRT.

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## **LIMITATIONS**

ELS bases this report's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.

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WASHINGTON

SITE

Latitude: 46.5461°  
Longitude: -124.0305°

LOCATION MAP

		R 11 W	
T 12 N	6		1
	31		36

## PROJECT VICINITY MAP

0 52  
SCALE IN MILES

SITE



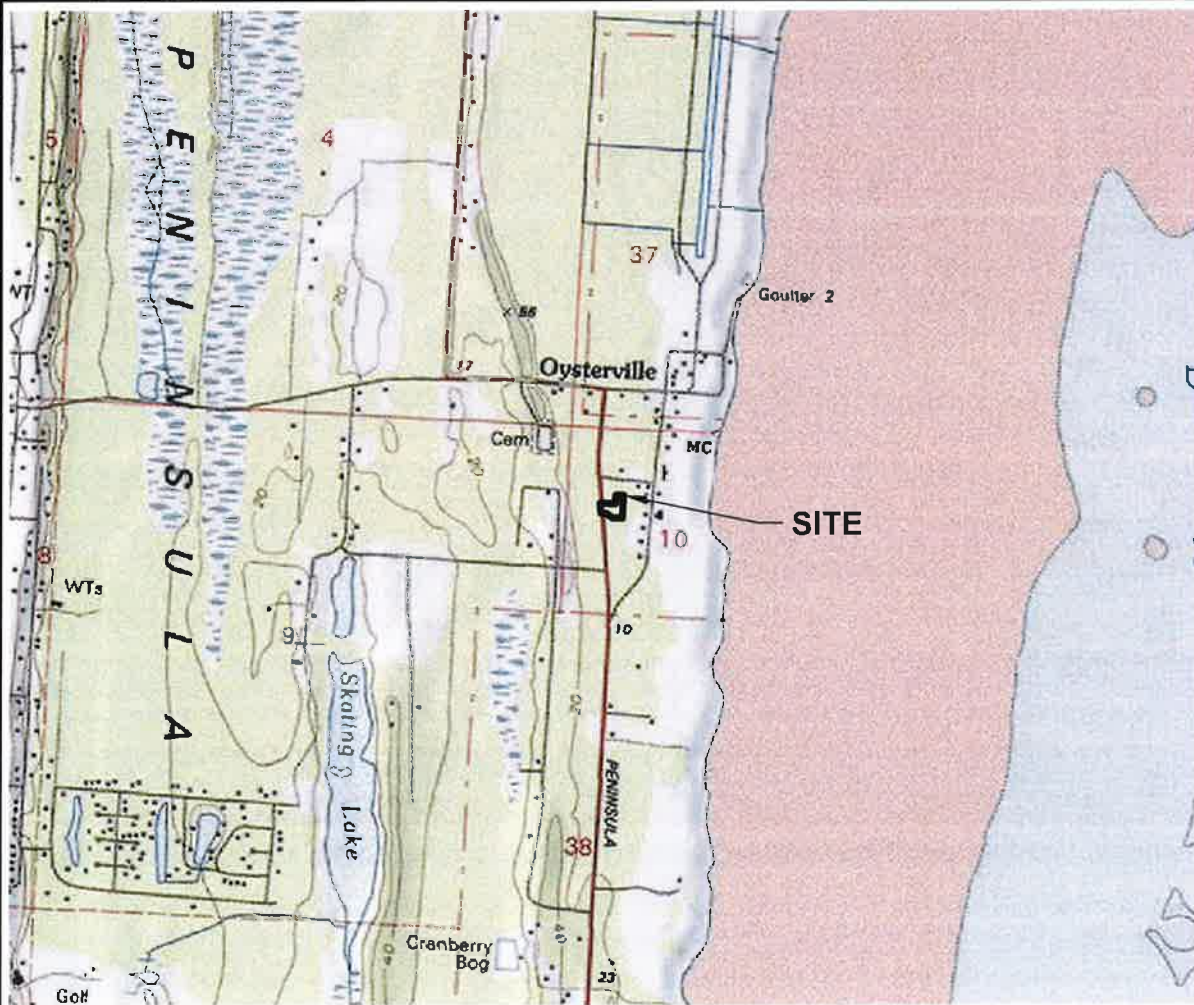
Figure 1  
VICINITY MAP

Freshley Oysterville Property  
Tom Leinweber and Catherine Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.

DATE: 12/8/23  
DWN: EF  
REQ. BY: BJ  
PRJ. MGR: BJ  
CHK:  
PROJECT NO: 2868.02

### NOTE:

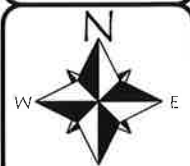
Quadrangle topographic map from USGS.



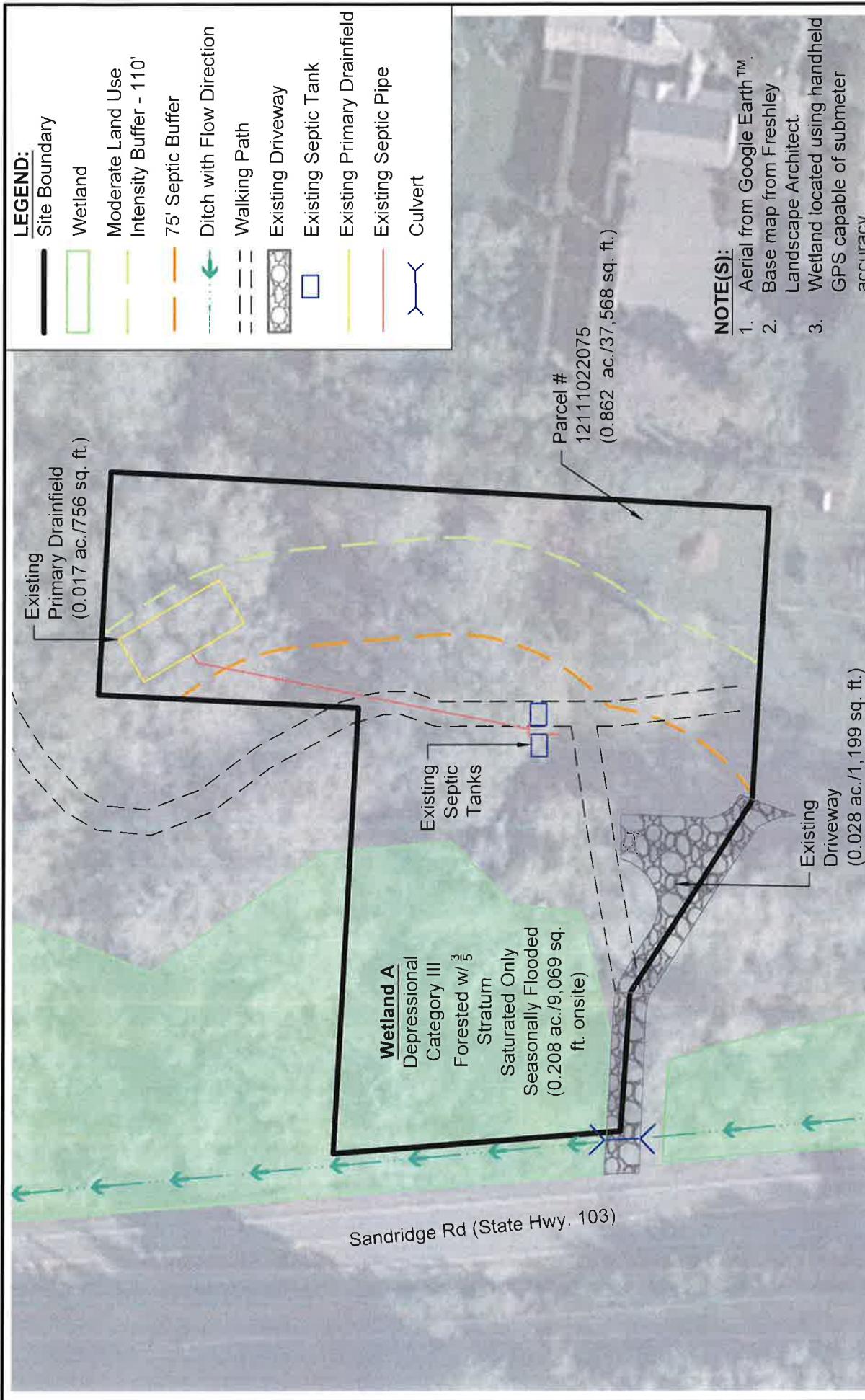
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
www.eco-land.com



0 2000 4000  
SCALE IN FEET







N  
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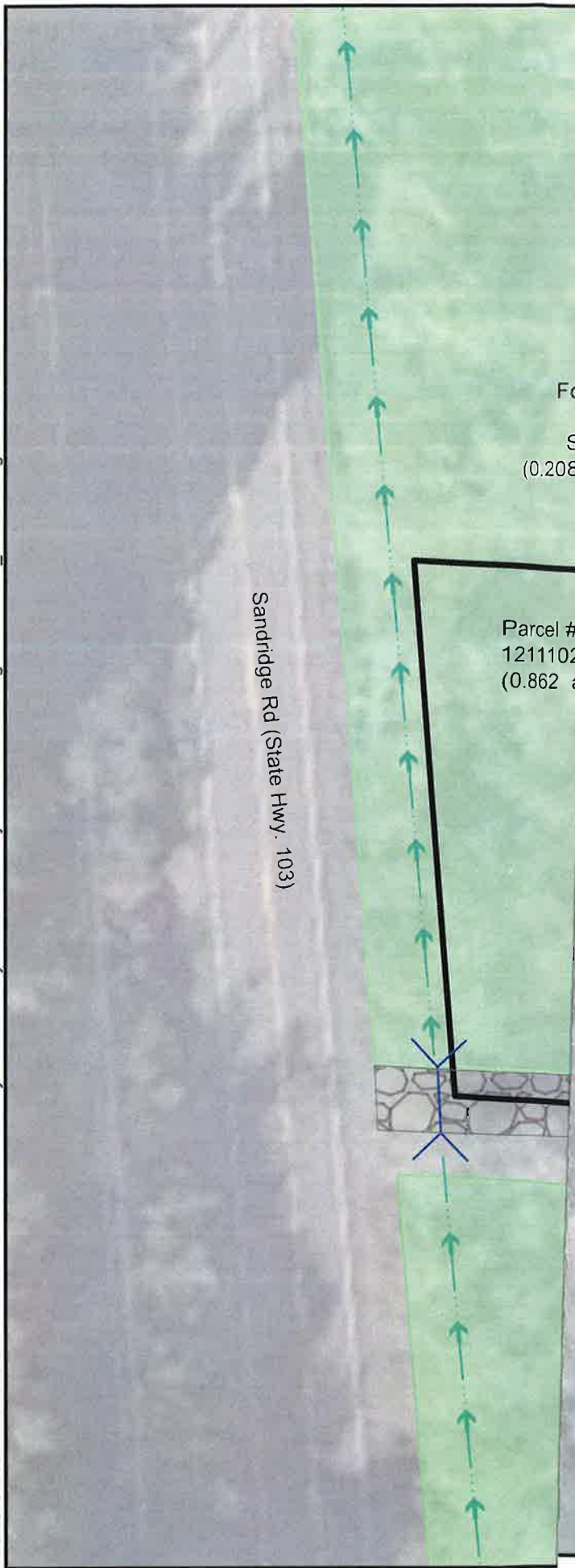
SCALE IN FEET

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Fax: (360) 414-9305  
www.eco-land.com

**Ecological Land Services**

DATE: 12/8/23  
DWN: EF  
REQ. BY: BJ  
PRJ. MGR: BJ  
CHK:  
PROJECT NO: 2868.02

**Figure 2**  
**EXISTING CONDITIONS**  
Freshley Oysterville Property  
Tom Leineweber and Catherine Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.



**END:**

Boundary

and

erate Land Use

sity Buffer - 110'

septic Buffer

with Flow Direction

ing Path

ing Driveway

ing Septic Tank

ing Primary Drainfield

For

ing Septic Pipe

Se

(0.208) osed Building

osed Temporary Wetland Buffer Impact

4 ac./4,979 sq. ft.)

osed Wetland Buffer Impact

7 ac./4,206 sq. ft.)

Parcel #

1211102s of Grading Temporary Disturbance

(0.862 a ing Area for Structure Relocation

**NOTE(S):**

1. Aerial from Google Earth™.
2. Base map from Freshley Landscape Architect.
3. Wetland located using handheld GPS capable of submeter accuracy.

**Figure 3**

**PROPOSED CONDITIONS**

Freshley Oysterville Property

Tom Leineweber and Catherine Freshley

Pacific County, WA

Section 10, Township 12N, Range 11W, W.M.

DATE: 12/8/23

DWN: EF

REQ. BY: BJ

PRJ. MGR: BJ

CHK:

PROJECT NO:

2868.02

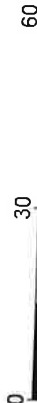
1157 3rd Ave., Suite 220A

Longview, WA 98632

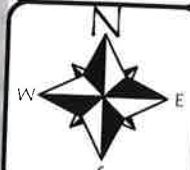
Phone: (360) 578-1371

Fax: (360) 414-9305

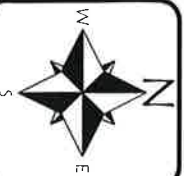
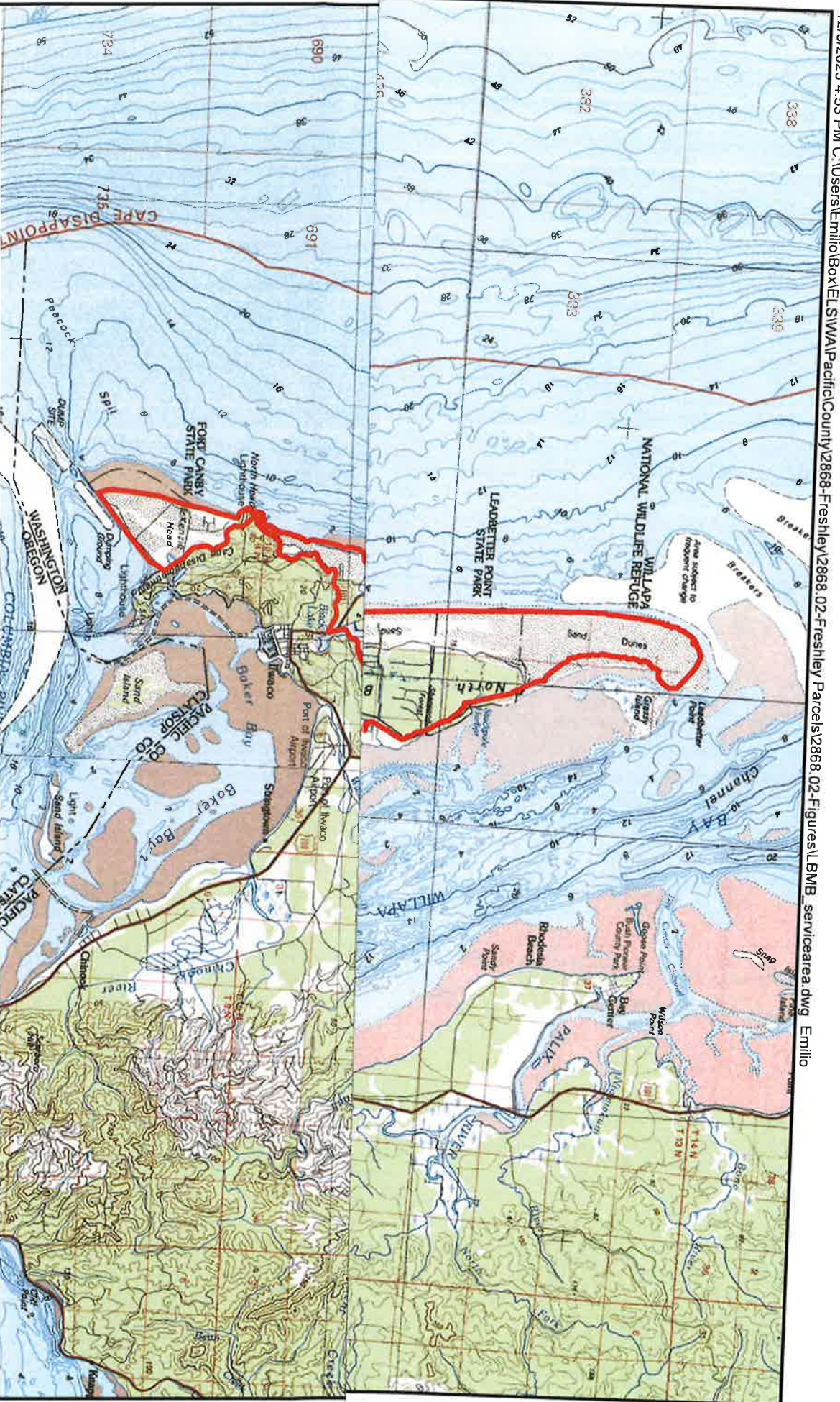
www.eco-land.com



SCALE IN FEET







SCALE IN MILES  
1" = 2 MILES

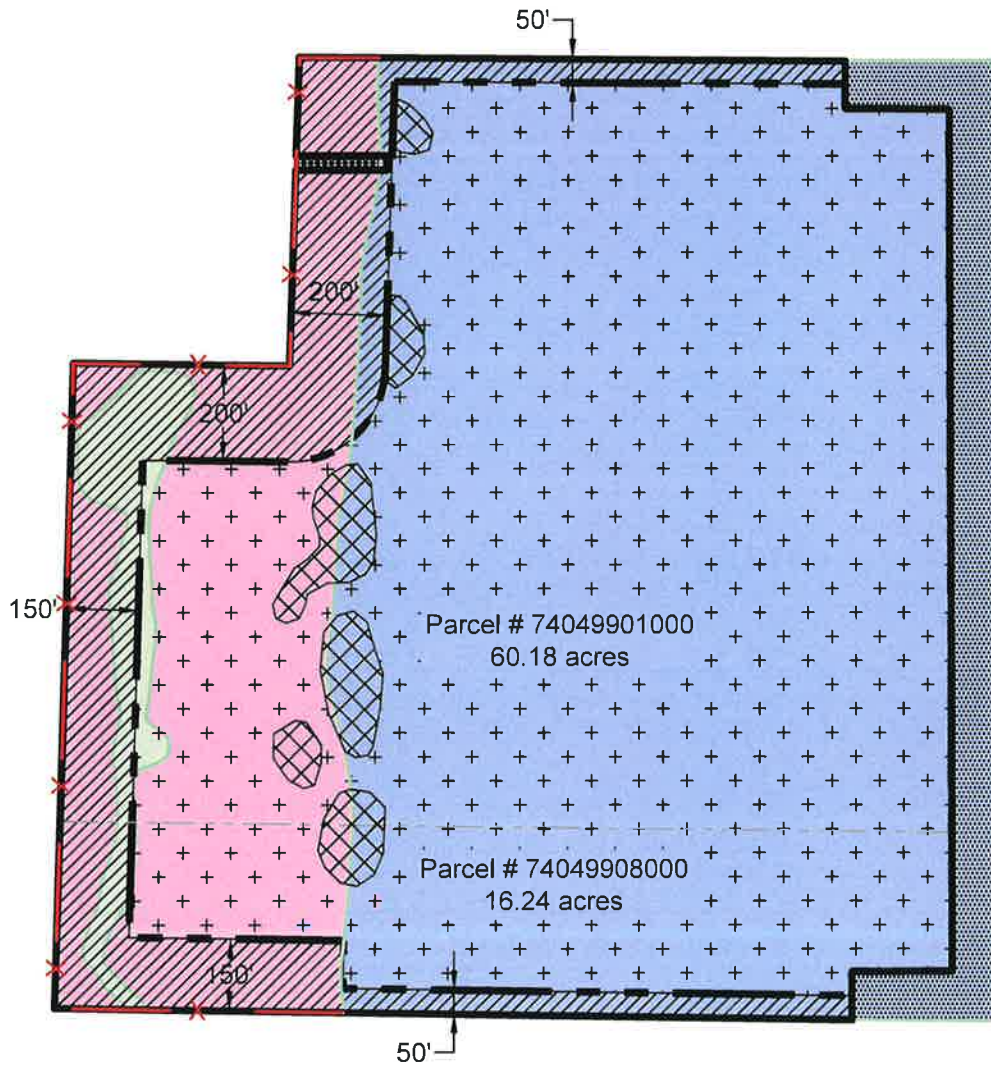


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DATE: 12/8/23  
DWN: EF  
REQ. BY: BJ  
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CHK:  
PROJECT NO:  
2868.02

Figure 4  
LONG BEACH MITIGATION BANK SERVICE AREA  
Freshley Oysterville Property  
Tom Leineweber and Catherine Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.



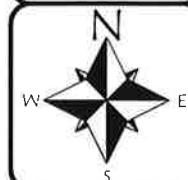


**LEGEND:**

- Mitigation Site Boundary (76.25 acres)
- Parcel Line
- Bank Buffer (13.35 acres)
- Category I Wetlands (61.72 acres)
- Category II Wetlands (2.59 acres)
- Forested Upland (17.52 acres)
- Wetland/Upland Enhancement Areas (2.61 acres)
- Storm Drain Easement (0.13 acres)
- Previously Authorized Mitigation Area (5.58 acres)
- Three-Strand Smooth-Wire Fence
- Preservation Only (60.29 acres)
- Category I Wetland Preservation (51.45 acres)
- Category II Wetland Preservation (0.50 acres)
- Forested Upland (8.34 acres)

**Table 1 – Proposed Bank Activities/Areas**

Bank Activity/Area	Area (acres)
Wetland and Upland Preservation	60.29
Wetland and Upland Enhancement	2.61
Buffer	13.35
Previously Authorized Mitigation Area	5.58
Storm Drain Easement	0.13
<b>Total</b>	<b>81.96</b>



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DATE: 12/8/23  
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CHK:  
PROJECT NO: 2868.02

**Figure 5**  
**LONG BEACH MITIGATION BANK SITE DESIGN**  
Freshley Oysterville Property  
Tom Leineweber and Catherine Freshley  
Pacific County, WA  
Section 10, Township 12N, Range 11W, W.M.



## **SECTION 12 – RESTRICTED RESIDENTIAL DISTRICT (R-1)**

### **A. INTENT**

The Restricted Residential District is established to promote and protect the single-family character of selected developed or developing neighborhoods. It is the intent of the District to protect and stabilize property values by restricting the type of housing and limiting the range of current use patterns in order to provide for a wholesome home environment free of traffic congestion, noise and incompatible land uses. The Restricted Residential District encompasses the higher value lands along the Pacific Ocean and Willapa Bay where stick built/site built housing is the housing style of choice. This District also includes areas of smaller residential lots in conventional subdivisions where a variety of housing options are available, and which are served primarily by on-site sewage disposal systems and community water systems.

### **B. PERMITTED USES**

1. One single-family residential dwelling per lot of record that meets the applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards.
2. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.
3. Normal uses, services, facilities and utilities typically provided by a Homeowners Association for use by its members, including but not limited to, utility and communication facilities, office buildings, restrooms, meeting rooms, maintenance buildings and yards, Recreational Vehicle storage areas, playgrounds, recreational areas, trails, roads, and other uses indicative of a Homeowners or Landowners Association.
4. Any use which is similar in nature, usage, and impact to a listed permitted use.

### **C. ACCESSORY USES**

1. Uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, decks, non-commercial greenhouses, smokehouses, pools, saunas, tennis courts, etc.
2. A detached accessory living quarter for the sole use by the owner, his or her temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.
3. Level 1, 2 and 3 electric vehicle charging stations.
  1. Any accessory use or activity similar in nature, usage, and impacts to a listed accessory use.

D. SPECIAL USES

Any use listed below requires a Special Use Permit from the Hearings Examiner and is subject to a Type II Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, satellite fire stations, sheriff substations, communication relay stations, and wireless communication facilities.
2. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.
3. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.
4. In-home family or child day care.
5. Bed & Breakfast establishments that meet the standards contained in Subsection 21.M, Bed and Breakfast Facilities.
6. Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals and subject to Subsection 12.F.3.
7. Any use or activity similar in nature, usage, and impacts to a listed special use.

E. CONDITIONAL USES

Any use listed below requires a Conditional Use Permit from the Hearing Examiner and is subject to a Type III Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.
2. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; children and adult care centers in a building not used as a residence; and other health related services consistent with the purpose of the district.
3. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES:

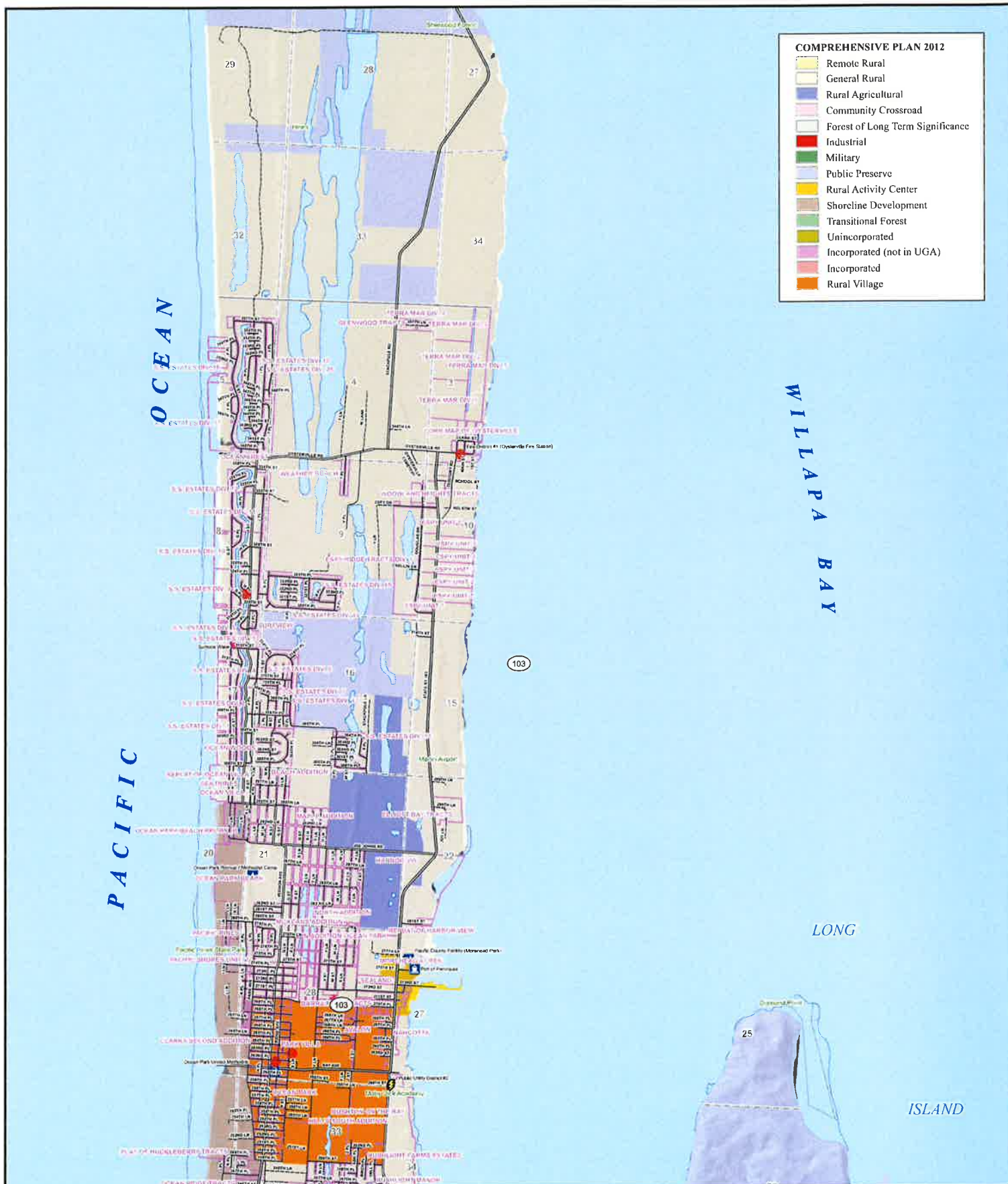
1. All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.
2. New Bed and Breakfast facilities are specifically prohibited in the Restricted Residential (R-1) land use district within the Seaview Urban Growth Area as delineated in the Pacific County Comprehensive Plan. NOTE: All existing and permitted Bed and Breakfast facilities operating as of March 8, 2011 within the Restricted Residential (R-1) land use

district in the Seaview Urban Growth Area, are considered “grandfathered non-conforming uses” and are subject to the non-conforming use provisions contained within Section 26.

3. New Vacation Rentals are specifically prohibited in the Restricted Residential (R-1) land use district within the Seaview Urban Growth Area as delineated in the Pacific County Comprehensive Plan. NOTE: All existing and permitted Vacation Rentals operating as of March 8, 2011 within the Restricted Residential (R-1) land use district in the Seaview Urban Growth Area, are considered “grandfathered non-conforming uses” and are subject to the non-conforming use provisions contained within Section 26.

G. MINIMUM DEVELOPMENT STANDARDS.

1. The minimum allowable density for all new short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.
2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems. See Section 21.Y.
3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 163, or any amendments thereto.
4. Cluster Development. Projects utilizing clustering may reduce the minimum lot size down provided the overall density of the underlying Land Use District, as established on the Pacific County Comprehensive Plan Map, remains the same, and provided the standards contained in Subsection 21.Q, Cluster Development, are met.
5. The minimum lot sizes for residential development within the Urban Growth Areas is 11,000 square feet, unless the relevant City has delineated an alternative minimum lot size.
6. The minimum lot sizes for residential development within the Seaview Urban Growth Area is 7,200 square feet.
7. Building Setbacks:
  - a. Single-family dwellings and residential accessory buildings – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street
  - b. Other uses and buildings – twenty (20) feet from all property lines.
8. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.



**COMPREHENSIVE PLAN 2012**

- Remote Rural
- General Rural
- Rural Agricultural
- Community Crossroad
- Forest of Long Term Significance
- Industrial
- Military
- Public Preserve
- Rural Activity Center
- Shoreline Development
- Transitional Forest
- Unincorporated
- Incorporated (not in UGA)
- Incorporated
- Rural Village

SCALE: 1:24,000

**Legend**

<ul style="list-style-type: none"> <li>Airport Class C</li> <li>Assisted Living Center</li> <li>Boat Launch</li> <li>Camp</li> <li>Chamber of Commerce</li> <li>Church</li> <li>Clinic</li> <li>Port</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Management</li> <li>Fairgrounds</li> <li>Fire Department</li> <li>Gasoline Station</li> <li>Grange Hall</li> <li>Hatchery</li> <li>Hospital</li> <li>School</li> </ul>	<ul style="list-style-type: none"> <li>Library</li> <li>PC Courthouse</li> <li>PC DCD</li> <li>PC Sheriff</li> <li>PC Shop</li> <li>PUD</li> <li>Park</li> <li>Transfer Station</li> </ul>	<ul style="list-style-type: none"> <li>State Patrol</li> <li>Telephone Company</li> <li>Transit System</li> <li>Wastewater Plant</li> <li>Water Treatment Plant</li> <li>City Limits</li> <li>Township Line</li> <li>Section Line</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li>Lanes</li> <li>Highways</li> <li>County Roads</li> <li>Minor Collectors</li> <li>Local Access Roads</li> <li>City Streets</li> <li>Plat Boundaries</li> </ul>	<p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>Type One</li> <li>Type Two</li> <li>Type Three</li> <li>Type Four</li> </ul>
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**Pacific County**  
Department of Public Works  
Geographic Information System

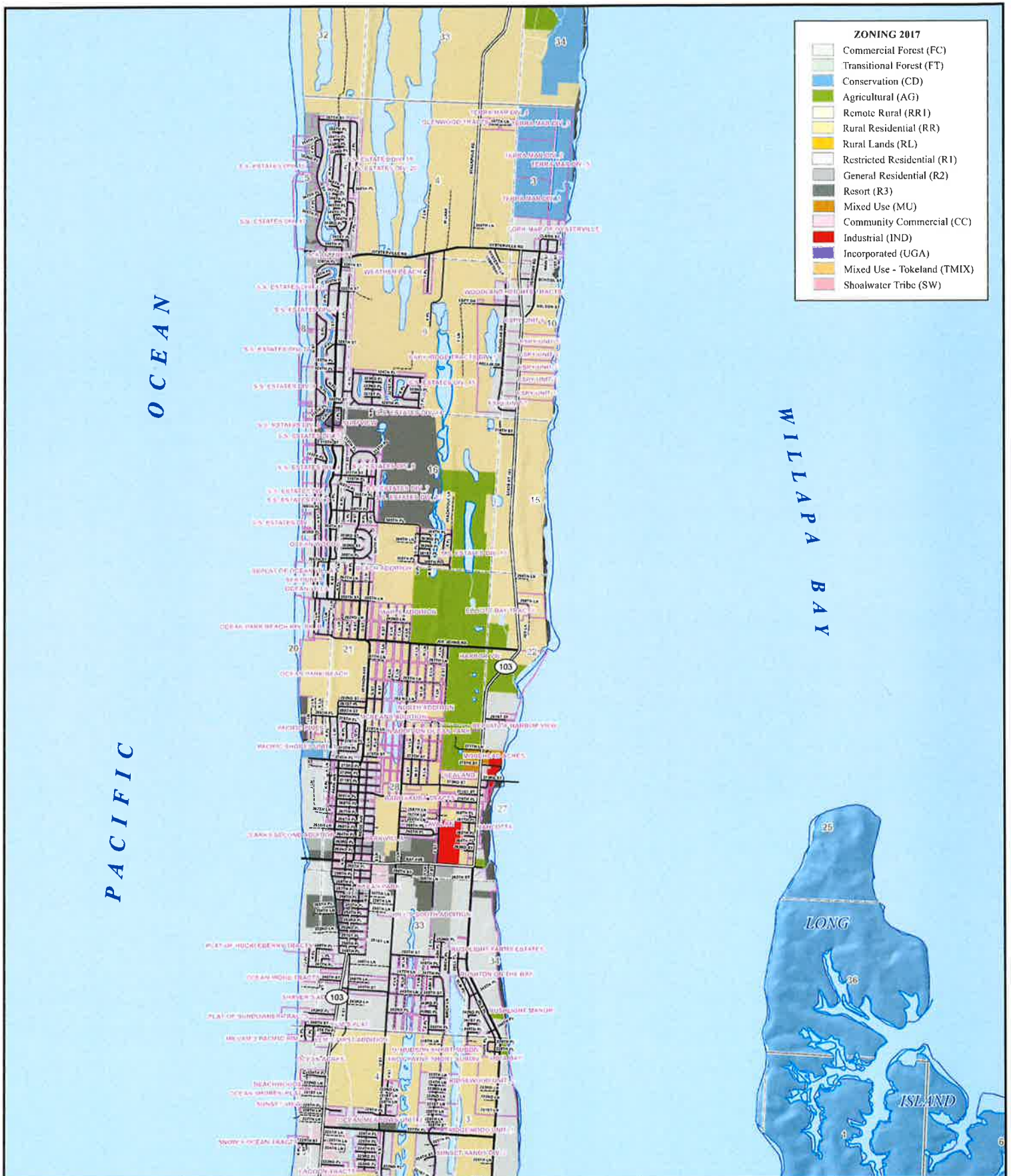
300 Memorial Drive  
P.O. Box 66  
South Bend, WA 98586  
Phone: (360) 875-9356

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

**Comprehensive Plan Map**

T. 12 N., R. 11 W.





- ZONING 2017**
- Commercial Forest (FC)
  - Transitional Forest (FT)
  - Conservation (CD)
  - Agricultural (AG)
  - Remote Rural (RR1)
  - Rural Residential (RR)
  - Rural Lands (RL)
  - Restricted Residential (R1)
  - General Residential (R2)
  - Resort (R3)
  - Mixed Use (MU)
  - Community Commercial (CC)
  - Industrial (IND)
  - Incorporated (UGA)
  - Mixed Use - Tokeland (TMIX)
  - Shoalwater Tribe (SW)

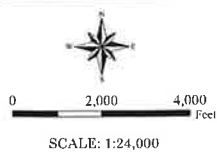
PACIFIC OCEAN

WILLAPA BAY

PACIFIC

LONG

ISLAND



- Legend**
- Airport Class C
  - Assisted Living Center
  - Boat Launch
  - Camp
  - Chamber of Commerce
  - Church
  - Clinic
  - Port
  - Emergency Management
  - Fairgrounds
  - Fire Department
  - Gasoline Station
  - Gauge Hall
  - Hatchery
  - Hospital
  - School
  - Library
  - PC Courthouse
  - PC DOD
  - PC Sheriff
  - PC Shop
  - PUD
  - Plak
  - Transfer Station
  - Slave Patrol
  - Telephone Company
  - Transit System
  - Water Treatment Plant
  - City Limits
  - Township Line
  - Section Line
  - Roads
  - Lanes
  - Highways
  - County Roads
  - Minor Collectors
  - Local Access Roads
  - City Streets
  - Plot Boundaries
  - Hydrology
  - Type One
  - Type Two
  - Type Three
  - Type Four

**Pacific County**  
Department of Public Works  
Geographic Information System

**Zoning Map 2017**

T. 12 N., R. 11 W.

300 Municipal Drive  
P.O. Box 66  
South Bend, WA 98581  
Phone: (509) 875-5000

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

## **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 that 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.

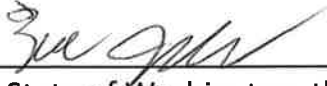
## **Section 6                      Type III – Quasi-Judicial Decisions**

### **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

## Declaration of Posting Public Notice

### Type II CARL Variance

I,  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 Feb. 26th, 2024 according to Ordinance No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 12111 088075

Dated this 27th day of Feb., 2024

  
Signature of Administrator





**PUBLIC NOTICE**  
**Critical Areas Variance Hearing**

NOTICE IS HEREBY GIVEN that the Oysterville Planning Board is holding a public hearing on the proposed variance for the property located at 10000 Highway 101, Oysterville, Oregon 97137. The variance is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property. The variance is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property. The variance is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property.

The property is located at 10000 Highway 101, Oysterville, Oregon 97137. The variance is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property. The variance is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property.

The Planning Board will hold a public hearing on the proposed variance on the 10th day of the month of the year 2010. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137.

Any person who wishes to speak at the hearing should contact the Planning Board at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137.

**PUBLIC NOTICE**  
**Oysterville Design Review**

NOTICE IS HEREBY GIVEN that the Oysterville Planning Board is holding a public hearing on the proposed design review for the property located at 10000 Highway 101, Oysterville, Oregon 97137. The design review is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property. The design review is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property.

The property is located at 10000 Highway 101, Oysterville, Oregon 97137. The design review is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property. The design review is for the proposed use of the property as a residential use, which is a variance from the existing zoning of the property.

The Planning Board will hold a public hearing on the proposed design review on the 10th day of the month of the year 2010. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137. The hearing will be held at the Oysterville Planning Board meeting room, located at 10000 Highway 101, Oysterville, Oregon 97137.

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The property is located at 12075 Sandpiper Dr. in Columbia, Maryland. The County Assessor's Parcel Number is 22-1422275, mapped after January 15, 2000. It is located in the 22nd District, Block 26B, Purple Line, Maryland.

intended for people with reading difficulties or people interested in articles with more background than are provided in the journal itself. The Florida County Council has a number of information and reference services for the type of questions. For more information, contact the Public Health Department of Central Florida, P.O. Box 9, Avon, 32816, telephone (407) 674-0000.

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