PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that on behalf of Sandra Morrell (owner), A+ Design & Consulting LLC (applicant) is requesting a Variance to Pacific County Critical Areas Ordinance 193, permit No. P2400061. The applicant is proposing to impact approximately 2,100 square feet of Category III wetland buffer in order to place a new 30'x70' single-family residence on the existing lot; 1,535 square feet of that proposed impact will be new buffer impacts, while the other 565 square feet is already impacted by an existing single-wide/trailer that will be removed and an existing septic drain field that will be removed. The new septic drain field will be placed further from the wetlands outside of any buffer areas. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio.

The property is located at 1902 40th St. in Seaview, Washington. The County Assessor's Parcel number is 10112821206; located within Section 29, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2300919, P2400012 & P2400061 on March 18th, 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, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by March 17th, 2024 or by testifying at the public hearing. To view the complete application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

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

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: March 18th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2400061, submitted by A+ Design & Consulting LLC (applicant). (Tax Parcel ID No. 10112821206)

Background Information:

1. Owner / Applicant: Sandra Morrell (owner) & A + Design & Consulting LLC

2. Tax Parcel ID No.: 10112821206

3. Permit Application No.: P2400061

4. Request: The applicant is proposing to impact approximately 2,100 square feet of Category III wetland buffer in order to place a new 30'x70' single-family residence on the existing lot; 1,535 square feet of that proposed impact will be new buffer impacts, while the other 565 square feet is already impacted by an existing single-wide/trailer that will be removed and an existing septic drain field that will be removed. The new septic drain field will be placed further from the wetlands outside of any buffer areas. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio.

5. Public Notification: A Notice of Application and Hearing was posted on or before March 4th, 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. Location: The property is located at 1902 40th St. in Seaview, Washington. The County Assessor's Parcel number is 10112821206; located within Section 29, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

2. Project Location:

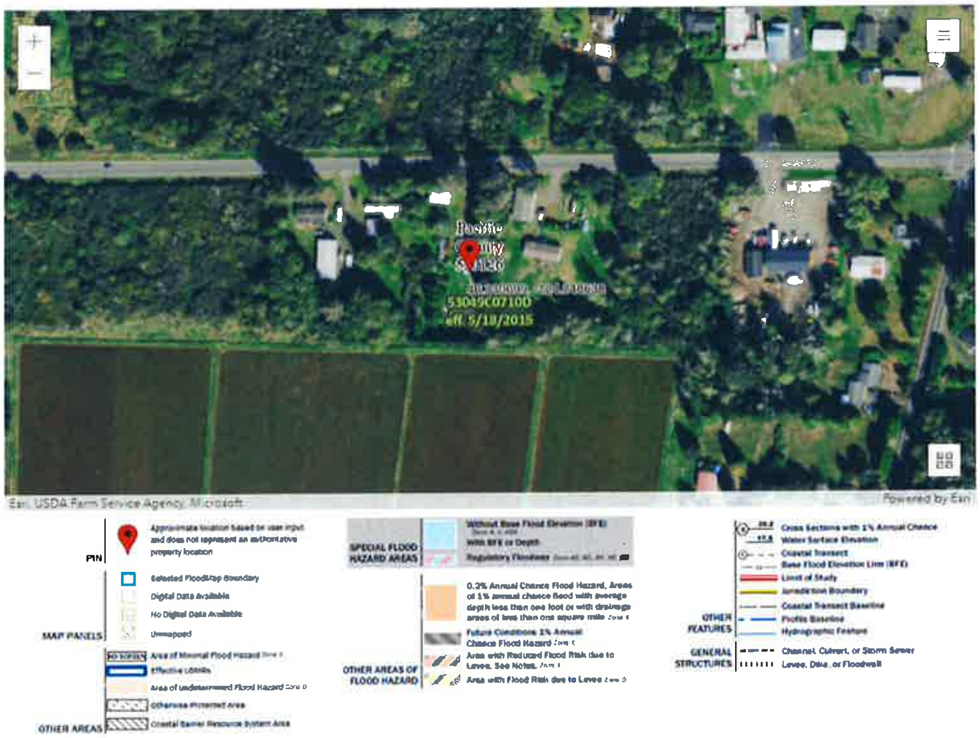
3. Project Site:

4. Site Characteristics: The site is a 1.04-acre parcel that is currently developed. There is currently a single-wide manufactured home on the lot, along with a garage, a shed, and a RV trailer/single-wide as well. There is also an existing septic system and large gravel area/driveway on the lot. There is a wetland located in the northwest corner of the lot and a wetland along the western boundary of the lot. Both of the wetlands are undisturbed. All of the existing impacts appear to have been existing prior to 1996 and therefore were established prior to any critical area ordinances. The buffers encompass most of the lot, with small portions of the buffer being isolated by the existing structures.

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

6. Critical Areas and Resource Lands: The applicant is proposing to impact approximately 2,100 square feet of Category III wetland buffer in order to place a new 30'x70' single-family residence on the existing lot; 1,535 square feet of that proposed impact will be new buffer impacts, while the other 565 square feet is already impacted by an existing single-wide/trailer that will be removed and an existing septic drain field that will be removed. The gravel pad with the trailer/single-wide and the septic system drain field are considered impacts and would be required to be mitigated for if a new application were proposing those impacts in an unimpacted area. Since these impacts are legally existing and being removed, these areas are not being mitigated for. The mitigation area will include all of the newly impacted area that did not previously have a development impact on it. The new septic drain field will be placed further from the wetlands outside of any buffer areas or within portions of the buffer that are already isolated by the existing structures. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The total amount of new impacts being proposed is 1,535 square feet and after applying the mitigation ratio, will result in the purchase of 461 square feet of mitigation credits.

7. The proposed project is located outside of the FEMA floodplain, Pacific County Map No. 530126, FEMA Panel No. 53049C0710D 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 Community Commercial (CC) Zoning District. This district only allows for one residence on a lot. Therefore, the proposal involves converting the existing manufactured home into a business office and placing a new, larger residence on the lot that will better meet the needs of the owner. The current existing use of the property is residential and that will remain the same with only one residence being on the property after this proposal. The existing home

will become a business service which is allowed under section 16.B.2 of Zoning Ordinance 194. The existing home may also be converted to storage space, as long as it is no longer classified as a residence. Building permits may be required for this process.

Analysis:

The applicant is proposing to impact approximately 2,100 square feet of Category III wetland buffer in order to place a new 30'x70' single-family residence on the existing lot; 1,535 square feet of that proposed impact will be new buffer impacts, while the other 565 square feet is already impacted by an existing single-wide/trailer that will be removed and an existing septic drain field that will be removed. The gravel pad with the trailer/single-wide and the septic system drain field are considered impacts and would be required to be mitigated for if a new application were proposing those impacts in an unimpacted area. Since these impacts are legally existing and being removed, these areas are not being mitigated for. The mitigation area will include all of the newly impacted area that did not previously have a development impact on it. The new septic drain field will be placed further from the wetlands outside of any buffer areas or within portions of the buffer that are already isolated by the existing structures. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The total amount of new impacts being proposed is 1,535 square feet and after applying the mitigation ratio, will result in the purchase of 461 square feet of mitigation credits. The mitigation report stated that the proposal area has been severely degraded by the existing impacts that occurred prior to 1996 and therefore, the buffer within the proposal area is not providing many functions for the existing wetland systems.

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. 193 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 almost all of the property is encumbered in Category III wetland buffers. There is a small depressional wetland in the northwest corner of the lot and a larger depressional wetland that borders a large portion of the western property line. There is a small area on the eastern edge of the property that is located outside of the wetland buffer or where the buffer is isolated by the existing structures on the property. This small area is only large enough for the new septic system. There is an existing single wide manufactured home, however the elderly owner is wanting a larger residence in order to accommodate having her children live with her on the property in order to help care for her. Instead of removing the structure, they hope to utilize it for a future business office, since the zoning for the property is commercial and is set up for that type of use. The current structure is not large enough to accommodate a larger family and a commercial business, therefore a new residence is being proposed. The existing lot is also almost entirely previously developed

prior to any existing critical area ordinances. Based on the mitigation report, the property already is providing very little buffer function to the existing wetlands, therefore adding the new home to the site and utilizing some of the existing impacted area should have little impact on the surrounding wetland systems.

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 have a larger residence to accommodate having family live onsite to help care for the owner. A second smaller residence cannot be added to the lot because the zoning code only allows for one residence and the existing residence is too small for the owner's current situation. Also, the zoning is designed for commercial activities and this could not be utilized without either building a new business or converting the existing home to a business, both of which would lead to needing to impact the buffer on the property. While the owner appears to have similar rights to what is seen on the surrounding properties, the existing set up would not allow them to utilize the commercial zoning to operate a small business, while also still living on the lot. The newly proposed home would be similar in size to the surrounding homes, which all appear to be bigger than single-wide manufactured homes.

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

As indicated above, the special condition/circumstance is that basically the entire parcel is encumbered by wetland buffers. The current impacts on the property were done prior to any critical area ordinances. The existing impacts appear to be legal. The property was filled in and cleared back when it was allowed. The owner did not create the existing wetlands; therefore, the circumstances are not a result of the owner. Also, the owner did not create the need for care and assistance, which is why the owner needs a larger residence to accommodate the family members that would be living with the owner to provide that care.

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 owner is requesting a larger residence to accommodate a need to have someone move in to live with her. This property is also unique because it is zoned commercial and allows for a business use. By allowing a business, they could utilize the existing residence and not have to remove and waste an existing space that could be utilized.

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

Given the physical characteristics of the property, the request does appear to be the minimum necessary to fit a 30'x70' home on the lot. The applicants have designed the project to utilize some of the existing trailer area and existing septic drain field area in order to reduce impacts. There does not appear to be any other area to place the proposed home that would reduce the impacts further. This would require removing one of the existing structures that still provides some type of use on the property and would require it to be demolished and hauled away to a landfill. They have proposed the home in an area that is already cleared and is mostly grass and gravel area. As stated by the consultant, the proposed area is already providing very little habitat function to the nearby wetlands. Removing the existing septic drain field and moving it out of the buffer will also have a positive impact on the wetland. The current drain field is very close to the wetland and is most likely pretty close to the water table of that wetland. Moving the system further away will help prevent any type of contamination to the wetland by the existing system. It appears that the owner and applicant have proposed the minimum necessary given all of the circumstances.

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

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. The total amount of new impacts being proposed is 1,535 square feet and after applying the mitigation ratio, will result in the purchase of 461 square feet of mitigation credits. They have also proposed to plant 13 new trees toward the rear of the property to replace 13 that were removed several years ago as hazards but were never replanted.

Conclusion:

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

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

CONDITIONS OF APPROVAL:

1. No construction shall begin prior to receiving all necessary permits.
2. The applicant must record the variance decision on the title and provide proof of recording to Pacific County Department of Community Development prior to issuance of the permit once the appeal period has concluded.
3. The applicant must submit a copy of the proof of credit purchase from the Long Beach Mitigation Bank to Pacific County prior to the issuance of this permit.

4. The applicant must submit documentation or an application to change the existing residence to a business or storage structure prior to any building permits being approved for a new residence on this lot.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 16, Ord. No. 194, 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 Morrell DPA# 10112821206

Re-Route Sheet

Resubmitted of Revised Mitigation Report

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	2/28/24				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes

Parcel # 10112821206

Mitigation Report

Vicinity Map
Source: Modified Google Earth Screenshot

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

Table of Contents

1. Mitigation Plan

1.1 Proposed Project

As noted in the delineation report, there are two depressional wetlands (Wetland A & B) to the West of the proposed development area which were rated as category III by functions. The buffers of Wetland A & B cover nearly the entire lot and after setbacks are considered there is no room to build outside of the buffer. The project is to remove the rv trailer and pad, and replace with a new single family residence. The need for the new residence is for family members to provide care for the existing elderly occupant. The proposed placement of the new residence is in an already severely disturbed existing exempt area of the buffer under Ordinance 180. The new proposed septic will be for the new residence and conversion of the existing single wide to a potential office space, and has been placed completely outside of the buffer area. The lot is zoned as community commercial which allows more than one residence. Ordinance 180A allows for economic reasonable use for Single Family Residences which is what is proposed here. There will be no additional direct impact or indirect impact to Wetland A nor B. Mitigation will be in the form of purchasing wetland bank credits.

1.2 Impact Assessment

Location of Impact	Amount of Buffer Impact	Ratio of Mitigation	Mitigated Sq Ft.	Mitigation Methods Used
Wetland A/B Buffer Impact	1535 ft²	1:1 CAT III Bank Ratio 0.3 Buffer Quality Multiplier	461	Bank Purchase

1.2.1 Water Regime

The water regime of both Category III Depressional Wetlands consists of runoff from nearby yards.

1.2.2 Soils

According to the Natural Resources Conservation Services (NCRS) Web Soil Survey (NCRS 2018), the soils within the area of the subject property and compensatory site were mapped by NRCS as 92-Netarts fine sand, 132-Seastrand mucky peat, and 162-Yaquina loamy fine sand. 132 and 162 are considered hydric soil.

1.2.3 Vegetation

Vegetation within the building footprint is minimal. The area appears to be mowed a few times a year. The area impacted will be primarily of the herbaceous strata. It is primarily mowed lawn with bare patches.

1.2.4 Wildlife

No significant impacts to wildlife are expected permanently or during the road construction phase. There are no Priority Habitats listed in or adjacent to any of the wetlands on the subject property nor is it listed as a Wetland of High Conservation Value. A formal wildlife inventory was not conducted though it is assumed wildlife found within these Wetlands and associated buffers are typical local wildlife

1.3 Mitigation Sequencing & Approach

Pacific County Ordinance 180 was used to establish the mitigation sequence. Consideration of the mitigation sequencing is as follows.

A. The building size, septic area and driveway are under 3600 square feet and are considered economically reasonable use and is the minimum use the landowners require.

B. The project has been sited to have the least impact and as far away from the wetland boundary as is feasible. Silt fencing will be installed during construction. Any lights on the wetland side of the development will be shielded.

C. After construction has been completed, the lawn areas affected will be replanted with mixed native grasses. This vegetation will be maintained permanently.

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

E. The vegetation mentioned above will be maintained and replanted as necessary to maintain wildlife corridors and ecological integrity. Existing native vegetation will be preserved or moved to a more appropriate location.

F. It is proposed that compensatory area will be the purchase of wetland mitigation bank credits from the Long Beach Wetland Mitigation Bank.

G. No monitoring will be necessary as this will be a bank purchase.

1.4 Project Design

The primary goal of this mitigation plan is to compensate for the impacts to the functions provided by the existing wetland buffer that will be caused by the proposed development. The proposed area of buffer impact consists of filled, leveled and elevated area that is currently being used for the existing residence, RV pad and appurtenances. The existing uses are legally exempt in regards to maintenance and continued operation as the aerial image evidence from 1996 shows the impacts were completed prior to the adoption of a Critical Areas Ordinance. The proposed project will expand the amount of structure square footage within these previously impacted areas. The proposed mitigation is wetland bank purchase from the Long Beach Wetland Mitigation Bank. The multiplier used for impacts to wetland buffers is 0.5 for a vegetated, undisturbed and functional wetland buffer.

In its current state the functions of the buffer area to be impacted are minimal. The area has been cleared, filled and leveled, septic system installed, landscaped and gravel laid down for vehicle use. The current habitat functions provided by the impacted area are severely degraded as the area is used daily, lawn and garden areas are maintained, and the existing septic system is discharging within this area. The existing buffer provides some water quality functions as existing runoff in the area filled with sand that will improve water quality slightly before it hits the aquifer. However, there is an existing gravity fed drainfield which appears to be fairly close to the winter water table close to the wetland boundary. In its current state there are no hydrological functions provided by the current buffer as it is elevated and filled and there is minimal vegetation to impede or absorb stormwater runoff.

The existing buffer impacts are legal impacts, and in our opinion the client should not be forced to purchase credits for buffer functions that are not there. Based on the current state of the buffer area to be impacted we are proposing a wetland buffer multiplier of 0.3 as in our opinion the buffer functions are at least 40% degraded if not more. Additionally, the septic system will end up being moved much farther from the wetland buffer improving the water quality functions of the buffer.

1.4.1 *Mitigation Bank Function and Mitigation Justification*

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

Wetland Bank Calculation:
1535 sq ft of impact x 1:1 (Cat III ratio) x 0.3 buffer multiplier = 461 sq ft of wetland bank purchase.

1.5 Site Preparation

To facilitate development, minimal site preparation is required. An access road already exists and the area in which the development is proposed is generally level. Construction crews may stage near the project.

1.6 Planting Requirements

In 2014-2015 13 Red Alders were removed as they had started to fall. Photos are available if necessary. The previous owner was unaware of re-planting requirements of hazard trees. It is proposed that 13 new trees be planted in the area shown on the development site plan. These trees will be native trees that are common to the area such as Douglas Fir, Sitka Spruce and Western Red Cedar. Owner will contact Pacific County Department of Community Development when planting is completed. No monitoring is typically required for hazard tree re-planting.

1.7 Site Protection and Maintenance

All surfaces and yard will be kept free of debris, trash, and other waste. No other protections should be necessary. The wetland buffer will be marked during construction to ensure no further encroachment, other than what has been mitigated occurs. Silt Fencing will be installed during construction to prevent any debris from getting into any of the wetlands or buffers

No other contingency plan should be necessary and property owners will bear cost of creation and maintenance of buffer area.

2. Limitations

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

Sincerely,

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

3. References

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

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

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King County. 2012. Critical Areas: Restoration 7 Enhancement in King County. URL: https://kingcounty.gov/~/media/depts/permitting-environmental-review/dper/documents/forms/lg-guide-rest-pdf.ashx?la=en.

4. Figures

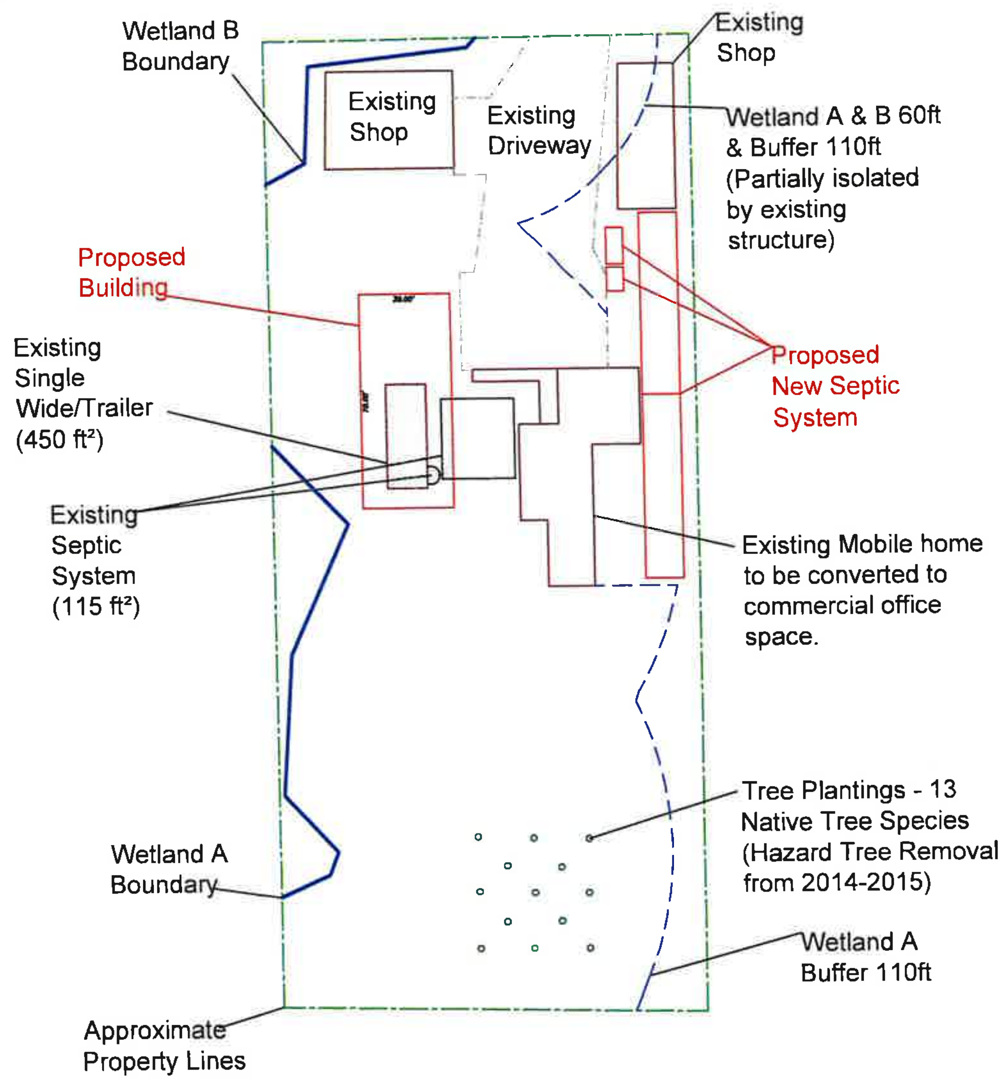
Total New Buffer Impact:

2100 ft²(Proposed Home) - 450 ft²(Existing Trailer) - 115 ft² (Existing Septic) = 1535 ft² New Impact

1535 ft^2 x 1:1 (Cat. III ratio) x 0.3 (Buffer ratio) = 461 ft^2

Additional Note:

The proposed septic system has been placed outside of all buffers due to being functionally isolated by the existing structure.



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

Client: Smith, Jeff
Parcel: 10112821206
Date: 5/23/2023
Drafted by: TS/LT

N

Development Site Plan

0 15 30 60 120 180 240

1":60'

Name Morrell DPA# 10112821206

Re-Route Sheet

Resubmitted of Type II CARL Variance

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning P2400061	4/29				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.
	$1560-	

Notes

Critical Areas and Resource Lands Variance Application

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

OFFICE USE ONLY
RECEIVED
2024
DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: 10112821206
Site Address: 1902 40th St, Seaview WA 98644

OWNER/APPLICANT INFORMATION
Owner: Sandra Morrell
Applicant: A+ Design & Consulting, LLC

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description:

Install a 30' x 70' Single Family Residence and convert existing residence to commercial office.

Describe the requested variance:

Residence to be installed in Category III 110' wetland buffer.

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

The lot is zoned Community Commercial, and owners wish to have a small business at the location. Additionally, the owner's children have moved to the lot to help care for her as she is elderly and needs assistance. The existing single wide is not large enough, but is sufficient for the commercial office. The lot is historically filled and can be seen in its current condition in the aerial photos from 1996 prior to the adoption of Critical Areas Ordinance.

Critical Areas and Resource Lands Variance Application

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

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: 10112821206
Site Address: 1902 40th St, Seaview WA 98644

OWNER/APPLICANT INFORMATION
Owner: Sandra Morrell
Applicant: A+ Design & Consulting, LLC

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description:

Install a 30' x 70' Single Family Residence and convert existing residence to commercial office.

Describe the requested variance:

Residence to be installed in Category III 110' wetland buffer.

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

The lot is zoned Community Commercial, and the owners wish to have a small business at the location. Additionally, the owner's relatives have moved to the parcel to help care for her as she is elderly and needs assistance. The existing single wide is not large enough, but is sufficient for the commercial office. The lot is historically filled and developed and can be seen in its current condition in the aerial photos from 1996 prior to the adoption of the Critical Areas Ordinance.

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

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

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

No

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

No, all along this Community Commercial area are homes and businesses in wetland buffers.

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

Strict application of wetland buffer does not allow the placement of the home and business the owner needs. This lot is zoned for this purpose as enjoyed by other lots zoned Community Commercial.

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

The variance would allow the minimum size residence the family needs to care for the parent, and allow an office space (without additional buffer impacts for the office). The septic system would be replaced, and moved into an area outside of the wetland buffer. The proposed placement of the new home is in an already legally developed and filled buffer area containing a small trailer and pad, landscaping and the existing septic system.

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

There will be no additional square footage of buffer impact, only change of use from appurtenances to a single family residence in the proposed area. There is no determint to public welfare or interest that will be caused by the approval of this variance.

Acknowledgment:

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

Authorized Signature: Leonard Taylor

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

Name: Morrell

Parcel No.: 1011282 1206

Description: CARL, wetland delineation, Type 1 Variance (RUE)

License Application No.: ____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2300542C P2300543RUE	7/11/23 7/11/23	H H	8-31-23 8-31-23	SD SD	Variance Required See letter
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	95-	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	320-	Variance	400-
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin	400-	Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License		SEPA			

Rolled set of building plans? Yes ☐ No ☐

Added to Electronic Bldg. Plan Log? Yes ☐ No ☐

Fees Received

Date Receipted	Amount
7/11/23	$1215-

Balance Due: ____ **Date Issued:** ____ Issued **to:** ____

Notes:

Development Permit Application

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

OFFICE USE ONLY
PERMIT FEES:
Issued Date: ______
Issued By: ______
95 320 CARL 400 Delineation 400 Type I Variance 1215 RECEIVED JUL 11 2023 DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA 1215 - paying online

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Sandra Morrell	
Mailing Address: PO Box 608	
City/State/Zip: Seaview, WA 98644	
Phone: 662-251-7681	Phone: 662-251-7681
Email: steel66us@yahoo.com	

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

DESCRIPTION OF WORK
Planning approval for proposed home placement and septic system

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 1902 40th St., Seaview, WA 98644	Tax Parcel ID No.: 10112821206
Legal Description: 101128 206	Township/Range/Section 10 / 11 / 28
Directions to Site: S. on Sandridge Rd, Right on 40th St., Parcel is on the Left	

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

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

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

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

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

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

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

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

Printed Name: Leonard Taylor

Authorized Signature: Leonard Taylor	Date: 7/10/23

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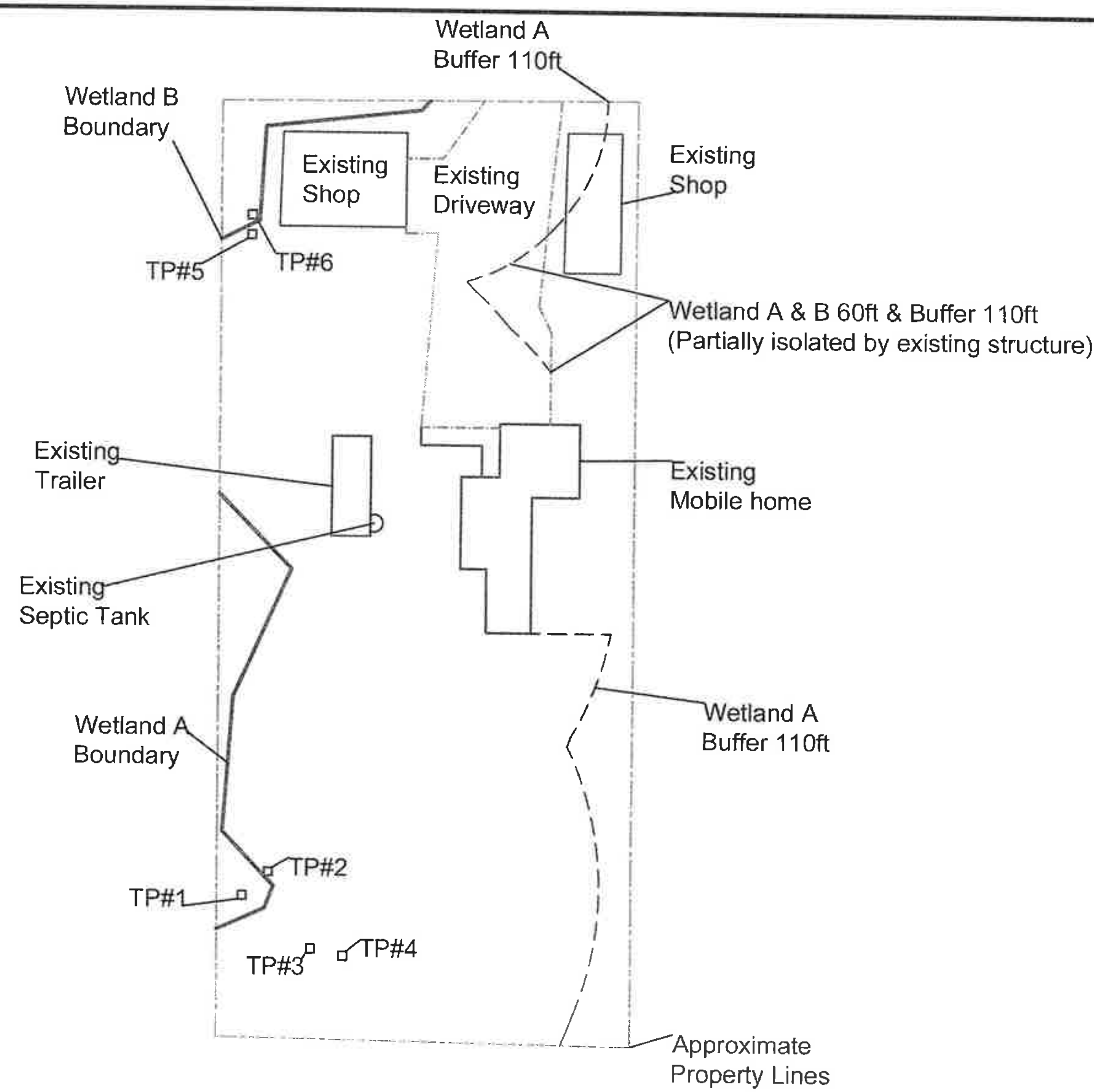
Revised 02/27/2014

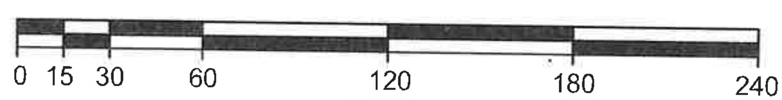
All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56



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

Client: Smith, Jeff
Parcel: 10112821206
Date: 5/23/2023
Drafted by: TS/LT

Figure 8: Wetland Delineation Map



1":60'

Land Use Planning Permit Application

Pacific County Department of Community Development

Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: 10112821206
Project Value: ~250000

OWNER/APPLICANT INFORMATION
Owner: Sandra Morrell
Applicant: A+ Design & Consulting LLC
Contractor: TBD

PLANNING INFORMATION - **Failure to provide complete information will lead to a rejection of your permit application.**
1. List existing improvements and structures: Existing pole buildings, single wide with pad, singlewide home, septic system, driveway and developed area
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: Wetlands A & B
5. Does the property have an existing driveway?: YES ☒ NO ☐
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒
7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒
8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): 1535 sqft
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☐ NO ☒ **If Yes, answer the following. If No, go to number 11.**
A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF:
B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF:
C. Will activities involve placing fill materials? YES ☐ NO ☒
1. If fill materials exceed 1 foot in depth. Indicate Depth:
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards:
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:
E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF:
F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF:
11. Proposed site must be flagged/staked at time of application submittal. Completed ☒

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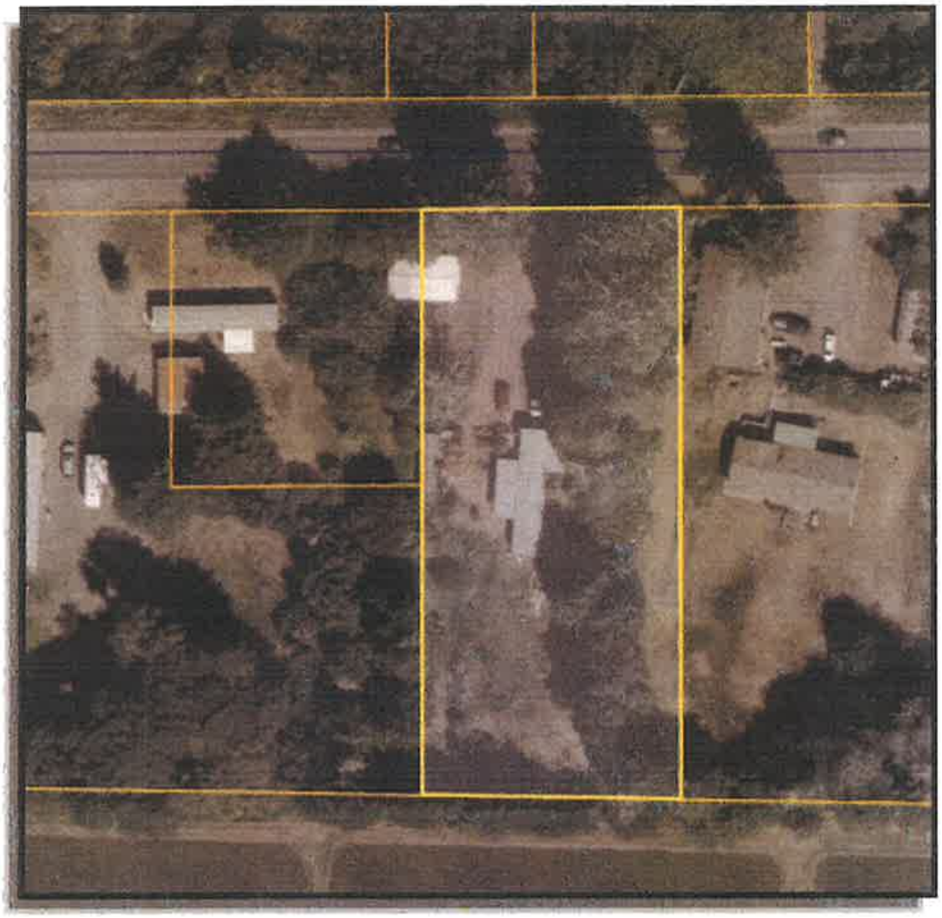
Parcel # 10112821206

Wetland Delineation Report



Vicinity Map
Source: Pacific County Map Sifter

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

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

Table of Contents

1. Introduction

A Plus Design and Consulting has been hired to identify and delineate any wetlands located on the subject property at 1902 40th St. (Parcel # 10112821206) which is within Section 21 & 28, Township 10, and Range 11, of Willamette Meridian in Pacific County Washington. This report summarizes observations and field data used to define the current wetland boundary, rating, and buffer.

2. Feature Summary

A Plus Design and Consulting, LLC staff visited the subject property on May 17th, 2023. The subject property and the 300' vicinity were assessed for the presence of critical areas, as defined in Ord. 180. Wetland A was located, and a summary of the delineation is provided in Table 1. The wetland identified contains indicators of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation which satisfies the criteria set forth in the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (1987) and the *USACE's Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (*version 2.0, 2010). Resources utilized include the Washington State Wetland Rating System (October 2014), Ordinance 180 Critical Areas and Resource Lands & Ordinance.

Table 1 Wetland Delineation and Rating Report Summary

Feature	Cowardin Classes[1] (NWI)	HGM Class	Wetland Category	Habitat Score	Buffer Width
Wetland A	Forested, Scrub Shrub	Depressional	III	6	110'-Ord. 180 (Moderate Intensity)
Wetland B	Forested, Scrub Shrub	Depressional	III	4	60'-Ord. 180 (Moderate Intensity)

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

3. Background

3.1 Existing Conditions

The subject property is in Seaview Washington off the South side of Pacific Highway 103. The lot is 1.04 acres. There is one garage, a shed and two residences. The wetland remains undisturbed however, the buffers have been impacted by the existing development. Wetland A & B's boundaries were established using online and onsite data.

3.2 National Wetlands Inventory

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

3.3 Priority Habitats & Wetlands of High Conservation Value

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

3.4 Soils Information

According to the Natural Resources Conservation Services (NRCS) Web Soil Survey (NCRS 2018), the soils on the subject property area were mapped as 92-Netarts fine sand, 132-Seastrand mucky peat, 162-Yaquina loamy fine sand. 92-Netarts fine sand; The Netarts series consists of very deep, well drained soils that formed in mixed eolian sands. Well drained; moderately rapid permeability. 132-Seatrand mucky peat; very poorly drained, saturated in normal years, saturated to the soil surface in all months unless drained. Flooding is rare. Ponding is long, frequent periods in January through December. 162-Yaquina loamy fine sand; The Yaquina series consists of very deep, somewhat poorly drained soils that formed in mixed alluvium. Somewhat poorly drained; moderately rapid permeability. An apparent water table is at its uppermost limit during periods from November through April (See Appendices Wetland Determination Data Forms for more specific soil information).

4. Methods

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

5. Wetland Determination Results

The wetlands have been HGM (hydro-geo-morphic) classified as Depressional *(see Table 1)*. The existence of all three parameters (Hydric Soils, Wetland Hydrology, & Hydrophytic Vegetation) typically must be shown for an area to be classified as a wetland. All three indicators were found on the subject property within Test Plot 1, 2 & 6.

5.1 Vegetation

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

Obligate (*OBL*)- Species that occur with >99% probability in wetlands
Facultative Wetland (*FACW*)- Species that occur with 67 to 99% probability in wetlands
Facultative (*FAC*)- Species that occur with 34-66% probability in wetlands
Facultative Upland (*FACU*)- Species that occur from 1 to 33% probability in wetlands
Obligate Upland (*UPL*)- Species that occur less than 1% probability in wetlands

5.2 Hydric Soils

"Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds under saturated and anaerobic conditions"-Field Indicators of Hydric Soils in the United States Natural Department of Resources. Hydric soils were present in Test Plot 1, 2 & 6 (see "Appendices" for additional soil details).

5.3 Hydrology

"The Term "Wetland Hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetations typically adapted for life in periodically anaerobic soil conditions" -Corps of Engineers Wetlands Delineation Manual. These characteristics were found in Test Plot 1, 2 & 6.

6. Limitations

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

Sincerely,

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

7. References

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

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

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Munsell Color. 2000. *Munsell Soil Color Charts*. New Windsor, NY: Gretagmacbeth.

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

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Department of Natural Resources, Forest Practices Application Mapping Tool; Web. URL:https://fpamt.dnr.wa.gov/default.aspx#, Queried May, 23 2023.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

Figure 1: USFW National Wetland Inventory Map

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

January 5, 2023

Wetlands

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

N

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

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Date: 5/23/2023
Drafted by: TS/LT

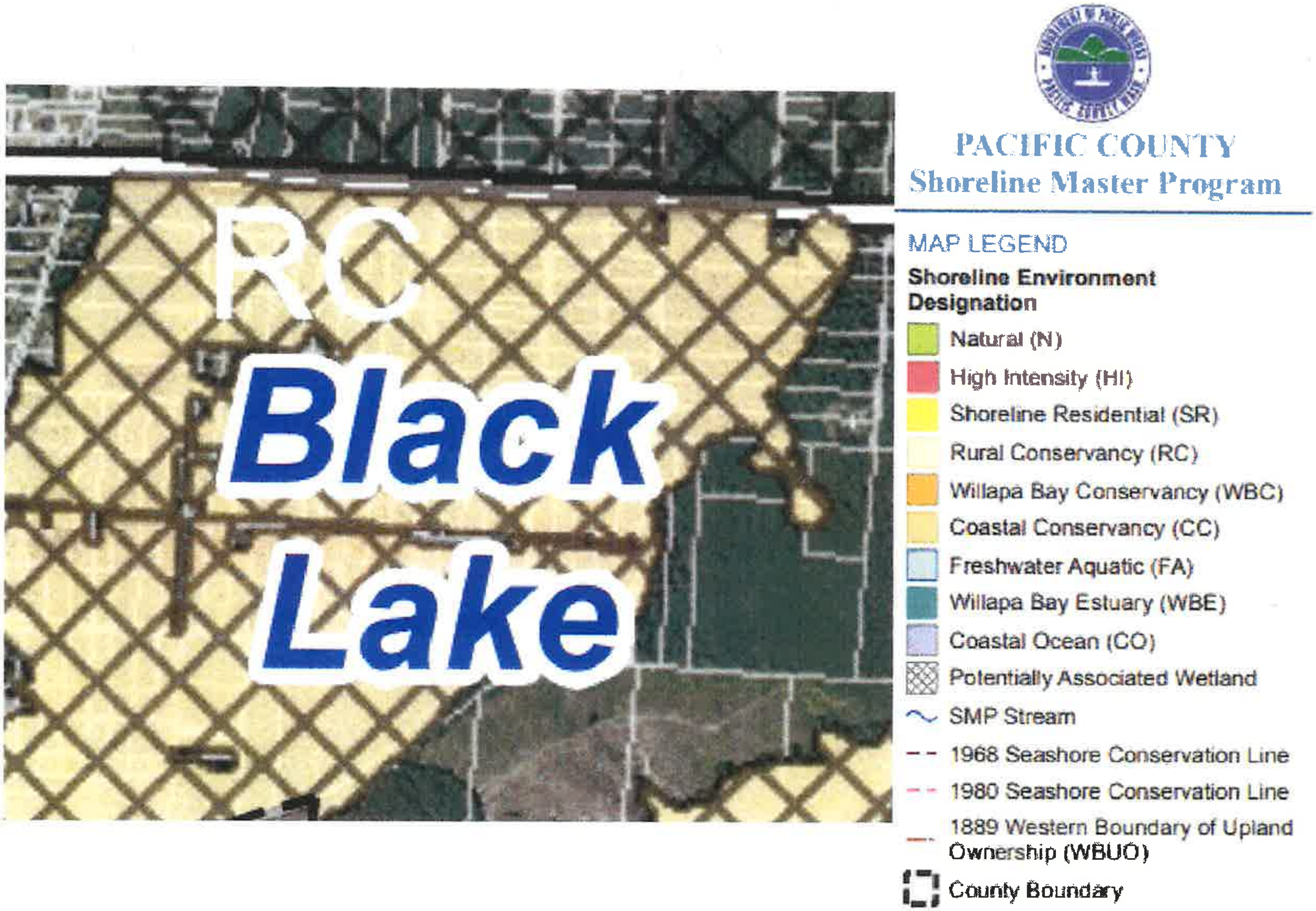

Figure 2: Pacific County SMP

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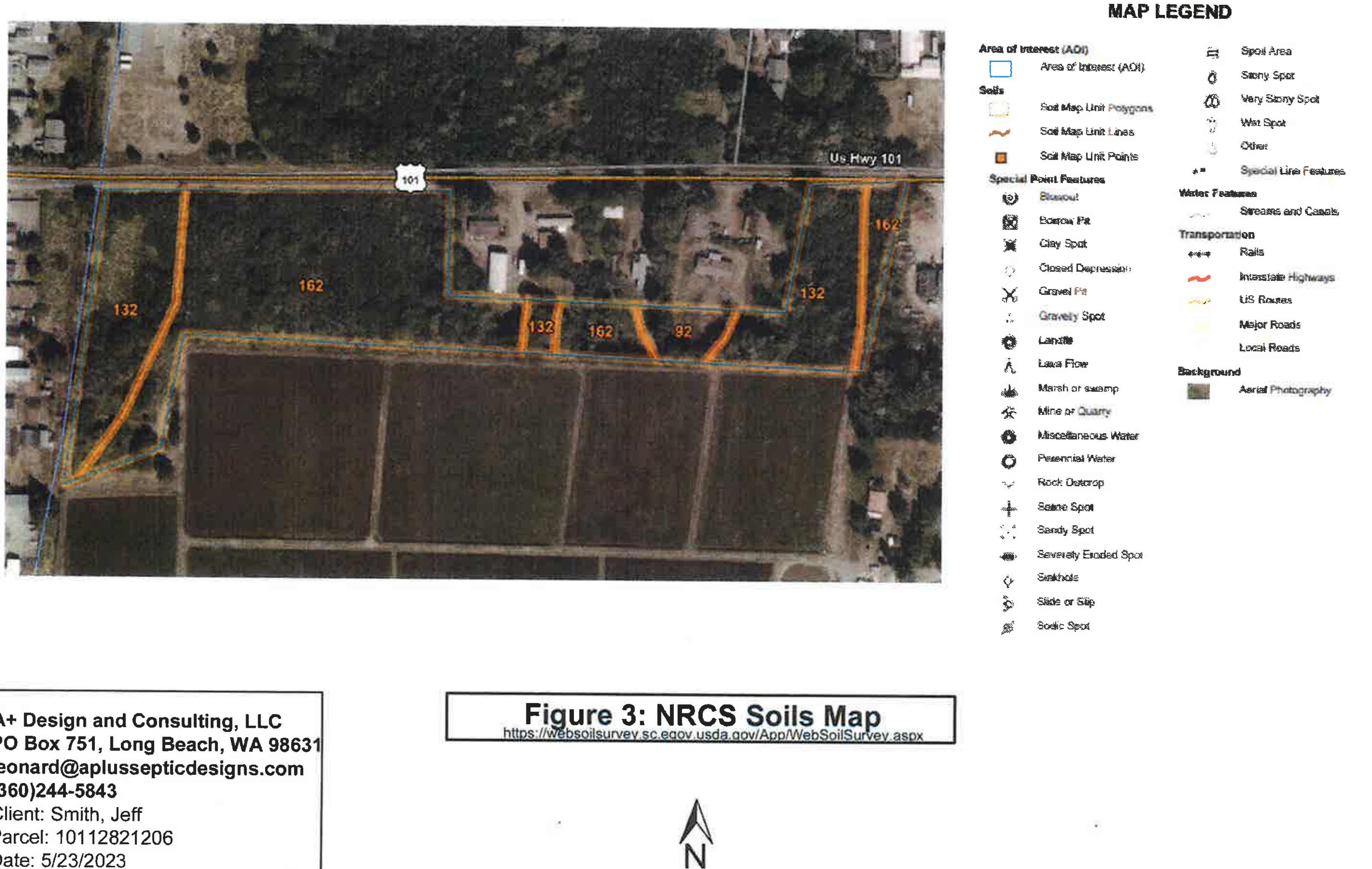

Figure 3: NRCS Soils Map
https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

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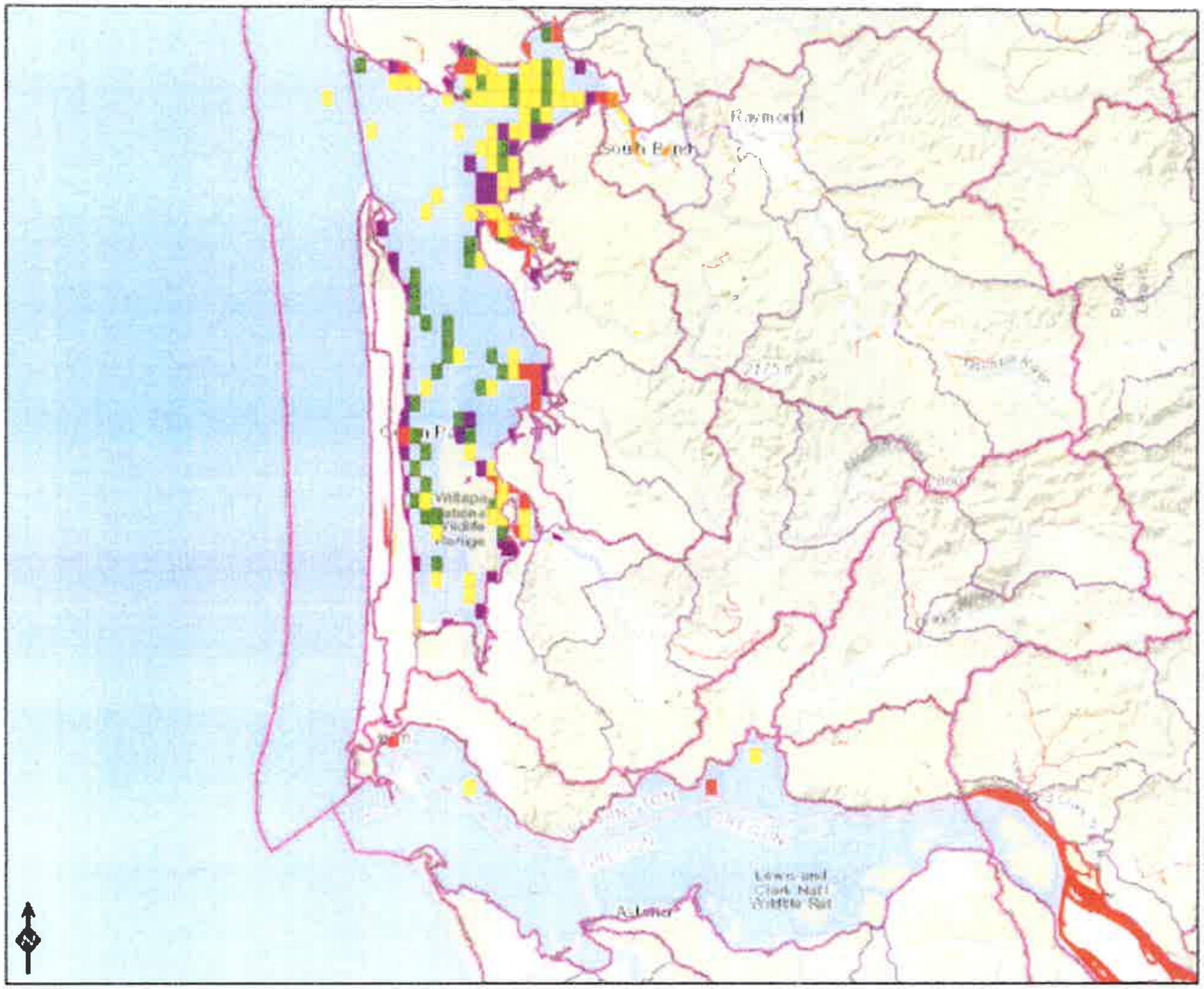
Water Quality Atlas



Assessed Water/Sediment

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

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

Subbasins (8 digit HUCs)
HUC boundary

Subbasins (10 digit HUCs)
HUC boundary

Subbasins (12 digit HUCs)
HUC boundary

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Client: Smith, Jeff
Parcel: 10112821206
Date: 5/23/2023
Drafted by: TS/LT

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

Figure 4: 303d Map & TMDL
https://www.ecy.wa.gov/programs/wq/303d/currentassessmt.html

Miles 0 3.75 7.5 15

DEPARTMENT OF ECOLOGY State of Washington

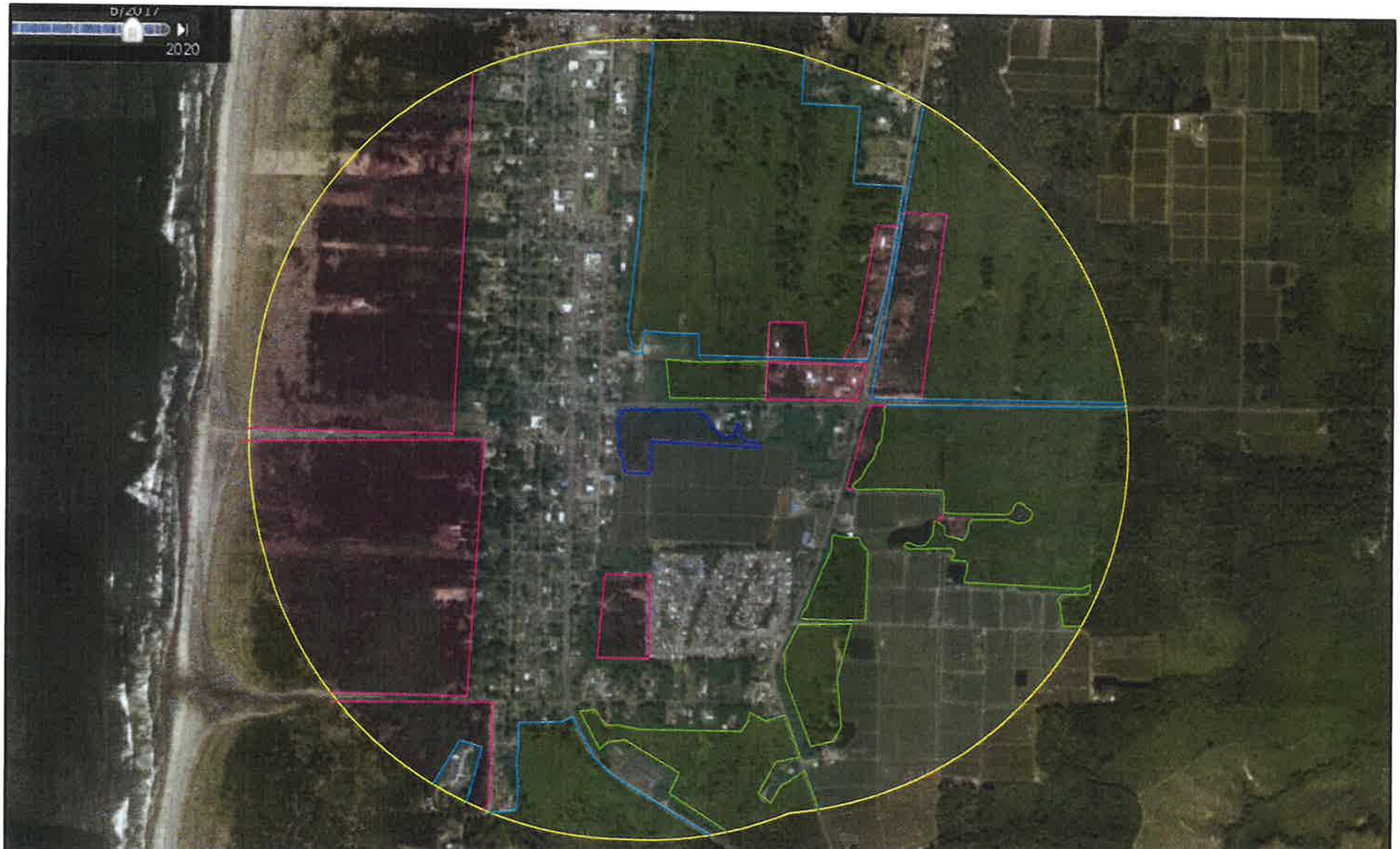

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Figure 5: 1km Land Use Map
Modified Google Earth Aerial Photo

N

Legend

Wetland Boundary.......
1km Offset......................
High Intensity................43%
Medium/Low Intensity..25%
Relatively Undisturbed.32%

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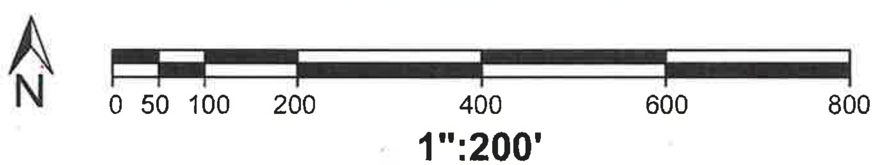
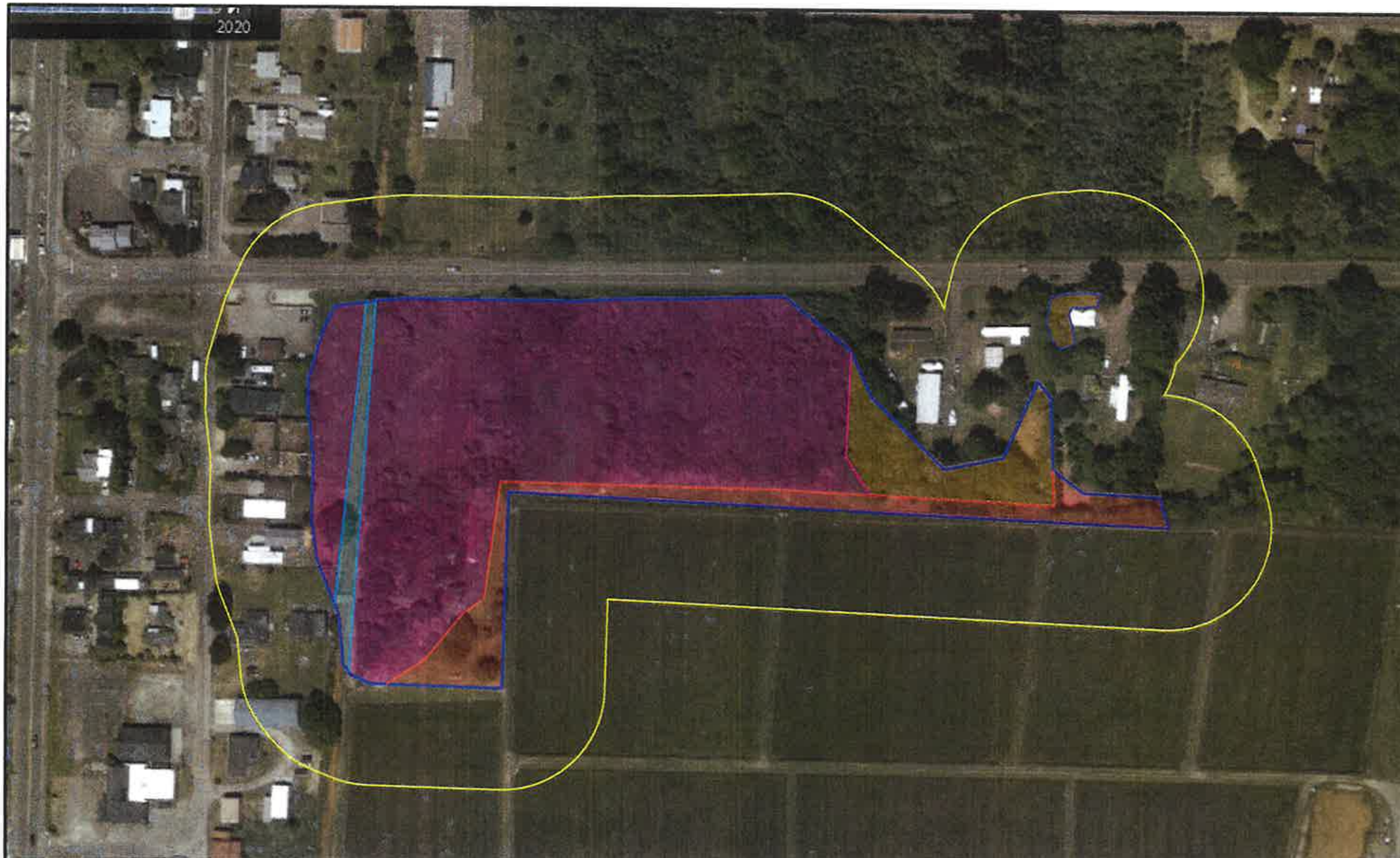
Figure 6: Cowardin Plant Classes
Modified Google Earth Aerial Photo



Legend
Wetland Boundary......
Stream....................
Scrub Shrub................
Emergent......................
Forested.......................



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Client: Smith, Jeff
Parcel: 10112821206
Date: 5/23/2023
Drafted by: TS/LT

Figure 7: Hydroperiods & 150' Offset
Modified Google Earth Aerial Photo

Legend

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

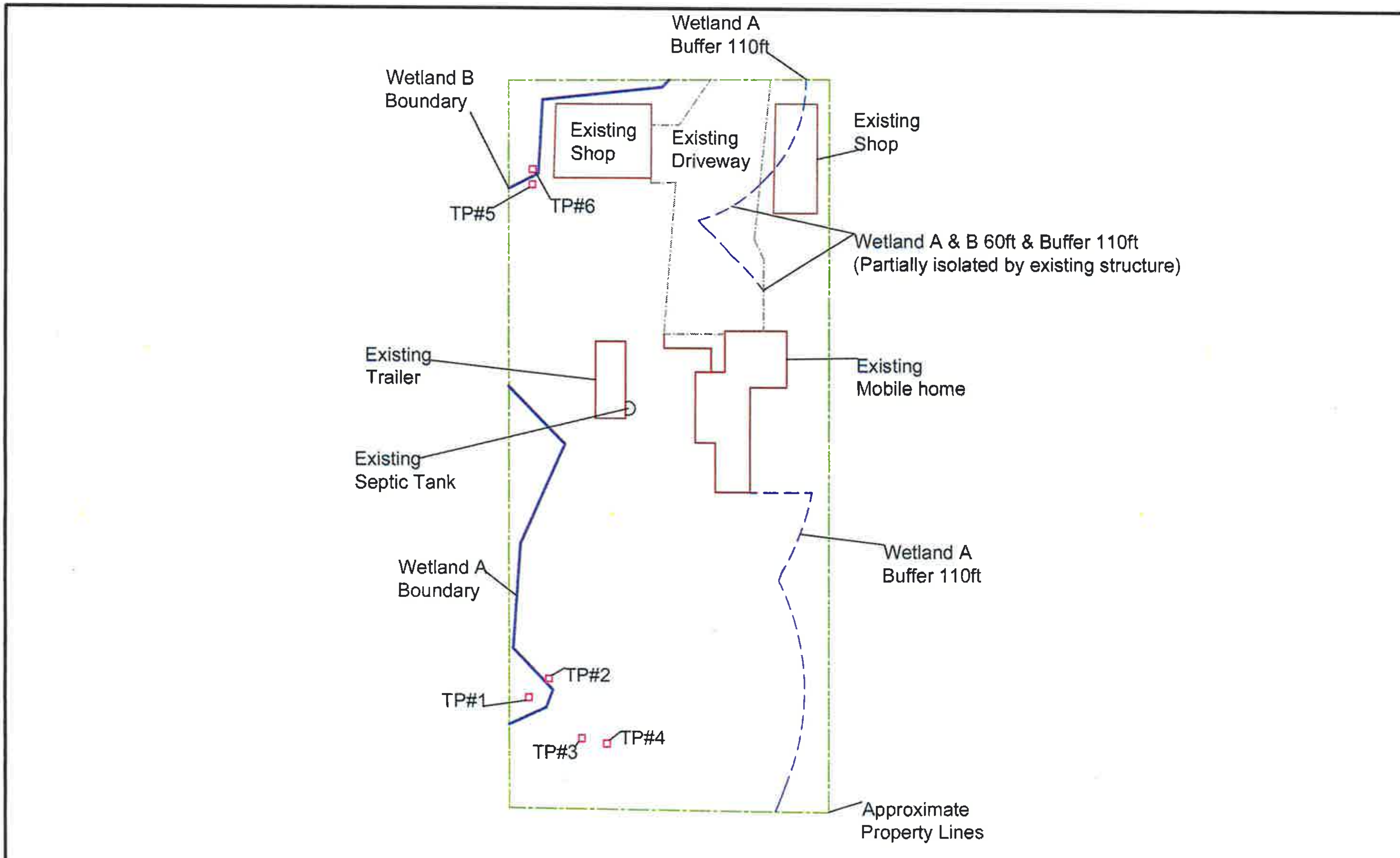

Figure 8: Wetland Delineation Map

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8. Appendices

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 5/17/2023

Rated by Leonard Taylor & Tyler Starks Trained by Ecology? x Yes ___No Date of training 10 / 17 / 18
12 / 03/ 21

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	**TOTAL**
Score Based on Ratings	7	5	6	18

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	

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

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

Riverine Wetlands

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

Lake Fringe Wetlands

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

Slope Wetlands

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

Wetland name or number A

HGM Classification of Wetlands in Western Washington

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

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

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

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

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

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

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

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

   NO – go to 3 **YES** – The wetland class is **Flats**

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

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

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

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

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

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

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number 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

DEPRESSIONAL AND FLATS WETLANDS **Water Quality Functions** - Indicators that the site functions to improve water quality	
D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	3
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	4
Total for D 1 Add the points in the boxes above	9

Rating of Site Potential If score is: ___12-16 = H _x_6-11 = M ___0-5 = L *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source wildife Yes = 1 No = 0	1
Total for D 2 Add the points in the boxes above	4

Rating of Landscape Potential If score is: _x_3 or 4 = H ___1 or 2 = M ___0 = L *Record the rating on the first page*

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

Rating of Value If score is: ___2-4 = H _x_1 = M ___0 = L *Record the rating on the first page*

DEPRESSIONAL AND FLATS WETLANDS **Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**	
D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	2
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	0
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	0
Total for D 4 Add the points in the boxes above	2

Rating of Site Potential If score is:___12-16 = H ___6-11 = M X 0-5 = L *Record the rating on the first page*

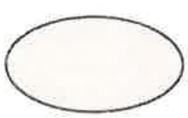
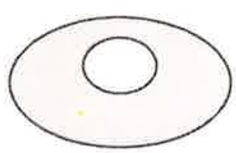
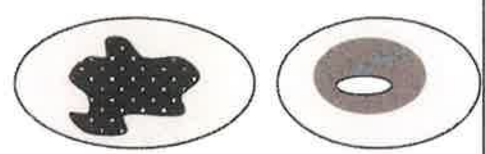
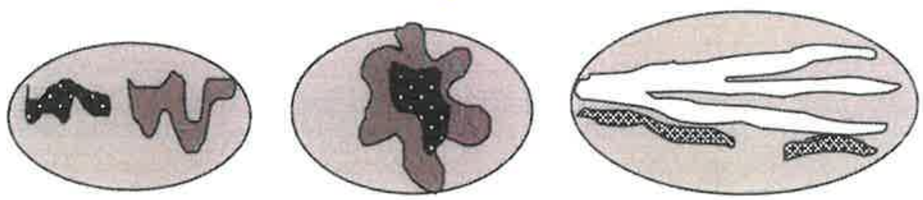
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	1
Total for D 5 Add the points in the boxes above	3

Rating of Landscape Potential If score is: X 3 = H ___1 or 2 = M ___0 = L *Record the rating on the first page*

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

Rating of Value If score is:___2-4 = H ___1 = M X 0 = L *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes. **HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 _x__Emergent — 3 structures: points = 2 _x__Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 _x__Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	2
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 _x__Seasonally flooded or inundated — 3 types present: points = 2 ____Occasionally flooded or inundated — 2 types present: points = 1 _x__Saturated only — 1 type present: points = 0 _x__Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	2
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0	1
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points  **Low** = 1 point  **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points 	2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* _x__Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). _x__Standing snags (dbh > 4 in) within the wetland _x__Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* _x__At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ____Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	4
Total for H 1 — Add the points in the boxes above	11

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat_0_ + [(% moderate and low intensity land uses)/2]_12.5_= _12.5_% If total accessible habitat is: > $^1/_3$ (33.3%) of 1 km Polygon — points = 3 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	1
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat_32_ + [(% moderate and low intensity land uses)/2]_12.5_= _44.5_% Undisturbed habitat > 50% of Polygon — points = 3 Undisturbed habitat 10-50% and in 1-3 patches — points = 2 Undisturbed habitat 10-50% and > 3 patches — points = 1 Undisturbed habitat < 10% of 1 km Polygon — points = 0	2
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	0
Total for H 2 — Add the points in the boxes above	3

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

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

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

Wetland name or number A

WDFW Priority Habitats

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*).

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

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

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

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

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

— **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 B

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B Date of site visit: 5/17/2023

Rated by Leonard Taylor & Tyler Starks Trained by Ecology? x Yes ___No Date of training 10 / 17 / 18 12 / 03/ 21

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	TOTAL
Score Based on Ratings	7	5	4	16

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

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

2. Category based on SPECIAL CHARACTERISTICS of wetland

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

Wetland name or number B

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

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

Riverine Wetlands

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

Lake Fringe Wetlands

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

Slope Wetlands

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

Wetland name or number B

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.

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 B

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

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

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source wildife Yes = 1 No = 0	1
Total for D 2 Add the points in the boxes above	4

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

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

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

DEPRESSIONAL AND FLATS WETLANDS

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

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outletpoints = 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	4
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	0
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	0
Total for D 4 Add the points in the boxes above	4

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

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	1
Total for D 5 Add the points in the boxes above	3

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

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

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

Wetland name or number B

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

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

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

____Aquatic bed	4 structures or more: points = 4	0
____Emergent	3 structures: points = 2	
____Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1	
x Forested (areas where trees have > 30% cover)	1 structure: points = 0	

If the unit has a Forested class, check if:

____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

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

____Permanently flooded or inundated	4 or more types present: points = 3	1
x Seasonally flooded or inundated	3 types present: points = 2	
____Occasionally flooded or inundated	2 types present: points = 1	
x Saturated only	1 type present: points = 0	
____Permanently flowing stream or river in, or adjacent to, the wetland		
____Seasonally flowing stream in, or adjacent to, the wetland		
____Lake Fringe wetland	**2 points**	
____Freshwater tidal wetland	**2 points**	

H 1.3. Richness of plant species

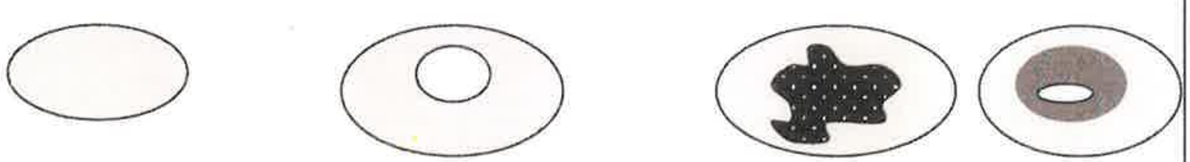
Count the number of plant species in the wetland that cover at least 10 ft^2.

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2	1
5 - 19 species	points = 1	
< 5 species	points = 0	

H 1.4. Interspersion of habitats — 0

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points **Low** = 1 point **Moderate** = 2 points

All three diagrams in this row are **HIGH** = 3points

Wetland name or number B___

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

Rating of Site Potential If score is:___15-18 = H ___7-14 = M _X_0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat_0_ + [(% moderate and low intensity land uses)/2]_12.5_= _12.5_% If total accessible habitat is: > $^{1}/_{3}$ (33.3%) of 1 km Polygon — points = 3 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	1
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat_32_ + [(% moderate and low intensity land uses)/2]_12.5_= _44.5_% Undisturbed habitat > 50% of Polygon — points = 3 Undisturbed habitat 10-50% and in 1-3 patches — points = 2 Undisturbed habitat 10-50% and > 3 patches — points = 1 Undisturbed habitat < 10% of 1 km Polygon — points = 0	2
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	0
Total for H 2 — Add the points in the boxes above	3

Rating of Landscape Potential If score is:___4-6 = H _X__1-3 = M ___< 1 = L *Record the rating on the first page*

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

Rating of Value If score is:___2 = H ___1 = M _X_0 = L *Record the rating on the first page*

Wetland name or number B

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.

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

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

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023

Applicant/Owner: Smith, Jeff State: WA Sampling Point: 1

Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11

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

Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'49.27"N Long: 124° 2'56.42"W Datum: ______

Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C

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

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

Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

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

Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30)			
1. *Tsuga heterophylla*	90	Yes	FAC
2. *Pseudotsuga menziesii*	5	No	FACU
3.			
4.			
	95	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 6)			
1. *Phalaris arundinacea*	100	Yes	FACW
2. *Ranunculus repens*	100	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	200	=Total Cover	
Woody Vine Stratum (Plot size: ______)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ______			

Dominance Test worksheet:

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = 0
FACW species	100	x 2 = 200
FAC species	190	x 3 = 570
FACU species	5	x 4 = 20
UPL species	0	x 5 = 0
Column Totals:	295 (A)	790 (B)

Prevalence Index = B/A = 2.68

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No ___

Remarks:
Hemlock has buttressing adaptations.

SOIL

Sampling Point: 1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-1								sod
1-11	10YR 2/1	80					Mucky Sand	
11-24	7.5YR 2.5/1	60					Sandy	

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

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

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
X Hydrogen Sulfide (A4)
___ 1 cm Muck (A9) **(LRR D, G)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
X Sandy Mucky Mineral (S1)
___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):
Type: ___
Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___
Water Table Present? Yes X No ___ Depth (inches): 20
Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 19

Wetland Hydrology Present? Yes X No ___

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

Remarks:

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

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

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023

Applicant/Owner: Smith, Jeff State: WA Sampling Point: 2

Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11

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

Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'49.36"N Long: 124° 2'56.30"W Datum: ______

Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C

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

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

Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Tsuga heterophylla*	50	Yes	FAC
2. *Pseudotsuga menziesii*	50	Yes	FACU
3.			
4.			
	100	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 6)			
1. *Phalaris arundinacea*	100	Yes	FACW
2. *Ranunculus repens*	50	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	150	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ___			

Dominance Test worksheet:

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

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	100	x 3 =	300
FACU species	50	x 4 =	200
UPL species	0	x 5 =	0
Column Totals:	250 (A)		700 (B)

Prevalence Index = B/A = 2.80

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No ___

Remarks:
Hemlock has buttressing adaptations.

SOIL

Sampling Point: 2

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-1								sod
1-11	10YR 2/1	80					Mucky Sand	
11-24	7.5YR 2.5/1	60					Sandy	

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

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

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
X Hydrogen Sulfide (A4)
___ 1 cm Muck (A9) **(LRR D, G)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
X Sandy Mucky Mineral (S1)
___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):
Type: ______
Depth (inches): ______

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

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

Wetland Hydrology Present? Yes X No ___

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

Remarks:

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

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

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023
Applicant/Owner: Smith, Jeff State: WA Sampling Point: 3
Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11
Landform (hillside, terrace, etc.): ______ Local relief (concave, convex, none): concave Slope (%): ____
Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'49.09"N Long: 124° 2'56.09"W Datum: ____
Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation N , Soil N , or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

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

Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30)			
1. *Tsuga heterophylla*	20	Yes	FACU
2. *Pseudotsuga menziesii*	20	Yes	FACU
3.			
4.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 6)			
1. *Phalaris arundinacea*	100	Yes	FACW
2. *Ranunculus repens*	30	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	130	=Total Cover	
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ___			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	___	x 1 = ___
FACW species	___	x 2 = ___
FAC species	___	x 3 = ___
FACU species	___	x 4 = ___
UPL species	___	x 5 = ___
Column Totals:	___ (A)	___ (B)

Prevalence Index = B/A = ___

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ___ No X

Remarks:

SOIL

Sampling Point: 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1								sod
1-11	10YR 2/1	80					Sandy	
11-24	7.5YR 2.5/1	60					Sandy	

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

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

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ 1 cm Muck (A9) **(LRR D, G)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):
Type: ______
Depth (inches): ______

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

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

Wetland Hydrology Present? Yes ___ No X

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

Remarks:

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

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

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023

Applicant/Owner: Smith, Jeff State: WA Sampling Point: 4

Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11

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

Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'49.08"N Long: 124° 2'55.93"W Datum: ____

Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C

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

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

Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea sitchensis*	5	Yes	FAC
2. *Pseudotsuga menziesii*	5	Yes	FACU
3. *Thuja plicata*	2	No	FAC
4.			
	12	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 6)			
1. *Phalaris arundinacea*	100	Yes	FACW
2. *Ranunculus repens*	20	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	120	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: 4

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-1								sod
1-11	10YR 2/1	80					Sandy	
11-24	7.5YR 2.5/1	60					Sandy	

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

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

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ 1 cm Muck (A9) **(LRR D, G)**
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):
Type: ___
Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

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

Wetland Hydrology Present? Yes ___ No X

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

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023

Applicant/Owner: Smith, Jeff State: WA Sampling Point: 5

Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11

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

Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'51.54"N Long: 124° 2'56.33"W Datum: ______

Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C

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

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

Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

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

Remarks:

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30)			
1. *Malus fusca*	100	Yes	FAC
2. *Alnus rubra*	60	Yes	FAC
3.			
4.			
	160	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Prunus americana*	20	Yes	FACU
2. *Rubus ursinus*	5	Yes	FACU
3.			
4.			
5.			
	25	=Total Cover	
Herb Stratum (Plot size: 6)			
1. *Phalaris arundinacea*	100	Yes	FACW
2. *Ranunculus repens*	80	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	180	=Total Cover	
Woody Vine Stratum (Plot size: ______)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ______			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	______	x 1 = ______
FACW species	______	x 2 = ______
FAC species	______	x 3 = ______
FACU species	______	x 4 = ______
UPL species	______	x 5 = ______
Column Totals:	______ (A)	______ (B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No ___

Remarks:

SOIL

Sampling Point: 5

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
1-9	7.5YR 2.5/1	50					Sandy	sod
9-16	5Y 3/2	60	7.5YR 3/4	6	C	M	Sandy	Prominent redox concentrations

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

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

Wetland Hydrology Present? Yes ___ No X

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

Remarks:

U.S. Army Corps of Engineers

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

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

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

Project/Site: 1902 40th St. City/County: Pacific Sampling Date: 5/17/2023

Applicant/Owner: Smith, Jeff State: WA Sampling Point: 6

Investigator(s): Tyler Starks, Leonard Taylor, Justice Schenk Section, Township, Range: 21&28/10/11

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

Subregion (LRR): LRR A, MLRA 4A Lat: 46°19'51.48"N Long: 124° 2'56.40"W Datum: ______

Soil Map Unit Name: 92-netarts fine sand, 132-seastrand mucky peat, 162-yaquina loamy fine sand NWI classification: PSS1C

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

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

Are Vegetation N , Soil N , or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Malus fusca*	100	Yes	FAC
2. *Alnus rubra*	100	Yes	FAC
3.			
4.			
	200	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Prunus americana*	20	Yes	FACU
2. *Rubus ursinus*	5	Yes	FACU
3.			
4.			
5.			
	25	=Total Cover	
Herb Stratum (Plot size: 6)			
1.			
2. *Ranunculus repens*	80	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: ______)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum ______			

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = ______

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No ___

Remarks:

SOIL

Sampling Point: 6

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
1-12	7.5YR 2.5/1	80					Mucky Sand	

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- X Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- X Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

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

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 13
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 12

Wetland Hydrology Present? Yes X No ___

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

Remarks:

Parcel # 10112821206

Mitigation Report

Vicinity Map
Source: Modified Google Earth Screenshot

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

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

1. Mitigation Plan

1.1 Proposed Project

As noted in the delineation report, there are two depressional wetlands (Wetland A & B) to the West of the proposed development area which were rated as category III by functions. The buffers of Wetland A & B cover nearly the entire lot and after setbacks are considered there is no room to build outside of the buffer. The project is to remove the rv trailer and pad, and replace with a new single family residence. The need for the new residence is for family members to provide care for the existing elderly occupant. The proposed placement of the new residence is in an already severely disturbed existing exempt area of the buffer under Ordinance 180. The new proposed septic will be for both residences, and has been placed completely outside of the buffer area. The lot is zoned as community commercial which allows more than one residence. Ordinance 180A allows for economic reasonable use for Single Family Residences which is what is proposed here. There will be no additional direct impact or indirect impact to Wetland A nor B. Mitigation will be in the form of purchasing wetland bank credits.

1.2 Impact Assessment

Location of Impact	Amount of Buffer Impact	Ratio of Mitigation	Mitigated Sq Ft.	Mitigation Methods Used
Wetland A/B Buffer Impact	1535 ft^2	1:1 CAT III Bank Ratio 0.2 Buffer Quality Multiplier	307	Bank Purchase

1.2.1 Water Regime

The water regime of both Category III Depressional Wetlands consists of runoff from nearby yards.

1.2.2 Soils

According to the Natural Resources Conservation Services (NCRS) Web Soil Survey (NCRS 2018), the soils within the area of the subject property and compensatory site were mapped by NRCS as 92-Netarts fine sand, 132-Seastrand mucky peat, and 162-Yaquina loamy fine sand. 132 and 162 are considered hydric soil.

1.2.3 Vegetation

Vegetation within the building footprint is minimal. The area appears to be mowed a few times a year. The area impacted will be primarily of the herbaceous strata. It is primarily mowed lawn with bare patches.

1.2.4 Wildlife

No significant impacts to wildlife are expected permanently or during the road construction phase. There are no Priority Habitats listed in or adjacent to any of the wetlands on the subject property nor is it listed as a Wetland of High Conservation Value. A formal wildlife inventory was not conducted though it is assumed wildlife found within these Wetlands and associated buffers are typical local wildlife

1.3 Mitigation Sequencing & Approach

Pacific County Ordinance 180 was used to establish the mitigation sequence. Consideration of the mitigation sequencing is as follows.

Table of Contents

feasible. Silt fencing will be installed during construction. Any lights on the wetland side of the development will be shielded.

C. After construction has been completed, the lawn areas affected will be replanted with mixed native grasses. This vegetation will be maintained permanently.

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

E. The vegetation mentioned above will be maintained and replanted as necessary to maintain wildlife corridors and ecological integrity. Existing native vegetation will be preserved or moved to a more appropriate location.

F. It is proposed that compensatory area will be the purchase of wetland mitigation bank credits from the Long Beach Wetland Mitigation Bank.

G. No monitoring will be necessary as this will be a bank purchase.

1.4 Project Design

The primary goal of this mitigation plan is to compensate for the impacts to the functions provided by the existing buffer of the wetlands that will be caused by the proposed development. The functions impacted will be primarily hydrologic functions impacted by the creation of impervious surfaces. The current state of the buffer is very low quality filled areas with existing landscaping and impervious surfaces caused by existing exempt impacts under Ordinance 180. Aerial images from 1996 show the existing impacts as they are today.

Wetland Bank Calculation:
1535 sq ft of impact x 1:1 (Cat III ratio) x 0.2 buffer multiplier = 307 sq ft of wetland bank purchase.

1.5 Site Preparation

To facilitate development, minimal site preparation is required. An access road already exists and the area in which the development is proposed is generally level. Construction crews may stage near the project.

1.6 Planting Requirements

In 2014-2015 13 Red Alders were removed as they had started to fall. Photos are available if necessary. The previous owner was unaware of re-planting requirements of hazard trees. It is proposed that 13 new trees be planted in the area shown on the development site plan. These trees will be native trees that are common to the area such as Douglas Fir, Sitka Spruce and Western Red Cedar. Owner will contact Pacific County Department of Community Development when planting is completed. No monitoring is typically required for hazard tree re-planting.

1.7 Site Protection and Maintenance

All surfaces and yard will be kept free of debris, trash, and other waste. No other protections should be necessary. The wetland buffer will be marked during construction to ensure no further encroachment, other than what has been mitigated occurs. Silt Fencing will be installed during construction to prevent any debris from getting into any of the wetlands or buffers
No other contingency plan should be necessary and property owners will bear cost of creation and maintenance of buffer area.

2. Limitations

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

Sincerely,

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

3. References

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

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

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King County. 2012. Critical Areas: Restoration 7 Enhancement in King County. URL: https://kingcounty.gov/~/media/depts/permitting-environmental-review/dper/documents/forms/lg-guide-rest-pdf.ashx?la=en.

4. Figures

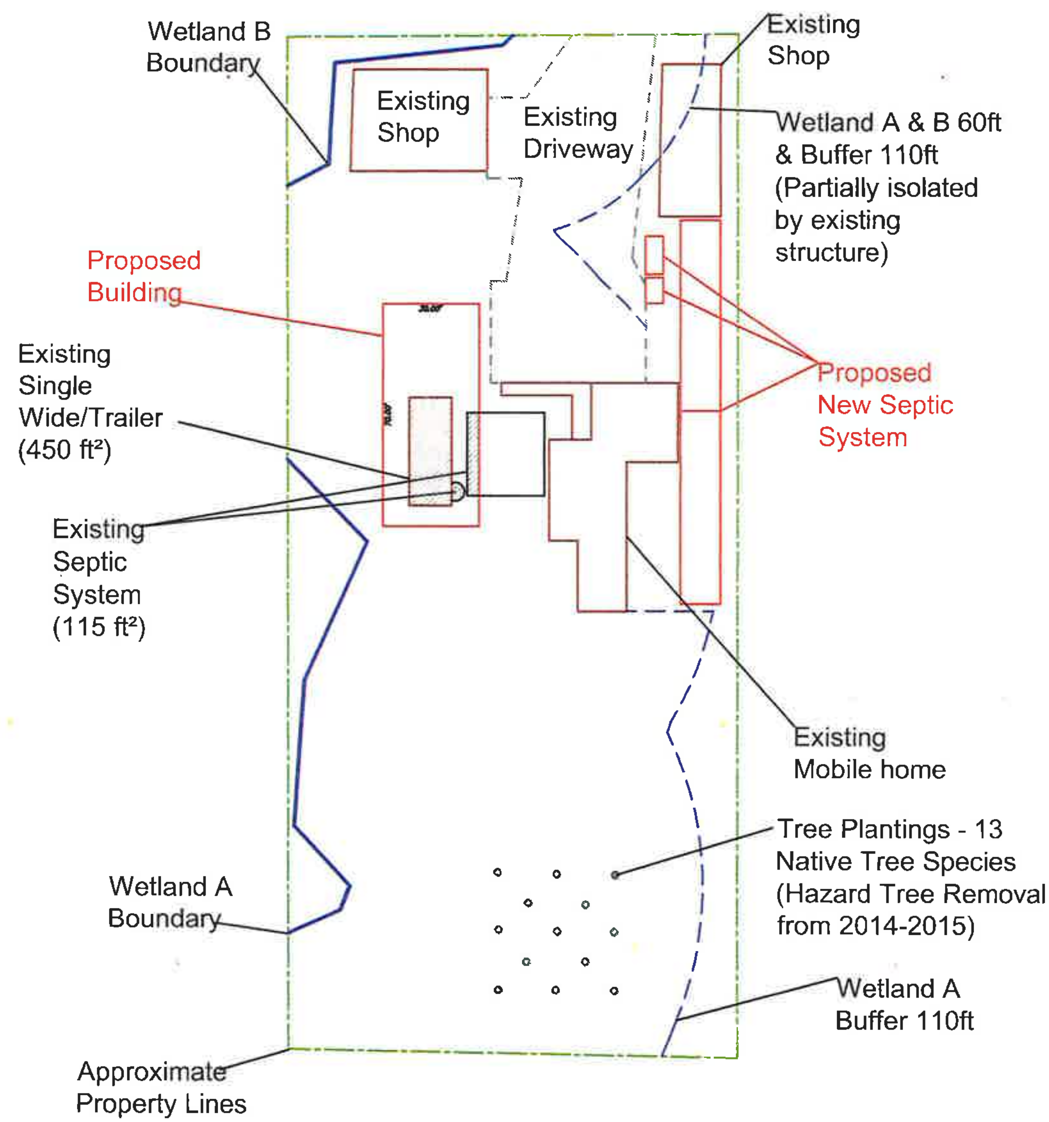
Total New Buffer Impact:

2100 ft²(Proposed Home) - 450 ft²(Existing Trailer) - 115 ft² (Existing Septic) = 1535 ft² New Impact

1535 ft^2 x 1:1 (Cat. III ratio) x 0.2 (Buffer ratio) = 307 ft^2

Additional Note:

The proposed septic system has been placed outside of all buffers due to being functionally isolated by the existing structure.



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

Client: Smith, Jeff
Parcel: 10112821206
Date: 5/23/2023
Drafted by: TS/LT

Development Site Plan

N

0 15 30 60 120 180 240

1":60'

SECTION 16 – COMMUNITY COMMERCIAL DISTRICT (C-C)

A. INTENT

The intent of the Community Commercial District is to provide for a broad range of commercial and limited industrial uses serving the various communities found throughout Pacific County. The boundaries of the district shall recognize the historical and existing development patterns of commercial development. The district boundaries shall allow for small-scale infill development and redevelopment commensurate with available public services, physical limitations, neighborhood compatibility, and the anticipated demand for the siting of new development. An additional purpose of the district is to provide areas of employment opportunities for residents in rural communities consistent with the rural character of each community.

B. PERMITTED USES

1. Eating and drinking establishments, including restaurants and taverns.

2. Service establishments including, but not limited to, banks, professional offices, laundries, dry cleaners, barber and beauty shops, real estate offices, funeral parlors, veterinaries, furniture repair shops, frozen food lockers, auction houses, fraternal organizations, galleries, theaters, arts and crafts centers, interpretive centers, and food cooperatives.

3. Retail establishments including, but not limited to, bakeries, liquor, drug, variety, clothing, shoes, florist, optical, sporting goods, art galleries, appliances, music, and pet stores.

4. Tool and equipment rental, nurseries, hardware and building material/supply stores. Outdoor storage and display areas are permitted as an accessory use provided that the outdoor storage areas are located within an enclosed fence.

5. Grocery stores.

6. Motorized vehicles and equipment, motorcycle, marine, farm implement, light and heavy equipment, and recreational vehicle service, repair, washing facilities, commercial storage and/or sales, provided that:

    a. All repair services, except for minor repairs and servicing, shall be conducted within an enclosed building;

    b. Adequate water supply and wastewater disposal for washing facilities shall be demonstrated by the applicant;

    c. Such a facility and associated activities shall not occupy more than four acres of a parcel;

    d. With the exception of temporary display items and/or merchandise sales, all outdoor storage shall be within a fenced area; and

    e. Lighting shall be designed to avoid glare onto neighboring properties or adjacent public roadways.

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

8. Automobile service stations, car washes, public garages, printing and publishing establishments, and wireless communication facilities consistent with Section 22, Wireless Communication Facilities.

9. Hotels, motels and other types of transitory lodging.

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

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

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

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

14. Multi-family dwellings containing up to sixteen dwelling units per lot of record.

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

16. Battery exchange stations for electric vehicles.

17. Any use which is similar In nature, usage, and impact to a listed permitted use.

C. ACCESSORY USES

1. Uses incidental to the primary permitted use such as parking and loading areas, outdoor seating, signage, lighting, etc.

2. Home Occupation uses that meet the standards contain in Subsection 21.K, Home Occupations.

3. Assembly or manufacturing of items of a type related directly to the character of a permitted use and sold at retail on the premises.

4. A 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, and that is clearly ancillary to the commercial activity on the property.

5. Any use or activity similar in nature, usage, and impacts to a listed special 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. 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. Hospitals, medical clinics, and professional medical centers.

3. Public and community facilities including police and fire stations, libraries, community centers, museums, public parks and recreational facilities, tourist information offices, and other similar noncommercial uses.

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

E. CONDITIONAL USES

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

1. Light industrial activities, including fabrication and assembly.

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

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

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

    c. On-premise sales of materials are permitted;

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

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

3. 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.

4. Multi-family dwellings containing more than sixteen (16) dwelling units per lot of record.

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

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

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

F. PROHIBITED USES

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

G. MINIMUM DEVELOPMENT STANDARDS

1. The minimum allowable density for all short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.

2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems. See Section 21.Y.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 163, or any amendments thereto.

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

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

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

7. Building Setbacks:

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

   b. Multi-family dwellings (three residential dwelling units or more) – twenty (20) feet from all property lines.

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

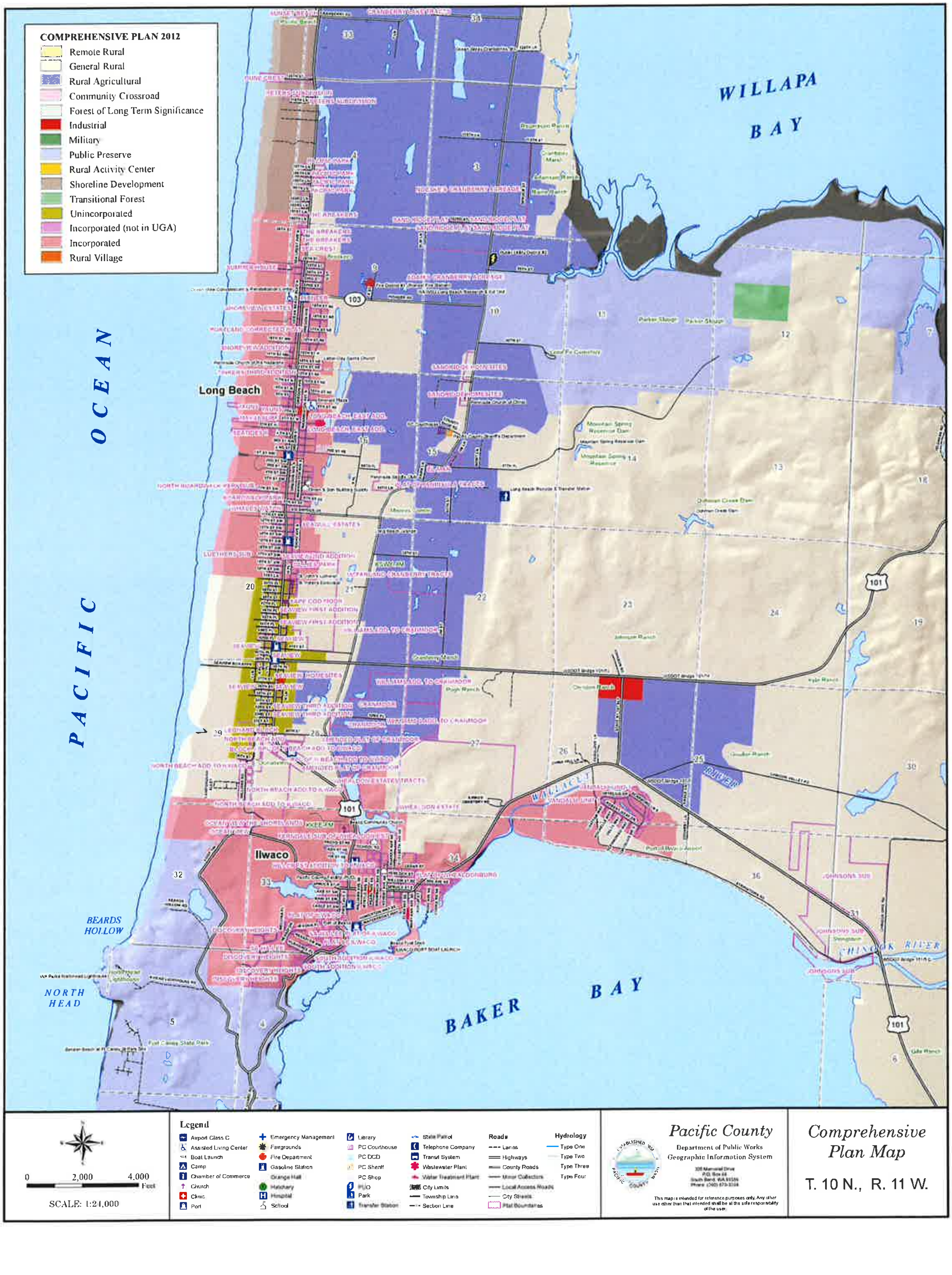
   d. All commercial uses adjoining residentially zoned properties or pre-existing residences – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along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

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

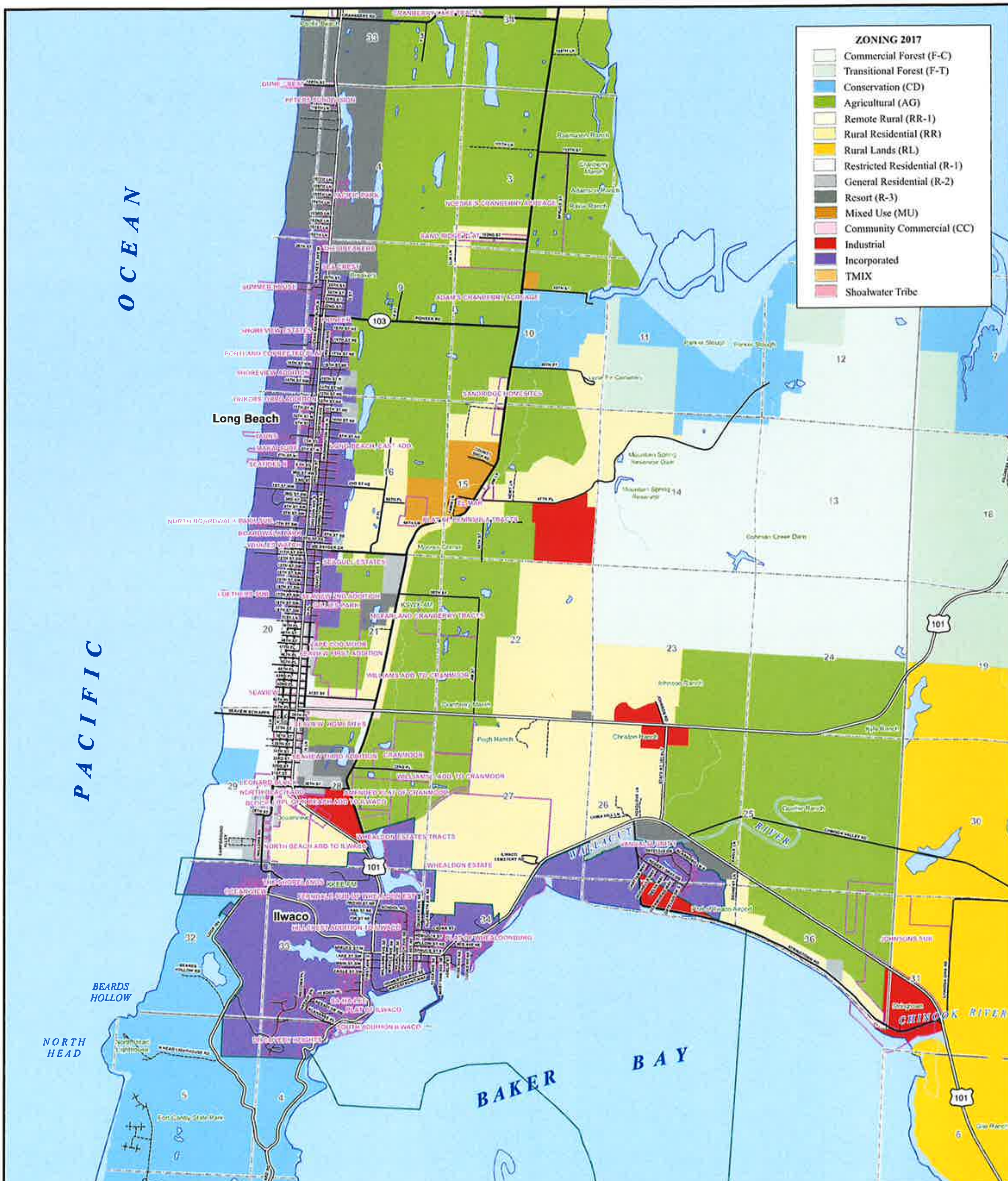
8. Building Height:

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

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



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
WILLAPA BAY
PACIFIC OCEAN
Long Beach
Ilwaco
BEARDS HOLLOW
NORTH HEAD
BAKER BAY
WALLACUT RIVER
CHINOOK RIVER
103
101
Legend
Airport Class C
Assisted Living Center
Boat Launch
Camp
Chamber of Commerce
Church
Clinic
Port
Emergency Management
Fairgrounds
Fire Department
Gasoline Station
Grange Hall
Hatchery
Hospital
School
Library
PC Courthouse
PC DCD
PC Sheriff
PC Shop
PUD
Park
Transfer Station
State Patrol
Telephone Company
Transit System
Wastewater Plant
Water Treatment Plant
City Limits
Township Line
Section Line
Roads
Lanes
Highways
County Roads
Minor Collectors
Local Access Roads
City Streets
Plat Boundaries
Hydrology
Type One
Type Two
Type Three
Type Four
0 2,000 4,000 Feet
SCALE: 1:24,000
Pacific County
Department of Public Works
Geographic Information System
Comprehensive Plan Map
T. 10 N., R. 11 W.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

Airport Class C, Assisted Living Center, Boat Launch, Camp, Chamber of Commerce, Church, Clinic, Port

Emergency Management, Fairgrounds, Fire Department, Gasoline Station, Grange Hall, Hatchery, Hospital, School

Library, PC Courthouse, PC DCD, PC Sheriff, PC Shop, PUD, Park, Transfer Station

State Patrol, Telephone Company, Transit System, Wastewater Plant, Water Treatment Plant, City Limits, Township Line, Section Line

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

Hydrology: Type One, Type Two, Type Three, Type Four

Pacific County

Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 66
South Bend, WA 98586
Phone (360) 875-9368

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

Zoning Map 2017

T. 10 N., R. 11 W.

5) Appeals

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

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

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

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

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

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

c) Appeal Decision.

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

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

Section 5 Type II Process – Administrative Decisions

1) Pre-Application Review

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

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

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

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

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

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

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

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

b) Pre-application review is required unless:

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

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

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

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

ii) Required fee(s),

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

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

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

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

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

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

i) Summarize the proposed application(s);

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

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

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

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

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

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

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

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

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

2) Review for Counter Complete Status

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

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

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

3) Review for Technically Complete Application

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

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

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

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

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

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

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

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(4) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(5) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority.

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3 of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete including:

    i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection (3)(b) of this section. The review authority may extend the deadline at the request of the applicant.

    ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) business days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

    i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

    ii) Issue a decision denying the application, based on a lack of information.

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection (d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

    i) Forward the application to the County staff responsible for processing it and schedule a public hearing;

    ii) Distribute a copy of the notice pursuant to subsection 5.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

4) Administrative Variance

a) The review authority may grant a variance to numerical standards including but not limited to: setbacks, buffers, width, lot area, lot coverage, lot dimensions and parking standards.

b) An application for a variance(s) shall be subject to Type II review if the variance(s) is for up to and including twenty-five percent (25%) of the numerical standard(s) in question and if the property is outside of shoreline jurisdiction.

c) The review authority shall approve an administrative variance(s), if, based on substantial evidence in the record, the applicant has sustained the burden of proving the variance(s) complies with all of the following:

    i) That special conditions and circumstances exist;

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

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

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

v) That the variance requested is the minimum necessary to afford relief; and

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

d) If an application for an administrative variance is associated with another application(s) subject to this ordinance, then the application for the administrative variance shall be combined with the associated application(s) for processing and shall be subject to the same procedure type as the highest number procedure type application with which it is combined.

5) Public Notice

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The applicant shall post copies of the notice of application on the perimeter of the property in question at least fifteen (15) calendar days prior to the hearing date in a manner that will be legible to a passerby. The applicant also shall file a declaration of posting and affidavit of mailing (under the penalty of perjury) with the Department of Community Development at least ten (10) calendar days prior to the scheduled hearing. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the notice of the decision is mailed to the applicant.

ii) Posted on the County website.

iii) For applications being heard as an Administrative Variance process, the applicant shall post copies of the notice of application on the perimeter of the property in question. The County shall render a decision twenty-eight (28) calendar days after the affidavit of posting has been submitted to the County.

c) An administrative decision shall include:

i) A statement of the applicable criteria and standards in County ordinances and other applicable regulations;

ii) Findings of fact and conclusions of law that justify the decision rendered;

iii) The decision to deny or approve the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law.

d) Within five (5) business days from the date the decision is received, the review authority shall mail a notice of decision to the parties listed in subsection 5 and to other parties of record regarding the application. The mailing shall include a notice which includes the following information:

  i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in subsection 8. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

  ii) A statement that the complete case-file is available for review. The notice shall list the place, days, and times where the case file is available and the name and telephone number of the County representative to contact for information about the case.

6) Application of Rules

Within fourteen (14) calendar days after the date an application is accepted as technically complete, the review authority for the application shall issue a public notice of the application consistent with the requirements of subsection 4.

7) Decision Timeline

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection a of this section shall not apply to any application which is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

  i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

  ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

8) Appeals

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

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

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

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

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

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

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

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

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

b) Pre-application review is required unless:

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

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type II CARL Variance

I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

The referenced property was posted on March 4th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

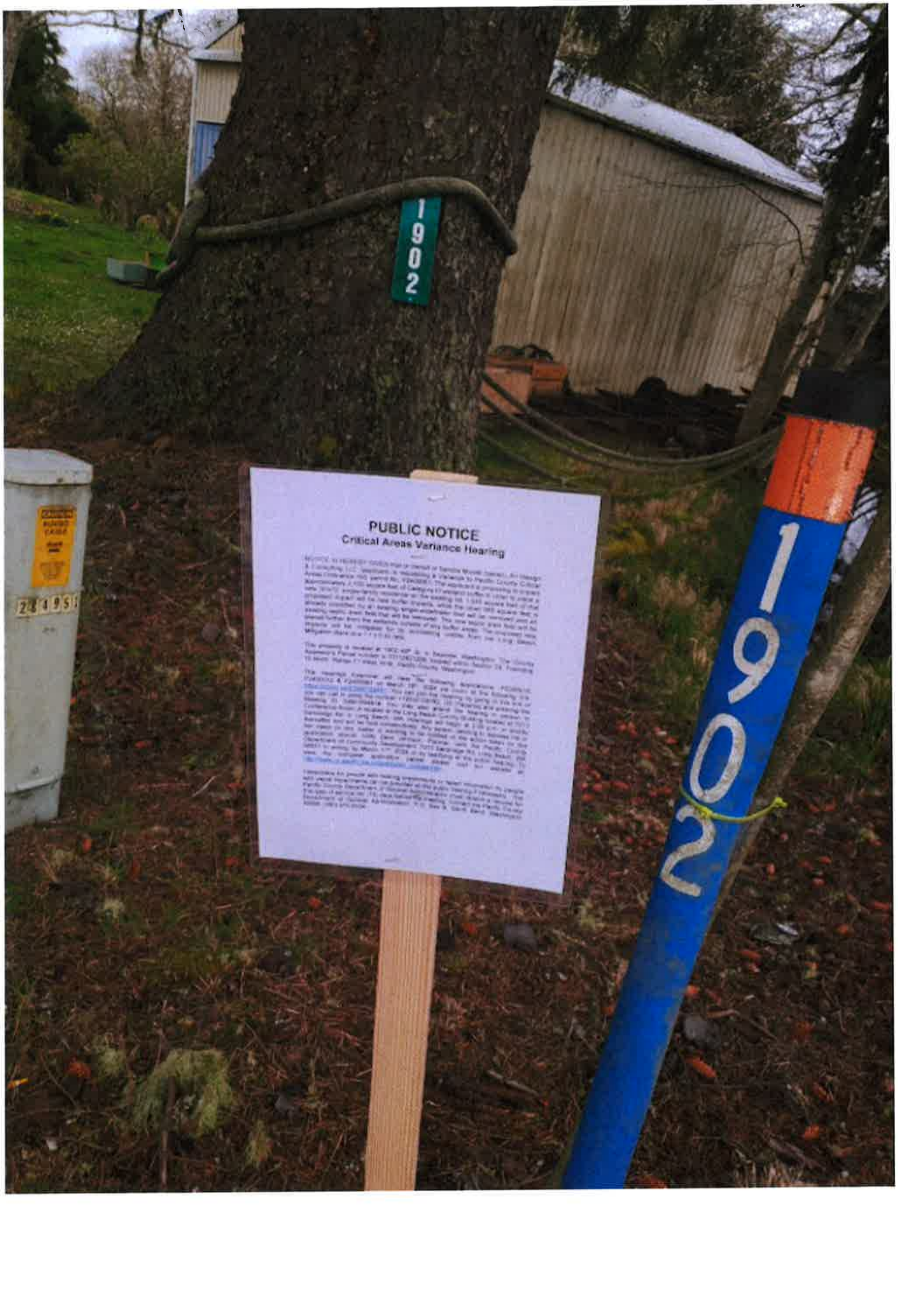
Property Parcel No.: 10112821206

Dated this 4th day of March, 2024

____

Signature of Administrator


PUBLIC NOTICE
Critical Areas Variance Hearing
NOTICE IS HEREBY GIVEN that on behalf of Sandra Morrell (owner), A+ Design
& Consulting LLC (applicant) is requesting a Variance to Pacific County Critical
Areas Ordinance 193, permit No. P2400061. The applicant is proposing to impact
approximately 2,100 square feet of Category III wetland buffer in order to place a
new 30'x70' single-family residence on the existing lot. 1,535 square feet of that
proposed impact will be new buffer impacts, while the other 565 square feet is
already impacted by an existing single-wide/trailer that will be removed and an
existing septic drain field that will be removed. The new septic drain field will be
placed further from the wetlands outside of any buffer areas. The proposed new
impacts will be mitigated for by purchasing credits from the Long Beach
Mitigation Bank at a 1:1 x 0.30 ratio.
The property is located at 1902 40th St. in Seaview, Washington. The County
Assessor's Parcel number is 10117821206, located within Section 29, Township
10 North, Range 11 West, W.M., Pacific County, Washington.
The Hearings Examiner will hear the following applications: P2300919,
P2400012 & P2400061 on March 18th, 2024 via zoom at the following link.
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. 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, 7013 Sandridge Rd, Long Beach, WA
98631 in writing by March 17th, 2024 or by testifying at the public hearing. To
view the complete application packet please visit our website at
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 5, South Bend, Washington
98586, (360) 875-9334


1902
PUBLIC NOTICE
Critical Areas Variance Hearing
1902


PUBLIC NOTICE
Critical Areas Variance Hearing