NOTICE OF APPLICATION
CARL VARIANCE

Case No (s): P2400326 (CARL Variance)

Description of Proposal: The applicant is proposing to permanently impact 896 square feet of Category II and III wetland and 19,668 square feet of wetland buffer for a new welcome center and entrance improvements at the existing Cape Disappointment State Park. There is also 16,436 square feet of proposed temporary impacts to the wetland buffer that will occur during construction. This results in a total of 36,104 square feet of buffer impacts. The proposed impacts will be mitigated for by re-establishing and enhancing 37,042 square feet of wetland and 39,903 square feet of wetland buffer on-site. The mitigation will be monitored for 5 years after completion to ensure that it is successful. The proposed entrance improvements will enhance circulation for vehicles and pedestrians and will address traffic safety, free flow of traffic in and out of the park and provide new parking options for car's, RV's and trucks with trailers.

Proponent(s): WA State Parks & Recreation Commission (owner) & Hannah Ross (applicant)

Location of Proposal: The subject property is Cape Disappointment State Park located at 248 Robert Gray Drive in Ilwaco, Washington. The County Assessor's Parcel number includes 09110550002; located in Section 09, Township 09 North, Range 11 West of W.M.

The Hearings Examiner will hear the following applications: P2400193 & P2400326 on May 13th, 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 May 12th, 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.

Responsible Official:	Zane Johnson
Position/Title:	Sr. Planner

STAFF REPORT

DATE: May 13th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2400326, submitted by Hannah Ross (applicant). (Tax Parcel ID No. 09110550002)

Background Information:

1. Owner / Applicant: Washington State Parks & Recreation Commission (Owner) & Hannah Ross (Applicant)

2. Tax Parcel ID No.: 09110550002

3. Permit Application No.: P2400326

4. Request: The applicant is proposing to permanently impact 896 square feet of Category II and III wetland and 19,668 square feet of wetland buffer for a new welcome center and entrance improvements at the existing Cape Disappointment State Park. There is also 16,436 square feet of proposed temporary impacts to the wetland buffer that will occur during construction. This results in a total of 36,104 square feet of buffer impacts. The proposed impacts will be mitigated for by re-establishing and enhancing 37,042 square feet of wetland and 39,903 square feet of wetland buffer on-site. The mitigation will be monitored for 5 years after completion to ensure that it is successful. The proposed entrance improvements will enhance circulation for vehicles and pedestrians and will address traffic safety, free flow of traffic in and out of the park and provide new parking options for car's, RV's and trucks with trailers.

5. Public Notification: A Notice of Application and Hearing was posted on April 29th, 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 subject property is Cape Disappointment State Park located at 248 Robert Gray Drive in Ilwaco, Washington. The County Assessor's Parcel number includes 09110550002; located in Section 09, Township 09 North, Range 11 West of W.M.

   Project Location:

Project Site:

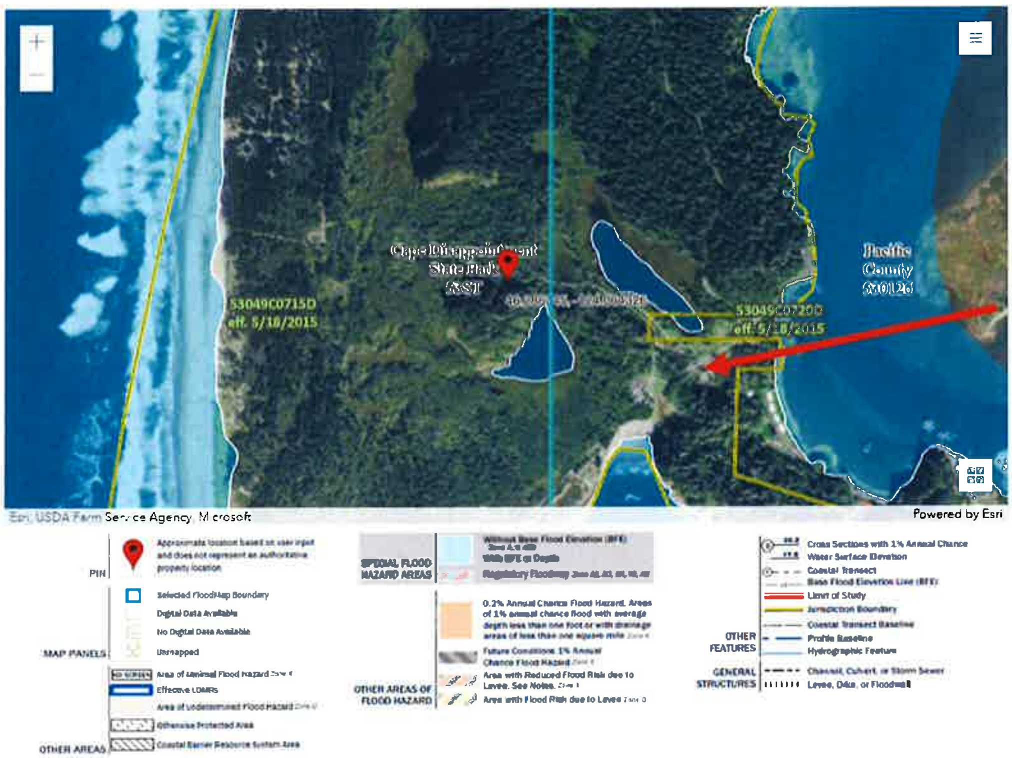
2. Site Characteristics: The subject parcel where the work will take place is part of Cape Disappointment State Park, which consists of several other parcels, totaling 2,023 acres. Ownership includes WA State Parks and Recreation Commission and the other parcels that make up the park are owned by the United States Army Corps of Engineers (subject parcel), but the campground and associated facilities are all managed by WA State Parks. This proposal involves improvements to the park entrance, which provides access to the large park. A large portion of the project area is previously developed or existing lawn area. The area is mostly flat, with several depressions containing the wetlands. There are roughly 11 separate wetlands mapped in or around the project site. Almost the entire project area is either within a wetland or within a wetland buffer.

3. Shoreline Designation: The proposed development appears to be located outside of shoreline jurisdiction. There are a few wetlands in the project area that are associated wetlands to the shoreline, however, the two wetlands that will have direct impacts have been determined by the County, Corp of Engineers and Department of Ecology to not be associated and are not considered to be within shoreline jurisdiction.

4. Critical Areas and Resource Lands: There are 11 identified wetland systems within or adjacent to the identified project site and one water course. There are three Category I wetlands, two Category II wetlands and six Category III wetlands. The water course is identified as the Columbia River, however, there is no proposed work within the designated shoreline jurisdiction associated with the river. The applicant is proposing to permanently impact 896 square feet of the Category II and III wetlands and 19,668 square feet of various wetland buffers for a new welcome center and entrance improvements at the existing Cape Disappointment State Park. There is also 16,436 square feet of proposed temporary impacts to the wetland buffer that will occur during construction. This results in a total of 36,104

square feet of buffer impacts. The proposed impacts will be mitigated for by re-establishing and enhancing 37,042 square feet of wetland and 39,903 square feet of wetland buffer on-site. The mitigation will be monitored for 5 years after completion to ensure that it is successful.

5. Floodplain Designation: The proposed project area occurs outside of the FEMA floodplain based on Panel No. 53049CO715D eff. 5/18/2015.



6. SEPA: The WA State Parks and Recreation Commission was the lead agency for this project and a Determination of Non-significance was issued for this project on November 16th, 2023. The DNS is attached to this report.

7. 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.

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

"The purpose of this designation is to identify and protect unique and outstanding examples of publicly owned areas pertaining to recreation, fish and wildlife habitat conservation, or unique geologic features. This land use designation also acknowledges the ongoing responsibility of the county, state and federal government to protect critical areas and other

valued resources on lands within this designation. These lands are owned by a federal, state or local governmental entity, or conservation-focused NGO and are maintained as closely as possible to their natural state. This is one land use designation that has increased in the overall amount of acreage since 1998 as the amount of publicly-owned land within the County increased due to expansions of the Willapa National Wildlife Refuge, Lewis and Clark State and National Historical Park, Leadbetter Point State Park area, the Ellsworth Creek Preserve managed by The Nature Conservancy, and the Potter's Slough wetlands managed by Washington Department of Fish and Wildlife. It is anticipated that the amount of acreage in the Public Preserve designation will continue to increase as diked tidelands are restored to their pre-dike status, and lands around Willapa Bay and other important watersheds are purchased for restorative activities by various public agencies and/or conservation non-profit organizations."

9. Zoning: The project site is located in a Conservation Land Use District (CD). Section 6.B.5 of Zoning Ordinance 194 allows Washington State Facilities including campgrounds and associated infrastructure as a permitted use within this zoning district.

Analysis:

The applicant is proposing to permanently impact 896 square feet of Category II and III wetland and 19,668 square feet of wetland buffer for a new welcome center and entrance improvements at the existing Cape Disappointment State Park. There is also 16,436 square feet of proposed temporary impacts to the wetland buffer that will occur during construction. This results in a total of 36,104 square feet of buffer impacts. The proposed entrance improvements will enhance circulation for vehicles and pedestrians and will address traffic safety, free flow of traffic in and out of the park and provide new parking options for car's, RV's and trucks with trailers.

There are 11 identified wetland systems within or adjacent to the identified project site and one water course. There are three Category I wetlands, two Category II wetlands and six Category III wetlands. The water course is identified as the Columbia River, however, there is no proposed work with the designated shoreline jurisdiction associated with the river.

The proposed impacts will be mitigated for by re-establishing and enhancing 37,042 square feet of wetland and 39,903 square feet of wetland buffer on-site. The attached mitigation plan provides the required mitigation ratios that are used to calculate the minimum amount of required mitigation for the proposed impacts. The proposed mitigation exceeds the minimum amount required using the ratios, resulting in 29,738 square feet of additional wetland creation/restoration/enhancement and 3,799 additional square feet of buffer enhancement. Wetlands will be re-established by removing compacted gravel roads and campground surfaces, including relic concrete foundations within wetland 10, and matching adjacent wetland elevations. These areas were previously impacted by legally existing portions of the existing campground. The mitigation will be monitored for 5 years after completion to ensure that it is successful. The attached mitigation plan details how the monitoring will be done and goes over the required performance standards that need to be met.

Additional permitting will be required from the Army Corp of Engineers and the Department of Ecology for the proposed direct wetland impacts. A site visit was conducted with both agencies. The wetland boundaries were confirmed and both agencies did not seem to have any issues with the proposed impacts, however, official permits will need to be issued (if not all ready) after they complete their thorough review.

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 the entire entrance and welcome area of Cape Disappointment State Park is encumbered in wetlands and wetland buffers. Any alterations to the existing infrastructure would require impacting critical areas. The Park appears to be very popular and due to the number of visitors; the existing design does not appear to be sufficient for providing access to such a busy park. The proposed enhancements would provide easier and safer access for the public while visiting this park. However, these needed design changes would not be possible without a variance because of all of the wetland and wetland buffers on site.

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 that are not encumbered in wetland buffers. The Park was established in 1938, with an access that existed before that in the early 1900s, and because of the current regulations, would not be able to be further altered, without impacting critical areas, in a way that would better serve the park facility and make it safer and easier for the public to utilize.

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

Like stated above, the park was established in the early 1900's. It is co-managed may USACE and the National Parks Service. This area has many wetlands and it does not appear that there could have been any other alternative access points that would not have been encumbered by wetlands and buffers today. Because the entrance was established so long ago, it would have been very difficult to know how busy the park could get in the future, so it would have been difficult to determine that the current access would not have been sufficient for future use. The types of vehicles and RV's using the park have most likely changed significantly as well since

the time the entrance was originally constructed. Because of this, it would not appear that the need for a variance is a result of any actions taken by the owner or applicant.

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 existing entrance currently does not appear to be sufficient for the amount of vehicle and pedestrian use that is occurring at the site because of the existing park. State Parks as tried to avoid and minimize as much of the critical areas as possible, however, due to the fact that the entire area is within a critical area, some impact is required in order to get an entrance that accounts for the current level of use and provides safe vehicle travel as well as safe pedestrian travel. In the summer, the current entrance can get significantly busy and backed up, which causes safety hazards and concerns. In order to satisfy these goals, the area has to be reconfigured and requires some of the existing features to move or be expanded to.

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

In the wetland report completed by Otak, on behalf of State Parks, they provide an analysis of the proposed impact and outline where avoidance and minimization were used in the process of developing a proposal that is as least impactful as possible, while still maintaining the goal of improving the entrance area of the park in order to make it more functionable and safe. Originally, the idea was to utilize most of the lawn area located at the entrance. After learning that a lot of these areas actually were wetlands, they re-designed the project to avoid as much of these wetlands as possible. In the end, many of these wetlands will actually be enhanced and provide more function in the future. They have also proposed to remove a portion of area impacted by gravel roads and campsites and turn that area into more wetland and buffer, in order to help restore more habitat function to the area around the park entrance. After reviewing the avoidance and minimization analysis and reviewing the proposed net gain that will occur from the proposed mitigation, it appears that the variance is the minimum necessary to provide an improved entrance that meets all of the goals of creating a safer and more functionable environment for the public using and visiting this area, while also restoring a lot of the wetland and wetland buffer function to this portion of the park.

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 impacts will be mitigated for by re-establishing and enhancing 37,042 square feet of wetland and 39,903 square feet of wetland buffer on-site. The attached mitigation plan provides the required mitigation ratios that are used to calculate the minimum

amount of required mitigation for the proposed impacts. The proposed mitigation exceeds the minimum amount required using the ratios, resulting in 29,738 square feet of additional wetland creation/restoration/enhancement and 3,799 additional square feet of buffer enhancement. Wetlands will be re-established by removing compacted gravel roads and campground surfaces, including relic concrete foundations within wetland 10, and matching adjacent wetland elevations. These areas were previously impacted by legally existing portions of the existing campground. The mitigation will be monitored for 5 years after completion to ensure that it is successful. The attached mitigation plan details how the monitoring will be done and goes over the required performance standards that need to be met. In the end, the goal is to have an entrance that will actually benefit the public by being safer and more efficient, while also improving the functions of the nearby wetlands and wetland buffers. It appears that this project would actually be beneficial to the public.

Conclusion:

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

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

CONDITIONS OF APPROVAL:

1. No construction shall begin prior to receiving all necessary permits.
2. The applicant must record the variance decision on the title and provide proof of recording to Pacific County Department of Community Development prior to issuance of the permit once the appeal period has concluded.
3. The applicant must submit a copy of the As-Built Installation plan, prepared by a professional, to Pacific County prior to any building permits being finalized on the property. The applicant must also submit the monitoring reports for 5 years as proposed in the mitigation plan.
4. All permitting required by the Army Corp of Engineers and Department of Ecology must be completed prior to beginning portions of the construction that occur with the wetlands.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 6, 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: WA State Parks & Recreation Parcel No.: 09110550002

Description: Improvements to enterance / CARL Variance type II

~~License Application No.:~~ & Wetland Delineation

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2400325 C P2400326 CV	4/19/24				
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					
Licensing					

App/Tech	95.	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	320 -	Variance	880 -
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		Copies	
Penalty Fee		License		SEPA			

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

Fees Received

Date Receipted	Amount
emailed invoice 4/19/24	$1,695.00
paid 4/19/24	$1,695 cc.

Balance Due: ____________ **Date Issued:** ____________ **Issued To:** ____________

Notes:

NOTICE OF APPLICATION
CARL VARIANCE

Case No (s): P2400326 (CARL Variance)

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Responsible Official:	Zane Johnson
Position/Title:	Sr. Planner

Development Permit Application

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

OFFICE USE ONLY
PERMIT FEES:
Issued Date:____________
Issued By: ____________
RECEIVED APR 18 2024 DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Washington State Parks and Recreation Commission	
Mailing Address: 1111 Israel Rd SW	
City/State/Zip: Olympia, WA 98504	
Phone: 360-790-8842	Phone: 360-790-8842
Email: hannah.ross@parks.wa.gov	

APPLICANT INFORMATION	✓ Contact Person
Name: Hannah Ross, WA State Parks and Rec Commission	
Mailing Address: 1111 Israel Rd SW	
City/State/Zip: Olympia, WA 98504	
Phone: 360-790-8842	Phone: 360-790-8842
Email: hannah.ross@parks.wa.gov	

DESCRIPTION OF WORK
See attachment for description of work.

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 244 Robert Gray Dr. Ilwaco, WA 98624	Tax Parcel ID No.: 09110550002
Legal Description: 091105 LOT 02; LOT 3; SENE ; SE FRACT	Township/Range/Section 9N / 11W / 09
Directions to Site: From Ilwaco, head south on First Ave N toward Spruce St. E. Turn right at the first cross street onto Spruce St W. Continue on N Head Rd.	

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: Hannah JB Ross

Authorized Signature: JoBelle Ross	Date: 12/26/2023

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

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

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 #: 09110550002
Project Value: $3.8 million

OWNER/APPLICANT INFORMATION
Owner: Washington State Parks and Recreation Commission
Applicant: Washington State Parks and Recreation Commission, Hannah Ross
Contractor:

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements and structures: welcome center, shop complex, camp sites, restrooms, and trail.
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: N/A
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: O'Neil Lake, Columbia River, Pacific Ocean
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.): 13,671 square feet
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: 2,300 cubic yards
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: 2,500 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: 13,671
11. Proposed site must be flagged/staked at time of application submittal. Completed ☒

SOUTH BEND OFFICE
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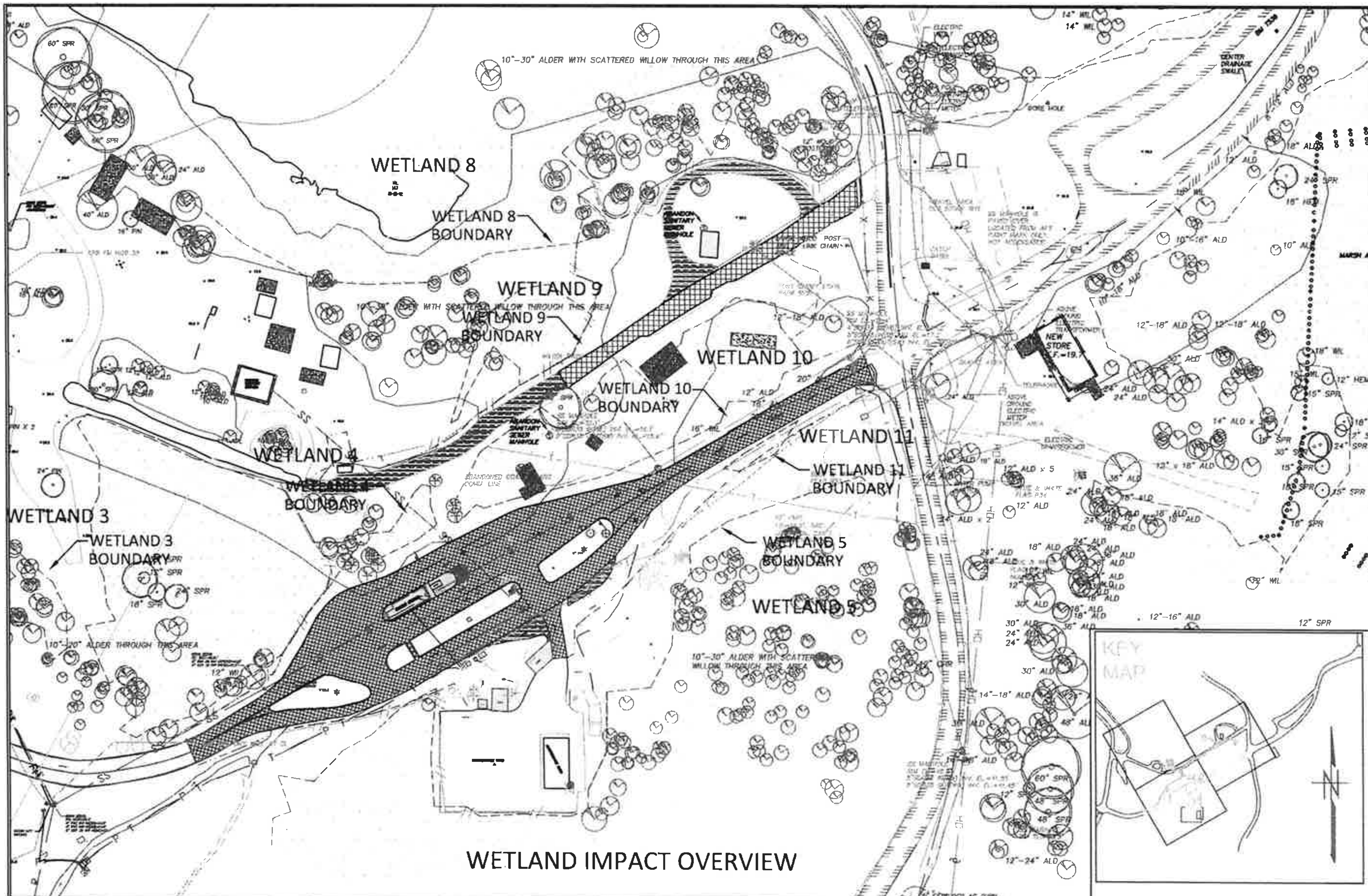
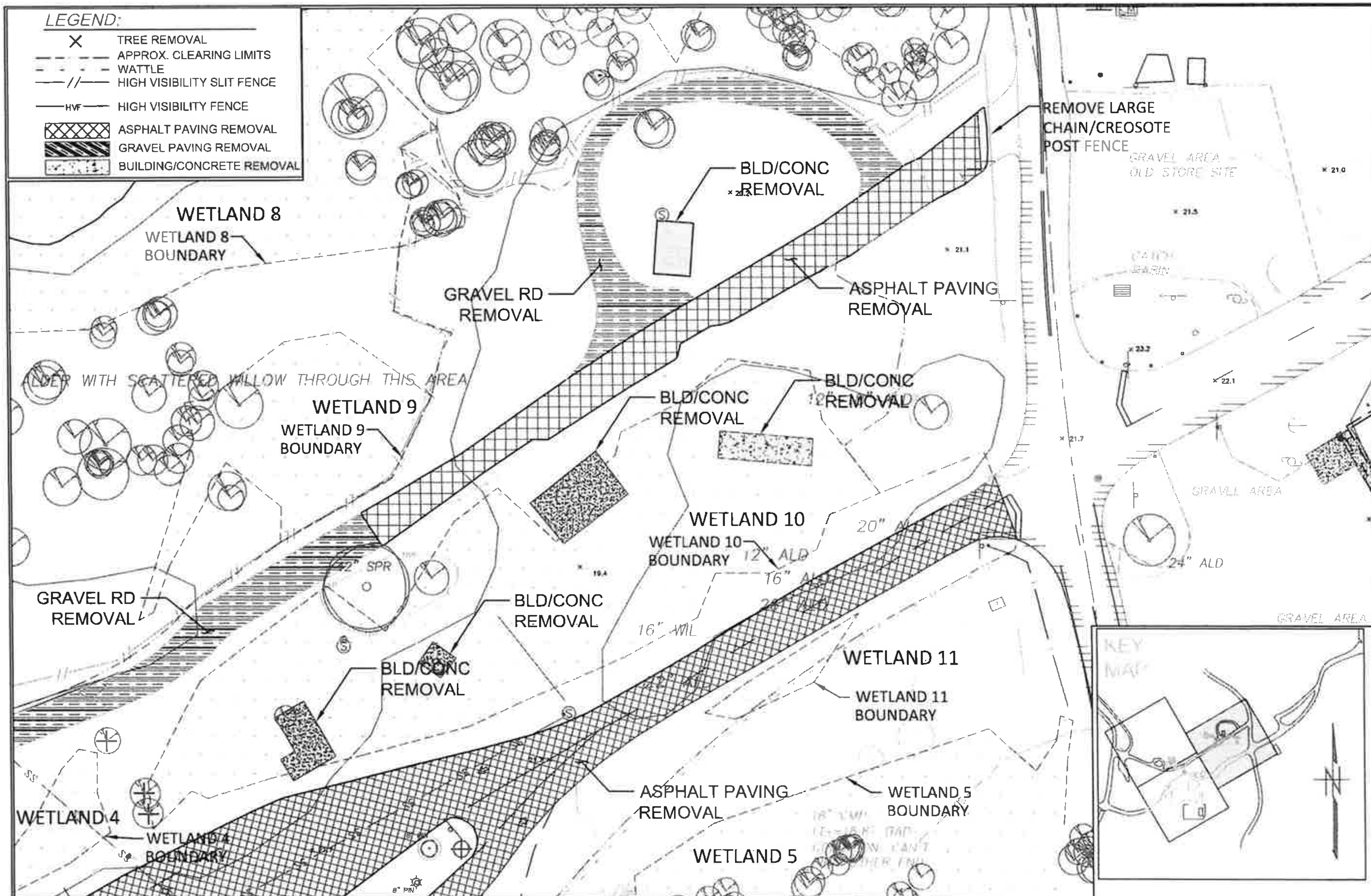


WETLAND IMPACT OVERVIEW

PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement APPLICANT: Washington State Parks & Recreation Commission REFERENCE: ###-###-###	LOCATION ADDRESS: Cape Disappointment State Park, 244 Robert Gray Drive, 98624 NEAR: Ilwaco COUNTY: Pacific STATE: Washington LAT/LONG: 46°16'59.94"N 124°03'21.75"W	EXISTING PLAN 1/16" = 1'-0" DATUM: WA State Plane South NAD83/NAVD88 SHEET: 1 of 10 DATE: March 25, 2023



PROPOSED PROJECT:
Cape Disappointment Welcome Center/Entrance Improvement

APPLICANT: Washington State Parks & Recreation Commission

REFERENCE: ###-###-###

LOCATION ADDRESS:
Cape Disappointment State Park
244 Robert Gray Drive, 98624

NEAR: Ilwaco
COUNTY: Pacific STATE: Washington

LAT/LONG: 46°16'59.94"N 124°03'21.75"W

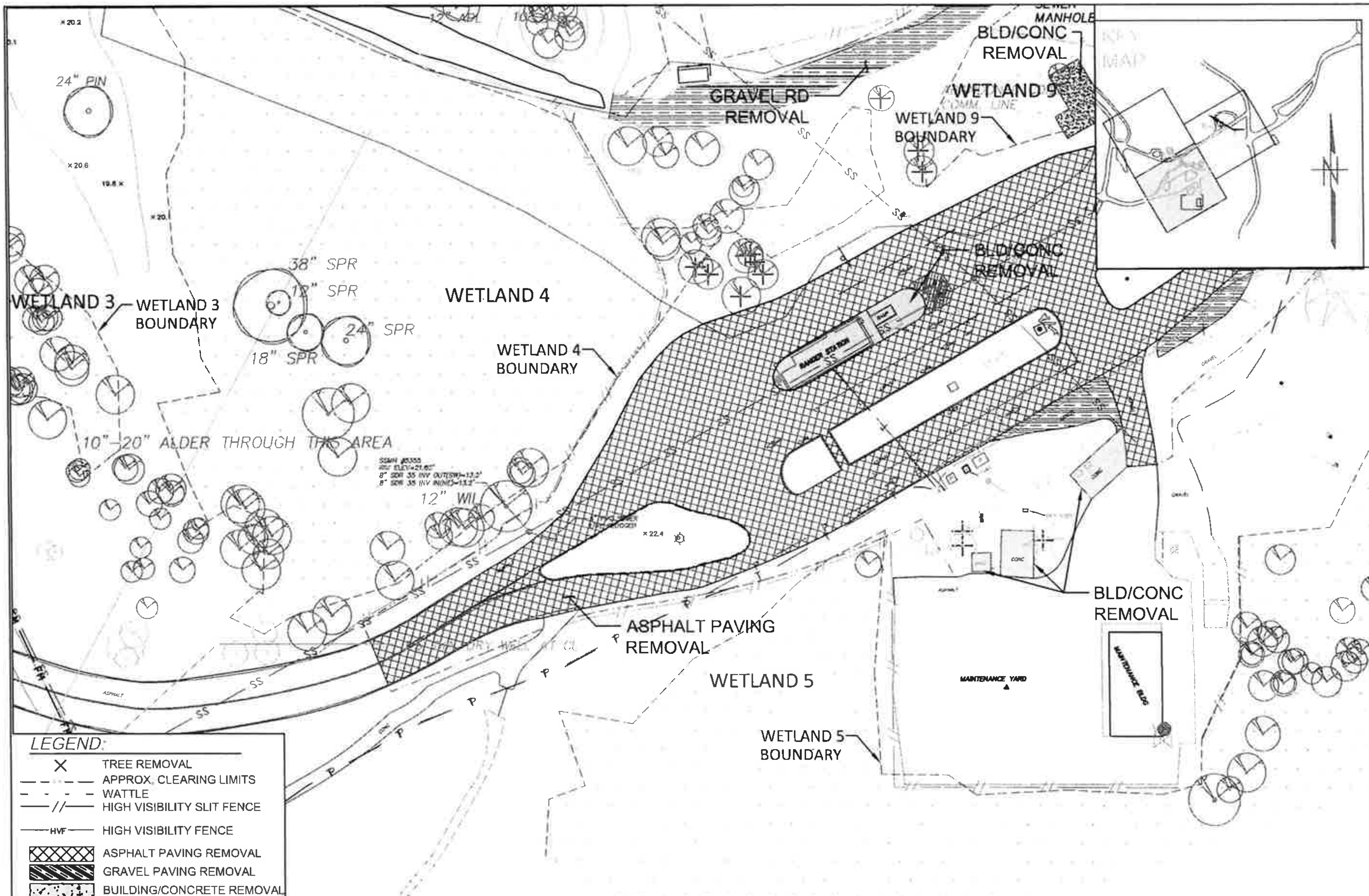
EXISTING PLAN - DEMOLITION

3/16" = 1'-0"

DATUM: WA State Plane South NAD83/NAVD88

SHEET: 2 of 10

DATE: March 25, 2023



LEGEND:

- X TREE REMOVAL
- APPROX. CLEARING LIMITS
- WATTLE
- HIGH VISIBILITY SLIT FENCE
- HIGH VISIBILITY FENCE
- ASPHALT PAVING REMOVAL
- GRAVEL PAVING REMOVAL
- BUILDING/CONCRETE REMOVAL

PROPOSED PROJECT:
Cape Disappointment Welcome Center/Entrance Improvement

APPLICANT: Washington State Parks & Recreation Commission

REFERENCE: ###-###-###

LOCATION ADDRESS:
Cape Disappointment State Park
244 Robert Gray Drive, 98624

NEAR: Ilwaco
COUNTY: Pacific STATE: Washington

LAT/LONG: 46°16'59.94"N 124°03'21.75"W

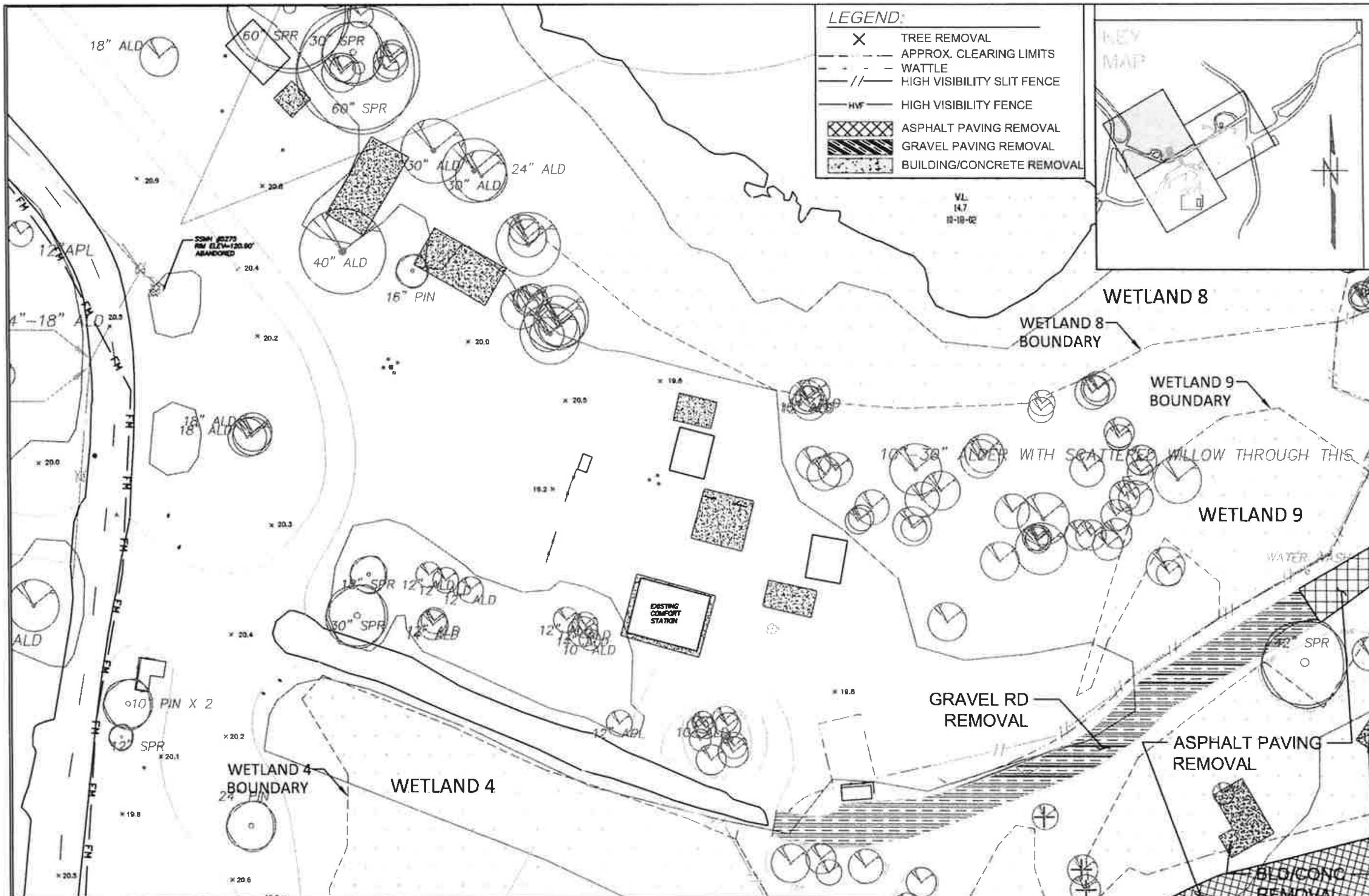
EXISTING PLAN - DEMOLITION

3/16" = 1'-0"

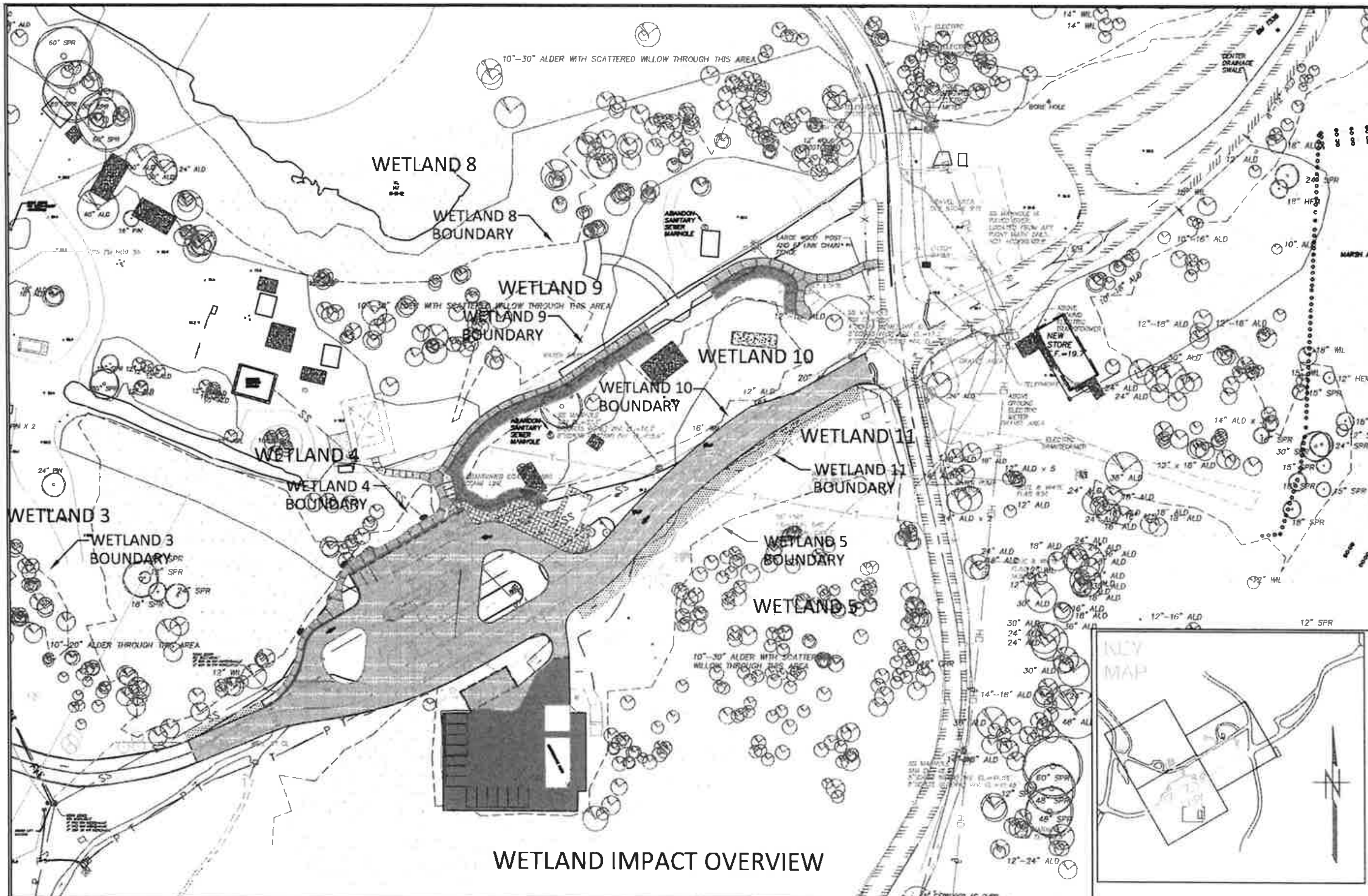
DATUM: WA State Plane South NAD83/NAVD88

SHEET: 3 of 10

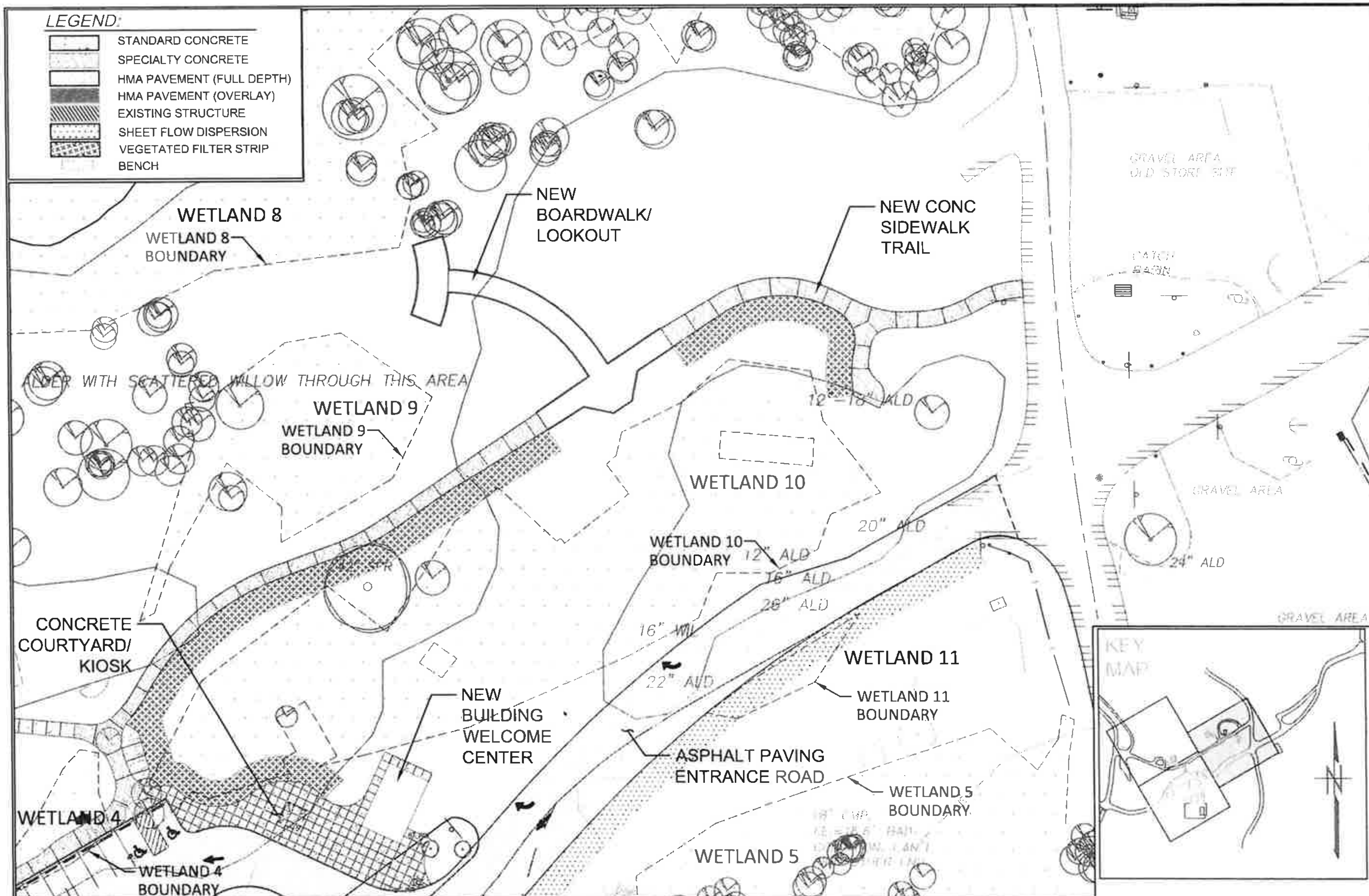
DATE: March 25, 2023



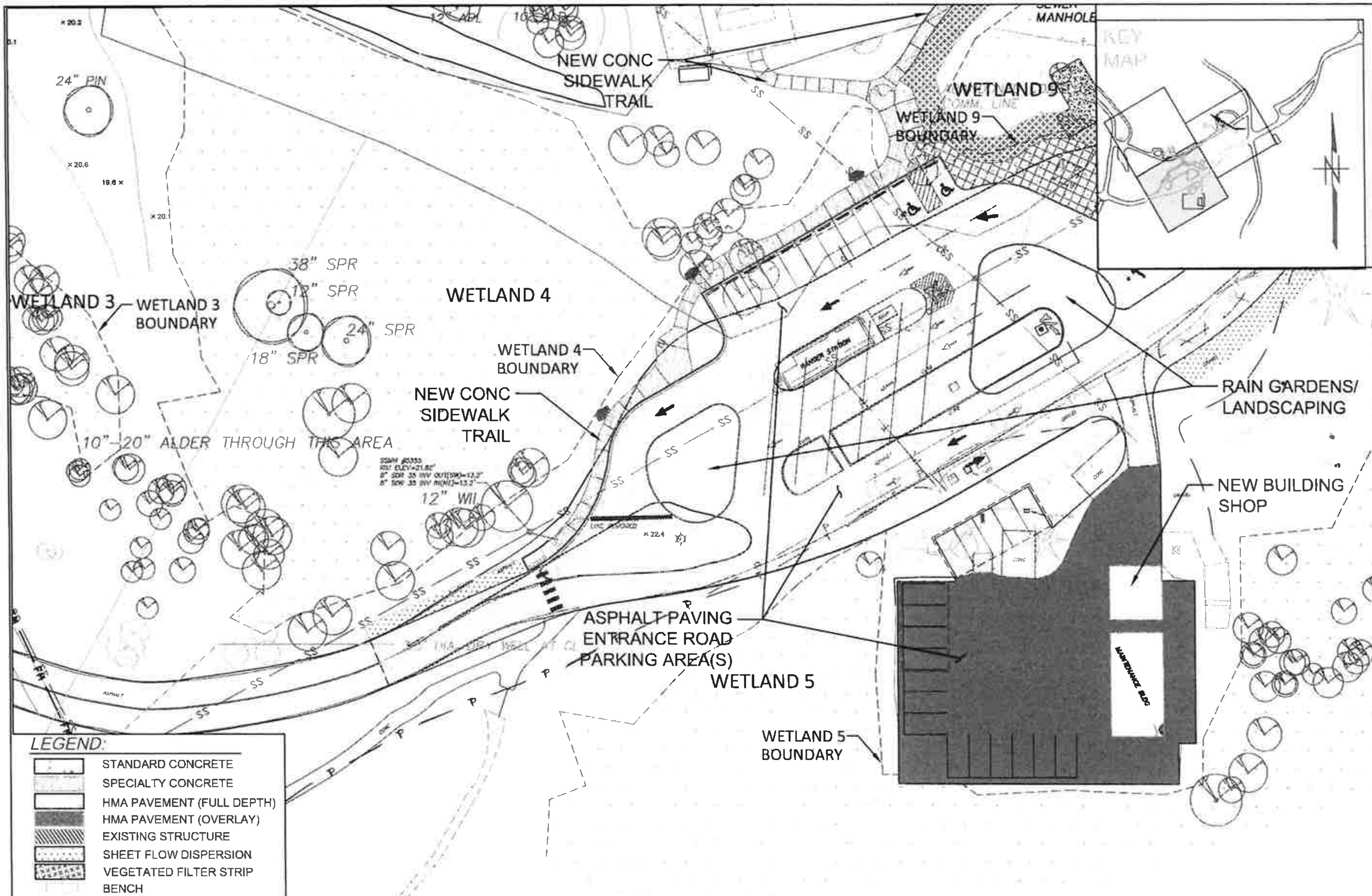
PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement	LOCATION ADDRESS: Cape Disappointment State Park 244 Robert Gray Drive, 98624	EXISTING PLAN - DEMOLITION 3/16" = 1'-0"
APPLICANT: Washington State Parks & Recreation Commission	NEAR: Ilwaco COUNTY: Pacific STATE: Washington	DATUM: WA State Plane South NAD83/NAVD88 SHEET: 4 of 10
REFERENCE: ###-###-###	LAT/LONG: 46°16'59.94"N 124°03'21.75"W	DATE: March 25, 2023



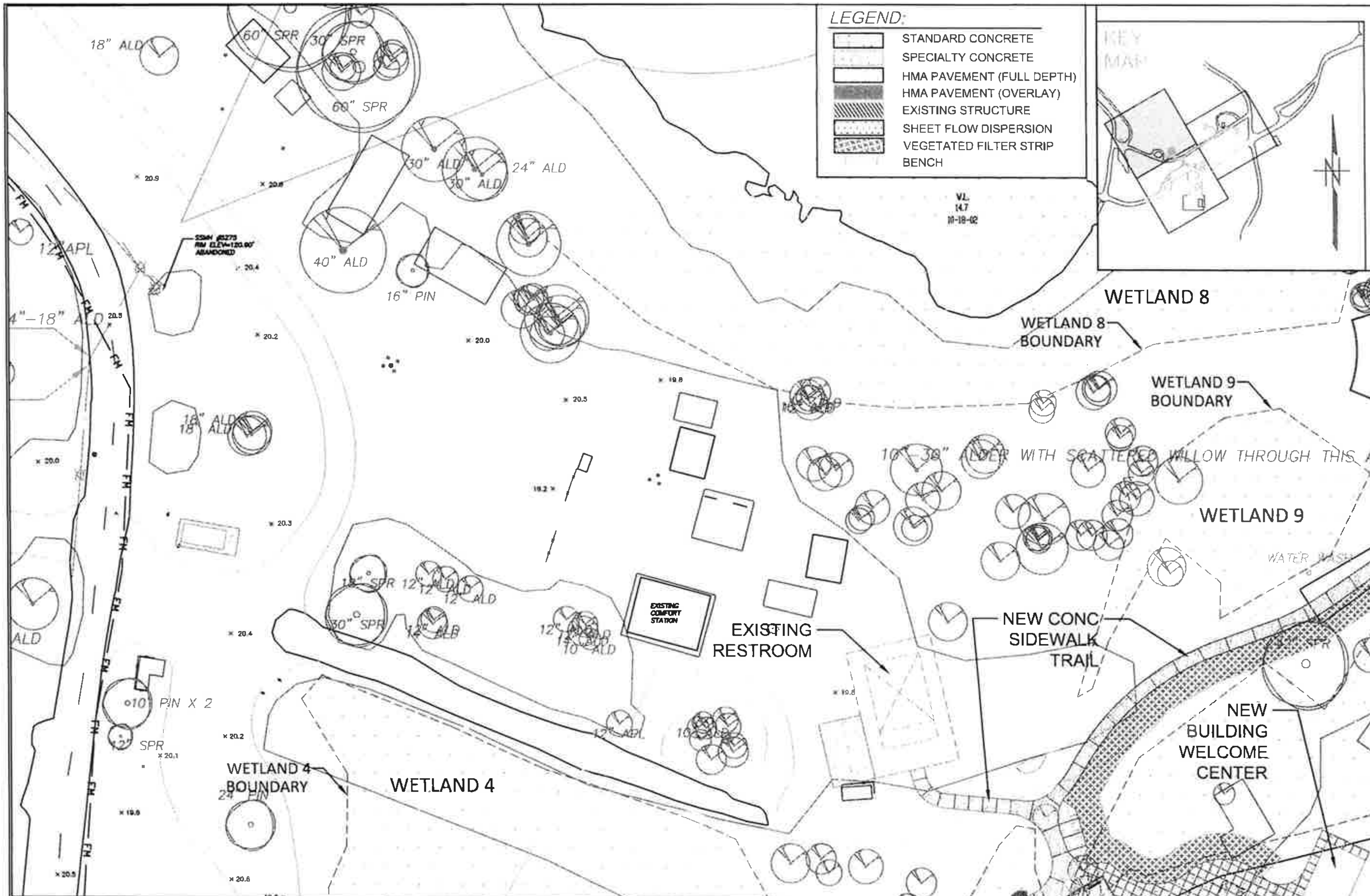
PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement APPLICANT: Washington State Parks & Recreation Commission REFERENCE: ###-###-###	LOCATION ADDRESS: Cape Disappointment State Park 244 Robert Gray Drive, 98624 NEAR: Ilwaco COUNTY: Pacific STATE: Washington LAT/LONG: 46°16'59.94"N 124°03'21.75"W	PROPOSED PLAN - OVERVIEW 1/16" = 1'-0" DATUM: WA State Plane South NAD83/NAVD88 SHEET: 5 of 12 DATE: March 25, 2023



PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement APPLICANT: Washington State Parks & Recreation Commission REFERENCE: ###-###-###	LOCATION ADDRESS: Cape Disappointment State Park 244 Robert Gray Drive, 98624 NEAR: Ilwaco COUNTY: Pacific STATE: Washington LAT/LONG: 46°16'59.94"N 124°03'21.75"W	PROPOSED PLAN - IMPROVEMENTS 3/16" = 1'-0" DATUM: WA State Plane South NAD83/NAVD88 SHEET: 6 of 12 DATE: March 25, 2023



PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement	LOCATION ADDRESS: Cape Disappointment State Park, 244 Robert Gray Drive, 98624	PROPOSED PLAN - IMPROVEMENTS 3/16" = 1'-0"
APPLICANT: Washington State Parks & Recreation Commission	NEAR: Ilwaco COUNTY: Pacific STATE: Washington	DATUM: WA State Plane South NAD83/NAVD88 SHEET: 7 of 12
REFERENCE: ###-###-###	LAT/LONG: 46°16'59.94"N 124°03'21.75"W	DATE: March 25, 2023



PROPOSED PROJECT:
Cape Disappointment Welcome Center/Entrance Improvement

APPLICANT: Washington State Parks & Recreation Commission

REFERENCE: ###-###-###

LOCATION ADDRESS:
Cape Disappointment State Park
244 Robert Gray Drive, 98624

NEAR: Ilwaco
COUNTY: Pacific STATE: Washington

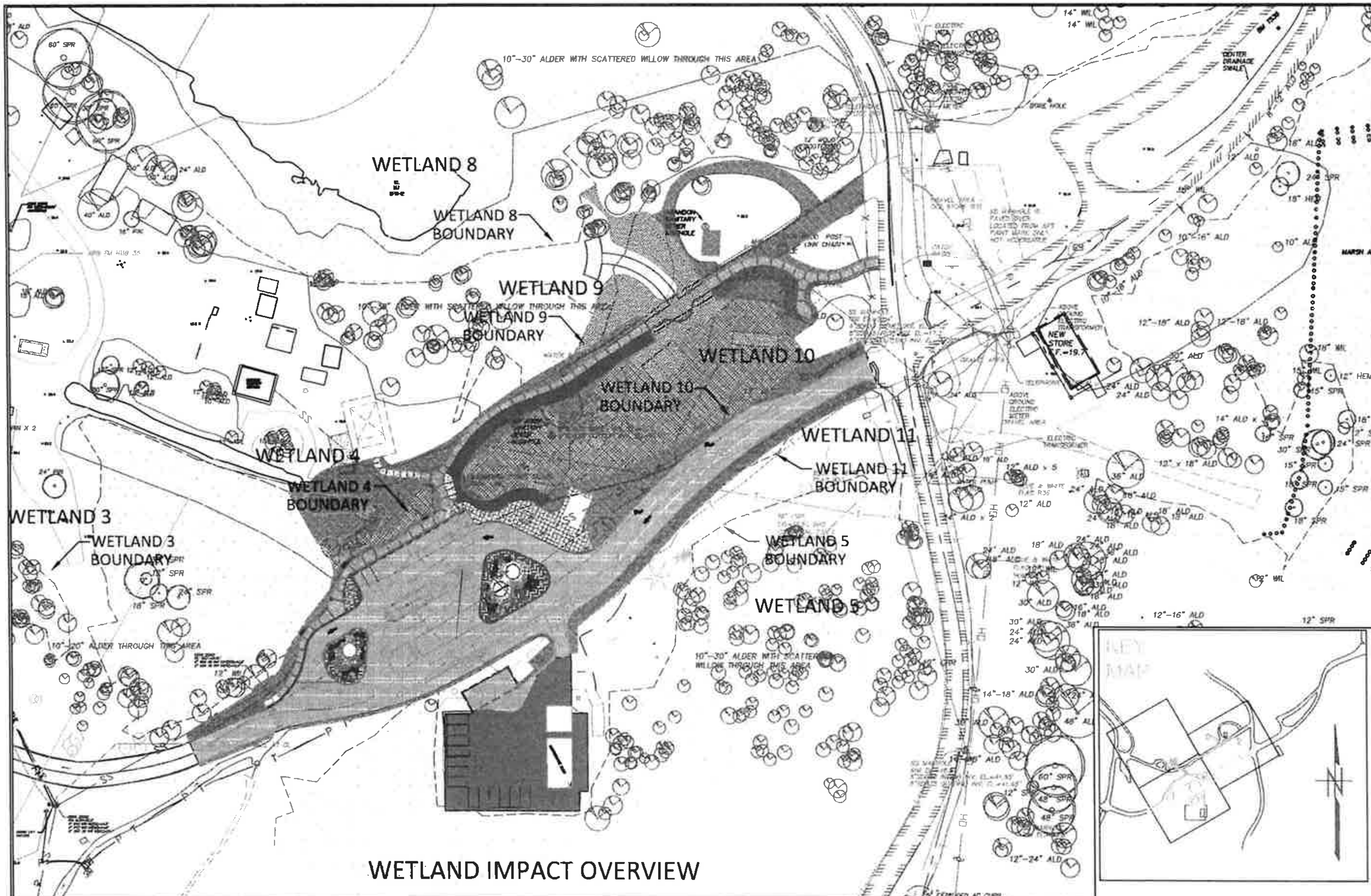
LAT/LONG: 46°16'59.94"N 124°03'21.75"W

PROPOSED PLAN - IMPROVEMENTS
3/16" = 1'-0"

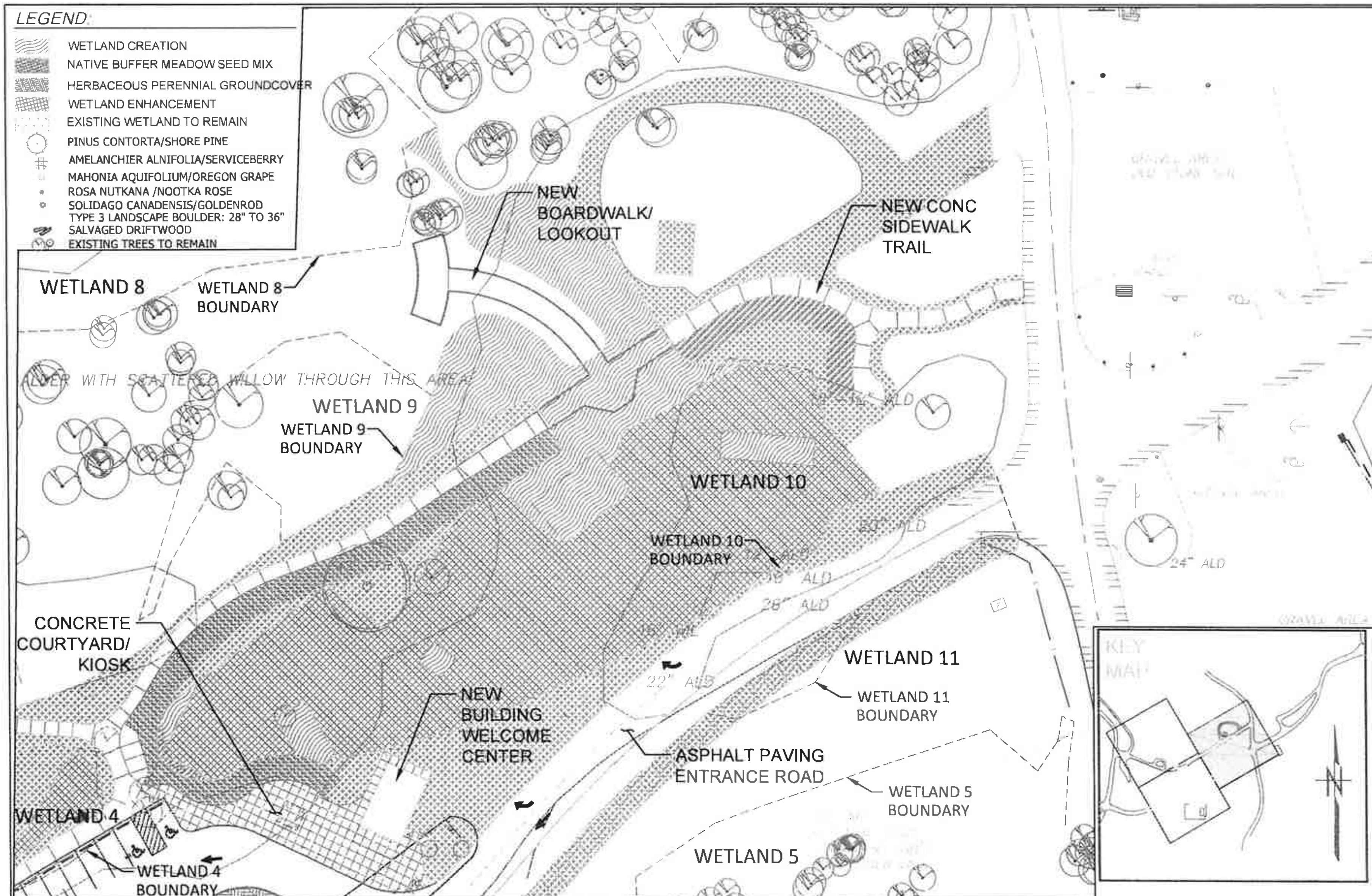
DATUM: WA State Plane South NAD83/NAVD88

SHEET: 8 of 12

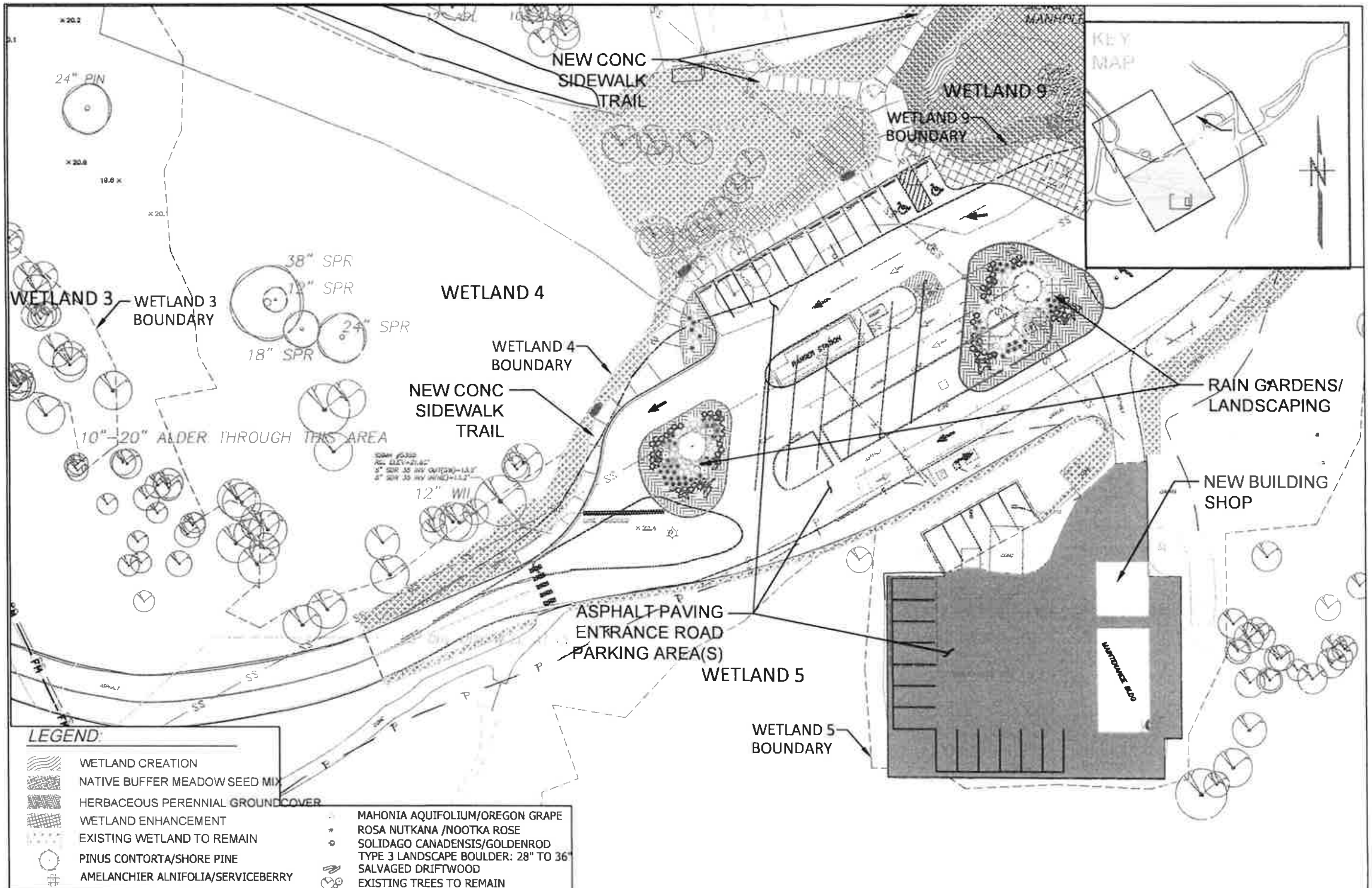
DATE: March 25, 2023



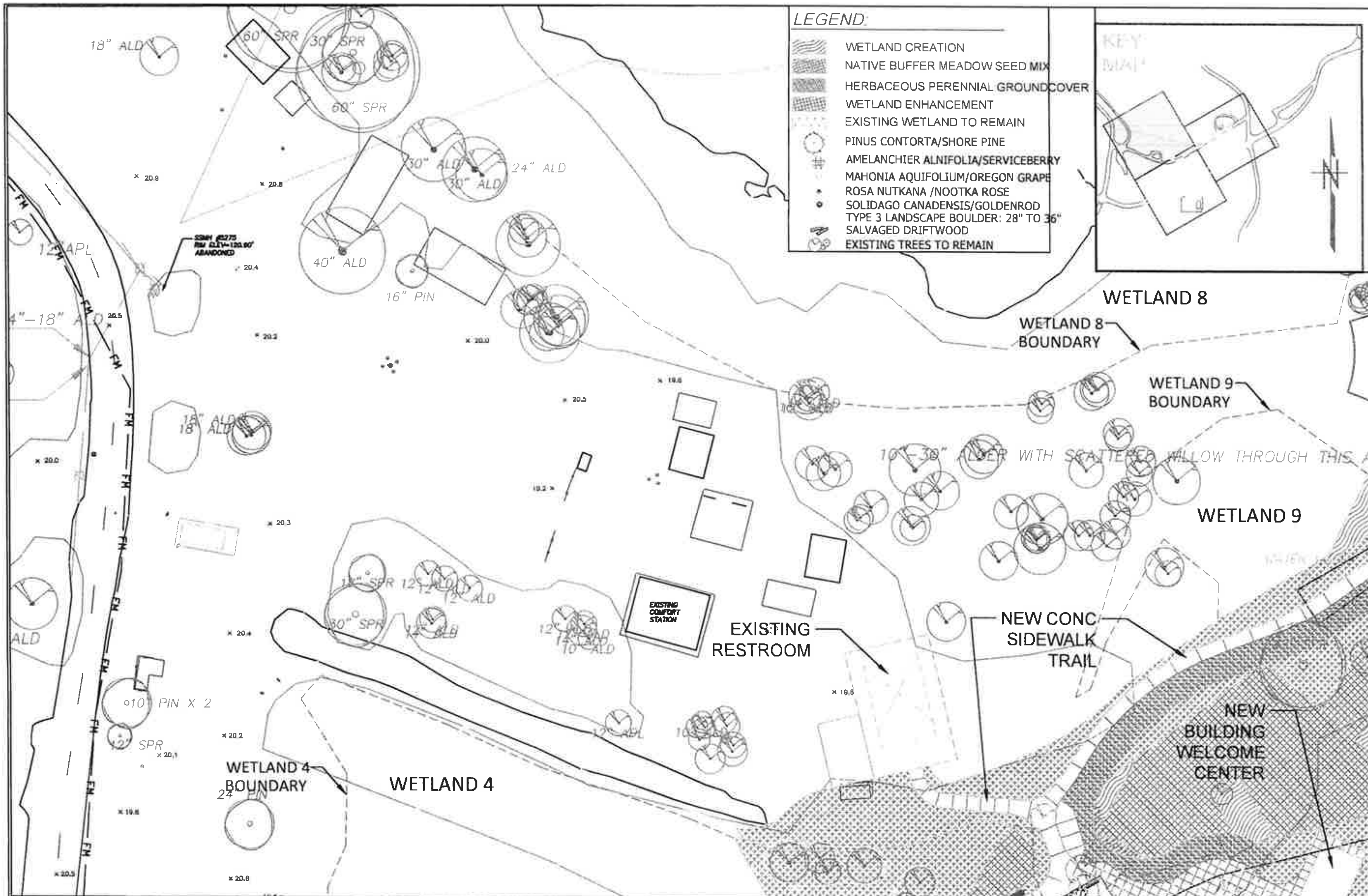
PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement APPLICANT: Washington State Parks & Recreation Commission REFERENCE: ###-###-###	LOCATION ADDRESS: Cape Disappointment State Park 244 Robert Gray Drive, 98624 NEAR: Ilwaco COUNTY: Pacific STATE: Washington LAT/LONG: 46°16'59.94"N 124°03'21.75"W	RESTORATION PLAN - OVERVIEW 1/16" = 1'-0" DATUM: WA State Plane South NAD83/NAVD88 SHEET: 9 of 12 DATE: March 25, 2023



PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement **APPLICANT:** Washington State Parks & Recreation Commission **REFERENCE:** ###-###-###	**LOCATION ADDRESS:** Cape Disappointment State Park 244 Robert Gray Drive, 98624 **NEAR:** Ilwaco **COUNTY:** Pacific **STATE:** Washington **LAT/LONG:** 46°16'59.94"N 124°03'21.75"W	**PROPOSED PLAN - RESTORATION** 3/16" = 1'-0" **DATUM:** WA State Plane South NAD83/NAVD88 **SHEET:** 10 of 12 **DATE:** March 25, 2023



PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement APPLICANT: Washington State Parks & Recreation Commission REFERENCE: ###-###-###	LOCATION ADDRESS: Cape Disappointment State Park 244 Robert Gray Drive, 98624 NEAR: Ilwaco COUNTY: Pacific STATE: Washington LAT/LONG: 46°16'59.94"N 124°03'21.75"W	PROPOSED PLAN - RESTORATION 3/16" = 1'-0" DATUM: WA State Plane South NAD83/NAVD88 SHEET: 11 of 12 DATE: March 25, 2023



PROPOSED PROJECT: Cape Disappointment Welcome Center/Entrance Improvement **APPLICANT:** Washington State Parks & Recreation Commission **REFERENCE:** ###-###-###	**LOCATION ADDRESS:** Cape Disappointment State Park 244 Robert Gray Drive, 98624 **NEAR:** Ilwaco **COUNTY:** Pacific **STATE:** Washington **LAT/LONG:** 46°16'59.94"N 124°03'21.75"W	**PROPOSED PLAN - RESTORATION** 3/16" = 1'-0" **DATUM:** WA State Plane South NAD83/NAVD88 **SHEET:** 12 of 12 **DATE:** March 25, 2023

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 #: 09110550002
Site Address: 244 Robert Gray Dr. Ilwaco, WA 98624

OWNER/APPLICANT INFORMATION
Owner: Washington State Parks and Recreation Commission
Applicant: Hannah Ross, WA State Parks and Rec Commission

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:

See Attached.

Describe the requested variance:

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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?

See Attached.

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

See Attached.

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

See Attached.

Acknowledgment:

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

Authorized Signature:

Print Name: Hannah JB Ross	Date: 4/18/2024

Diana Dupuis
Director

STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION
1111 Israel Road S.W. • P.O. Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500
TDD Telecommunications Device for the Deaf: 800-833-6388
www.parks.wa.gov

Cape Disappointment Welcome Center and Entrance Enhancement
CARL Variance – Pacific County

1. Project Description:

   Washington State Parks is proposing a new welcome center and entrance improvements at Cape Disappointment State Park. The work will also include the expansion of the administrative and shop facility area. Improvements will enhance circulation for vehicles and pedestrians that address traffic safety, free flow of traffic into and out of the park, and provide new parking options for cars, RVs, and trucks with trailers.

2. Describe the requested Variance:

   The following proposed uses are requested through this Critical Areas Variance: fill, excavation & grading, transportation, and recreational development within a wetland and wetland buffer. The area is currently used as a State Park and the project area will remain the park entrance. The variance request is to fill a small portion of a wetland in order to create a more user-friendly park entrance that will also provide improved wetland habitats near the impacts.

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

   Cape Disappointment State Park is an established state park with facilities. The project area is within the park entrance that already consists of camp sites, parking, roadways, a shop complex, a welcome center/office and trails. The proposed project will be enhancing the user experience by integrating vehicular and pedestrian circulation that address poor road alignment, inadequate parking, and lack of safe pedestrian routes.

   Cape Disappointment State Park is a unique area as it's the confluence of the Columbia River, Pacific Ocean, and many wetland systems. The variance requested is to impact a small Category II and Category III wetland resulting in a total impact area of 896 square feet. The wetlands that will be impacted are currently surrounded by parking and other infrastructure. The small impact to wetlands is being mitigated by the re-establishing and enhancing a total of 37,042 square feet of wetlands and 39,903 square feet of wetland buffer. The nature of the project is self-mitigating and allows for public use to continue to be a main focus of the park.

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

The park has a long history of maritime use but has been established as Cape Disappointment State Park since 1938 when State Parks purchased its first parcel from the Unites State Army Corps of Engineers (USACE). Cape Disappointment is still co-managed by USACE and the National Parks Service. The Welcome Center and Entrance enhancement project area is located within USACE owned land but leased by State Parks to be operated as the State Park entrance. The area has had human input since the early 1900s.

5. 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. State Parks has avoided and minimized direct impacts to wetlands, waterbodies, and buffer to the maximum extent practical through planning and construction best management practices. Complete impacts avoidance is not practical because wetlands and critical area buffers overlap and cover the entire study area and are adjacent to the existing infrastructure. The project will result in unavoidable, minimized, permanent impacts to 896 square feet (SF) of wetlands and 19,668 SF of wetland buffers. The project incorporates resource restoration into the project design, and restoration actions include re-establishing and enhancing a total of 37,042 SF of wetlands and 39,903 SF of wetland buffer to mitigate project impacts to sensitive resources. Minimization of buffer impacts will include construction BMPs to protect water quality and restoration of all temporary impacts. A five-year mitigation monitoring and reporting plan is proposed to ensure success of the restoration actions. This project fully compensates all impacts to wetlands and wetland buffers.

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

   The nature of this project and project location make this project require a variance. The park entrance is established and there is no viable option for another location for this project. Through the planning process State Parks has avoided and minimized impacts. Complete impacts avoidance is not practical because wetlands and critical area buffers overlap and cover the entire study area and are adjacent to the existing infrastructure.

7. Describe how the proposed conditional use is compatible with the character and appearance of existing or proposed development in the vicinity and with the physical characteristics of the subject property:

   Cape Disappointment State Park is an established state park with facilities. The project area is within the park entrance that already consists of camp sites, parking, roadways, a shop complex, a welcome center/office and trails. The proposed project will be enhancing the user experience by integrating vehicular and pedestrian circulation that address poor road alignment, inadequate parking, and lack of safe pedestrian routes.

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

   State Parks has avoided and minimized direct impacts to wetlands, waterbodies, and buffer to the maximum extent practical through planning and construction best management practices. Complete impacts avoidance is not practical because wetlands and critical area buffers overlap and cover the entire project area and are adjacent to the existing infrastructure. The project will result in unavoidable, minimized, permanent impacts to 896 square feet (SF) of wetlands and 19,668 SF of wetland buffers. The project incorporates resource restoration into the project design, and restoration actions include re-establishing and enhancing a total of 37,042 SF of wetlands and 39,903 SF of wetland buffer to mitigate project impacts to sensitive resources. Minimization of buffer impacts will include construction BMPs to protect water quality and restoration of all temporary impacts. A five-year mitigation monitoring and reporting plan is proposed to ensure success of the restoration actions. This project fully compensates all impacts to wetlands and wetland buffers.

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

   The proposed project will be enhancing the user experience by integrating vehicular and pedestrian circulation that address poor road alignment, inadequate parking, and lack of safe pedestrian routes. Upgrades to the roadways for better vehicle circulation will allow for adequate parking and holding lanes for those entering Cape Disappointment State Park. The project will also improve pedestrian safety by creating a separation between vehicle use and pedestrian walkways. Along with the improvements to roadways and pedestrian use, upgrades to employee facilities will also help improve the user experience.

Diana Dupuis
Director
STATE OF WASHINGTON
WASHINGTON STATE
PARKS AND RECREATION
COMMISSION

1111 Israel Road S.W. • P.O. Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500
TDD Telecommunications Device for the Deaf: 800-833-6388
www.parks.state.wa.us

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: November 16, 2023

Project Name: Cape Disappointment State Park Welcome Center, Entrance Improvements and Culvert Replacement

Proponent: Washington State Parks and Recreation Commission

Lead agency: Washington State Parks and Recreation Commission

Description of proposal: The Washington State Parks and Recreation Commission (State Parks) proposes to replace the welcome center and provide entrance improvements for Cape Disappointment State Park. The work will also include the expansion of the administrative and shop facility area. Improvements will establish circulation for vehicles and pedestrians and address traffic safety, free flow of traffic into and out of the park, and provide new parking options for cars, RVs, and trucks with trailers.

Along with the entrance road and new welcome center, the project also includes the removal of the existing failing and submerged culverts along a dike road which provides access to the Cape Disappointment campground. The existing two culverts will be removed and replaced with box culverts to restore a more natural flow to the drainage while making necessary repairs to the dike road such as reconstruction of shoulders and armoring of the road embankment to prevent erosion.

Location of Proposal: Cape Disappointment State Park is located in Pacific County at 244 Robert Gray Drive, Ilwaco, WA 98624. The specific project location is the Township 9 N Range 11 W Sections 8 and 9.

Threshold Determination: After a review of the completed environmental checklist, the lead agency for this proposal has determined that it does not have a probable significant adverse impact to the environment. The project is self-mitigating with the creation, restoration, and enhancement of wetlands and habitat throughout the entrance. Development has been sited to avoid and minimize impacts to earth, water, vegetation, and recreation. The nature of the improvements, as described in the checklist, will not result in any lasting impacts to waterways,

native habitat, or species. Best Management Practices (BMPs) have been incorporated into the design to provide protection from incidental or unanticipated impacts such as sediment run-off. Best Management Practices (BMPs) include silt fencing, tree protection fencing and construction staging in already disturbed areas. Lastly, the completed proposal would not pose a threat to public health or safety and there will be no impacts to cultural or historic resources.

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

☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **December 7, 2023** or they may not be considered.

Responsible Official:	Chelsea Hamer
Position/Title:	Environmental Planner
Phone:	(360) 790-8512
Address:	1111 Israel Rd SW | PO Box 42650 Olympia, WA 98504-2650

Date: November 16, 2023 Signature: Chelsea Hamer

"All Washington State Parks are developed and maintained for the enjoyment of all persons regardless of age, sex, creed, ethnic origin, or physical limitations."

There is no agency SEPA appeal; however, all comments are welcome and will be thoroughly considered.

Cape Disappointment State Park Visitor Center

Wetland, Stream, and Wildlife Habitat Assessment Report, and Conceptual Wetland and Buffer Mitigation Plan

Submitted to:

Washington State
Park and Recreation Commission
1111 Israel Road SW
Olympia, WA 98504-2650

October 31, 2023

Prepared by:

Otak, Inc.
2828 Colby Avenue, Suite 401
Everett, WA 98201

Otak Project No. 33425

Otak

Executive Summary

The Washington State Parks and Recreation Commission (State Parks) is planning to construct a new entrance, Welcome Center, and expand the administrative facility area at Cape Disappointment State Park in Pacific County. The project will include clearing, grading, and fill during construction of the proposed improvements. The project goals are to increase vehicle and pedestrian access while addressing public safety. Improvements to the free flow of traffic into and out of the park and increased parking options for cars, RVs, and trucks with trailers will reduce traffic congestion. Otak, Inc. (Otak) was hired by State Parks complete a Wetland, Stream, and Wildlife Habitat Assessment Report and Wetland and Buffer Mitigation Plan to document baseline conditions and support project design and associated permits.

This environmental report was completed by reviewing background information, delineating wetland and shoreline boundaries in the field, classifying wetlands and stream habitats, assessing wildlife habitat, and determining buffer widths per Pacific County Ordinance (PCO) No. 180 Critical Areas and Resource Land. Critical areas reviewed for this report include wetlands and fish and wildlife conservation habitat areas per Section 4. (Wetlands) and Section 5. (Fish and Wildlife Habitat Conservation Areas) of PCO No. 180. Biologists from Otak conducted the field investigation on March 22 through March 24, 2022. The study area for this report includes the area surrounding the current visitors center, extending west to the paved parking lot near the Fort Canby Road and Jetty Road intersection, and east to the gravel parking lot and Boat Launch Road east of State Route 100, including 300 feet from areas of ground disturbance. The boundaries of wetlands and shoreline boundaries were delineated in the field with pink flagging and located with a Trimble GPS Geo 7x with sub-meter accuracy. Wildlife habitat assessments for marbled murrelet habitat were completed in the field in accordance with Washington State Department of Transportation (WSDOT) protocols.

Eleven wetlands and one watercourse were identified in the study area. Wetland habitats consist of palustrine forested, scrub-shrub, and emergent Cowardin classes. Wetlands have depressional and slope hydrogeomorphic classes. Three of the wetlands are Wetlands of High Conservation Value, having plant associations identified by the Washington Department of Natural Resources led Washington Natural Heritage Program (WNHP). Three wetlands are classified as Category I, two wetlands are classified as Category II, and six are classified as Category III. Wetland buffer widths range from 150 to 250 feet per Ordinance No. 180 Table 4-1 (Standard Wetland Buffer Widths). Wetlands were rated using the *Washington State Wetland Rating System for Western Washington – 2014 Update* (Hruby 2014) per Ordinance No. 180(4)(E) (Classification). Watercourses within the study area include the Columbia River shoreline.

State Parks has avoided and minimized direct impacts to wetlands, waterbodies, and buffers to the maximum extent practical through planning and construction best management practices (BMPs). Complete impacts avoidance is not practical because wetlands and critical area buffers overlap and cover the entire study area and are adjacent to the existing infrastructure. The project will result unavoidable, minimized, permanent impacts to 896 square feet (SF) of wetlands and 19,668 SF of wetland buffers. The project incorporates resource restoration into the project design, and restoration actions include re-establishing and enhancing a total of 37,042 SF of wetlands and 39,903 SF of wetland buffer to mitigate for project impacts to sensitive resources. Minimization of buffer impacts will include construction BMPs to protect water quality and restoration of all temporary impacts. A five year mitigation monitoring and reporting plan is proposed to ensure success of the restoration actions. This project fully compensates all impacts to wetlands and wetland buffers.

No work will occur within Pacific County shoreline jurisdiction.

TABLE OF CONTENTS

Tables

Acronyms and Abbreviations

CARL	Critical Areas and Resource Land
CFR	Code of Federal Regulations
CWA	Clean Water Act
DPS	Distinct Population Segment
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act
FAC	Facultative
FACW	Facultative wetland
FACU	Facultative upland
FWHCAs	Fish and Wildlife Habitat Conservation Areas
GIS	Geographic Information Systems
HGM	Hydrogeomorphic
NHD	National Hydrography Dataset
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OBL	Obligate
OHWM	Ordinary high water mark
PCO	Pacific County Ordinance
PEM	Palustrine emergent
PFO	Palustrine forested
PHS	Priority Habitat and Species
PS	Puget Sound
PSS	Palustrine scrub shrub
RVs	Recreational vehicles
SR	State Route
UPL	Upland
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WAC	Washington Administrative Code
WDFW	Washington State Department of Fish and Wildlife
WDNR	Washington Department of Natural Resources
WRIA	Water Resource Inventory Area

Chapter 1. Introduction

Otak, Inc. (Otak) was hired by the Washington State Parks and Recreation Commission (State Parks) to complete a Wetland, Stream and Wildlife Habitat Assessment Report and Wetland and Buffer Mitigation Plan for the Cape Disappointment State Park Welcome Center and Entrance Improvements project. This combined report documents baseline wetland and stream boundaries and wildlife habitat in the project area, and includes project impacts to regulated resources and restoration in accordance with federal and state regulations and Pacific County Ordinance No. 180 Critical Areas and Resource Land (CARL). Critical areas and habitats covered in this report include wetlands, and fish and wildlife habitat conservation areas (FWHCAs). The study are for the project is approximately 18 acres, and encompasses the existing welcome center and park entrance area, campgrounds and driveways, boat launch parking lot and access road, maintenance building area, and the west parking lot along Jetty Road.

This Wetland, Stream, and Wildlife Habitat Assessment Report was completed by reviewing background information and completing field work in March 2022 to delineate wetlands and waterbodies within the study area, assess potential presence of wildlife species and habitats of importance, and evaluate potential project impacts. The Conceptual Wetland and Buffer Mitigation Plan was completed by evaluating project impacts to regulated wetlands and buffers, and designing a holistic project that incorporates restoration of sensitive areas within the park entrance along with site improvements to achieve the project goals. Impacts have been avoided and minimized to the maximum extent practical, and restoration and enhancement opportunities have been maximized that will achieve a net functional gain in critical areas and functions in the project area.

1.1 Project Location and Landscape Setting

The project is located in unincorporated Pacific County, Washington (Appendix B: Figure 1–Vicinity Map) along Cape Disappointment State Park entrance and includes areas east and west of State Route (SR) 100 along Fort Canby Road and Boat Launch Road. The Cape Disappointment visitor center is located approximately three miles south of the town of Illwaco, Washington, and is near to the mouth of the Columbia River. Land use adjacent to the project is high intensity recreational (e.g., parkland, campgrounds, waterfront) and relatively undisturbed forest. The project is located in Section 09, of Township 09 North, Range 11 West, and is located entirely in the Willapa watershed - Water Resource Inventory Area (WRIA) 24.

1.2 Project Description

State Parks is planning to construct a new entrance drive and Welcome Center, improve the maintenance/administrative building and parking and driveway area, and restore native habitat at the Cape Disappointment State Park entrance. Construction activities include clearing/demolition, grading, paving, and excavation to construct the proposed park improvements. The project goal is to increase vehicle and pedestrian access by increasing parking options for cars, recreational vehicles (RVs), and trucks with trailers to reduce traffic congestion that currently queues onto SR 100 during summer months. The proposed State Park welcome center will be designed to increase pedestrian circulation and wayfinding in association with improving the welcome center access. Electric vehicle charging stations will also be included in the proposed welcome center parking lot.

1.3 Study Area

The study area for this report included areas of potential ground disturbance plus 300 feet per Pacific County Ordinance (PCO) 180 (Critical Areas and Resource Land) as shown on Figure 2 – Study Area Map in Appendix B. The study area is approximately 18 acres in size, and extends from the parking lot southwest of Jetty Road and Fort Canby Road intersection east to Baker Bay, north to O'Neil Lake, and south the existing maintenance/administrative building.

Chapter 2. Methods

This chapter summarizes the methods used in accordance with local, state, and federal guidance in delineating wetland and waterbody boundaries in Washington State. See Table A-1 in Appendix A for further details regarding the methods used to produce this report.

2.1 Review of Available Published Information

Available published information was reviewed prior to the field investigation to identify any previously documented wetlands, streams, habitat areas, or other pertinent site characteristics (e.g., vegetation community patterns, topography, soils, or water courses) that would indicate the presence of wetlands and streams within the project site. These maps are typically used as guidance, and do not supersede conditions in the field. As part of this effort Otak biologists reviewed the following sources:

- Soil survey from the United States Natural Resources Conservation Service (NRCS) (NRCS 2022a);
- National Wetlands Inventory (NWI) map (USFWS 2022);
- Washington Department of Natural Resources (WDNR) Forest Practices Application Mapping Tool (WDNR 2022) and Wetlands of High Conservation Value (WHCV) maps (WDNR 2022a);
- Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) maps (WDFW 2022) and Statewide Washington Integrated Fish Distribution (SWIFD) (WDFW 2022a); and
- U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) (USFWS 2022a).

Appendix B contains figures associated with the background review, including: an aerial photograph of the study area (Figure 2), NWI map (Figure 3), NRCS Soils Map (Figure 4), WDNR Stream Typing Map (Figure 5), and WDNR WHCV map (Figure 6).

Soil units mapped within the study area are listed in Table 2-1. Palix silt loam and Yaquina loamy fine sand are located within the study area. Yaquina loamy fine sand is classified as a hydric soil.

Table 2-1. NRCS Soil Units Mapped in the Study Area

Mapped Soil Unit	Slope %	Drainage Class	Landform	Parent Material	Hydric?
Palix silt loam	8-30, 30-65	Well drained	Slumps	Colluvium derived from siltstone	No
Yaquina loamy fine sand	-	Somewhat poorly drained	Depressions	Beach sand and eolian sands	Yes

The WDNR Forest Practices Application Mapping Tool maps O'Neil Lake as a Type F waterbody to the north. To the east and southwest, the Columbia River is mapped as a Type S (shoreline) waterbody. A Type F (fish habitat) perennially flowing stream is mapped within the project area with a direct connection to the Columbia River to the east.

The NWI mapper identifies one palustrine emergent wetland habitat within the study area and several adjacent wetlands to the study area including freshwater forested/shrub wetlands, and estuarine and marine wetland. The wetland within the study area is listed as a persistent, semipermanently flooded wetland.

WDFW's PHS on the Web identifies a regular concentration of waterfowl within estuarine wetland habitat along the east edge of the study area, and the NWI listed wetlands. The PHS mapper also includes masked data for marbled murrelet (*Brachyramphus marmoratus*) detections within Sections 04 and 05 of Township 9, Range 011 of the public land survey system approximately 1,400 feet north of the entrance station. The PHS mapper does

not show marbled murrelet detections within the project area or immediate vicinity of the park entrance where construction is proposed.

The SWIFD mapper identifies one National Hydrography Dataset (NHD) flowline through the study area. No fish habitat is mapped. The Columbia River (Baker Bay) is mapped along the east side of the study area.

The U.S. Fish & Wildlife Service Information for Planning and Consultation (IPaC) tool (USFWS 2022a) lists Candidate (C), and Threatened (T) species within the study area. Four species of bird are listed within the study area, including Marbled Murrelet (T), Streaked Horned Lark (*Eremophila alpestris strigata*) (T), Yellow-billed Cuckoo (*Coccyzus americanus*) (T), and Western Snowy Plover (*Charadrius nivosus nivosus*) (T). Fish species potentially present include Bull Trout (*Salvelinus confluentus*) (T). Insects within the study area include Monarch Butterfly (*Danaus plexippus*) (C). The IPaC tool does not map any critical habitats within the study area. No designated critical habitat for ESA-listed species occurs within the study area or vicinity.

2.2 Precipitation Data and Analysis

2.2.1 Evaluation of the Growing Season

Wetland hydrologic conditions are considered present if soils are inundated or saturated to the surface continuously for at least 5 percent of the growing season in most years (50 percent probability of recurrence) (USACE 1987). The technical standard for disturbed or problematic sites requires 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season, at a minimum frequency of 5 years in 10 (USACE 2010).

The beginning and ending dates of the growing season can be defined based on two indicators of biological activity that are readily observable in the field: (1) above ground growth and development of vascular plants, and (2) soil temperature. However, due to seasonal fluctuations from year to year the growing season dates may also be approximated by the number of frost-free days, defined as the time from the last date in spring when the ambient air temperature drops to 28°F, to the first date in fall when it drops to 28°F, over a 30-year period (USACE 2010).

The beginning and ending dates for the growing season for the project site were obtained from the nearest climate station with complete monthly precipitation data for the 30-year period prior to the site visit. The Raymond 2 S Station, approximately 27 miles northwest of the project reports the growing season begins March 29 and ends November 11, or 225 days (NRCS 2022b). Additionally, vegetative growth was observed in March 2022 during the field work in multiple herbaceous species and woody shrubs, indicating the field visit likely occurred within the growing season of 2022.

2.2.2 Precipitation Data during Field Investigation

The field survey for the project was conducted on March 22 - March 24, 2022. The area received 6.09 inches of precipitation in the two-week period (March 8 – March 21) prior to the field survey as measured at the closest active climate station, Naselle 2 ENE Climate Station (NRCS 2022b). Precipitation amounts for the three months preceding the field survey were normal in December 2021, above normal in January 2022, and normal in February 2022 (Table 2-2).

Table 2-2. Summary of Precipitation Data from December 1, 2021 to March 1, 2022

Category	December 2021	January 2022	February 2022
Recorded Precipitation (inches)	16.95	22.91	9.57
Precipitation Average (inches)	18.55	18.12	11.51
30-70% Normal Range (inches) from 1991-2021	14.63 – 21.35	14.06 – 20.97	7.95 – 13.71
Comparison to Normal Range	Normal	Above normal	Normal

Source: NRCS 2022a.

2.3 Field Investigation

Wetland boundaries were delineated in the field by Otak biologists on March 22 – March 24, 2022. Wetlands and were delineated within the designated study area using pink flagging; no streams were identified or delineated. Areas within 300-feet past the study area boundaries were visually estimated and qualitatively assessed to determine potential buffer impacts. The boundaries of wetlands and waterbodies (e.g., Lake O'Neil and Baker Bay) within the study area and were delineated in the field, and flags located with a handheld Trimble Geo 7X GPS unit with submeter accuracy. Wetland and stream boundaries outside of the study area were estimated using visual observations and qualitative assessments in the field. Wetlands and waters outside of the study area were estimated to evaluate project impacts to buffers from wetlands and streams that occur outside of the easement and could extend back into the project area.

2.3.1 Wetlands

In accordance with federal, state, and local guidance and regulations, Otak biologists delineated wetlands within the study area using the three-parameter approach detailed in the Corps of Engineers Wetlands Delineation Manual (USACE 1987), and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (USACE 2010). Following routine methodology, data on vegetation, soils, and hydrology were collected at paired (wetland/upland) data points for wetlands that could be accessed within the study area associated with the project. The USACE wetland determination data forms for the data points are provided in Appendix C. Where sufficient human-induced alteration significantly altered vegetation (e.g., mowed lawn areas), Otak biologists followed guidance per Section F – Atypical Situations of the 1987 Manual (USACE 1987) and Section 5 of the 2010 Regional Supplement (USACE 2010) to determine wetland presence despite the altered vegetation community. If wetland hydrology and hydric soil indicators were observed in these atypical situations, then wetland vegetation was assumed to be present if left unmanaged. Hydric soil indicators and wetland hydrology indicators for Wetlands 4, 9, 10, and 11 are provided in Appendix F.

Vegetation

Representative upland and wetland vegetation communities were documented at each data point during the field survey. Typically, three vegetation strata are inventoried at each data point, including trees within a 30-foot diameter plot, shrubs within a 15-foot diameter plot, and non-woody herbaceous plants (including forbs, grasses, sedges, and rushes) within a 5-foot diameter plot. Plant species in each stratum were identified and absolute percent cover was recorded. Each species was listed following the scientific nomenclature given in the United States Department of Agriculture (USDA) PLANTS database (NRCS 2022c). Common names of plants are assigned using the University of Washington Burke Herbarium (UW 2022). The wetland indicator status for each species was assigned using the *2020 National Wetland Plant List for the Western Mountains, Valleys & Coast Region* (USACE 2020).

The dominance test was the primary indicator used to determine the presence or absence of hydrophytic vegetation. A data point is considered to have a hydrophytic vegetation community if more than 50 percent of the

dominant species have an indicator status of facultative (FAC), facultative-wetland (FACW), or obligate (OBL). Dominant species are defined as those that individually or collectively account for more than 50 percent of the total areal coverage of vegetation in the stratum, plus any other species that, by itself, accounts for at least 20 percent of the total areal coverage (USACE 2010). If more than 50 percent of the dominant plant species in a community have wetland indictor status of OBL, FACW, or FAC, then the plant community is considered hydrophytic (wetland).

Soils

Per USACE protocol, soil samples were obtained at representative data points by digging a pit to a depth of at least 18 inches if possible to determine the presence or absence of hydric soil indicators using the *Field Indicators of Hydric Soils in the United States*, Version 8.2 (NRCS 2018). Soil colors were evaluated against a Munsell® soil color chart (Gretag/Macbeth 2000) to distinguish hydric from non-hydric soils. Soils were textured using the *Guide to by Feel* chart (NRCS 2022).

Hydric soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile (USACE 2010). Hydric soils may exhibit certain characteristics that can be observed in the field; such as: high organic content, accumulation of sulfidic material, greenish or bluish-gray color (gley formation), depleted matrices, and development of redoximorphic features.

Hydrology

Wetland hydrologic conditions are considered present if, during the growing season, an area has 14 or more consecutive days of flooding or ponding; or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10 (USACE 1987 and 2010). The presence of primary and secondary wetland hydrologic indicators was determined at each wetland data point.

Primary indicators of wetland hydrology may include, but are not limited to, surface water, soil saturation within 12 inches of the surface, shallow water table, and evidence of previous water inundation or saturation (e.g., watermarks, algal mats, sediment deposits). Secondary indicators may include wetland drainage patterns, geomorphic position, stunted or stressed plants, and water-stained leaves. When at least one primary or two secondary indicators were observed, wetland hydrology was determined to occur during the growing season long enough to result in wetland hydrology conditions. In Wetlands 9, 10, and 11 in disturbed areas near the entrance station, continuous surface ponding was observed and monitored during the three-day field investigation, and the boundaries flagged on the third day after observing the extent of surface ponding during that time at the park.

2.3.2 Ordinary High Water Mark

The OHWM of waterbodies within the study area were determined in the field based on the methodology outlined in USACE Regulatory Guidance Letter 05-05 (USACE 2005) and *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (WDOE 2016). Identification of OHWM in freshwater waterbodies was based on the evaluation of shoreline physical characteristics, such as: presence of bed and banks, a natural line impressed on the bank, change in sediment and vegetation characteristics, wracking, erosion/scour, and silt deposits. The OHWM of tidal waters regulated by the Shoreline Management Act (SMA) (RCW 90.58.030) in Washington for determining shoreland extent was based on indicators such as; a line of persistent vegetation and the landward limit of salt-tolerant vegetation (WDOE 2016). The OHWM for determining shoreline jurisdiction along Baker Bay was determined by demarcating the extent of tidal influence in Wetland 7 that is also supported by freshwater inputs from landward locations per the WDOE 2016 manual.

2.3.3 Fish and Wildlife Habitat Conservation Areas

Fish and Wildlife Habitat Conservation Areas (FWCAs) include those areas identified as being of critical importance to the maintenance of endangered, threatened, or sensitive species of fish, wildlife or plants, or designated habitats and species of local importance per PCO 180 CARL Section 5 (Fish and Wildlife Habitat Conservation Areas). Areas within the study area and the surrounding vicinities were visually assessed to determine potential species presence based on habitat suitability for designated FWCHAs.

The U.S. Fish & Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) mapping tool was queried for the presence of federally-listed ESA species. Presence of listed species and suitable habitat within the study area and project vicinity was assessed on March 22 through March 24, 2022 during the field visit by Otak biologists.

2.4 Wetland and Stream Classification and Ratings

Wetlands in the study area were classified according to *Classification of Wetlands and Deepwater Habitats of United States* (Cowardin, et al. 1979), and the hydrogeomorphic (HGM) wetland classification system as adopted by Hruby (2014). Wetland functions were rated using the *Washington State Wetland Rating System for Western Washington – 2014 Update* (Hruby 2014) per PCO 180 Section 4. (Wetlands). Wetland standard buffer widths were determined based on wetland category/characteristics, habitat score, and a high level of impact of the proposed land use intensity. Wetland buffer conditions were qualitatively assessed based on vegetation cover, land use, and presence of invasive species. Wetlands and waterbodies that extended beyond the study area were rated to determine if buffer widths could potentially extend into project impact areas. Waterbody classification and buffer widths were determined according to PCO 180 Section 5 (Fish and Wildlife Habitat Conservation Areas) Table 5-1 (Required buffers for Waters of the State), and PCO 183 SMP Table 5-2 (Dimensional Standards).

2.5 Mapping Methods

Wetlands and waterbodies (OHWM) boundaries were flagged in the field and located with a handheld Trimble Geo 7X GPS unit with submeter accuracy. Any additional potential stream and wetland areas within 300 feet of the study area were estimated using aerial photography, LiDAR imagery, and observations made during the field investigation.

Chapter 3. Existing Conditions

Otak biologists identified eleven wetlands in the project area and one OHWM associated with shoreline as shown in Figure Set 8 in Appendix B. Wetland classes, ratings, sizes, and buffer widths are summarized in Table 3-1. Shoreline and other waterbody characteristics are summarized in Table 3-2. Wetland determination data forms are provided in Appendix C, and Ecology wetland rating forms are provided in Appendix D. Site photographs are provided in Appendix E. Information for wetland hydrology and hydric soils for soil pits associated with wetlands with disturbed vegetation are found in Appendix F. Sensitive species and wildlife habitat conservation areas are addressed in Section 3.3.

3.1 Wetlands

Wetland 1.
Wetland 1 is located west of the intersection of Jetty Road and Fort Canby Road. The wetland is a Wetland of High Conservation Value with associated swamp forest (WDNR 2022A). Two swamp forest vegetation groups are present in the wetland unit with listed WHCV associations. One vegetation group is composed of red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), and slough sedge (*Carex obnupta*). The second vegetation group association is Sitka spruce (*Picea sitchensis*), salmonberry, and slough sedge. The wetland boundary was primarily determined by an elevation break along the toe of the parking lot fill pad, Jetty Road embankment, and campground area. Wetland soils have a matrix color of 10YR 2/2 with redox concentrations of 10YR 4/6, meeting the indicator Redox Dark Surface (F6). A high water table was observed at two inches below the soil surface. Upland buffer area includes paved surfaces, maintained grass areas, and camp sites. Photographs 1, 2, 3, and 5 show the typical habitat conditions within the wetland unit and upland buffer.

Wetland 2.
Wetland 2 is located in a small depression along the Fort Canby Road embankment, northwest of the intersection of Jetty Road and Fort Canby Road. The depressional wetland contains a palustrine forested (PFO) Cowardin class with three out of five strata including canopy, shrubs, and herbaceous strata. The wetland is dominated by an overstory of red alder, a shrub canopy of salmonberry and hookers willow (*Salix hookeriana*), and an understory of slough sedge. Wetland soils have a matrix color of 10YR 2/2 with 10YR 4/6 redox concentrations, meeting the indicator Redox Dark Surface (F6). A high water table at one inch below the soil surface was observed. Upland buffers adjacent to the unit include camp sites, paved roads, a parking lot, and a maintained lawn area. Photograph 4 shows habitat conditions within the wetland unit.

Wetland 3.
Wetland 3 is a depressional wetland located northeast of the intersection of Jetty Road and Fort Canby Road. The unit is bordered by recreational campground area to the north, and a road embankment to the south. The wetland is approximately 30' west of Wetland 4 and 70' east of Wetland 2. Cowardin classes within the unit consist of PFO, with seasonally flooded and occasionally flooded hydroperiods. Vegetation within the unit consists of red alder, twinberry (*Lonicera involucrata*), and slough sedge. Wetland soils have a matrix color of 10YR 2/2 with 10YR 4/6 redox concentrations, meeting the indicator Redox Dark Surface (F6). A high water table one inch below the soil surface was observed surrounding a ponded area that was two to three feet deep. Upland vegetation bordering the unit includes mixed lawn grass species and common rush (*Juncus effusus*). Photographs 6, 7, 8, and 9 show upland buffer conditions and wetland habitat conditions for Wetland 3.

Wetland 4.
Wetland 4 is located east of Wetland 3, confined within a depression north of Jetty Road, south of the packed gravel road leading to the campground and cabins. The depressional wetland has multiple Cowardin habitat classes present including palustrine emergent (PEM), palustrine scrub-shrub (PSS), and PFO. An overstory of red alder occupies the tree stratum, areas of twinberry and salmonberry dominate the shrub stratum, and seasonally flooded areas host slough sedge and common rush in the herb stratum. Wetland soils consist of a matrix colored as 10YR 3/2 with 10YR 4/6 redox concentrations, meeting the indicator Redox Dark Surface (F6). Ponded water was observed interspersed amongst the wetland vegetation in March 2022, estimated to be two to three feet

deep. The wetland has no apparent outlet. Upland buffer conditions are disturbed, including roads to the north and south, and maintained lawn and parkland areas. Photographs 10, 11, 12 show habitat conditions within Wetland 4.

The wetland extends east into the adjacent mowed field. Wetland hydrology and hydric soil indicators were used to identify the wetland boundary following guidance from Section F – Atypical Situations in this area. Data for soil plots and hydrologic conditions are located in Appendix F.

Wetland 5.
Wetland 5 is a depressional wetland with no apparent surface water outlet. Permanent ponding supports palustrine unconsolidated bottom (PUB) habitat, while seasonal and occasional flooding support PEM habitat for species including slough sedge and reed canarygrass (*Phalaris arundinacea*) around the pond edges. PSS habitat includes salmonberry and Douglas spiraea. Wetland soils have a matrix color of 10YR 3/2 with redox concentrations of 10YR 4/6 with 10YR 4/1 depletions, meeting the indicator Redox Dark Surface (F6). The water table observed in the soil plots was at or near the soil surface.

The wetland unit is bordered to the north by a State Parks maintenance parking lot. The wetland boundary is approximately one to three feet from the paved parking lot edge. North of the unit on the east end, a gradual slope with upland soils and mowed vegetation transitions to the road prism associated with the visitors center entrance road. To the south, a steep hillslope borders the depression and contains relatively undisturbed forested habitat consisting of Douglas-fir. Photograph 13-18 shows typical upland and wetland vegetation, and standing water observed within Wetland 5.

Wetland 6.
Wetland 6 is a slope wetland located east of SR 100 north of the gravel boat launch parking lot. The western portion of the wetland has a PFO Cowardin habitat class consisting of Hookers willow with an understory of slough sedge and Himalayan blackberry (*Rubus armeniacus*). The wetland extends from west to east along a 1-2% slope, transitioning to a PEM Cowardin habitat class dominated by reed canarygrass and mixed grass species. Wetland soils consist of a 10YR 4/1 matrix color with redox concentrations of 10YR 4/6 that meets hydric soil indicator Depleted Matrix (F3). The water table is at one inch below the soil surface in the wetland.

The wetland discharges east to the Columbia River via a catch basin and pipe culvert that outlets to Baker Bay. Upland vegetation includes red alder and swordfern (*Polystichum munitum*) which transitions to Douglas-fir farther upslope to the north. The packed gravel parking lot to the south of the wetland is highly trafficked during peak seasons, and runoff appears to discharge directly to the wetland. Photographs 19, 20, 21, 22, and 23 show typical habitat conditions for the slope wetland and adjacent upland habitat conditions.

Wetland 7.
Wetland 7 is classified as a WHCV; the estuarine unit is mapped as tidal salt marsh with a plant association of American three-square bulrush (*Schoenoplectus americanus*) and chairmaker's clubrush (*Schoenoplectus pungens*), and as a salt marsh with an association of Lyngbye's sedge (*Carex lyngbyei*). The wetland is tidally inundated from the Columbia River regularly. Presence of saltwater tolerant plants indicate brackish waters are present. Soils observed within the wetland meet for Depleted Matrix (F3), with a matrix color of 10YR 4/1 with 10YR 4/6 redox concentrations. The wetland boundary follows the bluff at the north end near the boat launch and transitions to PFO habitat farther south. The estuarine wetland component follows the entire length of the shoreline.

The wetland boundary extends west of the Columbia River ordinary high water and includes two PFO habitat areas where freshwater (e.g., groundwater) is the primary source of hydrology. Although there are freshwater wetland components within the unit, the wetland is one contiguous feature because there is no break in wetland hydrology, hydric soils, or wetland vegetation. Uplands include road embankments and paved surfaces for boat launch access to the northwest, open water to the east, and relatively undisturbed deciduous forested area to the southwest. Photographs 25, 26, 27, 28, and 29 show the habitat conditions of the wetland and the surrounding area.

Wetland 8.
Wetland 8 is classified as a WHCV and includes the wetland fringe around O'Neil Lake . The WHCV plant association present within the unit is an overstory of Sitka spruce, scrub-shrub cover of salmonberry, and an understory of slough sedge and skunk cabbage present in PFO habitat areas around the lake. Because a portion of the wetland overlaps with a mapped WHCV association, the entire unit is considered a WHCV (A. Yahnke, personal communication, April 2022). The observed plant community along the southern shoreline adjacent to the study area includes common rush and slough sedge, shrub plants include salmonberry and twinberry, and a forested overstory of red alder along the eastern edge near the campground road loop. A high water table was observed throughout the unit and areas along the southeast end of the unit were flooded at the time of the field investigation. Wetland soils meet for Redox Dark Surface (F6) with a matrix color of 10YR 2/2 with 10YR 4/6 redox concentrations. Campgrounds, parking areas, and cabins located within mowed grass areas are located within the wetland buffer. Photographs 30, 31, and 33 show the wetland unit and O'Neil Lake, and upland buffer vegetation conditions adjacent to the wetland unit.

Wetland 9.
Wetlands 9 is a depressional wetland located south of O'Neil Lake. The wetland is situated amongst mowed campsites and the gravel campground road. The wetland has a PEM Cowardin habitat class and is regularly mowed and trampled by campers. Over time park users and vehicles have compacted the soil surface, but the sandy loam soils beneath the compacted layer allow groundwater to move vertically to support wetland conditions in addition to the surface ponding that was observed during the field investigation. Presence of wetland hydrology and hydric soil indicators were relied upon to delineate the wetland boundary due to the disturbed vegetation community. Wetland soils were generally textured as clay loam or sandy loam with the hydric soil indicator Redox Dark Surface (F6) and Depleted Matrix (F3). Wetland hydrology was met either by the presence of the water table at or near the soil surface, or ponded water within the wetland unit at the time of sampling. See Appendix F for details regarding the upland and wetland sampling data. Photographs 31, 32, and 33 show the wetland unit the upland buffer vegetation conditions adjacent to the wetland unit.

Wetland 10.
Wetland 10 is a depressional wetland confined to the open field north of the visitor center entrance (Jetty Road), west of SR 100, and south of O'Neil Lake. The wetland is bounded to the south by the entrance road embankment and to the north by the campground road. Like Wetland 9, vegetation is an unreliable indicator because it is regularly mowed, and delineation methods for disturbed areas per the 1987 USACE Manual (USACE 1987) and the 2010 Regional Supplement (USACE 2010) were used that focused on the presence of hydric soils and wetland hydrology. The wetland unit has single PEM Cowardin habitat classification, with seasonally flooded, occasionally flooded, and saturated only areas. Soils consist of sandy silt loam, silt loam, and sandy loam, and met the hydric soil indicator Redox Dark Surface (F6). Wetland hydrology indicators present included a combination of Surface Water (A1), High Water Table (A2), and Saturation (A3). Appendix F provides observations for each of the soil pits that were dug across a grid on the landscape to delineate wetlands in this area. Four historic concrete building footprints are excluded from the wetland area and are shown as upland in Figure 8 (Delineated Wetlands, OHWM, and Buffers). Photographs 34, 35, and 36 show typical wetland habitat conditions and upland conditions.

Wetland 11.
Wetland 11 is a small depressional wetland located on the south side of the park entrance road north of Wetland 5. The unit is hydrologically supported by precipitation, stormwater runoff, and a shallow groundwater table, and is likely occasionally flooded during heavy precipitation events. This wetland is bounded by a road embankment to the north and an upland berm to the south, and is regularly mowed. Delineation methods for disturbed situations were utilized similar to Wetlands 9 and 10. See Appendix F for soil and hydrology details. Photograph 37 shows habitat conditions within Wetland 11.

Table 3-1. Summary of Wetlands in Study Area

Wetland[1]	Wetland Classification		Ecology Rating[3]	Wetland Size[4] (Acres)	Land Use Intensity	Standard Buffer Width (feet)[6]	Representative Data Sheets
	Cowardin[2]	HGM	Category (Habitat Score)		(H = High, M= Moderate, L = Low)[5]		
1	--	--	I	>15.00[7]	H	250	W1-SP1 through W1-SP4
2	PFO	Depressional	III (6)	0.01	H	150	W2-SP1, W2-SP2
3	PFO	Depressional	III (5)	0.11	H	150	W3-SP1, W3-SP2
4	PEM, PSS, PFO	Depressional	II (6)	1.13	H	150	W4-SP1 through W4-SP4, and W4-SP1A though W4-SP4A (Appendix F)
5	PUB, PEM, PSS, PFO	Depressional	II (7)	2.96	H	150	W5-SP1 through W5-SP8
6	PEM, PFO	Slope	III (7)	0.13	H	150	W6-SP1, W6-SP2
7	--	--	I	>7.00[7]	H	250	W7-SP1 through W7-SP6
8	--	--	I	>15.00[7]	H	250	W8-SP1 through S8-SP6
9	PEM	Depressional	III (6)	0.16	H	150	W9-SP2 through W9-SP17 (Appendix F)
10	PEM	Depressional	III (5)	0.56	H	150	W10-SP5 though W10-SP38 (Appendix F)
11	PEM	Depressional	III (6)	0.02	H	150	W11-SP1 through W11-SP6 (Appendix F)

Note:

1. Wetlands shown in Figure 8 in Appendix B.
2. Cowardin et al. (1979). Class based on vegetation: PFO = Palustrine Forested, PSS = Palustrine Scrub-Shrub, PEM = Palustrine Emergent, PUB = Palustrine Unconsolidated Bottom.
3.. Wetlands rated according to Hruby (2014) and PCO 180(4)(C) Classification.
4. Wetland sizes are approximate for wetland extending past the study area boundary and are based on delineated wetland edges, LIDAR imagery, NWI mapping, and current aerial imagery.
5. Proposed adjacent land use are categorized and designated PCO 180(4)(E)(a).
6. Wetland standard buffer width per PCO 180(4)(E) is based on a combination of wetland category, habitat function score (from the wetland rating form), and proposed land use intensity.
7. The wetland extends out of the study area; areas estimated.

3.2 Wetland Functions, Ratings, and Buffer Widths

The eleven wetlands present include three Category I wetlands, two Category II wetlands, and six Category III wetlands. There are seven depressional wetlands, three Wetlands of High Conservation Value, and one slope wetland. These wetlands range in size from 0.02 to greater than 15.00 acres

Generally, the wetlands provide moderate to high (scores of 5-7) water quality functions such as trapping and removing pollutants locally and within the watershed. Proximity to high intensity recreational land use and paved surfaces supports the water quality functions of the onsite wetlands in the vicinity of park entrance. The Columbia River is a 303(d)-listed waterbody within the sub-basin of all the wetland units, increases the value of the water quality improvement functions provided by the wetlands. Wetlands provided low to high (4-7) site potential for hydrologic functions by providing water storage within relatively small contributing basins. The slope wetland does not provide the same water storage functions as depressional wetlands and rated lower. Hydrologic functions generally rated moderate for all units due to proximity to areas that generate pollutants and excess runoff such as mowed grass areas, camp sites, and roadways in the surrounding landscape. Depressional wetlands scored higher than the slope wetland (Wetland 6) due to characteristics that slow and retain surface water. Wetland habitat functions are moderate to high (5-7) due to a relatively high connectivity to undisturbed habitat and low to moderate land uses. However, Wetlands 9, 10, and 11 have little to no habitat value due to regular mowing and park use. Wetlands 3, 4, 10, and 11 scored lower for landscape potential because high intensity recreational land uses functionally isolate the units from undisturbed habitat. Wetland functions summaries are provided in Table 3-2, and wetland rating forms are provided in Appendix D.

Standard wetland buffer widths are based on wetland category and characteristics, habitat scores, and intensity of impact of proposed adjacent land use per PCO 180(4)(E) Table 4-1. (Standard Wetland Buffer Widths). Wetland buffers are 150 feet for Category II and III wetlands for proposed high land use intensity and habitat scores between 5-7. Category I WHCV (Wetlands 1, 7, and 8) have a 250-foot buffer. Table 3-1 summarizes wetland categories, habitat function scores, and buffer widths. Buffers are generally truncated by features at the park entrance, including, camp sites, trails, roads, and parking lots. Much of the vegetated upland buffer areas are mowed. Buffers are shown on Figure 8.

Table 3-2. Summary of Wetland Functions

Wetland[1]	Functions	Site Potential Rating	Landscape Potential Rating	Societal Value Rating	Score	Total (Class)
Wetland 2	Water Quality	*Moderate*	*Moderate*	*Moderate*	6	18 (III)
	Hydrologic	*Moderate*	*High*	*High*	6	
	Habitat	*Low*	*High*	*Moderate*	6	
Wetland 3	Water Quality	*Moderate*	*Moderate*	*Moderate*	6	18 (III)
	Hydrologic	*High*	*High*	*Low*	7	
	Habitat	*Low*	*Moderate*	*Moderate*	5	
Wetland 4	Water Quality	*High*	*Moderate*	*Moderate*	7	20 (II)
	Hydrologic	*High*	*High*	*Low*	7	
	Habitat	*Moderate*	*Moderate*	*Moderate*	6	
Wetland 5	Water Quality	*Moderate*	*Moderate*	*Moderate*	6	20 (II)
	Hydrologic	*High*	*High*	*Low*	7	
	Habitat	*Moderate*	*High*	*Moderate*	7	
Wetland 6	Water Quality	*Low*	*Moderate*	*High*	6	17 (III)
	Hydrologic	*Low*	*Moderate*	*Low*	4	
	Habitat	*Low*	*High*	*High*	7	
Wetland 9	Water Quality	*Low*	*High*	*Moderate*	6	18 (III)
	Hydrologic	*Moderate*	*High*	*Low*	6	
	Habitat	*Low*	*High*	*Moderate*	6	
Wetland 10	Water Quality	*Low*	*High*	*Moderate*	6	18 (III)
	Hydrologic	*High*	*High*	*Low*	7	
	Habitat	*Low*	*Moderate*	*Moderate*	5	
Wetland 11	Water Quality	*Low*	*Moderate*	*Moderate*	5	16 (III)
	Hydrologic	*Moderate*	*Moderate*	*Low*	5	
	Habitat	*Low*	*High*	*Moderate*	6	

[1]Wetlands 1, 7, and 8 are excluded from this table because they are Category I wetlands determined by special characteristics and are not rated based on functions.

3.3 Fish and Wildlife Habitat Conservation Areas

Per PCO 180 Section 5, Fish and Wildlife Habitat Conservation Areas include listed habitats and areas with which endangered, threatened, and sensitive species have a primary association, commercial and recreational shellfish areas, kelp and native eelgrass beds, herring and smelt spawning areas, naturally occurring ponds less than 20 acres, Waters of the State, and State Natural Area Preserves (NAP) and designated wildlife conservation areas.

3.3.1 Watercourses and Riparian Habitats

Washington DNR FPAMT maps two typed waterbodies within the study area, the Columbia River, a Type S waterbody, and a Type F water connecting O'Neil Lake and Columbia River. The National Hydrologic Dataset (NHD) does not show a stream connecting O'Neil Lake to Wetland 5. No evidence of a stream, culvert or subsurface connection between O'Neil Lake and Wetland 5 was observed in the field. The Columbia River (Baker Bay) along the east side of the study area is the only typed watercourse present within the study area.

O'Neil Lake, a naturally occurring pond under 20 acres, is adjacent to the northern edge of the study area and has a standard buffer of 130 feet that is overlapped by the buffer from the wetland fringe along the shoreline that is 250 feet. Designated shorelands extend 200 feet landward from the delineated OHWM of the Columbia River as mapped on Figure 7 – Shoreline Jurisdiction Extent and FEMA Floodplain Map.

Waterbody summaries are provided in Table 3-4. Waterbody classifications and buffer widths were determined per PCO 180 (5)(E) Table 5-1: Required buffers for Waters of the State, and PCO 183 SMP Table 5-2 Dimensional Standards. Stream typing is determined using the criteria in WAC 222-16-030.

Table 3-3. Summary of Mapped WDNR Streams within the Study Area

Waterbody Name	Waterbody Characteristics	Stream Type[1]	Buffer	Water Course ID[2]
Columbia River	Shoreline	Type S	200[3]	63333, 63893
O'Neil Lake	Permanent, fish-bearing	Type F	130	63790

[1]Stream Type is determined per Ordinance No. 180 (5)(C)(1) (Classification and Designation).

[2]Water Course ID is listed on Figure 5 – WDNR FPMAT Map

[3]Per the PCO 183 SMP, shorelands are defined as "Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes and tidal waters which are subject to the provisions of Chapter 90.58.RCW."

Figure 8 (Delineated Wetlands, OHWMs, and Buffers) in Appendix B shows wetland buffers overlapping with the riparian buffer of O'Neil Lake. Photos 26 and 27 depict shoreline conditions and buffer conditions for the Columbia River (Baker Bay), and photo 30 shows the habitat conditions of O'Neil Lake and wetland fringe along the shoreline.

3.3.2 Fish and Wildlife Habitat Conservation Areas

The project occurs within the Willamette/Lower Columbia Recovery Domain for Lower Columbia River Chinook Evolutionary Significant Unit (ESU), Lower Columbia River Coho Salmon ESU, Columbia River Chum Salmon ESU, and Lower Columbia River Steelhead Distinct Population Segment (DPS) protected under the Endangered Species Act (ESA) (NOAA 2022). The Columbia River hosts these species and several others regulated under the ESA and administered by NOAA Fisheries and the USFWS; however, the full list is not provided here because the proposed project will occur on terrestrial lands near the park entrance area.

The USFWS IPaC tool (USFWS 2022a) lists the potential presence of five threatened ESA-listed species and one candidate species in the project area. Four species of bird are listed within the study area, including Marbled Murrelet (T), Streaked Horned Lark (T), Yellow-billed Cuckoo (T), and Western Snowy Plover (T). Fish species potentially present include Bull Trout (T). Insects within the study area include Monarch Butterfly (*Danaus plexippus*) (C). The IPaC tool does not map any critical habitats within the study area. No designated critical habitat for ESA-listed species occurs within the project area near the park entrance.

Otak biologists visually surveyed for suitable habitat and species presence of federally listed species during the field visit on March 22 through March 24, 2022, and focused on potential suitable habitat for marbled murrelet in the vicinity of the park entrance. Marbled murrelets nest in mature forest stands and forage in marine waters. The southern edge of a mature coniferous forest stand approximately 200 acres in size is present on the east side of O'Neil Lake and west of SR 100 and continues north to the North Head Lighthouse area. The southern edge of this forest stand is approximately 1,000 linear feet north of the existing welcome center. A second mature coniferous forest stand approximately 24 acres in size is located east of SR 100 and west of the Columbia River, the southern edge of which is also approximately 1,000 linear feet from the existing welcome center. These forest stands are assumed to have suitable nesting platforms greater than four inches wide and at least 33 feet above the ground that meet the criteria for suitable habitat for this species. Additionally, the WDFW PHS map shows that marbled murrelets have been detected in these forested stands during past breeding surveys (WDFW 2022). Photograph 30 shows a mature Douglas-fir tree stand across O'Neil Lake.

Proximity of the mature forest stands and marine waters, and detections of this species by WDFW, creates the potential for marbled murrelets to be affected by noise generated from project construction activities. Marbled murrelets are unlikely to be nesting in the vicinity of the project area due to the existing road network, year-round camping and visitor use, and other daily noise disturbances associated with park use and operations. As such, marbled murrelet nests are anticipated to be within the buffered areas of these forest stands more than a quarter mile away from the park entrance area to the north and northeast, and are not expected to be affected by project construction.

Per the Washington Natural Heritage Program, multiple plant species are identified on the Washington Wetlands of High Conservation Value Map Viewer within the project vicinity (WDNR 2022a). Species associations include tidal salt marsh associated to American three-square bulrush and chairmaker's clubrush, and a salt marsh with an association of Lyngbye's sedge. Two swamp forest vegetation groups are present in the study area with listed WHCV associations. One vegetation group is composed of red alder, salmonberry, and slough sedge. The second vegetation group association is Sitka spruce, salmonberry, and slough sedge. Location of these associated WHCV wetlands are shown in Appendix D with rating forms for Wetlands 1, 7, and 8.

No sensitive plant species were identified during the field survey in March 2022.

Chapter 4. Wetland and Buffer Impacts and Conceptual Mitigation Plan

The following proposed conceptual mitigation plan includes project impacts to wetlands and buffers, project avoidance and minimization measures, the restoration plan, and a maintenance and monitoring plan to ensure restoration goals are achieved following construction. Overall, the proposed wetland and buffer mitigation plan will achieve greater wetland and critical area buffer functions including increased habitat functions and wetland area, and will result in no net loss of wetland functions. State Parks' goal to restore native habitats at the park entrance area in addition to the proposed operational and facility improvements coincides with the regulatory mitigation requirements, and creates a holistic project that is self-mitigating.

The proposed park improvements will result in impacts to regulated wetlands and their associated buffers, and the restoration and enhancement of these regulated areas. Mitigation is required to offset these impacts per PCO 180, and state and federal regulations. Impacts are categorized as (1) permanent impacts, and (2) temporary impacts per *Wetland Mitigation in Washington State Part 1* (Ecology Publication 06-06-011a). Temporary impacts are short-term impacts to the wetland or its buffer that will be restored within 12-months. Permanent impacts result in the permanent loss of wetland area or buffer area through conversion of functioning buffer to non-functioning buffer. Non-functioning buffer includes gravel, pavement, and impermeable surfaces where vegetation cannot grow. On site mitigation is proposed to offset all impacts.

4.1 Project Impacts – Avoidance and Minimization

The proposed project avoids impacts to most wetlands and aquatic areas, and includes measures to restore and enhance wetlands and buffer areas within Cape Disappointment State Park entrance area. The project team originally planned to use the lawn areas near the entrance until it was determined much of the area qualified as wetlands. Several design layouts were considered with the goal of improving the user experience at check-in at the welcome center, including reducing queued traffic that backs up on to SR 100 during the summer months. As such, the current design meets the project goals while avoiding and minimizing impacts to wetlands and wetland buffers to the maximum extent practicable.

The proposed design avoids impacts to Wetlands 1, 2, 3, 5, 6, 7, 8, and 9. Impacts to Wetlands 4 and 10 have been minimized and are only necessary to due to proximity to the existing infrastructure and the need to provide more parking spaces for park visitors as is the goal for the project. Wetlands are adjacent to the existing infrastructure at the park entrance, and different configurations for any new layout made complete avoidance unattainable other than a no action alternative. Other minimization measures include impacting low-functioning wetland habitats within mowed lawn areas rather than native wetland forest vegetation. Impacts to wetland buffers were unavoidable due to the entire park entrance area being within overlapping wetland buffers. However, the new entrance road layout and welcome center is as compact as could be designed while still maintaining turning radiuses for the largest vehicles (e.g., RVs) that pass through the entrance area.

Unavoidable, minimized impacts to wetlands and buffers from the proposed project include 896 SF and 19,668 SF, respectively. Permanent impacts to wetlands and buffers will result from grading and installation of new impervious surfaces including asphalt, concrete, and aggregate surfacing for park entrance expansion, trails for ADA compliance, and trail extensions, and will largely occur within existing disturbed areas impacted by visitor use. Critical area impacts are shown on the Wetland and Buffer Impact Sheets W1.1 and W1.2 included in Appendix G.

An additional 1,868 SF of wetlands and 16,436 SF of wetland buffers will be temporarily impacted. No long-term temporary impacts are identified because tree removal has been avoided in temporarily impacted areas. Temporary impacts will mainly occur within existing lawn areas in the park entrance area that are already disturbed and can be restored within one growing season. Also, temporarily impacted buffer and wetland areas will be restored at a 1:1 mitigation ratio with native plants that will replace the current mix of non-native grasses and forbs typical of maintained lawns. Restoration plan sheets are included in Appendix G.

4.2 Proposed Mitigation Plan

The proposed conceptual mitigation plan has been developed in accordance with federal and state regulations, including PCO 180 Section 4(F) (Additional Mitigation Requirements for Wetlands). Per PCO 180, the following documents were incorporated and reviewed for consistency with the proposed mitigation plan: *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2, Ecology Publication #21-06-003),* and *Wetlands in Washington State Volume 2 – Protecting and Managing Wetlands (Ecology Publication #05-06-008), Appendix 8-C, Guidance on Buffers and Ratios – Western Washington, updated for 2014 Western Washington Wetland Rating System.* Wetland restoration will occur as a result of removing existing impervious surfaces within existing wetland areas, and replanting the areas with native vegetation. Wetland enhancement will occur in wetland areas that are currently lawn habitat, in which native trees and shrubs will be installed to increase habitat complexity, species richness and diversity, and overall wetland functioning. Wetland buffer restoration and enhancement will occur similarly by removing existing gravel and paved surfaces and restoring native plant communities in existing lawn areas. All wetland and buffer mitigation will occur within the park entrance area.

The project will permanently impact 896 SF of wetland area and 19,668 SF of wetland buffer. Impacted wetland areas require mitigation ratios dependent on the category of wetland being impacted and the type of mitigation being implemented. Both Category II and III wetland areas will be impacted as shown in Table 4-1, including the required minimum amount of mitigation. A combination of wetland creation and re-establishment (C/R) and wetland enhancement (E) is proposed per PCO 180 Table 4-2 (Wetland Mitigation Ratios), based on *Wetlands in Washington State Volume 2 – Protecting and Managing Wetlands (Ecology publication #05-06-008), Appendix 8-C, Guidance on Buffers and Ratios – Western Washington, updated for 2014 Western Washington Wetland Rating System.* Category III wetlands require a 1:1 R/C and 4:1 E ratio, and Category II wetlands require a 1:1 R/C and 8:1 E ratio. For all temporary wetland and buffer impacts, a 1:1 ratio is used to offset impacts because the existing buffer is dominated by low functioning, mowed and maintained non-native grass that will be restored within one growing season.

Table 4-1. Wetland Area Impact Summary

Impacted Wetland Area by Category[1]	Permanent Impacts Area (SF)	Impact Type	Required Mitigation Ratio[2] (C/R, E)	Required Minimum Wetland Creation/Restoration (SF)	Required Minimum Wetland Enhancement (SF)
Category II (W4)	706	Permanent	1:1 C/R plus 8:1 E	706	5,648
Category III (W10)	190	Permanent	1:1 C/R plus 4:1 E	190	760
Total	**896**			**896**	**6,408**

[1] W4 = Wetland 4; W10 = Wetland 10.

[2] Mitigation ratios per PCO 180 (Table 4-2); C/R = creation/re-establishment; E = enhancement.

At a 1:1 C/R mitigation ratio, 896 SF of wetland C/R is required to offset the 896 SF of wetland area impacts when in combination with enhancement actions. At 4:1 and 8:1 E ratios, an additional 6,408 SF of wetland enhancement is required. The proposed mitigation plan includes 11,644 SF SF of wetland C/R, and 25,398 SF of wetland enhancement as shown in Table 4-2 and on the restoration plans in Appendix G. The proposed mitigation plan results in 29,738 SF of surplus wetland mitigation. Wetlands will be re-established by removing compacted gravel roads and campground surfaces, including relic concrete foundations within Wetland 10, and matching adjacent wetland elevations. The proposed wetland re-establishment is low risk due to the abundance of wetlands that surround the wetland re-establishment areas. The 1,868 Sf of temporary wetland impacts will be restored in-kind within one growing season by restoring pre-project grades and installing native plants. There are no long-term temporary wetland impacts because tree removal in wetlands has been avoided, and tree removal will occur within permanently impacted areas only.

Table 4-2. Wetland Mitigation Summary

Mitigation Type	Minimum Required Mitigation (SF)	Proposed Mitigation Area (SF)	Credit Balance (SF)
Wetland Creation/Restoration	896	11,644	+10,748
Wetland Enhancement	6,408	25,398	+18,990
Total	**7,304**	**37,042**	**+29,738**

Total permanent wetland buffer impacts equal 19,668 SF, and consist predominantly of maintained lawn habitat within the campground area and adjacent to the entrance road (Table 4-3). Buffer impacts will be offset by restoring and enhancing 39,903 SF of wetland buffers at a greater than 1:1 ratio (Table 4-4). Buffer mitigation includes conversion of non-native lawn habitat to native meadow with a diverse palette of forbs and herbaceous plants. Wetland restoration and enhancement areas will be planted with trees and shrubs. The intent of the seed mix is to restore the native meadow-grassland habitat and increase habitat quality, infiltration, and water quality benefits.

Table 4-3. Wetland Buffer Impacts

Buffer Impact Type	Area (SF)
Temporary	16,436
Permanent	19,668
Total	**36,104**

Table 4-4. Wetland Buffer Mitigation

Impacted Buffer Area	Mitigation Type	Proposed Buffer Mitigation (SF)	Mitigation Ratio	Credit Balance (SF)
36,104	Restoration and Enhancement	39,903	1.1:1	+3,799

The proposed project incorporates wetland and buffer restoration and enhancement into the overall project design that creates a holistic project within the project area that includes offsets to critical areas. This proposed onsite wetland and buffer restoration plan is specific to the location of Cape Disappointment State Park at the southwest tip of Washington State, and surrounded by tidal waters to the west, south, and east. Due to the remoteness of the site and its unique location, permittee-responsible onsite mitigation is the preferred choice for offsetting project impacts using the watershed approach as required by local, state, and federal agencies. In addition, the project results in a surplus of 29,738 SF of wetland mitigation and 3,799 SF of buffer mitigation above the minimum requirements per local, state, and federal regulations.

4.2.1 Proposed Planting Plan

Restoration plantings will be installed immediately after construction (e.g., native buffer seed mix), and woody plants will be installed during the first dormant season (late fall through late winter) after project completion. The planting plan and native plant palettes are provided on the restoration plans included in Appendix G. Herbaceous plants will be installed one-foot on center, shrubs will be planted four feet on center, and trees will be planted eight feet on center. Plants will be sourced from nurseries within the Pacific Northwest and include potted plants, live stakes, and seed mix. Plant lists for wetland creation areas, wetland enhancement areas, and buffer enhancement areas are listed on Sheets L1.1-1.3 and L2.1-L2.2 in Appendix G.

4.2.2 Proposed Wetland Creation/Re-establishment & Enhancement Plan

Wetland creation/re-establishment will be achieved by removing compacted gravel and campground surfaces and excavating approximately 12-18 inches to match adjacent wetland elevations, removing relic concrete foundations in Wetland 10, and replanting with native trees and shrub vegetation. A high groundwater table and persistent seasonal flooding occur in these areas, and is expected to support the wetland creation/re-establishment areas similar to the existing wetlands. Excavating soils and removing concrete foundations is intended to restore wetland hydrology and hydrophytic vegetation in these areas. Both new wetland areas and existing wetland areas will be enhanced by installing native species to improve wetland habitat complexity and plant species diversity and richness. Creation and enhancement areas are detailed on sheets L1.1 (Restoration Plan I) and L1.2 (Restoration Plan II) in Appendix G.

Excavation is proposed to occur between Wetland 8, Wetland 9, and Wetland 10, exposing saturated/inundated soils and effectively merging the three units into a single wetland. A boardwalk is proposed to span this created wetland, with a mixture of native tree, shrub, and emergent species. Hydrology will be naturally maintained by a seasonally-high groundwater table.

Both wetland re-establishment and wetland enhancement will occur within Wetland 10. Relic concrete building footprints will be removed from the wetland resulting in re-established wetland area, and the entire wetland area will be planted with native trees, shrubs and emergent species.

4.2.3 Performance standards

The following performance standards and five year monitoring plan are proposed to ensure success of the mitigation project. Wetland C/R performance standards are summarized in Table 4-5, and vegetation performance standards are summarized in table 4-6.

Table 4-5. Wetland Creation/Re-establishment Performance Standards

Goal	Year	Description
Wetland Area	Year 5	Create/re-establish 19,212 SF of wetland area.
Hydrology	Year 5	In years of normal precipitation soils will be saturated within 12 inches of the surface in all wetlands for a minimum of two weeks during the growing season.

Table 4-6. Vegetation Performance Standards

Goal	Year	Description
Survival	1	Survival of planted woody vegetation in the wetland areas will be 100 percent. The contractor is responsible for ensuring this performance standard is met.
Survival	2	Survival of planted woody vegetation in the wetland areas will be 90 percent. Parks is responsible for ensuring this performance standard is met.
Areal Cover	1	Parks is responsible for ensuring this performance standard is met: • Buffer vegetation (seed mix species) will cover be 100 percent of the seeded area.
Areal Cover	2	Parks is responsible for ensuring this performance standard is met: • Buffer vegetation (seed mix species) will cover greater than 90 percent seeded area.
Areal Cover	3	Parks is responsible for ensuring this performance standard is met: • Native woody species shall achieve a minimum of 45 percent areal cover in the wetland areas. • Buffer vegetation (seed mix species) will cover greater than 90 percent seeded area.
Areal Cover	5	Parks is responsible for ensuring this performance standard is met: • Native woody species shall achieve a minimum of 65 percent areal cover in the wetland areas. • Buffer vegetation (seed mix species) will cover greater than 90 percent seeded area.
Invasive Vegetation	All Years	Non-native, invasive species will not exceed 10 percent. Non-native, invasive species may include, but are not limited to: Himalayan blackberry, cutleaf blackberry (*Rubus laciniatus*), scotch broom (*Cytisus scoparius*), Canada thistle (*Cirsium arvense*), bull thistle (*Citsium*

		vulgare), reed canarygrass (*Phalaris arundinacea*), Bittersweet Nighshade (*Solanum dulcamara*), Japanese knotweed (*Polygonum cuspidatum*). The contractor is responsible for ensuring this performance stand is met during Year 1 and Parks is responsible for ensuring this performance standard is met for Years 2-7.
Invasive Vegetation	All Years	Regulated class A, and B noxious weeds as defined by the Washington State Noxious Weed Control Board will be zero percent in all monitoring years.

4.2.4 Monitoring and Reporting Protocols

The mitigation area will be monitored during and after construction as required per PCO 180 (Mitigation Plan Requirements). During construction, the site will be monitored to ensure that Best Management Practices (BMPs) are observed, and the site is constructed as designed. After construction, an as-built mitigation report will be prepared. Monitoring will occur for 5 years (Years 1-5 except Year 4) to ensure that the goals and objectives of the mitigation plan are being met. An annual monitoring report will be submitted to the permitting agencies with jurisdiction by February 15 of the following year except in Year 4.

Monitoring methods will include a visual assessment of the entire restoration area to ensure all areas, including the enhanced buffer areas, have been fully restored with native vegetation. Wetland monitoring will include sampling protocols such as the line-intercept method, belt transects, or circular plots in Years 3-5. Vegetation monitoring in Years 1-2 will include census counts to identify dead plants for replacement as necessary.

In Year 5, a wetland delineation will be conducted to ensure that the target amount of wetland re-establishment has been achieved. Wetland hydrology monitoring in the wetland re-establishment areas will be conducted during the spring maintenance site visits of each year.

4.2.5 Maintenance Protocols

The following monitoring protocols will be implemented.

- Parks will make provisions for watering as needed for the remainder of the establishment period after the first year.
- Trash or other anthropogenic debris will be removed during maintenance activities.
- Qualitative monitoring will be conducted yearly to assess the status of the mitigation area for human disturbance including but not limited to filling, trash, and vandalism.
- Non-native, invasive species will be removed by manual methods. Manual removal of invasive species can be done by clearing and grubbing plants and their entire root systems, or with the use of herbicide allowed under species circumstances and only used when manual methods prove unsuccessful. Only Washington state department of agriculture licensed pesticide applicators with an aquatic endorsement, or persons working under the direct supervision of such an applicator, can use aquatic pesticide formulations. Invasive species will be disposed of offsite immediately. At no time during the monitoring period will invasive species exceed 10 percent aerial coverage.

4.2.6 Contingency Measures

High mortality could result from improper installation, diseased or infested plants, inadequate watering, or extreme weather. If more than 25 percent of new plantings die in a single year, the cause of the high losses will be investigated and corrected before dead plants are replaced. Dead plant material will only be removed after that year's scheduled monitoring. However, plant mortality can also occur from plant competition with surrounding native plants. Therefore, in any year, if the percent survival performance standard is not met, but the percent cover of native plants performance standard is anticipated to be met, then additional plants may not have to be installed. Additionally, if the percent cover criteria is not met, supplemental plantings may be installed. Additional correction measures may include increased watering and soil amendments.

4.3 Shoreline No Net Loss

The project will not result in a loss of shoreline functions or values because it is not within shoreline jurisdiction. The shoreline associated with the Columbia River extends 200-feet from the OHWM as delineated in the field by Otak biologists and estimated using Lidar imagery. The proposed impacts occur entirely outside of shoreline area, west of SR 100.

Chapter 5. Jurisdictional Summary

All wetlands and streams within the study area are assumed to be regulated by local and state agencies. All wetlands and streams are assumed to be regulated by the Washington State Department of Ecology (DOE) and Pacific County. Streams are also regulated by the Washington Department of Fish and Wildlife (WDFW). Wetlands and streams and associated buffers are regulated by PCO 180(5)(E) (Protection standards) and PCO 183 SMP (5.2)(C). Impacts to these aquatic resources and their buffers require prior authorization and coordination with these state and local regulatory agencies. It is assumed that the United State Army Corps of Engineers (USACE) only regulates a subset of the wetlands in the study that have a continuous surface connection to other regulated waters as described below.

5.1 U.S. Army Corps of Engineers

The Environmental Protection Agency (EPA) and USACE regulate wetlands and other waters of the United States (WOTUS) under Section 404 of the Clean Water Act (CWA). The EPA's regulatory definition of the term WOTUS is published at 40 Code of Federal Regulations (CFR) Part 120. The USACE's identical definition is listed at 33 CFR Part 328.3. As of August 29, 2023, the WOTUS definition following the recent Supreme Court ruling in *Sackett v. Environmental Protection Agency* excludes those wetlands and tributaries that do not have a continuous surface connection to other regulated WOTUS. The Columbia River is classified as a Traditional Navigable Water (TNW), and any wetlands or tributaries with continuous surface water connections to a TNW are regulated by the USACEW as WOTUS under the CWA. Wetlands adjacent to tributaries with a continuous surface connection are also regulated, but wetlands that are isolated (e.g., do not have an outlet or adjacency with other WOTUS) are not. Adjacent wetlands are defined as also requiring a continuous surface connection. A continuous surface connection is conservatively assumed to include intermittent streams but not ephemeral streams. Ephemeral features, such as swales and erosional gullies that area characterized by infrequent and short duration flows, are not regulated as WOTUS. Discharge of fill material into WOTUS is regulated under Section 404 and 401 of the CWA.

Northwest of the study area, O'Neil Lake (Wetland 8) outlets to Wetland 1 via a culvert under Fort Canby Park Road. Wetland 1 is assumed to have a hydrological connection McKenzie Head Lagoon, which outlets to Waikiki Bay at the mouth of the Columbia River. Wetlands 2, 3, 4, 5, 9, 10, and 11 are all isolated depressions that do not outlet or have a continuous surface connection to any other waters. Wetlands 2, 3, 4, 5, 9, 10, and 11 are assumed to be not regulated by the USACE. Wetland 6 outlets to Baker Bay and Wetland 7 is adjacent to Baker Bay in the Columbia River east of the study area, and are likely regulated under the CWA. The USACE makes the final jurisdictional determination for wetlands and streams regulated under the CWA.

5.2 Washington State Department of Fish and Wildlife

WDFW requires issuance of a Hydraulic Permit Approval (HPA) prior to any activities that may directly or indirectly affect streams or associated aquatic resources considered as waters of the state per the Regional Code of Washington (RCW) 90.48.020. Construction in or near state waters that will "use, divert, obstruct, or change the natural flow or bed of any of the salt of fresh waters in the state." (RCW 77.55.011(11) require an HPA. Activities related to the project are not anticipated to require an HPA as they do not take place within the OHWM of delineated waterbodies.

5.3 Washington State Department of Ecology

Ecology regulates activities in wetlands and streams under Section 401 of the CWA through the Water Quality Certification process. Ecology has authority over discharge into all wetlands and streams and can impose buffers and compensatory mitigation for impacts per RCW 90.48 (Water Pollution Control Act) depending on the proposed project and amount of impacts to aquatic resources.

5.4 Shoreline and Local Jurisdiction – Pacific County

The Columbia River is regulated as a Type S (Shoreline) watercourse per the Pacific County Shoreline Master Program, consistent with the Washington Shoreline Management Act (RCW 90.58). Shoreline environment designation maps (Pacific County 2016) display shoreline designation. Buffers for upland use are located in PCO

183 SMP (5.2) (General Development Standards) Table 5-2 Dimensional Standards. Shoreline jurisdiction is defined per PCO 183 SMP (3.1)(A) and defines the shorelands as follows: the 200 foot landward extension from the delineated OHWM of a Type S waterbody, or the 200 foot landward extension from the 100-year FEMA mapped floodplain boundary. The FEMA floodplain boundary along Baker Bay east of the study area is at 11-foot elevation (North American Vertical Datum of 1988), which closely aligns with the OHWM delineation along the coastal bluff. Buffer widths are detailed in Tables 3-3 and 3-4 of this report. The project is not within shoreline jurisdiction as shown by the shoreland extent on Figure 8 in Appendix B.

Wetland and riparian buffers are regulated by PCO 180(4)(E) Table 4-1: Standard Wetland Buffer Widths and Ordinance No. 180(5)(E) Table 5-1: Required buffers for Waters of the Sate, respectively. Section 4 of this report is consistent with PCO 180 (Additional Mitigation Requirements for Wetlands).

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Table A-1—Methods and Tools Used to Prepare the Report

Parameter	Method or Tool	Website	Reference
Wetland Delineation	Corps of Engineers Wetlands Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	**U.S. Army Corps of Engineers. 1987.** *Corps of Engineers Wetland Delineation Manuel.* Environmental Laboratory Wetlands Research Program Technical Report Y-87-1, U.S. Army Corps of Engineers, Engineer Waterways Experiment Station, Vicksburg, Mississippi.
	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: WMVC	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp.pdf	**U.S. Army Corps of Engineers. 2010.** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J.S. Wakely, R. W. Lichvar, and C.V. noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
Wetland Classification	USFWS / Cowardin Classification System	http://www.fws.gov/nwi/Pubs_Reports/Class_Manual/class_titlepg.htm	**Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979.** Classification of wetlands and deepwater habitats of the United States. Government Printing Office, Washington, D.C.
	Hydrogeomorphic Classification (HGM) System	http://el.erdc.usace.army.mil/wetlands/pdfs/wrpde4.pdf	**Brinson, M. M. (1993).** "A hydrogeomorphic classification for wetlands," Technical Report WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS. NTIS No. AD A270 053.
Wetland Rating	Washington State Wetland Rating System: Western WA	https://fortress.wa.gov/ecy/publications/SummaryPages/1406029.html	**Hruby. 2014**. Washington State Wetland Rating System for Western Washington – 2014 Update. Publication # 14-06-029.
	Washington State Wetland Rating System: Western WA	https://fortress.wa.gov/ecy/publications/SummaryPages/0406025.html	**Hruby. 2004**. Washington State Wetland Rating System for Western Washington – 2004 Version. Publication # 14-06-025.
	Pacific County Critical Areas and Resource Land	https://www.co.pacific.wa.us/ordres/index.htm	Website. Requires compliance PCO 180 CARL and use of 2014 Ecology rating system.
Stream Delineation	OHWM	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/cwa_guide/app_h_rgl05-05.pdf	**U.S. Army Corps of Engineers**. Regulatory Guidance Letter No. 05-05. Ordinary High Water Mark Identification.
	OHWM	http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title33/33cfr328_main_02.tpl	Congressional Federal Register 33 Part 328 Definition of Waters of the United States.
	OHWM	https://fortress.wa.gov/ecy/publications/documents/1606029.pdf	Washington State Department of Ecology. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State – Revised October 2016. Ecology publication #16-06-

Parameter	Method or Tool	Website	Reference
Stream Classification	Department of Natural Resources (DNR) Water Typing System	**Forest Practices Water Typing:** http://www.stage.dnr.wa.gov/forestpractices/watertyping/ **WAC 222-16-030:** http://apps.leg.wa.gov/WAC/default.aspx?cite=222-16-030 **Water Type Mapping:** https://fpamt.dnr.wa.gov/default.aspx	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
	Pacific County Ordinance 180	https://www.co.pacific.wa.us/ordres/index.htm	Website. Pertinent code PCO 180 Section 5 (FWHCAs).
Wetland Indicator Status	WMVC 2020 Regional Wetland Plant List	http://wetland-plants.usace.army.mil/nwpl_static/data/DOC/lists_2018/Regions/pdf/reg_WMVC_2020v1.pdf	USACE. 2020. Western Mountains, Valleys & Coasts: 2018 Regional Plant List. Version 3.4.
Plant Names	USDA PLANTS Database	http://plants.usda.gov/	Website
Soils Data	Soil Survey	**Web Soil Survey:** http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx	Website
Threatened and Endangered Species	WDNR - WA Wetlands of High Conservation Value Mapper	http://wadnr.maps.arcgis.com/apps/webappviewer/index.html?id=5cf9e5b22f584ad7a4e2aebc63c47bda	Website
	Washington Priority Habitats and Species	https://geodataservices.wdfw.wa.gov/hp/phs/	Priority Habitats and Species (PHS) Program – August 2008 Washington State Priority Habitats and Species List (revised February 2020)
	NOAA fisheries species list and maps	http://www.nmfs.noaa.gov/pr/species/	Website
	USFWS IPaC species lists	https://ecos.fws.gov/ipac/	Website

Appendix B

Project Figures and Background Information

This appendix includes:

- Figure 1—Vicinity Map
- Figure 2—Study Area
- Figure 3—National Wetlands Inventory Map
- Figure 4—NRCS Soils Map
- Figure 5—WDNR Stream Typing Map
- Figure 6—WNDR Wetlands of High Conservation Value Map
- Figure 7—Shoreline Jurisdiction Extent and FEMA Floodplain Map
- Figure 8—Delineated Wetlands, OHWMs, and Buffers

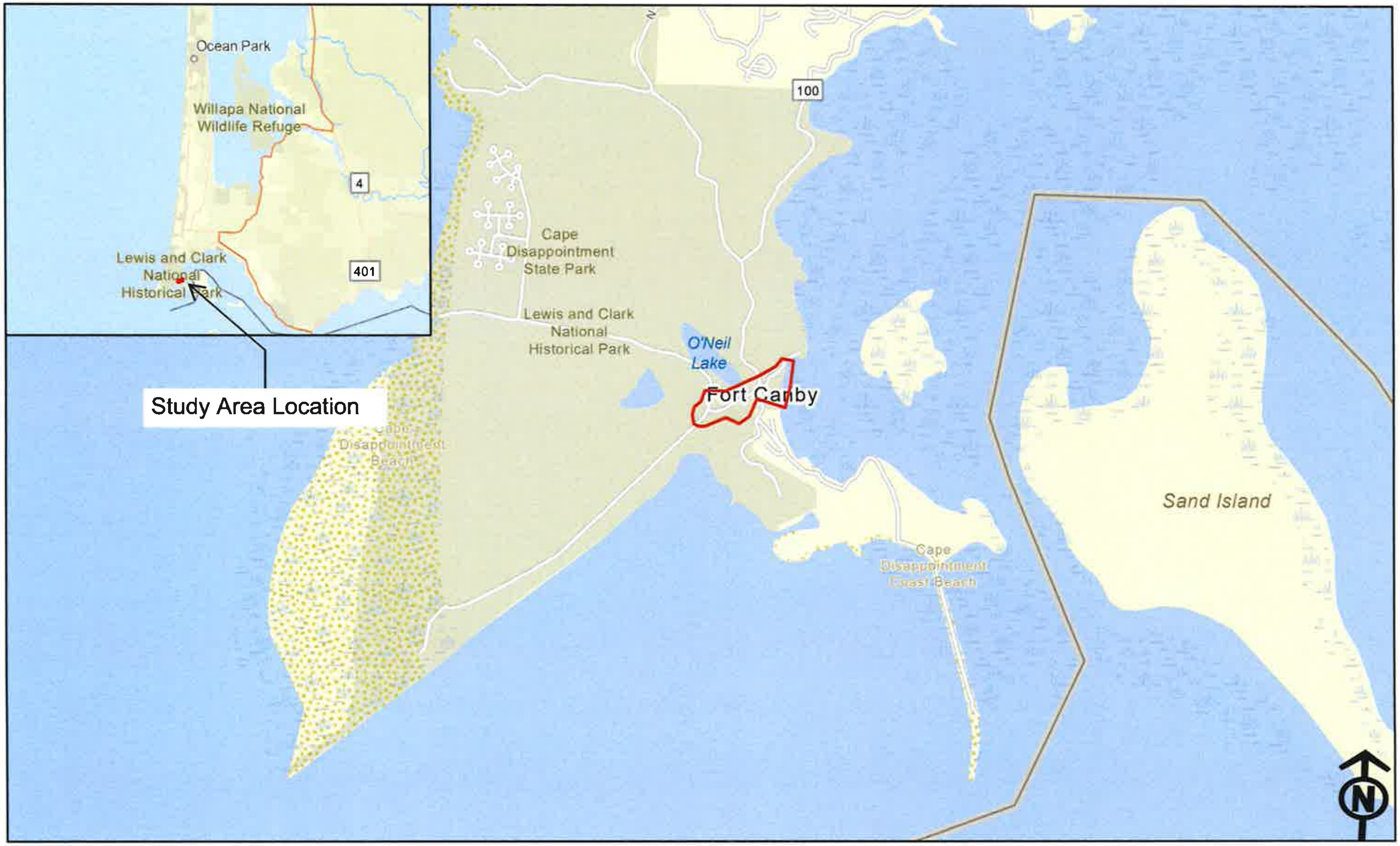

FIGURE 1

VICINITY MAP

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

CAPE DISAPPOINTMENT STATE PARK

WASHINGTON 98624

Data Sources:
Date: 7/12/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

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Legend

Study Area

0 1,250 2,500 5,000

1 inch = 2500 feet

FIGURE 2
STUDY AREA MAP

WELCOME CENTER AND ENTRANCE IMPROVEMENTS
CAPE DISAPPOINTMENT STATE PARK
WASHINGTON 98624

Data Sources:
Date: 7/12/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only.

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Otak

U.S. Fish and Wildlife Service

National Wetlands Inventory

Figure 3: National Wetlands Inventory Ma

May 20, 2022

Wetlands

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

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

Figure 4 - NRCS Soils Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Grays Harbor County Area, Pacific and Wahkiakum Counties, Washington
Survey Area Data: Version 20, Aug 23, 2021

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

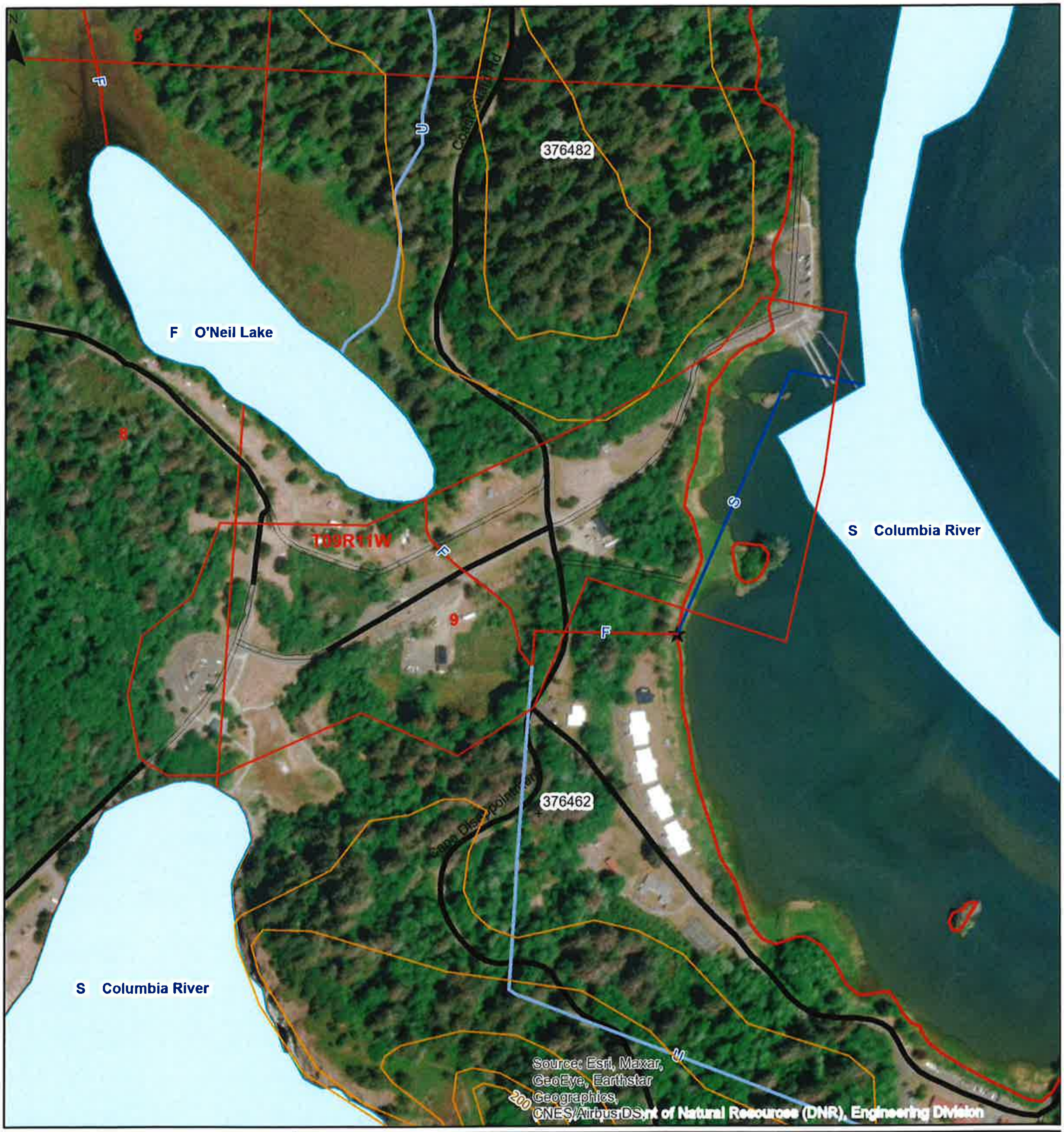
Date(s) aerial images were photographed: Sep 5, 2004—Feb 12, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Palix silt loam, cool, 8 to 30 percent slopes	1.0	3.1%
115	Palix silt loam, cool, 30 to 65 percent slopes	3.8	12.4%
162	Yaquina loamy fine sand	24.6	81.0%
169	Water	1.0	3.4%
Totals for Area of Interest		**30.3**	**100.0%**

Figure 5: DNR Forest Practices Application Mapping Tool



Map Symbols	Additional Information	Legal Description
Harvest Boundary; Road Construction; Stream; RMZ / WMZ Buffers; Rock Pit; Landing; Waste Area; Clumped WRTS/GRTS; Existing Structure		S08 T09.0N R11.0W, S09 T09.0N R11.0W S05 T09.0N R11.0W, S04 T09.0N R11.0W

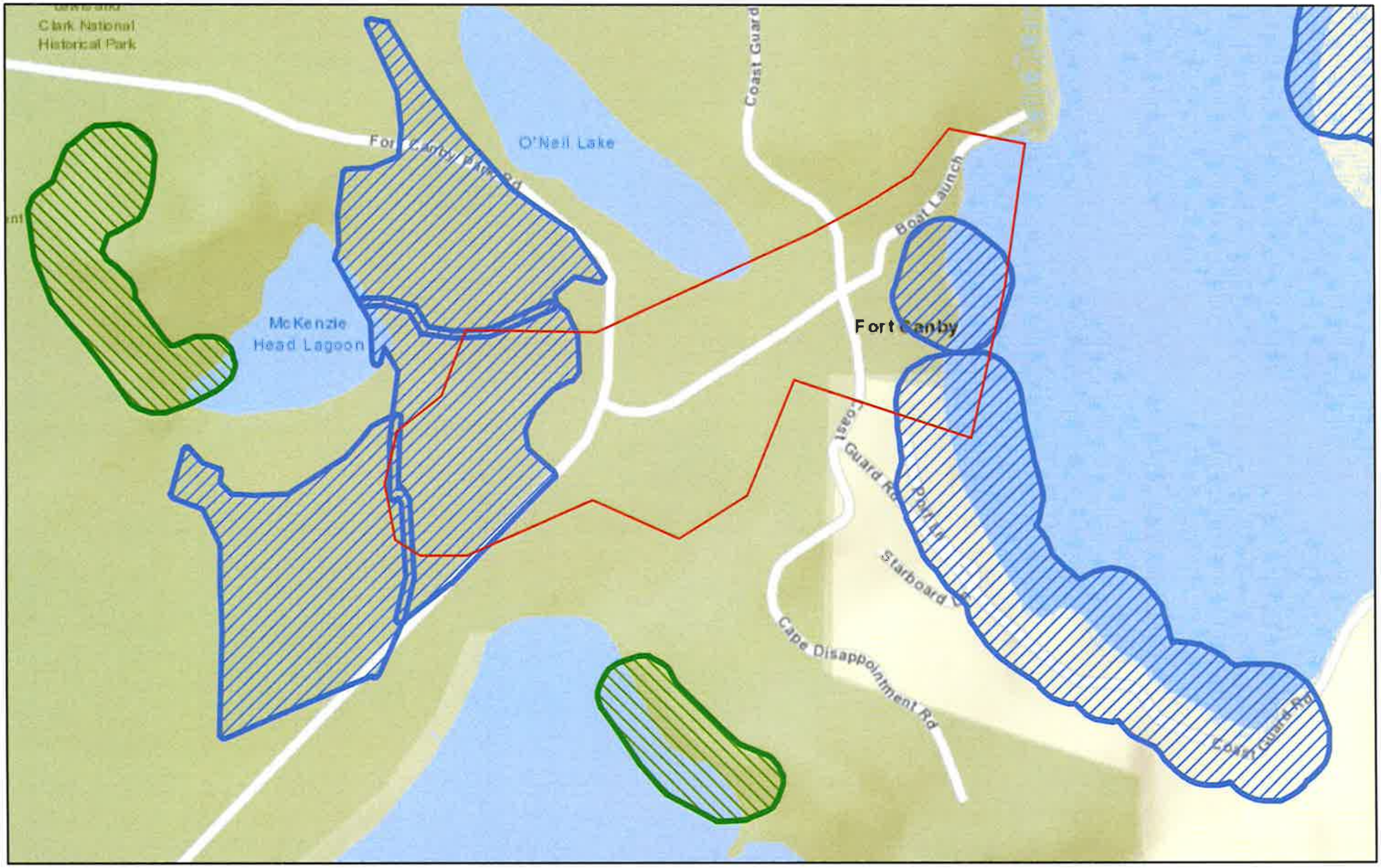
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

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

0 — 0.1 Miles

Date: 3/18/2022 Time: 9:01:19 AM

Figure 6 - WA Wetlands of High Conservation Value



7/12/2022, 5:18:09 PM

Known Wetlands of High Conservation Value

Known Rare Plants and Nonvascular Species of High Conservation Value

Counties

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, Intermap, NGA, USGS, U.S. Forest Service

Washington Natural Heritage Program

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, Intermap, NGA, USGS, U.S. Forest Service | Washington State Department of Natural Resources | Washington Natural Heritage Program http://www.dnr.wa.gov/natural-

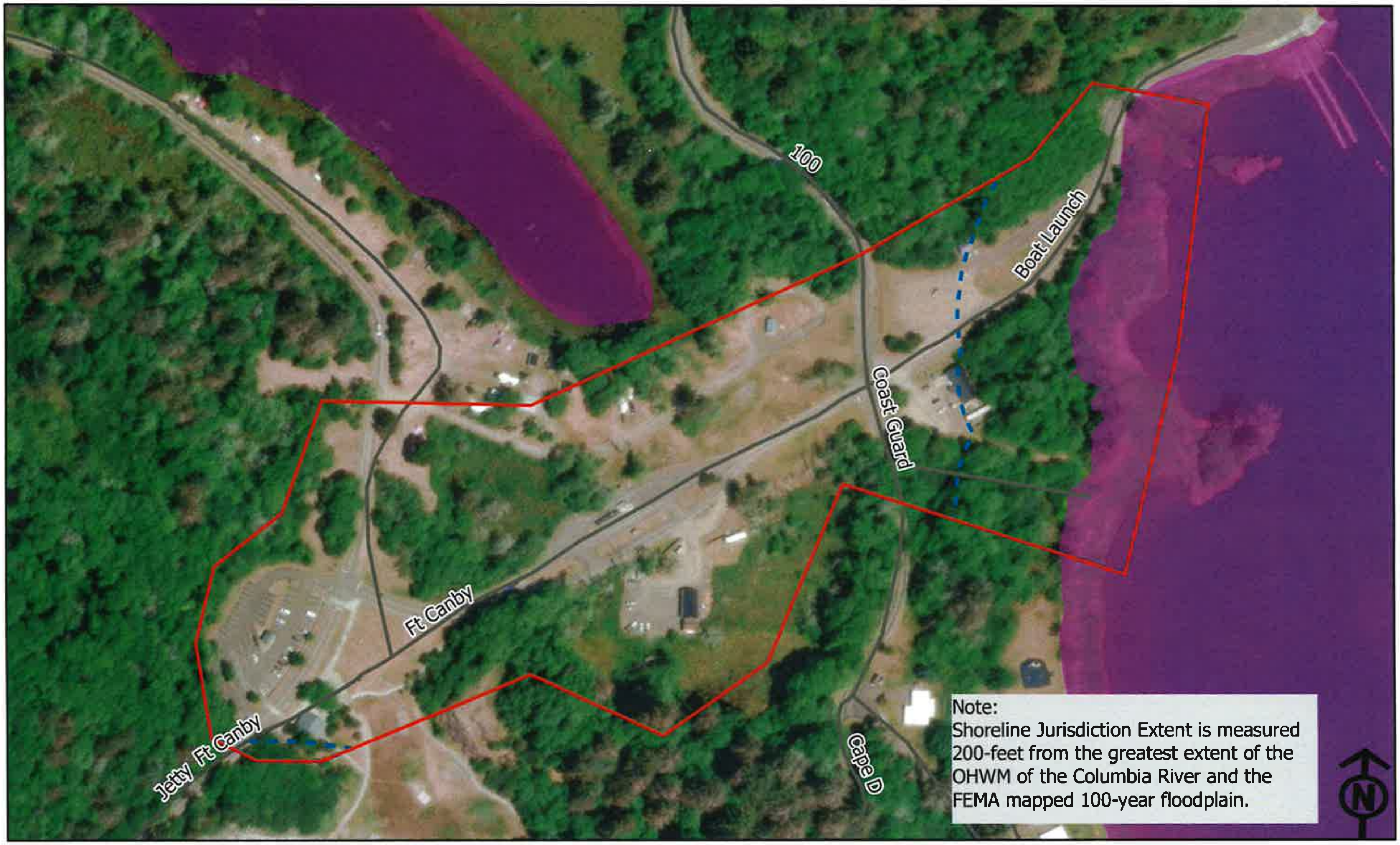


FIGURE 7

SHORELINE JURISDICTION EXTENT AND FEMA FLOODPLAIN MAP

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

CAPE DISAPPOINTMENT STATE PARK

WASHINGTON 98624

Data Sources
Date: 7/13/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

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Legend

- Study Area
- 1% Annual Chance Flood Hazard
- Roads
- Shoreline Jurisdiction Extent

0 125 250 500

1 inch = 250 feet

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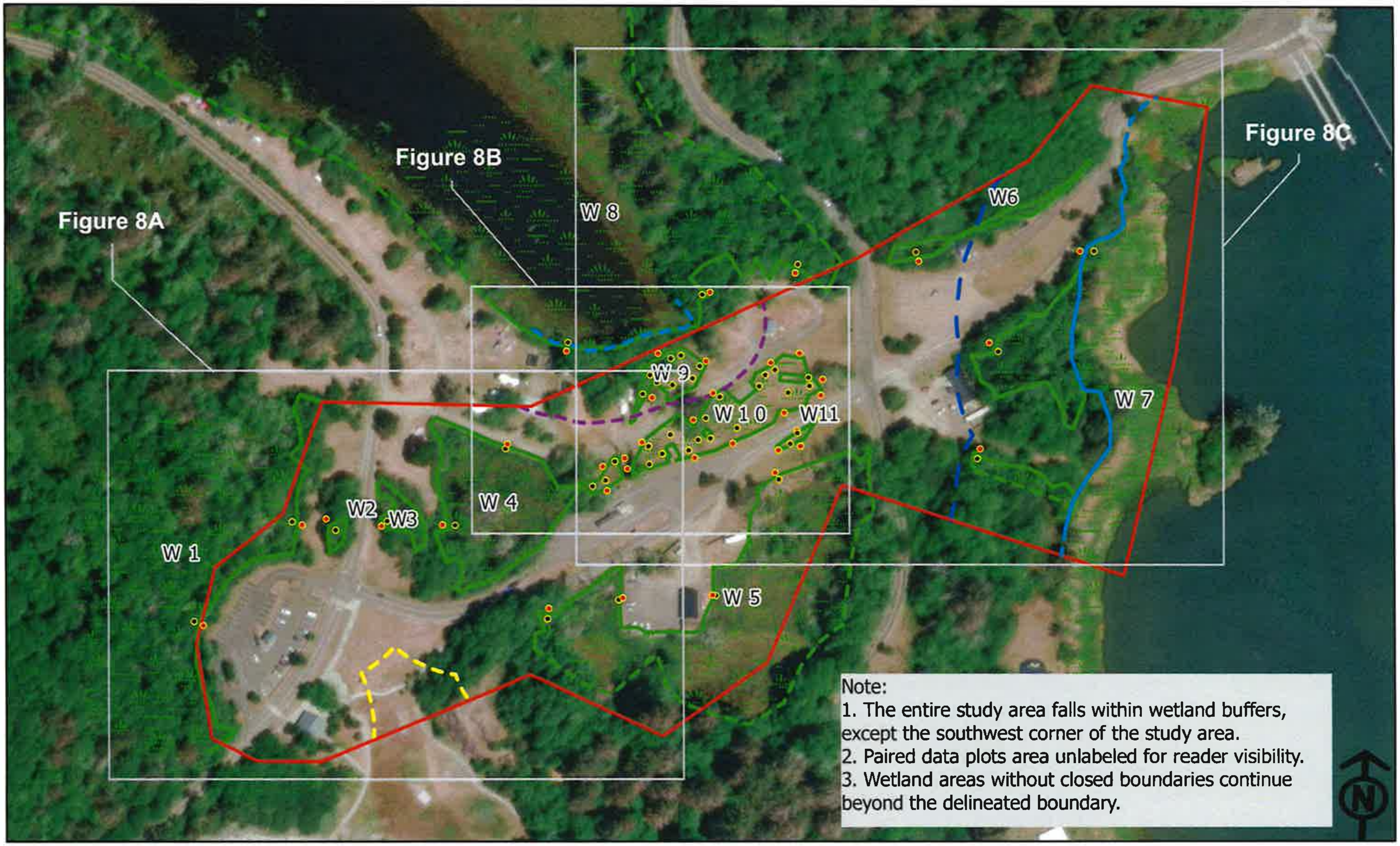

FIGURE 8
DELINEATED WETLANDS, OHWMS, AND BUFFERS

WELCOME CENTER AND ENTRANCE IMPROVEMENTS
CAPE DISAPPOINTMENT STATE PARK
WASHINGTON 98624

Data Sources
Date: 7/13/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

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Legend

- Wetland Area
- Data Point (Upland)
- Data Point (Wetland)
- Delineated OHWM
- Estimated OHWM
- Study Area
- Regulated Riparian Buffer
- Shoreland Extent
- Wetland Buffer
- Delineated
- Estimated

0 125 250 500
1 inch = 250 feet

Otak

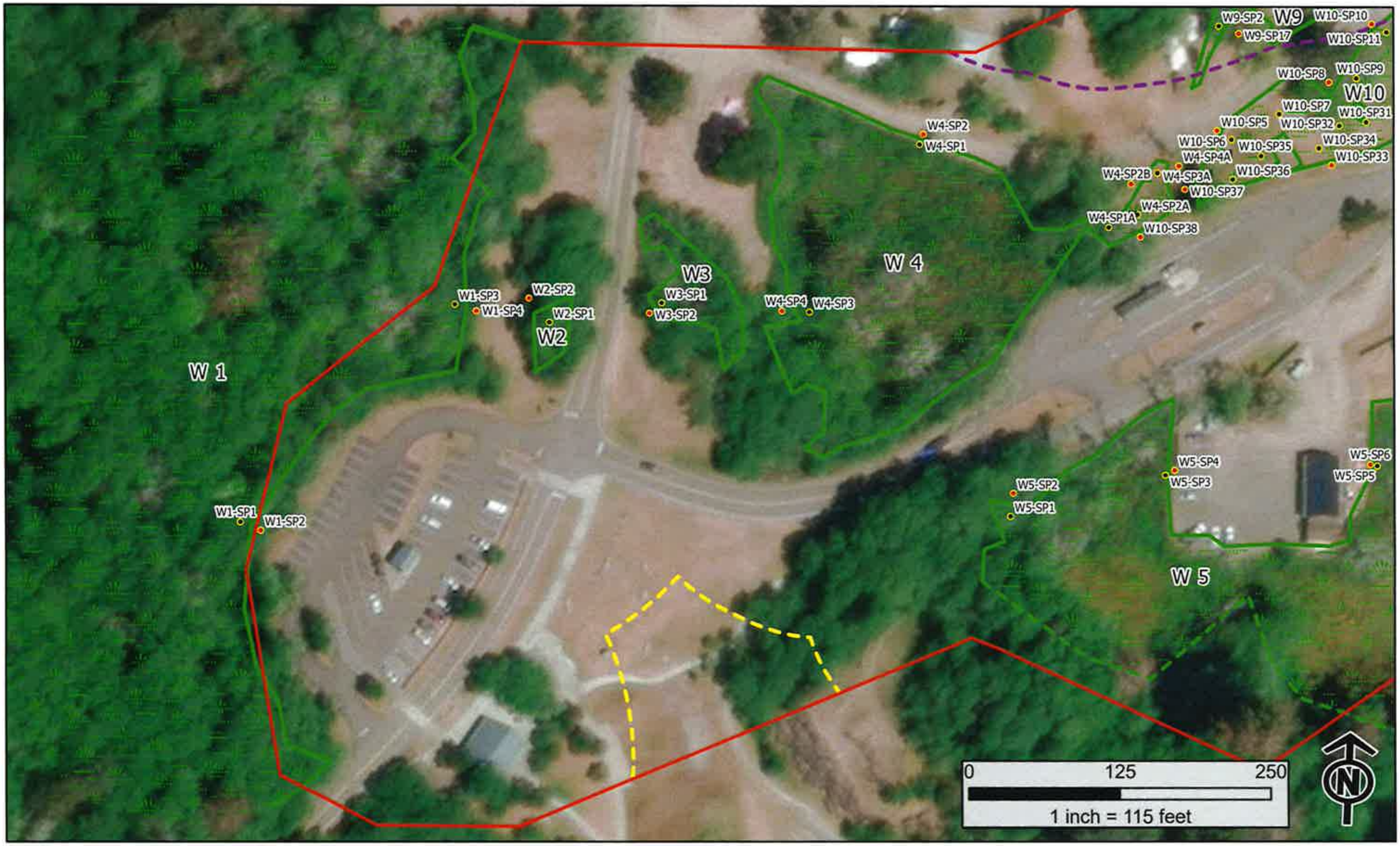

FIGURE 8A
DELINEATED WETLANDS, OHWMS, AND BUFFERS

WELCOME CENTER AND ENTRANCE IMPROVEMENTS
CAPE DISAPPOINTMENT STATE PARK
WASHINGTON 98624

Data Sources:
Date: 7/29/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

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Legend
- Wetland Area
- Delineated Wetland Boundary
- Estimated Wetland Boundary
- Regulated Riparian Buffer
- Wetland Buffer
- Data Point (Upland)
- Data Point (Wetland)
- Study Area

Note:
1. The entire study area falls within wetland buffers, except the southwest corner of the study area.
2. Wetland areas without closed boundaries continue beyond the delineated boundary.

Otak

FIGURE 8B
DELINEATED WETLANDS, OHWMS, AND BUFFERS

WELCOME CENTER AND ENTRANCE IMPROVEMENTS
CAPE DISAPPOINTMENT STATE PARK
WASHINGTON 98624

Data Sources:
Date: 7/29/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

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Legend

- Wetland Area
- Delineated Wetland Boundary
- Regulated Riparian Buffer
- Data Point (Upland)
- Data Point (Wetland)
- Estimated OHWM
- Study Area

Note:
1. The entire study area falls within wetland buffers, except the southwest corner of the study area.
2. Wetland areas without closed boundaries continue beyond the delineated boundary.

Otak

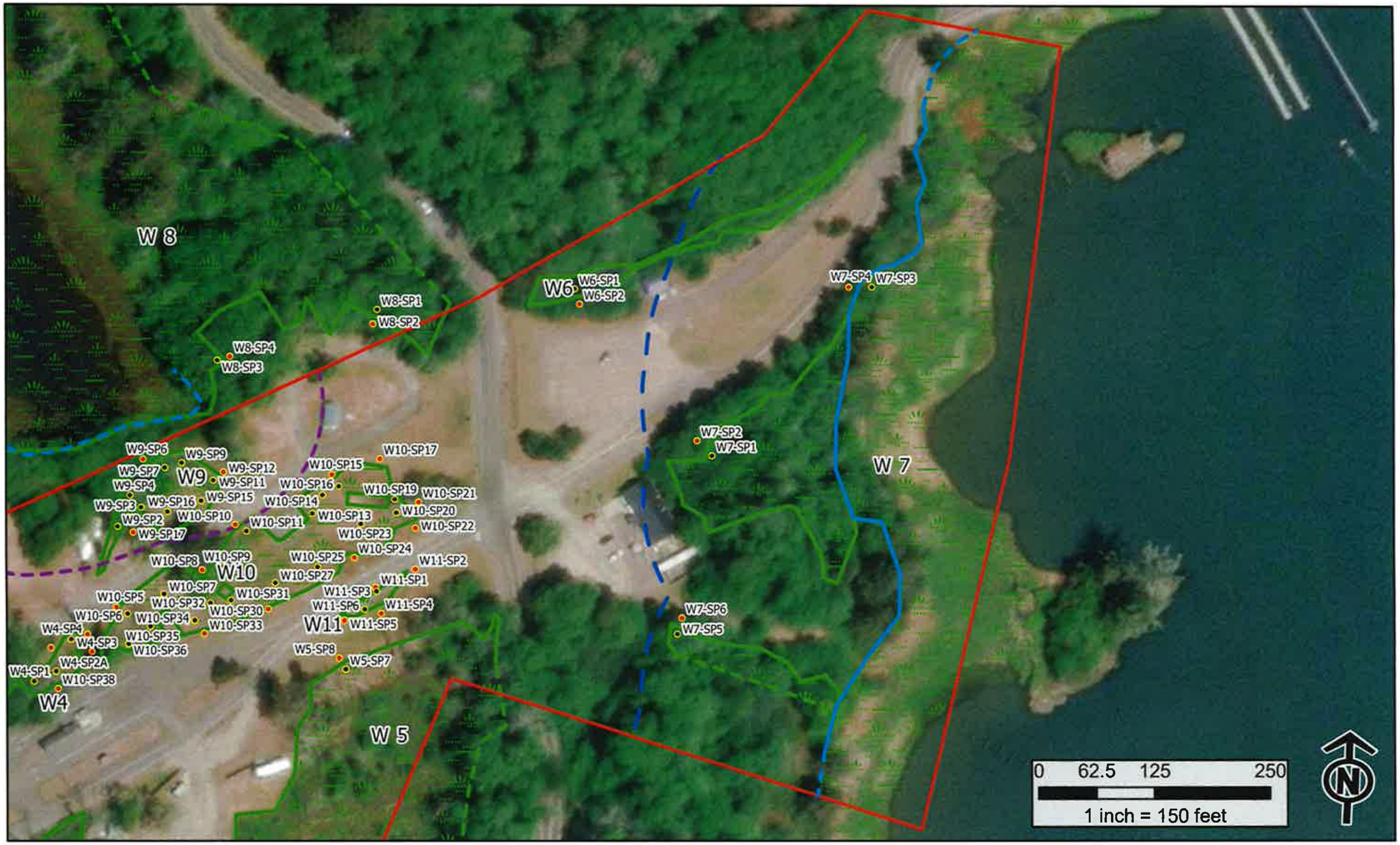

FIGURE 8C
DELINEATED WETLANDS, OHWMS, AND BUFFERS

WELCOME CENTER AND ENTRANCE IMPROVEMENTS
CAPE DISAPPOINTMENT STATE PARK
WASHINGTON 98624

Data Sources:
Date: 7/29/2022
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only

Legend

- Wetland Area
- Delineated Wetland Boundary
- Estimated Wetland Boundary
- Regulated Riparian Buffer
- Shoreland Extent
- Data Point (Upland)
- Data Point (Wetland)
- Delineated OHWM
- Estimated OHWM
- Study Area

Note:
1. The entire study area falls within wetland buffers, except the southwest corner of the study area.
2. Wetland areas without closed boundaries continue beyond the delineated boundary.

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Appendix E

Site Photographs

Appendix E - Site Photographs (March 22-24, 2022)

1. Photo of habitat conditions within Wetland 1, facing west. North of the paved parking lot to the west of Fort Canby Road and Jetty Road.

2. Photo of wetland habitat conditions at Wetland 1, facing west. Photo taken adjacent to the paved parking lot. Canopy cover is alders, understory is slough sedge.

3. Photo facing west of Wetland 1 and upland buffer habitat conditions which include the paved parking lot. Embankment along parking lot is mowed upland vegetation.

4. Photo of Wetland 2 facing east towards Fort Canby Road.

5. Photo of typical upland habitat conditions of between Wetland 1 (left) and Wetland 2 (right); photo taken facing north.

6. Photo facing northeast showing typical habitat conditions within Wetland 3.

7. Photo of ponded water within Wetland 3.

8. Photo facing south looking into Wetland 3. A small upland hummock is featured in the picture with western swordfern (*Polystichum munitum*) surrounded by slough sedge, twinberry (*Lonicera involucrata*), and spiraea (*Spiraea douglasii*).

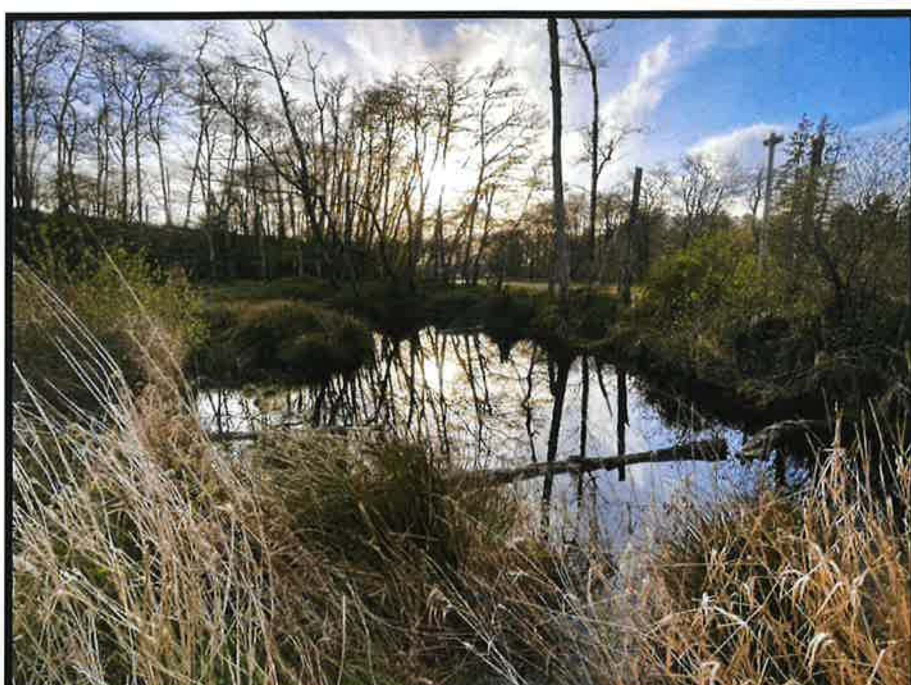
9. Photo taken facing southeast showing vegetation immediately upland along the west side of Wetland 3.

10. Photo of typical habitat conditions facing southwest into Wetland 4 standing along gravel road embankment that runs along the north edge of the wetland unit boundary.

11. Photo of typical upland habitat conditions along north road embankment that borders Wetland 4. Photo taken facing southeast.

12. Photo of wetland habitat conditions in the eastern extent of Wetland 4. Palustrine emergent vegetation is mowed and maintained. Soil is saturated to soil surface. Pink flags show the delineated wetland boundary, based on hydric soil indicators and wetland hydrology indicators provided in Appendix F.

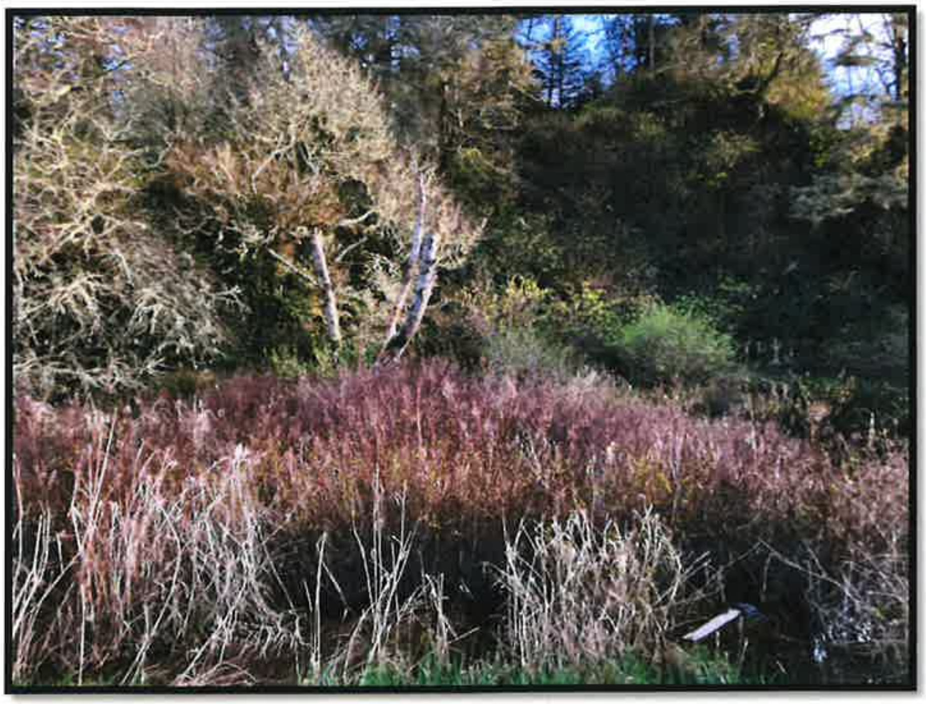
13. Photo of Wetland 5 facing east along the south edge of the paved entrance road and visitor center. The Parks parking area and shop is shown in the center of the image. Vegetation within the wetland is slough sedge and red alder.



14. Photo of permanently ponded water facing west. Photo taken from the maintenance parking area shown in photo 13.

15. Photo facing east of the topographic break between Wetland 5 (right) and the maintenance parking area (left). Ponded water was observed within feet of the asphalt.

16. Photo facing southeast from the southeast corner of the maintenance parking lot shown in photo 13. Ponded water inundates the area and promotes growth of slough sedge and some reed canarygrass.



17. Photo of scrub shrub area within Wetland 5.

18. Photo facing east. South of the paved entrance road, north of the east end of Wetland 5. The stop sign shows the intersection of the entrance road and Highway 101. Upland vegetation is maintained and mowed.

19. Photo of typical wetland habitat conditions on the west end of Wetland 6. Vegetation includes slough sedge and hooker's willow.

20. Photo of the upland plot associated with Wetland 6, located on and embankment several feet higher in elevation than the wetland plot. Slough sedge is the primary wetland vegetation indicator for the west side the wetland boundary.

21. Photo of surface water flowing into the catch basin from Wetland 6 adjacent to Boat Launch Road.

22. Photo facing west along Wetland 6 shown by the pink flags in the image. Upland vegetation to the north consists of red alders on the slopes above the wetland.

23. Photo facing east showing Wetland 6 (left) adjacent to the Boat Launch gravel parking lot (right). Stormwater runoff flows into the wetland and flows east to the Columbia River.

24. Photo facing west along Boat Launch Road parallel to the park entrance road. The convenience store is pictured on the left side of the image where a gravel parking lot is located. The Boat Launch parking lot is located to the north (right side of image) out of frame.

25. Photo facing east down Boat Launch Road. Wetland 6 is located to the north across the gravel parking lot on the left. Wetland 7 is located along the toe of the road prism to the east (right side of image).

26. Photo of Wetland 7 facing east waterward over the Columbia River. Vegetation in the flats includes saltwater tolerant vegetation.

27. Photo facing south of piles and large woody debris within the saltwater estuarine portion of Wetland 7.

28. Photo of typical wetland vegetation within the freshwater lobes hydrologically connected to Wetland 7.

29. Photo facing southeast of the topographic break between upland and freshwater wetland habitat at the toe of slope.

30. Photo facing north showing O'Neil Lake and Wetland 8 vegetation around the perimeter of the body of water. Aquatic bed vegetation can be seen in the shallows..

31. Photo facing northeast of the disturbed habitat conditions within Wetland 9 situated amongst campsites. Wetland 8 is located north of Wetland 9 along the left side of the image.

32. Photo of ponding within Wetland 9 within a campsite.

33. Photo taken facing northeast of the compact gravel road south of Wetland 9, depicting typical disturbed upland habitat conditions. Wetlands 8 is present in the background of the image.

34. Photo facing southwest showing ponding within Wetland 10. Typical disturbed vegetation and surface water ponding within the unit. The visitors center and paved entrance road are featured along the left side of the image. The gravel road bounds Wetland 10 on the right side of the image out of frame.

35. Photo facing southwest showing a historic concrete foundation, surface water ponding, and typical disturbed vegetation observed within Wetland 10. The park entrance road and welcome center is visible in the background.

36. Photo facing east showing habitat conditions of Wetland 10 and adjacent upland habitat conditions along the campground road, including building and roads as well as another concrete foundation.

37. Photo facing east, along the south edge of the park entrance road embankment. Wetland and buffer habitat conditions shown are for Wetland 11. The wetland boundary was determined based on hydric soil indicators and wetland hydrology.

Appendix F

Summary of Wetland Hydrology and Hydric Soils in Disturbed Areas

Appendix F - Summary of Hydrology and Soils in Wetlands 4, 9, 10 and 11

Soil Pit ID[1]	Wetland Indicators Met[2]	Soil Summary[3]				Hydrology Summary
		Depth (inches)	Color/Percent[4]	Location[5]	Texture[6]	
W9 - SP2	Soils: F6 Hydrology: A2, A3	0-5	10YR 2/1 (93%) 7.5YR 4/6 (7%)	C, M	Silt loam	Water Table at 0" Depth
		5-7	10YR 2/1 (100%)	--	Loam with gravels	
		7-16+	10YR 3/2 (90%) 7.5YR 4/6 (10%)	C, M	Sandy loam	
W9 - SP3	Soils: F6 Hydrology: A2, A3	0-5	10YR 2/1 (92%) 10YR 4/6 (8%)	C, M	Silt loam	Water Table at 1" Depth
		5-11	10YR 3/2 (75%) 10YR 4/6 (25%)	C, M	Clay loam	
		11-18+	10YR 2/1 (95%) 10YR 4/6 (5%)	C, M	Sandy loam	
W9 - SP4	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/1 (88%) 7.5YR 4/6 (12%)	C, M/PL	Sandy loam	Water Table at 0"
W9 - SP5	Soils: F6 Hydrology: A2, A3	0-6	10YR 3/2 (95%) 10YR 4/6 (5%)	C, M	Clay loam with gravels	Water Table at 0 "
		6-18	10YR 4/2 (60%) 10YR 3/2 (20%) 10YR 4/6 (20%)	C, M	Clay loam	Water Table at 0"
W9 - SP6	**Soils: -- Hydrology: --**	**0-13**	**10YR 3/3 (100%)**		**Clay Loam**	**Dry**
		12-16	**10YR 3/3 (65%) 10YR 4/6 (35%)**		**Clay loam**	
W9 - SP7	Soils: F6 Hydrology: A1, A2, A3	0-8	10YR 2/1 (90%) 7.5YR 4/4 (10%)		Sandy loam	Ponded Water at 2"
		8-16	10YR 3/1 (88%) 10YR 4/6 (12%)	C, M	Sandy loam	
W9 – SP9	Soils: F6 Hydrology: A1, A2, A3	0-16	10YR 2/1 (80%) 10YR 4/6 (20%)	C, M (Redox starts at 5")	Sandy loam	Water Table at 0"
W9 - SP10	**Soils: -- Hydrology: A2, A3**	**0-5**	**10YR 2/2 (100%)**		**Silt loam**	**Water Table at 9**
		5-7	**10YR 2/1 100%)**		**Silt loam with gravels**	
		7-16	**10YR 2/1 100%)**		**Sandy loam**	
		16-18+	**10YR 2/1 (80%) 10YR 4/6 (20%)**	**C, M**	**Sandy loam**	

Soil Pit ID[1]	Wetland Indicators Met[2]	Soil Summary[3]				Hydrology Summary
		Depth (inches)	Color/Percent[4]	Location[5]	Texture[6]	
W9 - SP11	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/1 (92%) 10YR 4/4 (8%)	C, M	Sandy loam	Water Table at 0"
W9 - SP12	Soils: -- Hydrology: A2, A3	0-16	10YR 2/2 (98%) 7.5YR 4/4 (2%)	C, M (begins at 9")	Sandy loam	Water Table at 0"
W9 - SP15	Soils: F6 Hydrology: A2, A3	0-12	10YR 3/1 (90%) 7.5YR 4/4 (10%)	C, M (redox at 4"+)	Sandy loam	Water Table at 1"
		12-16	10YR 3/2 (95%) 10YR 4/6 (5%)	C, M	Sandy loam	
W9 - SP16	Soils: F6 Hydrology: A2, A3	0-18	10YR 3/1 (87%) 10YR 4/6 (13%)	C, M/PL	Sandy loam	Water Table at 1"
W9 - SP17	Soils: -- Hydrology: A2, A3	0-12	10YR 2/2 (100%)	--		Water Table at 10"
		12-18	10YR 2/2 (85%) 10YR 4/6 (15%)	C, M		
W4-SP1A	Soils: F6 Hydrology: A2, A3	0-14	10YR 2/2 (92%) 7.5YR 4/4 (8%)	C, M (redox at surface)	Sandy loam	Saturation at 0", Water Table at 4"
		14-18	10YR 3/2 (87%) 10YR 4/6 (13%)	C, M	Sandy loam	
		7-16+	10YR 3/2 (90%) 7.5YR 4/6 (10%)	C, M		
W4-SP2A	Soils: F6 Hydrology: A2, A3	0-8	10YR 3/2 (85%) 10YR 4/6 (15%)	C, M/PL	Sandy loam	Saturation at 0", Water Table at 2"
		8-16	10YR 4/2 (95%) 10YR 4/6 (5%)		Sand	
		16-18	10YR 5/1 (80%) 10YR 4/6 (20%)	C, M	Clay loam	
W4-SP2B	Soils: -- Hydrology: --	0-10	10YR 2/2 (100%)		Sandy loam	Saturation at 17", Water Table at 18"
		10-18	10YR 3/2 (98%) 10YR 4/6 (2%)	C, M	Sandy loam	
W4 – SP3A	Soils: F6 Hydrology: A2, A3	0-18	10YR 3/2 (85%) 10YR 4/6 (15%)	PL, M (redox starts at 1")	Sandy loam	Saturation at 0", Water Table at 6"
W4 – SP4A	Soils: -- Hydrology: --	0-18	10YR 3/2 (100%)		Loam with gravel	Dry
W10 – SP5	Soils: -- Hydrology: --	0-8	10YR 2/2 (100%)		Clay loam	Dry
		8-16	10YR 3/3 (70%) 10YR 3/2 (30%)		Clay loam	
W10 – SP6	Soils: F6 Hydrology: A2, A3	0-3	10YR 2/1 (100%)		Sandy loam	

Soil Pit ID[1]	Wetland Indicators Met[2]	Soil Summary[3]				Hydrology Summary
		Depth (inches)	Color/Percent[4]	Location[5]	Texture[6]	
		3-6	10YR 4/3 (100%)		Sandy loam with fill intermixed	Saturation at 0", Water Table at 2"
		6-14	10YR 3/2 (91%) 10YR 4/6 (9%)	C, M	Sandy loam	
W10-SP7	Soils: F6 Hydrology: A2, A3	0-17	10YR 3/2 (92%) 10YR 4/6 (8%)	C, M (redox starts at 2")	Sandy loam	Saturation at 0", Water Table at 2"
		17-20	10YR 5/1 (85%) 10YR 4/6 (15%)	C, M	Clay loam	
W10 – SP8	Soils: – Hydrology: A2, A3	0-16	10YR 2/2 (100%)		Sandy loam	Saturation at 8", Wetland Table at 10"
		16-20	10YR 3/2 (90%) 7/5YR 4/4 (10%)		Sand	
W10 – SP 9	Soils: F6 Hydrology: A2, A3	0-5	10YR 2/1 (93%) 7.5YR 4/4 (7%)	C, M	Sandy loam	Water Table at 0"
		5-8	10YR 2/1 (100%)		Sandy loam with gravels	Too saturated to color at 8" depth.
W10 – SP10	Soils: – Hydrology: –	0-3	10YR 3/2 (100%)			No saturation or water table
		3-8	10YR 3/3 (100%)		Gravel fill refusal at 8"	
W10 – SP11	Soils: F6 Hydrology: A2, A3	0-16	10YR 3/2 (85%) 10YR 4/6 (15%)	C, M (redox at 6")	Clay loam	Saturation at 0", Water Table at 2"
		16-20	10YR 2/1 (100%)		Clay loam with gravels	
W10 – SP13	Soils: F6 Hydrology A2, A3:	0-2	10YR 2/1 (100%)		Silt loam	Saturation at 0", Water Table at 4"
		2-18+	10YR 2/2 (95%) 10YR 4/6 (5%)	C, PL/M (redox at 2")	Sandy loam	
W10 – SP14	Soils: F6 Hydrology: A2, A3	0-3	10YR 3/2 (95%) 10YR 4/6 (5%)	C, PL	Sandy loam with gravel refusal at 3"	Saturation at 0", Water Table at 3"
W10 – SP15	Soils: – Hydrology: –	0-5	10YR 3/3 (100%)		Sandy clay loam	No saturation or water table.
		5-16	10YR 4/3 (97%) 10YR 4/6 (3%)	C, M	Sandy clay loam	
W10 – SP16	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/2 (90%) 7.5YR 4/4 (10%)	C, M (redox at 4")	Sandy loam	Water Table at 0"
W10 – SP17	Soils: – Hydrology: A2	0-2	10YR 3/3 (100%)		Loam with gravel. Gravel fill refusal at 3".	Water Table at 10"

Soil Pit ID[1]	Wetland Indicators Met[2]	Soil Summary[3]				Hydrology Summary
		Depth (inches)	Color/Percent[4]	Location[5]	Texture[6]	
W10 – SP19	Soils: F6 Hydrology: A2, A3	0-4	10YR 2/2 (100%)		Sandy loam	Saturation at 0", Water Table at 3"
		4-12	10YR 3/2 (92%) 10YR 4/6 (8%)		Too saturated to color at 12".	
W10 – SP 20	Soils: F6 Hydrology: A2, A3	0-4	10YR 2/1 (100%)		Sandy loam	Saturation at 0", Water Table at 2"
		4-16	10YR 3/1 (85%) 10YR 4/6 (15%)	C, M	Sandy loam	
W10 – SP21	**Soils: -- Hydrology: --**	**0-6**	**10YR 3/3 (100%)**		**Silt loam**	**Dry**
W10 – SP22	**Soils: -- Hydrology: --**	**0-16**	**10YR 3/2 (100%)**		**Sandy loam**	**None**
W10 – SP23	Soils: F6 Hydrology: A2, A3	0-6	10YR 2/1 (100%)		Silt loam	Saturation at 0", Water Table at 1"
		6-12	10YR 2/1 (80%) 10YR 4/6 (20%)	C, M	Sandy loam	
W10 – SP24	**Soils: -- Hydrology: --**	**0-8**	**10YR 2/2 (100%)**		**Sandy loam**	**No hydrology indicators present**
W10 – SP25	Soils: F6 Hydrology: A2, A3	0-8	10YR 2/1 (96%) 10YR 4/6 (4%)	C, M	Sandy Loam	Saturation at 0", Water Table 2"
		8-12	10YR 2/1 (100%)		Loam with gravel fill	
		12-16	10YR 2/1 (80%) 10YR 4/6 (20%)	C, M	Sandy loam	
W10 – SP27	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/1 (94%) 10YR 4/6 (6%)	C, M/PL	Sandy loam	Saturation at 0", Water Table at 1"
W10 – SP30	**Soils: -- Hydrology: A2, A3**	**0-16**	**10YR 3/2 (100%)**		**Clay loam**	**Water Table at 0"**
W10 – SP31	Soils: F6 Hydrology: A2, A3	0-16	10YR 2/2 (92%) 10YR 4/6 (8%)		Sandy loam	Saturation at 0", Water Table at 3"
W10 – SP32	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/1 (93%) 7.5YR 4/4 (7%)	C, M	Sandy loam	Saturation at 0", Water Table at 2"
W10 – SP33	**Soils: -- Hydrology: --**	**0-10**	**10YR 2/2 (100%)**		**Sandy loam. Gravel refusal at 10".**	**Saturation at 8", no water table.**
W10 – SP34	Soils: F6 Hydrology: A2, A3	0-4	10YR 3/3 (100%)		Loam	Saturation at 4", Water Table at 6"

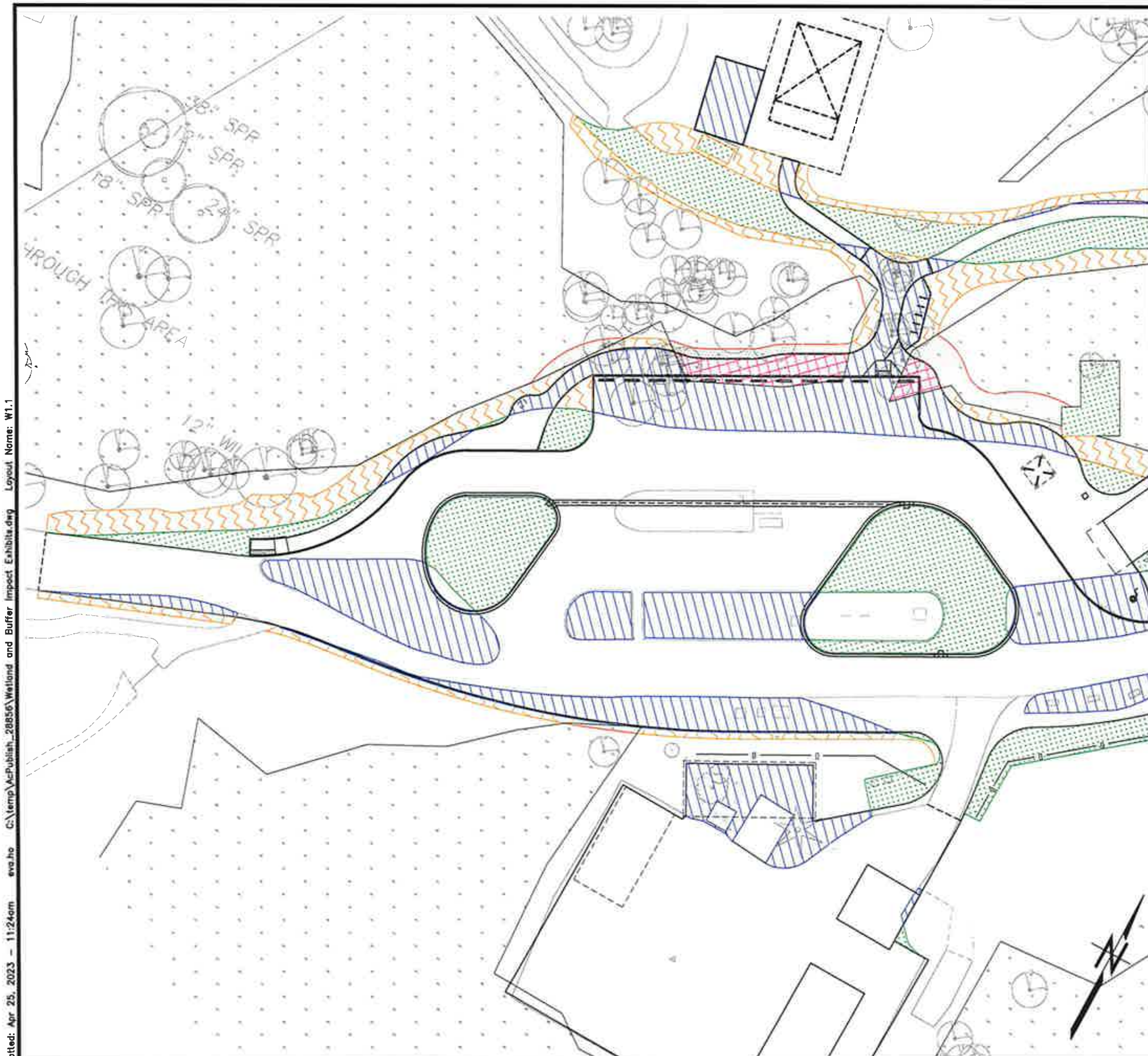
Soil Pit ID[1]	Wetland Indicators Met[2]	Soil Summary[3]				Hydrology Summary
		Depth (inches)	Color/Percent[4]	Location[5]	Texture[6]	
		4-18	10YR 3/2 (95%) 7.5YR 4/4 (5%)	C, M	Sandy loam	
W10 – SP35	Soils: F6 Hydrology: A2, A3	0-18	10YR 2/1 (98%) 7/5YR 4/4 (2%)	C, M	Sandy loam	Saturation at 0", Water Table at 1"
W10 – SP36	Soils: F6 Hydrology: A1, A2, A3	0-2	10YR 2/1 (98%) 10YR 4/6 (2%)		Sandy loam	Saturation at 0", Water Table at 0", Ponded Water at 2".
		2-12	10YR 2/1 (82%) 10YR 4/6 (18%)		Sandy loam. Too saturated to color at 12".	
W10 – SP 37	Soils: – Hydrology: –	0-16	10YR 2/2 (100%)			No Saturation, Water Table 20"+
		16-20	10YR 2/2 (94%) 10YR 4/6 (6%)	C, M		
W10 – SP38	Soils: F6 Hydrology: –	0-16	10YR 3/2 (92%) 10YR 4/6 (8%)			Saturation at 12", no water table.
W11 – SP1	Soils: – Hydrology: --	0-3	10YR 2/2 (100%)		Sandy loam	No hydrologic indicators present
		3-8	10YR 3/2 (80%) 10YR 3/3 (20%)		Sandy loam . Refusal at 8".	
W11 – SP2	Soils: – Hydrology: --	0-4	10YR 3/3 (100%)		Silty clay loam	No saturation or water table.
		4-16	10YR 4/6 (50%) 10YR 3/3 (50%)		Clay loam	
W11 – SP3	Soils: F6 Hydrology: A2, A3	0-4	10YR 3/2 (100%)		Silty sandy loam	Saturation at 6", Water Table at 8"
		4-16	10YR 3/2 (88%) 10YR 4/6 (12%)	C, PL/M (Redox at 4")	Silty sandy loam	
W11 – SP4	Soils: – Hydrology: –	0-3	10YR 3/3 (100%)		Refusal at 3"	No saturation or water table
W11 – SP5	Soils: F6 Hydrology: –	0-6	10YR 2/2 (100%)		Sandy loam	No saturation or water table
		6-14	10YR 2/2 (93%) 7.5YR 4/4 (7%)		Sandy loam	
W11 – SP6	Soils: F6 Hydrology: A2, A3	0-16	10YR 3/2 (95%) 10YR 4/6 (5%)		Sandy loam. Redox starts at 3".	Saturation at 0", Water Table at 4"

1. Soil pit locations are mapped on Figures 8, 8A, 8B, and 8C (Delineated Wetlands, OHWMS, and Buffers) in Appendix B.
2. Indicators are found on Wetlands Mountains Valleys and Coasts (WMVC) Wetland Determination Forms.

3. Soil profile information follows WMVC Wetland Determination Forms.
4. A Munsell Color Chart was used to color soil.
5. C = Concentration, M = Matrix, PL = Pore Lining
6. The National Resource Conservation Service (NRCS) Soil Texture Chart and Guide to Texture by Feel (NRCS 2022).

Appendix G

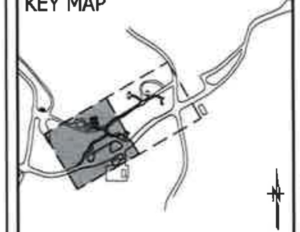
Restoration Plans



LEGEND:

- EXISTING WETLAND
- PERMANENT WETLAND IMPACT (896 SF)
- PERMANENT WETLAND BUFFER IMPACT (19,668 SF)
- TEMPORARY WETLAND IMPACT (1,868 SF)
- TEMPORARY WETLAND BUFFER IMPACT (16,436 SF)
- IMPERVIOUS TO PERVIOUS CONVERSION (22,678 SF)

KEY MAP



SHEET OF 54

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WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

WETLAND AND BUFFER IMPACT

W1.1

SCALE 0 20' 40'

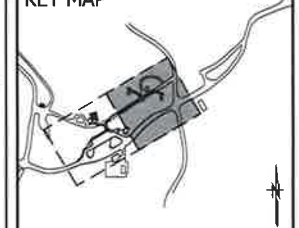
PARKS FILE#

Plotted: Apr 25, 2023 – 11:24am eva.ho C:\temp\AcPublish_28856\Wetland and Buffer Impact Exhibits.dwg Layout Name: W1.1

LEGEND:

- EXISTING WETLAND
- PERMANENT WETLAND IMPACT (896 SF)
- PERMANENT WETLAND BUFFER IMPACT (19,668 SF)
- TEMPORARY WETLAND IMPACT (1,868 SF)
- TEMPORARY WETLAND BUFFER IMPACT (16,436 SF)
- IMPERVIOUS TO PERVIOUS CONVERSION (22,678 SF)

KEY MAP



SHEET OF 54

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WELCOME CENTER AND ENTRANCE IMPROVEMENTS

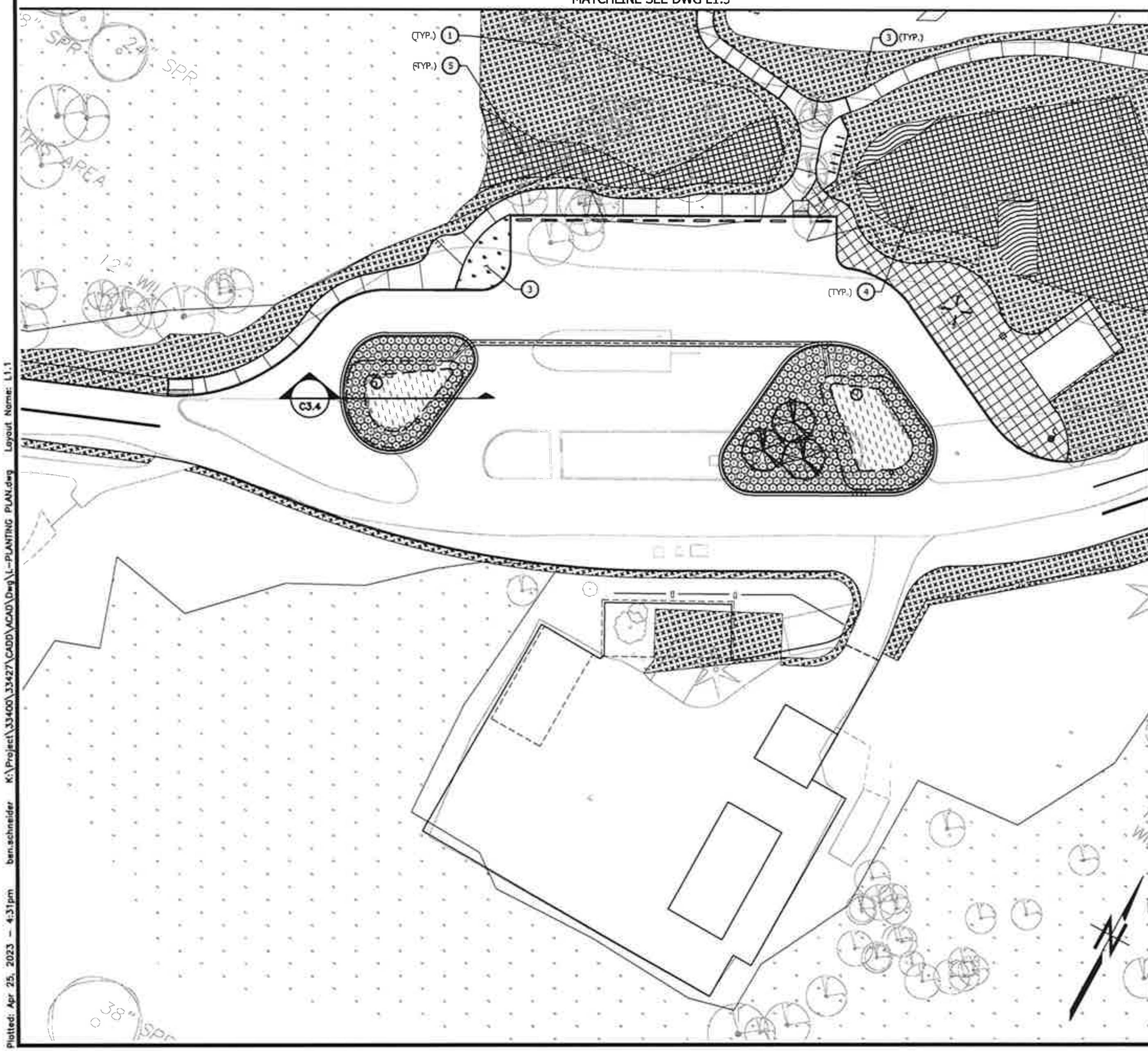
WETLAND AND BUFFER IMPACT

W1.2

SCALE 0 20' 40'

PARKS FILE#

Plotted: Apr 25, 2023 - 11:24am eva.ho C:\temp\AcPublish_28856\Wetland and Buffer Impact Exhibits.dwg Layout Name: W1.2



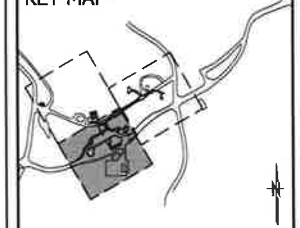
PLANTING RESTORATION NOTES

1. PLANTING UNDER EXISTING TREE CANOPY, PER DETAIL ON SHEET L2.1
2. PLANTING SOIL PREPARATION AT CREATED WETLANDS, PER DETAIL ON L2.0
3. SEED MIX SOIL PREPARATION, PER DETAIL ON L2.0
4. WETLAND ENHANCEMENT PLANTING, PER DETAIL ON L2.1
5. TYPICAL WETLAND PLANTING LAYOUT, PER DETAIL ON L2.2

LEGEND:

- WETLAND CREATION
- NATIVE BUFFER MEADOW SEED MIX
- TURF LAWN SEED MIX
- WETLAND ENHANCEMENT
- EXISTING WETLAND TO REMAIN
- EMERGENT BIORETENTION PLANTING

KEY MAP



SHEET 44 OF 54

CAD NO. K:\Project\33400\33427\CADD\ACAD\Dwg\L-PLANTING PLAN.dwg

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PROJECT ENGINEER

WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

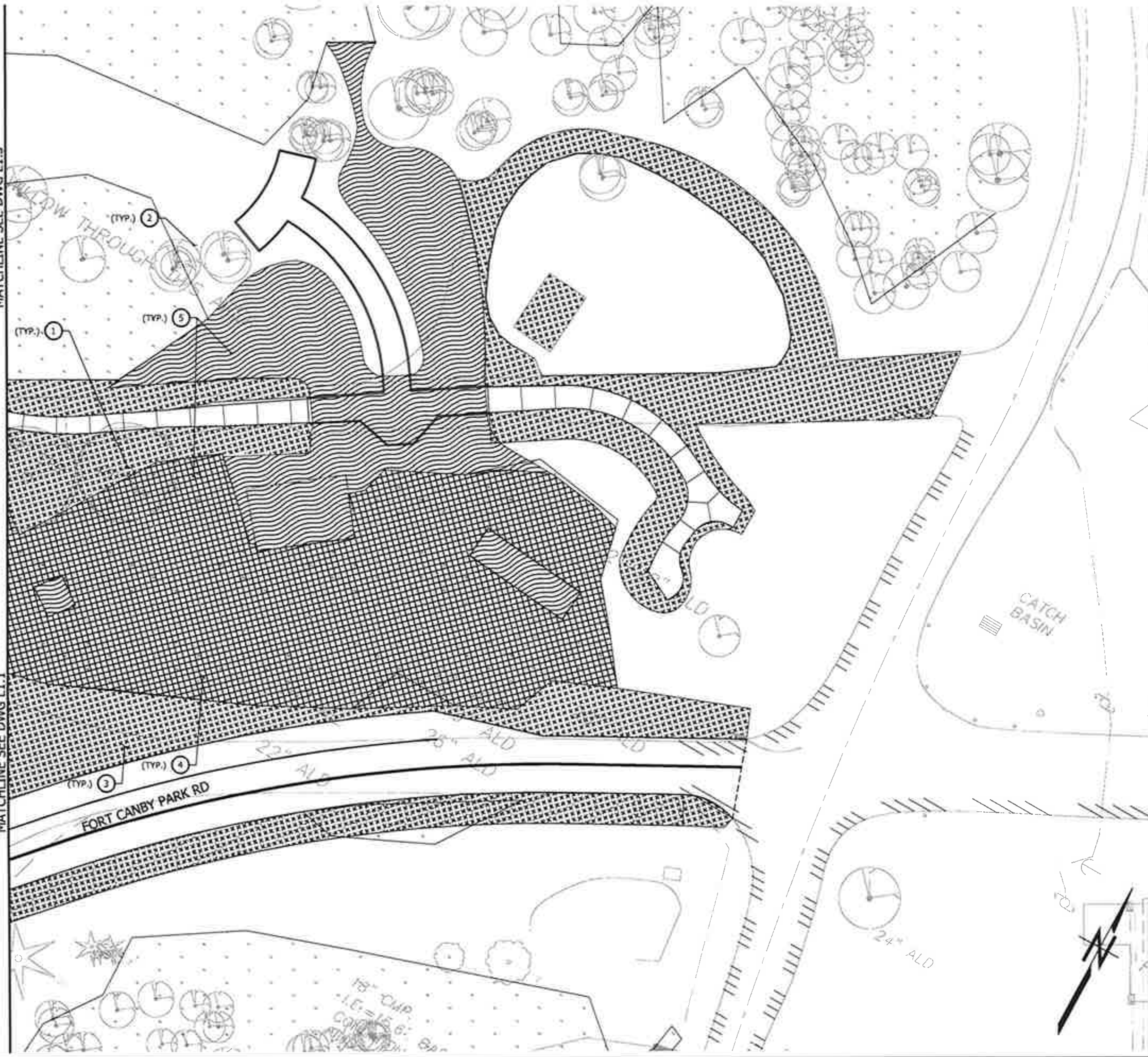
RESTORATION PLAN

L1.1

SCALE 0 20' 40'

PARKS FILE#

Plotted: Apr 25, 2023 - 4:31pm ben.schneider K:\Project\33400\33427\CADD\ACAD\Dwg\L-PLANTING PLAN.dwg Layout Name: L1.1



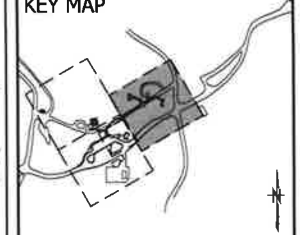
PLANTING RESTORATION NOTES

1. PLANTING UNDER EXISTING TREE CANOPY, PER DETAIL ON SHEET L2.1
2. PLANTING SOIL PREPARATION AT CREATED WETLANDS, PER DETAIL ON L2.0
3. SEED MIX SOIL PREPARATION, PER DETAIL ON L2.0
4. WETLAND ENHANCEMENT PLANTING, PER DETAIL ON L2.1
5. TYPICAL WETLAND PLANTING LAYOUT, PER DETAIL ON L2.2

LEGEND:

- WETLAND CREATION
- NATIVE BUFFER MEADOW SEED MIX
- TURF LAWN SEED MIX
- WETLAND ENHANCEMENT
- EXISTING WETLAND TO REMAIN
- EMERGENT BIORETENTION PLANTING

KEY MAP



SHEET 45 OF 54

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CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

RESTORATION PLAN

L1.2

SCALE 0 20' 40'

PARKS FILE#

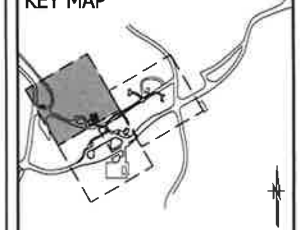
PLANTING RESTORATION NOTES

1. PLANTING UNDER EXISTING TREE CANOPY, PER DETAIL ON SHEET L2.1
2. PLANTING SOIL PREPARATION AT CREATED WETLANDS, PER DETAIL ON L2.0
3. SEED MIX SOIL PREPARATION, PER DETAIL ON L2.0
4. WETLAND ENHANCEMENT PLANTING, PER DETAIL ON L2.1
5. TYPICAL WETLAND PLANTING LAYOUT, PER DETAIL ON L2.2

LEGEND:

- WETLAND CREATION
- NATIVE BUFFER MEADOW SEED MIX
- TURF LAWN SEED MIX
- WETLAND ENHANCEMENT
- EXISTING WETLAND TO REMAIN
- EMERGENT BIORETENTION PLANTING

KEY MAP



SHEET 46 OF 54

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PROJECT ENGINEER

WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

RESTORATION PLAN

L1.3

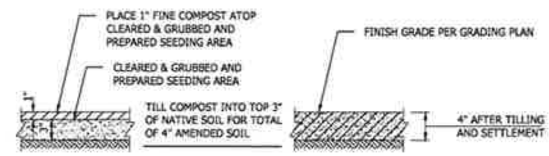
SCALE 0 20' 40'

PARKS FILE#

Plotted: Apr 25, 2023 – 4:32pm ben.schneider K:\Project\33400\33427\CADD\ACAD\Dwg\L-PLANTING PLAN.dwg Layout Name: L1.3

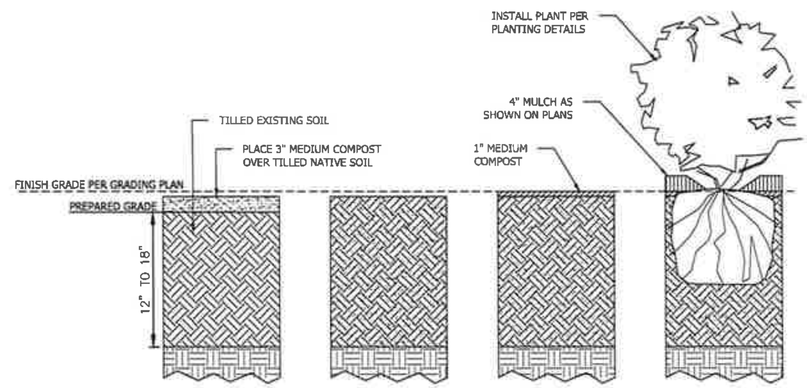
PLANTING SCHEDULE

TREE			
ALNUS RUBRA / RED ALDER	3	1 GAL	
BIORETENTION SHRUB	464		
LONICERA INVOLUCRATA / TWINBERRY	155	1 GAL.	33%
RUBUS SPECTABILIS / SALMONBERRY	155	1 GAL	33%
SPIRAEA DOUGLASII / WESTERN SPIREA	155	1 GAL.	33%
WETLAND CREATION	11,644 SF		
ALNUS RUBRA / RED ALDER	10	1 GAL.	5% @ 96" oc
CAREX OBNUPTA / SLOUGH SEDGE	3,026	PLUG	25% @ 12" oc
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	3,026	PLUG	25% @ 12" oc
LONICERA INVOLUCRATA / TWINBERRY	76	1 GAL.	10% @ 48" oc
RUBUS SPECTABILIS / SALMONBERRY	76	1 GAL.	10% @ 48" oc
SALIX HOOKERIANA / HOOKER'S WILLOW	10	LIVE STAKE	5% @ 96" oc
SALIX LASIANDRA / PACIFIC WILLOW	10	LIVE STAKE	5% @ 96" oc
SAMBUCUS RACEMOSA / RED ELDERBERRY	10	1 GAL.	5% @ 96" oc
SPIRAEA DOUGLASII / WESTERN SPIREA	76	1 GAL.	10% @ 48" oc
WETLAND ENHANCEMENT	25,398 SF		
ALNUS RUBRA / RED ALDER	21	1 GAL.	5% @ 96" oc
CAREX OBNUPTA / SLOUGH SEDGE	6,599	PLUG	25% @ 12" oc
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	6,599	PLUG	25% @ 12" oc
LONICERA INVOLUCRATA / TWINBERRY	165	1 GAL.	10% @ 48" oc
RUBUS SPECTABILIS / SALMONBERRY	165	1 GAL.	10% @ 48" oc
SALIX HOOKERIANA / HOOKER'S WILLOW	21	LIVE STAKE	5% @ 96" oc
SALIX LASIANDRA / PACIFIC WILLOW	21	LIVE STAKE	5% @ 96" oc
SAMBUCUS RACEMOSA / RED ELDERBERRY	21	1 GAL.	5% @ 96" oc
SPIRAEA DOUGLASII / WESTERN SPIREA	165	1 GAL.	10% @ 48" oc
NATIVE BUFFER MEADOW SEED MIX BASIS OF DESIGN: SUNMARK COASTAL GRASSLANDS MIX. SEEDING RATE 1.50 PLS LBS. PER 10000 SQ. FT.	39,903 SF		
AGROSTIS EXARATA / SPIKE BENTGRASS	200 SF	SEED	0.5%
BROMUS CARINATUS / CALIFORNIA BROME	10,375 SF	SEED	26%
CAMASSIA QUAMASH / SMALL CAMAS	1,596 SF	SEED	4%
CAREX OBNUPTA / SLOUGH SEDGE	1,397 SF	SEED	3.5%
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	798 SF	SEED	2%
FESTUCA IDAHOENSIS ROEMERI / ROEMER'S FESCUE	1,556 SF	SEED	3.9%
HORDEUM BRACHYANTHERUM / MEADOW BARLEY	15,961 SF	SEED	40%
JUNCUS TENUIS / POVERTY RUSH	40 SF	SEED	0.1%
LUPINUS ALBICAULIS / SICKLEKEEL LUPINE	7,981 SF	SEED	20%
TURF LAWN SEED MIX BASIS OF DESIGN: SUNMARK NATIVE ECOTURF; SEEDING RATE 1.00 PLS LBS. PER 10000 SQ. FT.	392 SF		
BOUTELOUA GRACILIS / BLUE GRAMA GRASS	98 SF	SEED	25%
BUCHLOE DACTYLOIDES / BUFFALO GRASS	78 SF	SEED	20%
FESTUCA RUBRA / CREEPING RED FESCUE	177 SF	SEED	45%
KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	27 SF	SEED	7%
TRIFOLIUM FRAGIFERUM / STRAWBERRY CLOVER	12 SF	SEED	3%
EMERGENT BIORETENTION PLANTING	1,293 SF		
CAREX OBNUPTA / SLOUGH SEDGE	538	PLUG	40% @ 12" oc
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	269	PLUG	20% @ 12" oc
JUNCUS TENUIS / POVERTY RUSH	269	PLUG	20% @ 12" oc
SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH	269	PLUG	20% @ 12" oc



NOTE:
1. THIS DETAIL APPLIES TO SEEDED PLANTING AREAS ONLY. FOR CONTAINER AND PLUG PLANTING REFER TO PLANTING SOIL PREPARATION DETAIL, THIS SHEET.

SEED MIX SOIL PREPARATION
NOT TO SCALE



STEP 1:
A. CLEAR AND GRUB ALL PLANTING AREAS;
B. TILL OR RIP SOIL IN TO 12" TO 18" DEPTH;
C. PLACE 3" OF MEDIUM COMPOST OVER SOIL SURFACE

STEP 2:
TILL MEDIUM COMPOST INTO TOP 12" TO 18" OF ENTIRE PLANTING AREA.

STEP 3:
INSTALL 1" MEDIUM COMPOST OVER PLANTING AREAS FOR A TOTAL DEPTH OF 13" TO 19" OF AMENDED PLANTING SOIL AFTER TILLING AND SETTLEMENT

STEP 4:
A. INSTALL PLANT PER DETAIL THIS SHEET
B. INSTALL 3" DEPTH MULCH

NOTE:
1. THIS DETAIL APPLIES TO CREATED WETLAND PLANTING. FOR PLANTING IN EXISTING WETLANDS SEE WETLAND ENHANCEMENT PLANTING DETAIL; FOR SEED PLANTING AREAS REFER TO SEED MIX SOIL PREPARATION DETAIL
2. FOR PLANTING UNDER EXISTING TREE CANOPIES, SEE DETAIL ON SHEET L2.1

PLANTING SOIL PREPARATION AT CREATED WETLANDS
NOT TO SCALE

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NO.	REVISIONS	INT.	APP.	DATE

ACTION	BY	DATE
DESIGNED	XXX	02/27/23
DRAWN	XXX	02/27/23
CHECKED (FIELD)		
CHECKED (HDQTS.)		

PROJECT ENGINEER

WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

PLANTING DETAILS

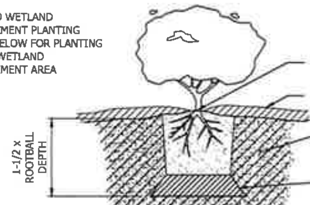
L2.0

SCALE

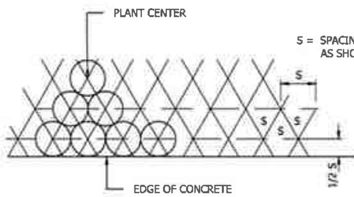
PARKS FILE#

Plotted: Apr 25, 2023 - 4:32pm ben.schneider K:\Project\33400\33427\CADD\ACAD\Dwg\L-DETAILS.dwg Layout Name: L2.0

NOTE:
REFER TO WETLAND ENHANCEMENT PLANTING DETAIL BELOW FOR PLANTING WITHIN WETLAND ENHANCEMENT AREA



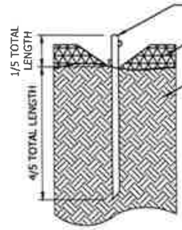
CONTAINER SHRUB OR TREE PLANTING DETAIL
NOT TO SCALE



TRIANGULAR SPACING DIAGRAM
NOT TO SCALE

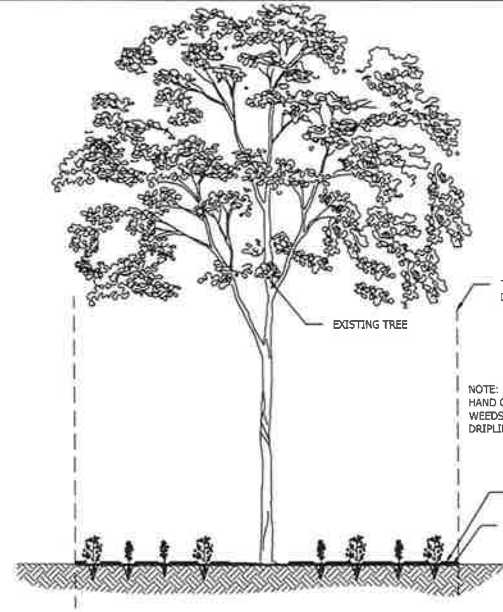
LIVE STAKE INSTALLATION NOTES:

1. KEEP LIVE STAKES MOIST/WET IN BUCKETS OR WET BURLAP SACKS. ON HOT DAYS, KEEP STAKES IN THE SHADE UNTIL YOU PLANT THEM.
2. IN HARD GROUND, USE AN IRON BAR OR STAR DRILL TO PREPARE THE HOLES FOR THE LIVE STAKE.
3. PLACE LIVE STAKE IN PREPARED HOLE; DO NOT USE AXE OR SLEDGE FOR DRIVING LIVE STAKES.
4. AVOID STRIPPING BARK OR BRUISING LIVE STAKES DURING INSTALLATION.
5. BURY 4/5 OF LIVE STAKE LENGTH.
6. AFTER LIVE STAKE IS PLACED IN GROUND, CUT DAMAGED END OF LIVE STAKE TO LEAVE AT LEAST TWO BUDS EXPOSED, MIN.
7. FILL VOID AROUND LIVE STAKE WITH SOIL.



NOTE:
REFER TO WETLAND ENHANCEMENT PLANTING DETAIL BELOW FOR PLANTING WITHIN WETLAND ENHANCEMENT AREA

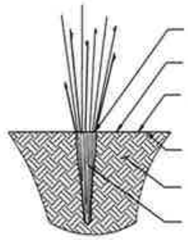
LIVE STAKE PLANTING DETAIL
NOT TO SCALE



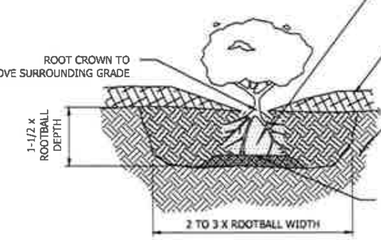
NOTE:
HAND CLEAR AND GRUB ALL WEEDS UNDER TREE CANOPY DRIPLINE

PLANTING UNDER EXISTING TREE CANOPY
NOT TO SCALE

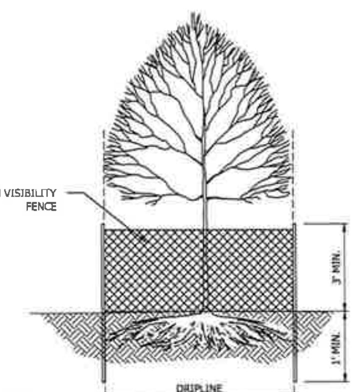
NOTE:
REFER TO WETLAND ENHANCEMENT PLANTING DETAIL BELOW FOR PLANTING WITHIN WETLAND ENHANCEMENT AREA



PLUG PLANTING DETAIL
NOT TO SCALE



WETLAND ENHANCEMENT PLANTING DETAIL
NOT TO SCALE



NOTES:

1. HIGH VISIBILITY FENCE SHALL BE PLACED AT DRIPLINE OF TREE/VEGETATION TO BE SAVED. SEE PLANS FOR FENCING LAYOUT. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. WORK WITHIN PROTECTION FENCE SHALL NOT TAKE PLACE WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION DETAIL
NOT TO SCALE

SHEET 48 OF 54

CAD NO. K:\Project\33400\33427\CADD\ACAD\Dwg\L-DETAILS.dwg

NO.	REVISIONS	INT.	APP.	DATE

ACTION	BY	DATE
DESIGNED	XXX	02/27/23
DRAWN	XXX	02/27/23
CHECKED (FIELD)		
CHECKED (HDQTS.)		

PROJECT ENGINEER

WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

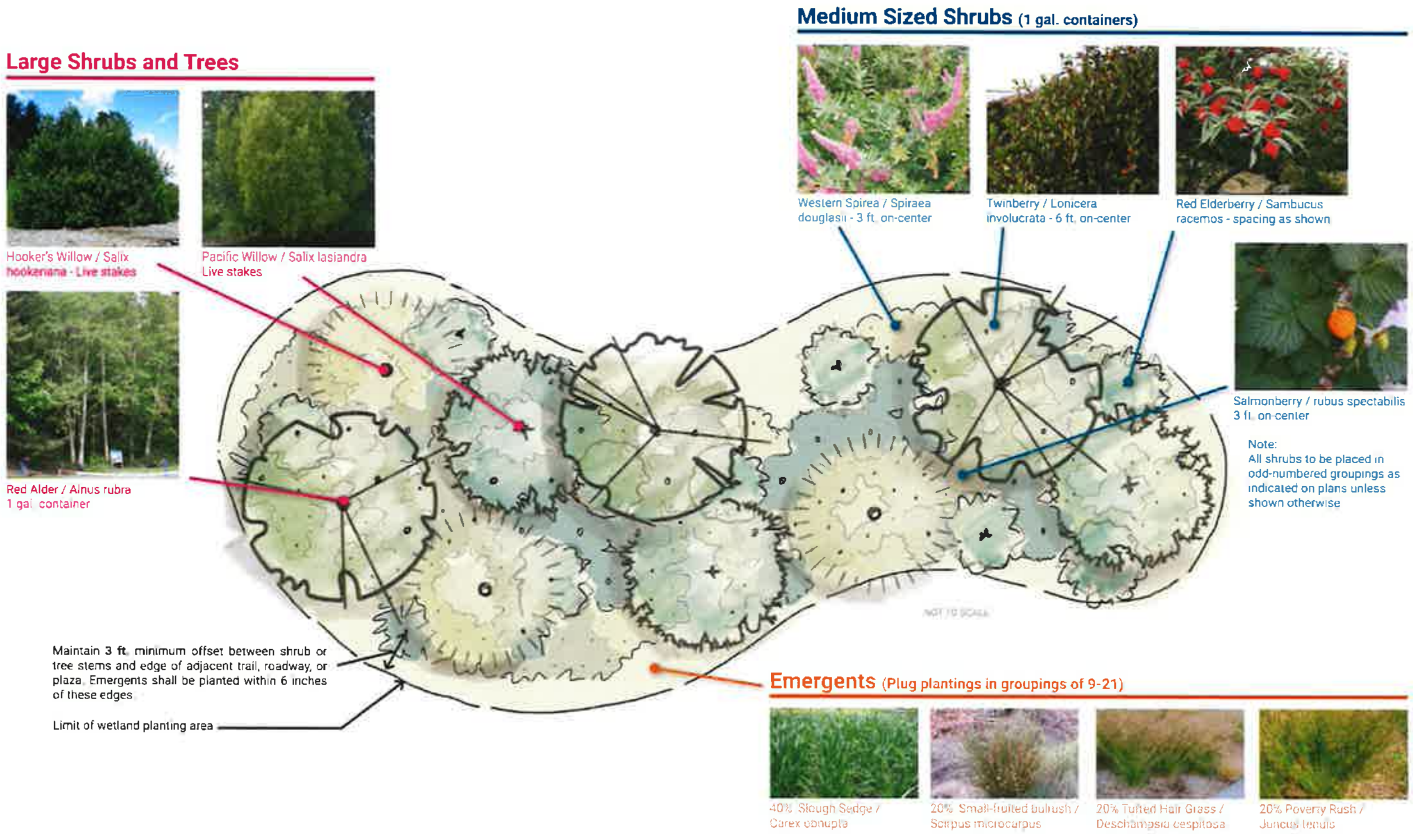
PLANTING DETAILS

L2.1

SCALE

PARKS FILE#

Plotted: Apr 25, 2023 - 4:32pm ben.schneider K:\Project\33400\33427\CADD\ACAD\Dwg\L-DETAILS.dwg Layout Name: L2.1



TYPICAL WETLAND PLANTING LAYOUT
NOT TO SCALE

SHEET 49 OF 54

ACTION	BY	DATE
DESIGNED	XXX	02/27/23
DRAWN	XXX	02/27/23
CHECKED (FIELD)		
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REVISIONS | NO. | INT. | APP. | DATE

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PROJECT ENGINEER

WASHINGTON STATE PARKS AND RECREATION COMMISSION

CAPE DISAPPOINTMENT STATE PARK

WELCOME CENTER AND ENTRANCE IMPROVEMENTS

PLANTING DETAILS

L2.2

SCALE

PARKS FILE#

Appendix H

Qualifications of Preparers

JEFF GRAY, MS, PWS

SENIOR WETLAND SCIENTIST

Jeff is a professional wetland scientist and wetland ecologist with 14 years of experience performing environmental and ecological investigations and obtaining required approvals from regulatory agencies for both public and private projects. He has performed freshwater and coastal wetland and stream delineations and determinations, designed and implemented mitigation plans, and prepared environmental permit applications for multiple local, state, and federal agencies. He specializes in Section 404/401 authorizations from the US Army Corps of Engineers, Endangered Species Act (ESA) compliance, and critical areas compliance for local jurisdictions. He has experience selecting, designing, implementing, and monitoring wetland and stream habitat mitigation and streambank restoration sites; writing critical areas reports and no net loss determinations for compliance with the Shoreline Management Act critical areas codes; and preparing SEPA and NEPA compliance documentation for WSDOT approvals. Jeff has extensive experience assessing and communicating environmental site conditions and regulatory compliance requirements and strategies.

EDUCATION

MS, Natural Resource Management (Central Washington University, 2010)

BA, Religion and Third World Studies (Oberlin College, 2003)

CERTIFICATIONS/ TRAINING

Professional Wetland Scientist (July 2017, #2844)

Wetland Rating System for Western Washington (2015)

Advanced Hydric Soils (2011)

Using the Credit-Debit Method for Estimating Mitigation Needs (2011)

Wetland Delineator Certificate Series (Rutgers, 2005)

Hazardous Waste Operations and Emergency Response – 40 hour (Certification #112406)

SELECTED PROJECT EXPERIENCE

NE Manley Rd Improvement and Culvert Replacements; Clark County, Washington

Sr. Wetland Scientist—Prepared environmental baseline documentation and permit applications for improvement of 0.9 mile of NE Manley Road and four culvert replacements for Clark County Public Works. Otak biologists delineated wetland and stream boundaries and completed functional assessments for wetland and stream classifications and habitat assessments. A JARPA was prepared for USACE 404/401 and WDFW HPA authorizations, and the Regional Road Maintenance 4(d) Program was utilized for ESA compliance.

BPA Multi-Year Access Roads Upgrade Program; Multiple Counties, Oregon

Sr. Wetland Scientist—Linear transportation projects have generally included culvert replacements to remove fish passage barriers, road widening and reconstruction, and new road construction. Tasks performed included stream characterizations, wetland delineations, and habitat assessments for ESA compliance. Environmental documentation, design recommendations, permitting strategies, and permit acquisition was completed as required for compliance with NEPA, Clean Water Act (Section 404), ESA, and local permits as necessary.

Port of Seattle NERA Properties Infrastructure; Burien, Washington

Sr. Wetland Scientist—The Port of Seattle and the City of Burien collaborated on a redevelopment plan and implementation strategy for Burien's 158-acre North East Redevelopment Area (NERA). Otak biologists prepared wetland/stream delineations and critical areas reports to support permitting for the Miller Creek Trail, 144th Way realignment and culvert replacement, and Miller Creek Stream Restoration. JARPAs were prepared for USACE 404/401 and HPA permit applications, including ESA compliance documentation.

Fir St Bridge Replacement and Walnut St Bridge Scour Repair; Winlock, Washington

Sr. Wetland Scientist—The City of Winlock replaced the Fir St Bridge over Olequa Creek and constructed scour repairs on the Walnut St Bridge. Otak's services include topographic survey, hydraulic study and scour evaluation, construction documents, and obtaining the required environmental approvals. The projects included federal funding through FHWA, required NEPA/SEPA and ESA/NHPA compliance, USACE 404/401 permits, and WDFW HPAs. Otak prepared the permit applications and environmental documentation.

3rd Party Development Review On-Call Contracts – Multiple Municipalities

Sr. Biologist - Otak performs on-call third party environmental reviews of projects submitted to the cities of Renton, Snoqualmie, Federal Way, Shoreline, and Woodinville. Our role is to act as technical staff for the cities to ensure applications satisfy municipal code requirements and Critical Areas Ordinances, and also to provide environmental assessments for city projects as requested. In this role Otak assists city staff on technical issues relating to code interpretation and environmental issues for wetlands, streams, and habitat conservation areas.

Otak

Otak

Zan Roman CESCL

Wetland Scientist

Zan is a wetland scientist with two years of experience supporting preparation of baseline environmental documentation, including wetland and stream delineation reports, biological assessments, and permit applications for federal, state, and local agencies. He supports senior staff in wetland and stream boundary delineations in the field, data entry, habitat assessments, water quality sampling, fish removal for construction projects with in-water work, and report production.

EXPERIENCE
2 Years

EDUCATION
BS, Environmental Science (Honors), Minor in English, University of Washington

CERTIFICATIONS
Wetland Science & Management, University of Washington

Certified Erosion Sediment Control Lead

Selected Project Experience

WSDOT Fish Passage Program Northwest Region General Engineering Consultant Services; WA
Wetland Scientist—Zan is providing wetland and stream delineation and report preparation services, including map production using Arc GIS software.

Monroe Avenue NE Storm System Improvements; Renton, Washington
Wetland Scientist—Zan conducted the site assessment for wetlands and wildlife habitats, prepared the findings report, and completed the SEPA compliance documentation.

Environmental On-Call Services; North Bend, WA
Wetland Scientist—Zan provides wetland delineation, functional assessment, and report review services for the City of North Bend.

Parks Wetland Delineation; Covington, WA
Wetland Scientist—Zan prepared the maps using Arc GIS software and supported preparation of the wetland and stream delineation report.

Magnuson Park Water Quality Report; Seattle, WA
Wetland Scientist—Zan is providing field support in water quality sample collection and wrote the draft final year monitoring report.

Puget Sound Energy Green Valley Transmission Line Improvements; King County, WA
Wetland Scientist—Zan provided field support during the wetland delineation using a GeoXH 6000 handheld GPS, used the GPS data to prepare baseline maps and impacts assessment using Arc GIS software, and prepared the draft report.

Puget Sound Energy Transmission Line Undergrounding; Bucoda, WA
Wetland Scientist—Zan provided field support during the wetland delineation using a GeoXH 6000 handheld GPS, used the GPS data to prepare baseline maps and impacts assessment using Arc GIS software, and prepared the draft report.

Riverton Creek Flapgate Removal Project; Tukwila, WA
Wetland Scientist—Zan led the fish removal process and completed reporting for permit compliance for the City.

Prior Employment

- On-Call Wetland Biologist
- King County Roads Services Division Mitigation & Monitoring Specialist
- King County Department of Natural Resources, WA Conservation Corps
- City of Redmond, WA Conservation Corps

SECTION 6 – CONSERVATION DISTRICT (CD)

A. INTENT

The Conservation District is established to protect and conserve the environmental values of certain areas including the ocean beaches, State and Federal parks, wildlife refuges, freshwater lakes, and other important natural landscapes by recognizing that these areas provide a variety of important benefits for both the general public and wildlife. This land use district recognizes that some activities such as certain agricultural practices, e.g., livestock grazing, are on-going, historical functions that may be used as a management tool, while other activities such as general public services, facilities, and utilities are necessary and important for the overall function and/or operation of the underlying purpose of the refuge or park. The Conservation District is also applied to unique areas such as the U.S. Coast Guard Station located at Cape Disappointment. The Conservation District generally encompasses those lands waterward of the Ordinary High Water Mark on all freshwater lakes found throughout the County.

B. PERMITTED USES

1. Maintenance of wildlife preserves.

2. Nature parks and interpretive centers including buildings, trails, parking areas, interpretive areas, and signs describing natural history, cultural history, and/or natural habitat.

3. Ground water supply components such as well points, pumps, pressure tanks, elevated water storage reservoirs, transmission lines and distribution lines.

4. Public water control structures.

5. All U.S. Government Facilities relating to navigation, safety and/or park services, including the U.S. Coast Guard Station. All Washington State facilities relating to park services including, but not limited to, campgrounds, restrooms, historical/cultural centers, interpretive centers, administrative buildings, living quarters, trails, and those uses typically incidental to a State Park facility.

6. The management and propagation of fish and wildlife.

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

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

9. Livestock grazing.

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

C. ACCESSORY USES

1. Piers and docks.

2. Elevated viewing platforms.

3. Interpretive signage, panels and kiosks.

4. Public restrooms, self-contained chemical toilets.

5. Public park facility service buildings and normal utilities necessary or ancillary to the permitted use.

6. Parking areas ancillary to a permitted use consistent with the parking standards contained in Subsection 21.H, Parking and Loading, and provided further that all parking areas shall be setback two hundred (200) feet from the Ordinary High Water Mark of any water body.

7. Uses incidental to normal or routine forestry and/or agricultural practices.

8. A permanent residential dwelling subordinate to one of the principally permitted uses and which is occupied only by persons, including their immediate family members, employed in the management or operation of the same use on the premises being managed.

9. Uses incidental to the overall purpose and function of the U.S. Coast Guard Station including, but not limited to, housing, utilities, docks, fueling areas, administrative offices, etc.

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

11. Any use which is similar in nature, usage, and impacts to a listed accessory use.

D. SPECIAL USES

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

1. Public and private roads and bridges.

2. Any use which is similar in nature, usage, and impacts to a listed special use.

E. CONDITIONAL USES

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

1. Construction and operation of water diversion structures, impoundment dams, hydroelectric generating facilities, and other types of electrical generation facilities.

2. Major utility and communication facilities including, but not limited to, overhead transmission lines, power generation plants and underground pipelines which are designed to serve regional needs.

F. PROHIBITED USES

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

G. MINIMUM DEVELOPMENT STANDARDS

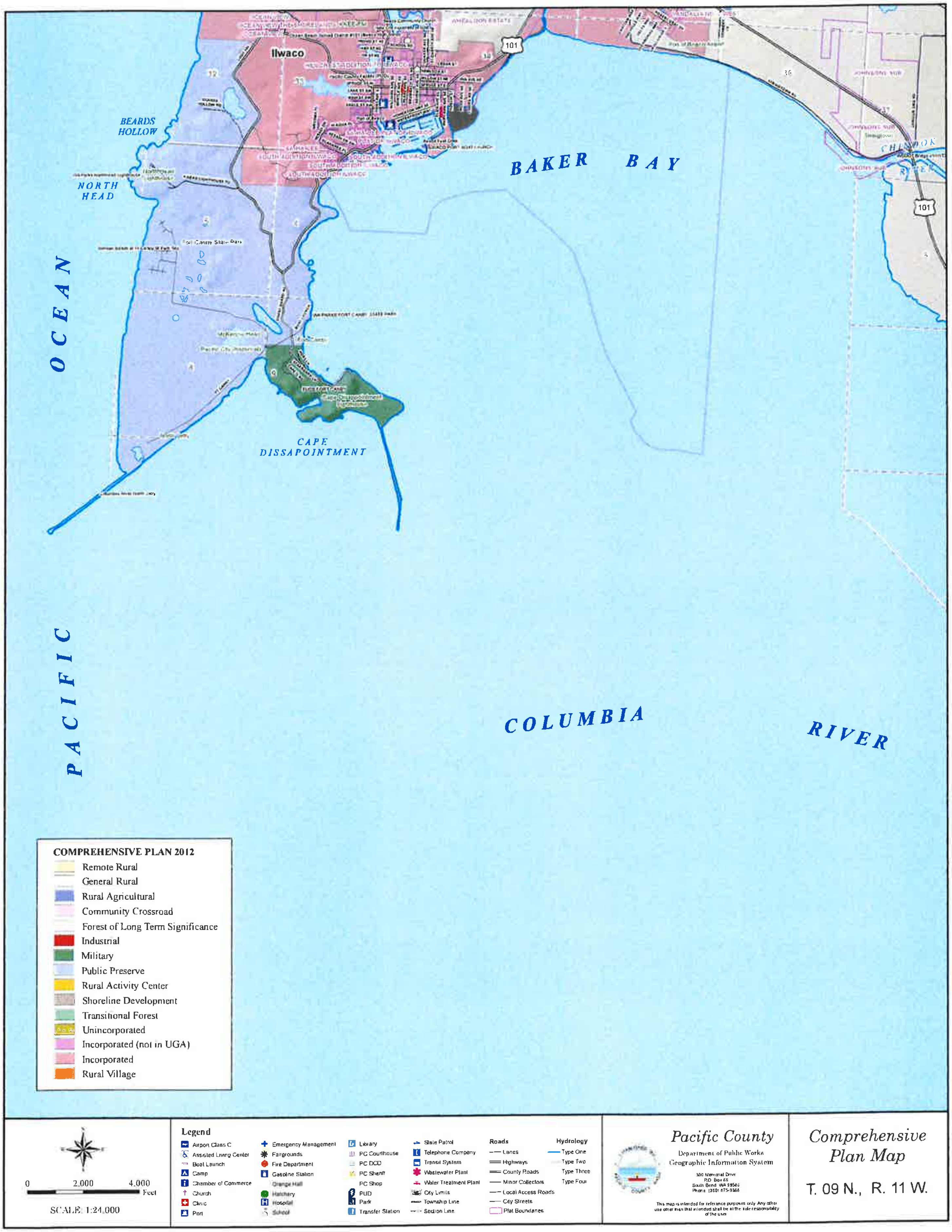
1. The minimum allowable density for all new short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.

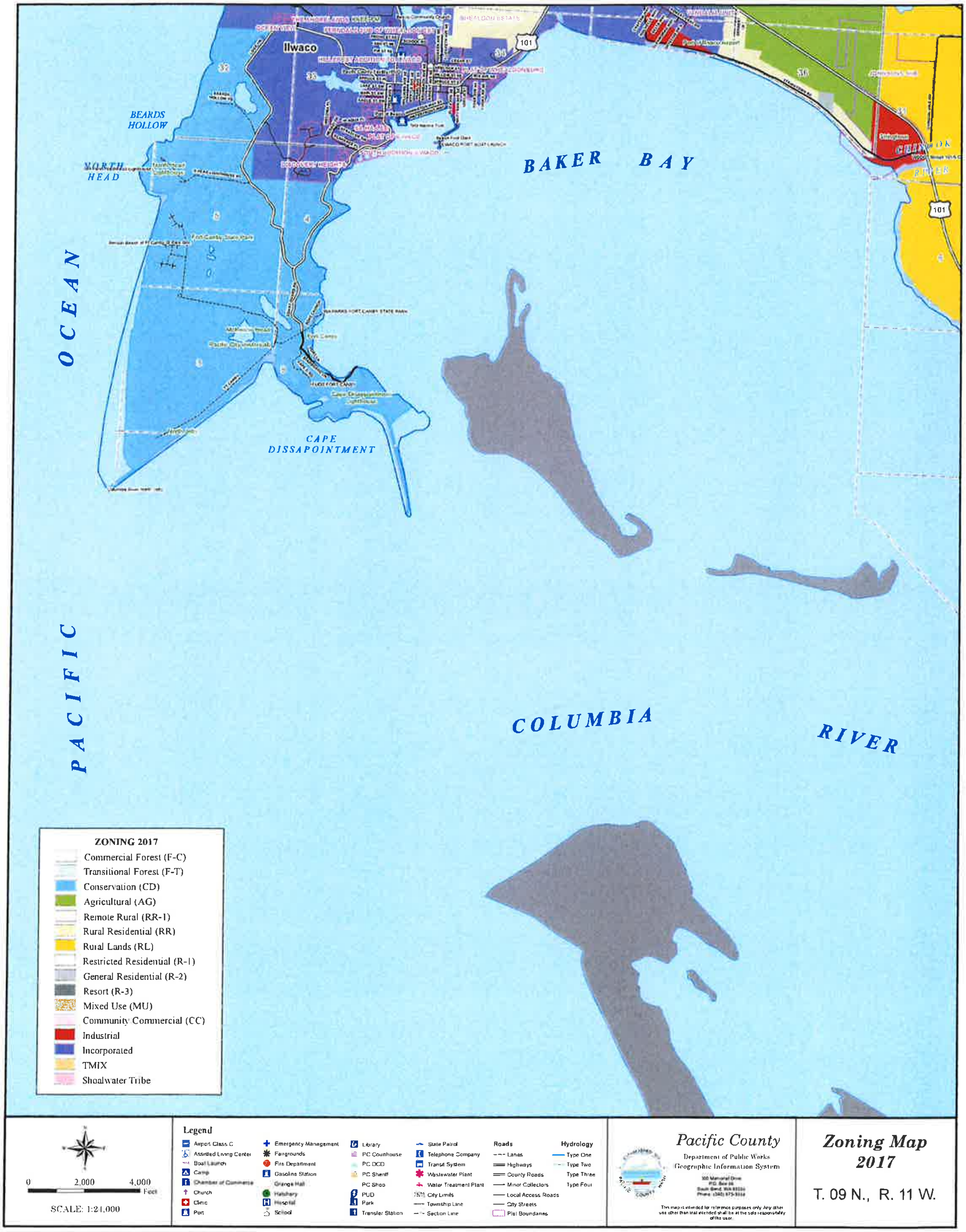
2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, maximum lot coverage standards, minimum standards for 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. Building Setbacks. The minimum front, side and rear yard building setbacks shall be twenty (20) feet as measured from the edge of the property line to the structure.

5. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.


Ilwaco
BEARDS HOLLOW
NORTH HEAD
BAKER BAY
CAPE DISSAPOINTMENT
OCEAN
PACIFIC
COLUMBIA
RIVER
101
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
0 2,000 4,000 Feet
SCALE: 1:24,000
Legend
Roads
Hydrology
Type One
Type Two
Type Three
Type Four
Pacific County
Department of Public Works
Geographic Information System
Comprehensive Plan Map
T. 09 N., R. 11 W.



Ilwaco
101
BEARDS HOLLOW
NORTH HEAD
BAKER BAY
CHINOOK RIVER
CAPE DISSAPOINTMENT
PACIFIC OCEAN
COLUMBIA RIVER
ZONING 2017
Commercial Forest (F-C)
Transitional Forest (F-T)
Conservation (CD)
Agricultural (AG)
Remote Rural (RR-1)
Rural Residential (RR)
Rural Lands (RL)
Restricted Residential (R-1)
General Residential (R-2)
Resort (R-3)
Mixed Use (MU)
Community Commercial (CC)
Industrial
Incorporated
TMIX
Shoalwater Tribe
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
Zoning Map
2017
T. 09 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 April 29th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 09 11055 0002

Dated this 29th day of April, 2024

Signature of Administrator


NOTICE OF APPLICATION
CARL VARIANCE


NOTICE OF APPLICATION
CARL VARIANCE


NOTICE OF APPLICATION
CARL VARIANCE