

# **PUBLIC NOTICE**

## **Critical Areas Variance Hearing**

NOTICE IS HEREBY GIVEN that on behalf of Raoul Calderon (owner), A+ Design & Consulting is requesting a Variance to Pacific County Critical Areas Ordinance 193, permit No. P2400497. The applicant is proposing to impact approximately 6,977 square feet of Category III wetland buffer in order to construct two small single-family residences, a shared septic system, an associated lawn area and a parking area. The proposal has been minimized to propose impacts similar to proposals for one home and a detached garage, however this proposal would place two small homes, totaling 2,016 square feet, on the parcel instead of having a detached garage. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.50 ratio.

There is currently no site address for this property, however, it is located off of 357<sup>th</sup> Ln. in Ocean Park, Washington. The County Assessor's Parcel number is 76005003008; located within Section 04, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400416 & P2400497 on August 19<sup>th</sup>, 2024 via zoom at the following link:

<https://zoom.us/j/3066189481>. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd., Long Beach, WA 98631 in writing by August 18<sup>th</sup>, 2024 or by testifying at the public hearing. To view the application packet please visit our website at; [http://www.co.pacific.wa.us/dcd/public\\_notices.htm](http://www.co.pacific.wa.us/dcd/public_notices.htm).

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

STAFF REPORT

DATE: August 19<sup>th</sup>, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2400497, submitted by A+ Design & Consulting LLC (applicant). (Tax Parcel ID No. 76005003008)

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**Background Information:**

1. Owner / Applicant: Raoul Calderon (owner) & A+ Design & Consulting LLC (applicant)
2. Tax Parcel ID No.: 76005003008
3. Permit Application No.: P2400497
4. Request: The applicant is proposing to impact approximately 6,977 square feet of Category III wetland buffer in order to construct two small single-family residences, a shared septic system, an associated lawn area and a parking area. The proposal has been minimized to propose impacts similar to proposals for one home and a detached garage, however this proposal would place two small homes, totaling 2,016 square feet, on the parcel instead of having a detached garage. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.50 ratio.
5. Public Notification: A Notice of Application and Hearing was posted on or before August 5<sup>th</sup>, 2024 on the perimeter of the property in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. The Declaration of Posting is included with this report.

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

**FINDINGS OF FACT:**

1. Location: There is currently no site address for this property, however, it is located off of 357<sup>th</sup> Ln. in Ocean Park, Washington. The County Assessor's Parcel number is 76005003008; located within Section 04, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

Project Location:



Project Site:



2. Site Characteristics: The site is an undeveloped 0.26-acre parcel that is accessed off of 357<sup>th</sup> Ln. The lot is relatively undisturbed and is heavily forested with moderate underbrush. A portion of wetland B is present on the southwest portion of the property. The 150-foot buffer from wetland B covers the entire lot. The surrounding area is mostly all undeveloped lots with a few residential properties closer to Stackpole Rd. and a handful of scattered RV lots.
3. Shoreline Designation: The proposed development appears to be located outside of shoreline jurisdiction.
4. Critical Areas and Resource Lands: The property contains a portion of a Category III wetland and the lot is entirely encumbered by the 150-foot wetland buffer associated to that wetland. The applicant is proposing to impact approximately 6,977 square feet of the Category III wetland buffer in order to construct two small single-family residences, a shared septic system, an associated lawn area and a parking area. The proposal has been minimized to request similar impacts to past variances for one home and a detached garage, however this proposal would place two small homes, totaling 2,016 square feet, on the parcel instead of having a detached garage. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.50 ratio. The applicant will be purchasing 3,488.5 square feet of credits from the bank. The lot is completely vegetated and does not present any opportunities for on-site mitigation. Therefore, the applicant has proposed that this project is best suited for off-site mitigation. There does not appear to be any other critical areas that will be impacted by this proposal.



5. **Floodplain:** The proposed project is located outside of the FEMA floodplain, Pacific County Map No. 530126, FEMA Panel No. 53049C0370D eff. 05/18/2015.



6. **SEPA:** The project proposal is exempt from SEPA under WAC 197-11-800 for construction of a single-family residence.
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:** The property is located in the General Rural comprehensive plan designation.

The primary purpose is described in the Pacific County Comprehensive Plan (2020) as: "The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The allowable density is one dwelling unit per five acres. Lands are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services."

9. **Zoning:** The Pacific County Zoning Atlas shows the subject property to be located within the Rural Residential (RR) Zoning District. Section 11.B.2 of Pacific County Ordinance No. 194, Zoning, describes two single-family residential dwellings per lot of record that meets the

applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards as outright permitted uses.

**Analysis:**

The applicant is proposing to impact approximately 6,977 square feet of Category III wetland buffer in order to construct two small single-family residences, a shared septic system, an associated lawn area and a parking area. The proposal has been minimized to propose impacts similar to proposals for one home and a detached garage, however this proposal would place two small homes, totaling 2,016 square feet, on the parcel instead of having a detached garage. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.50 ratio. The applicant will be purchasing 3,488.5 square feet of credits from the bank. The lot is completely vegetated and does not present any opportunities for on-site mitigation. Therefore, the applicant has proposed that this project is best suited for off-site mitigation.

The proposal has been minimized to allow for two residences, while still proposing a moderate impact area similar to past applications. The area is completely vegetated, so a larger area will need to be impacted in order to place a development on the site. A yard area around the home has been proposed to provide a separation from the dense vegetation and to account for the areas that would be disturbed during construction of the proposed impact. It appears that even a request for one residence with a septic and driveway would be very difficult to fit under a Reasonable Use Request that was under 3,600 square feet of impact because all of the vegetated areas that would be impacted around the proposed structures would need to be counted towards the total impact for the project. Also, variances typically include a residence and a garage. The applicant has proposed no garage structure for this development and has instead included a second residence. Both residences together will only impact 2,016 square feet. The impact area for the parking area to accommodate four parking spots instead of two is 576 square feet, which is still under the 600 square feet allowed for one residence under a reasonable use request. While two residences are typically not viewed as reasonable use or the minimum necessary to afford relief, it does appear that the overall impact would be similar to a proposal for a moderate house and a garage, which typically is viewed as a reasonable use for a property.

**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 the entire parcel is encompassed by a Category III wetland and 150-foot high-intensity wetland buffer. There are no buildable

areas located outside of the wetland buffer. Any type of use on this property would require impact to the buffer. Direct impacts will be avoided.

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

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other properties, because without granting a variance the parcel would not be able to be reasonably developed due to the fact that the entire parcel is encumbered in wetlands and buffers. Development and use of this property would not be possible without impacting buffers.

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

As indicated above, the special condition/circumstance is that basically the entire parcel is encumbered by wetlands and buffers. Due to the presence of wetlands on the property and the required buffer setbacks, a variance would be required to reasonably utilize the parcel for development. Even if the applicant were to remove one of the proposed residences and add in a garage instead, the impacts would be relatively the same and a variance would still be required. These circumstances do not exist because of actions from the past and current owners.

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

Each variance request is heard and decided upon by review of its own particular merits. The zoning for this property allows for two single-family residences and other properties with the same zoning could apply to do something similar. The Critical Areas Ordinance does not specifically state that a variance cannot be granted for two homes on one lot, it just states that the applicants need to be able to show that this criteria can be met. Therefore, since the proposal does not appear to be outright denied by the ordinance, it does not appear that granting this would be a special privilege that is denied by the Ordinance.

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

Given the physical characteristics of the property, it appears that the requested variance is the minimum necessary to afford relief for the project that was proposed. The size of the two homes has been reduced for a total impact of 2,016 square feet, which is similar to a moderately sized home and garage. The driveway and parking area has been positioned at the very front of the property to minimize impacts. The impact area for the parking area to accommodate four parking spots instead of two is 576 square feet, which is still under the 600 square feet allowed for one residence under a reasonable use request. While two residences are typically not viewed as reasonable use or the minimum necessary to afford relief, it does appear that the overall impact would be similar to a proposal for a moderate house and a garage, which typically is viewed as a reasonable use for a property.

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

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.50 ratio. If this application is approved, the owner will purchase 3,488.5 square feet of credits from the bank. The proposed mitigation would ensure that any loss of function would be mitigated for in order to ensure that the project does not have an adverse impact on the environment or public welfare.

### **Conclusion:**

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

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

### **CONDITIONS OF APPROVAL:**

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

### **EXHIBIT LIST**

1. Staff Report
2. Application and related documents
3. Section 11, 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: CalderonParcel No.: 76605003008Description: CARL, Wetland, mitigation, Variance

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

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P24004916 C P24004917 CV 7/1/16					
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes <input type="checkbox"/> Workflow Complete? Yes <input type="checkbox"/> Scanned: Yes <input type="checkbox"/> No <input type="checkbox"/>
Health					

App/Tech	95	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL	320	Variance	1280
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin	400	Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License		SEPA			

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

Date Received	Amount
7/16/24	\$2095

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

Notes:



## Development Permit Application

Pacific County Department of Community Development

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

### OFFICE USE ONLY

#### PERMIT FEES:

Issued Date: \_\_\_\_\_

Issued By: \_\_\_\_\_

RECEIVED

JUL 15 2024

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

#### PROPERTY OWNER INFORMATION

☒ Contact Person

Name: RAOUL G CALDERON

Mailing Address: 3538 COEUR D'ALENE

City/State/Zip: WEST LINN OR 97068

Phone: 360-281-0895

Phone: 360-281-0895

Email: cfo@l2lhomes.com, drraoulcalderon@yahoo.com

#### APPLICANT INFORMATION

☐ Contact Person

Name: A Plus Design & Consulting

Mailing Address: PO Box 751

City/State/Zip: Long Beach, WA 98631

Phone: 360-244-5843

Phone: \_\_\_\_\_

Email: leonard@aplussepticdesigns.com

#### DESCRIPTION OF WORK

#### JOB SITE INFORMATION AND LOCATION

Job Site Address: NSA

Tax Parcel ID No.: 76005003008

Legal Description: GOLDENWOOD 03 08

Township/Range/Section 12 / 11 / 04

Directions to Site: Travel north on Sandridge Rd, turn left on Oysterville Rd, turn right on Stackpole Rd, turn right onto 357th Ln, parcel is on right

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: **Sarah Taylor**

Authorized Signature: \_\_\_\_\_

Date: **6/15/24**

**SOUTH BEND OFFICE**

P.O. Box 68

South Bend, WA 98586

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

**LONG BEACH OFFICE**

7013 Sandridge Rd.

Long Beach, WA 98631

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

Revised 02/27/2014



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

**OFFICE USE ONLY**

**PROJECT/PROPERTY INFORMATION**

Tax Parcel ID #: 76005003008

Project Value:

**OWNER/APPLICANT INFORMATION**

Owner: Raoul Calderon

Applicant: A+ Design & Consulting LLC

Contractor: L2L Homes

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

1. List existing improvements and structures: None

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

If yes, describe the entire project in detail:

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

4. Name of water and/or wetlands within which development is proposed: Wetland A+B

5. Does the property have an existing driveway?: YES ☐ NO ☒

6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☒ NO ☐

7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒

8. Will activities alter man-made or natural drainage features?: YES ☒ NO ☐ culvert ditch

9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): 2592 sqft

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

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

A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF: 6977

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

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

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

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

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

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

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

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

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Long Beach, WA 98631  
(360) 642-9382 FAX (360) 642-9387



## Critical Areas and Resource Lands Variance Application

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

### OFFICE USE ONLY

#### PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 76005001019, 76005003008

Site Address: NSA - 357th Ln

#### OWNER/APPLICANT INFORMATION

Owner: RAOUL CALDERON

Applicant: A+ Design & Consulting, LLC

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

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.**

#### Project Description:

Proposal is to construct two single family residences on each parcel.

#### Describe the requested variance:

There are wetland buffers on both parcels that encompass the entire available upland area. Variance is required to place the development in the wetland buffers.

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

The wetland buffers cover the entire available upland on both parcels.

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

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

03/27/2019



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

No

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

No, single family residences have been approved in wetland buffers with proper mitigation.

**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 Critical Areas Ordinance would not allow development of the parcels without a variance and mitigation.

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

The property owner's intent is to develop the parcels to provide needed housing in the Ocean Park area. The home sizes were minimized to be as small as possible with the two residences are coming in at only 2016 sqft combined on each parcel. There have been approvals for larger single structures with detached shops that impact as much or more than what has been proposed.

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

Providing housing is a benefit to the public interest. The impacts to the wetland buffers will be fully mitigated through the purchase of wetland bank credits from the Long Beach Wetland Mitigation Bank.

**Acknowledgment:**

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

Authorized Signature: *Leonard Taylor*

Print Name: Leonard Taylor

Date: 7/15/24

6/27/2024

**Parcel # 76005003008**

## **Wetland Mitigation Report**



Figure 1: Vicinity Map  
Source: Modified Google Earth Screenshot



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

Phone/Text: 360.244.5843 email: [leonard@aplussepticdesigns.com](mailto:leonard@aplussepticdesigns.com)

# **1. MITIGATION PLAN**

## **1.1 Project Overview**

Chad Olafson has hired A+ Design and Consulting LLC to create a mitigation plan for their proposed single-family residences and appurtenances. The parcel subject to the mitigation plan proposal is recorded as Pacific County parcel number 76005003008 within Township 12, Range 11, and Section 4 of the Willamette Meridian. The lot is approximately 0.26 acres of relatively undisturbed forested scrub shrub and fully vegetated. The 150ft wetland buffer covers the entire property. Due to the size of the parcel, there is not enough area for onsite mitigation. Therefore, we are proposing to use the Long Beach Wetland Mitigation Bank and purchase credits to offset the impacts to the buffer. We are requesting a type 1 variance.

## **1.2 Development Proposal**

The overall project will impact a total of 6977ft<sup>2</sup> of buffer. The wetland has been identified as a category III depressional wetland which requires a 150ft buffer for high intensity use (Per Pacific County Ord. 193). The wetland was located in the SW corner and its buffer covers the entirety of the project and parcel due to the location of the wetland boundary. Overall, the home, driveway and septic system have been sited to impact the least amount of buffer feasible after considering all size requirements, horizontal and vertical setbacks pertaining to scope of the proposal. Buffer impacts will be 2016ft<sup>2</sup> for the homes, 1255ft<sup>2</sup> for the septic system, 3130ft<sup>2</sup> for clearing and 576ft<sup>2</sup> for the driveway.

## **1.3 Impact Assessment**

The current condition of the property is fully forested and contains a portion of wetland area with mostly upland area. The wetland remains relatively undisturbed, and the vegetation is well established. The existing buffer functions are moderate due to previous impacts to adjacent properties. The septic system will be required to provide a higher treatment level due to water table levels and horizontal setbacks. The buffer functions lost will be minimal and easily mitigated by proper construction procedures and offset via the mitigation bank.

### **1.3.1 Buffer Functions**

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

### **1.3.2 Minimization**

With mitigation sequencing in mind the sizes of the driveway, home and septic have been sited to occupy the least amount of buffer as possible by choosing the angle of approach and the location of initial impact to the buffer that minimizes overall impacts. There is no room to average the buffer due to its size and location to the wetland.

### **1.3.3 Buffer Impact**

Prior discussions with the Dept. of Ecology and the LBMB (Long Beach Mitigation Bank) buffer ratios can range from 0.2-0.5. A ratio of 0.5 would require the buffer to have multiple Cowardin classes present and fully vegetated. Due to the existing buffer conditions on the lot being vegetated with multiple Cowardin classes, we are proposing a buffer impact ratio of 0.5. We calculated the impact area to the wetland buffer for the proposed project to be 6977ft<sup>2</sup> using AutoCAD LT Area Function.

#### **1.4 Mitigation Bank Function and Mitigation Justification**

Referencing the Dept. of Ecology "Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance" the hierarchy of compensatory mitigation approach states that the number 1 preference is to use mitigation bank credits. Using the LBMB mitigation bank as the primary mode for mitigation is because it offers a more ecologically sound and sustainable approach to mitigating the adverse effects of the development. The key reason why utilizing a mitigation bank is the increased efficiency and effectiveness. The Long Beach Mitigation Bank (LBMB) credit system was created to offset hydrologic; water quality and habitat impacts for proposed development in the local drainage basin (The Long Beach Peninsula). The LBMB preserves and enhances a Category I wetland of High Conservation Value that provides an extremely high degree of habitat, hydrologic and water quality functions. By consolidating mitigation efforts in one location, they can be managed more efficiently and effectively. This approach allows for comprehensive planning and implementation of mitigation measures, ensuring that the overall impact on wetland ecosystems is minimized. The LBMB is managed by environmental professionals and ecologists who specialize in wetland restoration. Their expertise ensures that mitigation activities are scientifically sound, well-designed, and monitored effectively, leading to successful restoration and enhancement of wetland habitats. The LBMB was designed to enhance biodiversity by restoring various wetland habitats. They incorporate a variety of plant species, water features, and other ecological elements, creating a diverse and sustainable ecosystem that benefits a wide range of wildlife. The long-term monitoring and maintenance plans of the LBMB ensure the success of the restored wetland area. This ongoing commitment to the site's health helps guarantee the long-term viability of the mitigated wetland, providing lasting ecological benefits. The bank provides wildlife corridors and connects fragmented habitats, promoting genetic diversity among plant and animal populations. Overall, utilizing the LBMB for the proposed wetland buffer impact helps strike a balance between development needs and environmental conservation, ensuring that wetland ecosystems are adequately protected, restored, and enhanced. The LBMB will fully offset the buffer function lost due to the placement of the proposed project, ensuring no net loss.

#### **1.5 Mitigation Sequencing and Approach**

- A.** The building size, septic area and driveway are considered economically reasonable use and is the minimum use the landowners require.
- B.** The project has been sited to have the least impact and as far away from the wetland boundary as is feasible.
- C.** The lot is currently vegetated and there is not enough available area for repair, rehabilitating, or restoration of the impact.
- D.** During construction silt fencing will be temporarily installed to reduce debris from entering the wetlands or spreading within the buffer and prevent debris from entering the wetlands until native vegetation is established along borders of the driveway. Equipment and materials with the least amount of environmental impact will be used during construction and in the building design.
- E.** The lot is currently entirely covered by the buffer and there is no location for buffer averaging.
- F.** Compensation for the impact is to purchase credits from the Long Beach Wetland Mitigation Bank managed by Ecological Land Services.
- G.** Monitoring is not necessary.

##### **1.5.1 Wetland Bank Calculation**

6977ft<sup>2</sup> (0.16 acres) of impact  
x 1:1.0 (Cat III ratio)  
x 0.5 buffer multiplier = 3488.5ft<sup>2</sup> (0.08 acres) of wetland bank credit purchase.

## **2. LIMITATIONS**

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

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

Sincerely,

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### **3. REFERENCES**

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

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

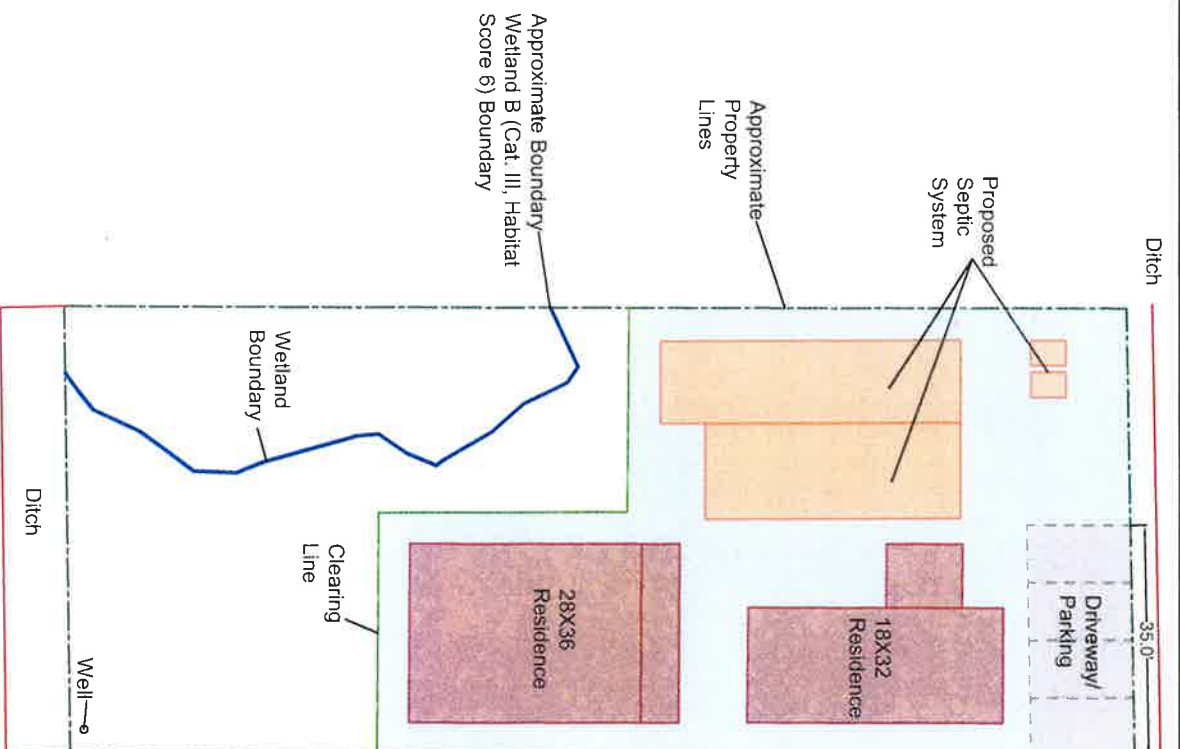
U.S. Army Corps of Engineers. 2010. Final Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble.

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

Notes:

- 1) Proposed Building impact : 2016ft<sup>2</sup>
- 2) Proposed Septic impact : 1255 ft<sup>2</sup>
- 3) Proposed Driveway impact : 576 ft<sup>2</sup>
- 4) Proposed Clearing : 3130 ft<sup>2</sup>
- 5) Total Buffer Impact: 6977 ft<sup>2</sup>
- 6) The entirety of the lot is covered by the 150ft Wetland Buffer.
- 7) Buffer mitigation will be in the form of purchasing credits from the Long Beach Mitigation Bank.



Mitigation Site Plan



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 Parcel: 76005003008  
 Date: 5/28/2024  
 Drafted by: LT/TS

**Parcel # 76005001015, 76005001011, 76005003008,  
76005001019**

## **Wetland Delineation Report**



Vicinity Map

Source: Pacific County Map Sifter



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

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## 1. Introduction

A Plus Design and Consulting has been hired by Chad Olafson to identify and delineate any wetlands and critical areas located on the subject properties (Parcels 76005001015, 76005001011, 76005003008, 76005001019) off 357<sup>th</sup> Ln., in Oysterville WA. Which is within Section 4, Township 12, and Range 11, of Willamette Meridian in Pacific County Washington. This report summarizes observations and field data used to define the current wetland boundary, rating, and buffer.

## 2. Feature Summary

A Plus Design and Consulting, LLC staff visited the subject property on March 8th, 2024. The subject property and the 300ft vicinity were assessed for the presence of critical areas, waterways as defined in Pacific County Ord. 193 and Ord 192. Wetland A was located via the NWI (National Wetlands Inventory), Wetland B and C were located onsite, and a summary of the delineation is provided in Table 1. The wetlands identified contains indicators of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation which satisfies the criteria set forth in the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (1987) and the *USACE's Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (version 2.0, 2010). Resources utilized include the Washington State Wetland Rating System (October 2014), Ordinance 180 Critical Areas and Resource Lands & Ordinance.

**Table 1 Wetland Delineation and Rating Report Summary**

Feature	Cowardin Classes <sup>1</sup> (NWI)	HGM Class	Wetland Category	Habitat Score	Buffer Width
Wetland A	Forested, Scrub Shrub	Depressional	II	7	150'-Ord. 180 (High Intensity)
Wetland B	Forested, Scrub Shrub	Depressional	III	6	150'-Ord. 180 (High Intensity)
Wetland C	Forested, Scrub Shrub	Depressional	II	7	150'-Ord. 180 (High Intensity)

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

## 3. Background

### 3.1 Existing Conditions

The subject properties are in Oysterville Washington. The properties assessed are 4 separate parcels under one ownership ranging from 0.17 acres to 0.26 acres. The topography of the lots consists of small depressions and hummocks around tree groupings. Lots 76005003008, 76005001015 and 760051011



are fully vegetated with multiple Cowardin classes established. Lot 76005001019 appears to have a cleared area with an established driveway; however, it remains vegetated and moderately disturbed. Existing drainage ditches run through the back end of all the properties and the front of parcel 76005003008. As previously stated, Wetland A is a large depressional wetland that was identified by Google Earth imagery and the NWI. A portion of Wetland B & C's boundaries were identified by onsite data and recorded with sub-meter GPS units.

## **4. Methods**

The Routine Determination Method was followed in accordance with the U.S. Army Corps of Engineers, Wetland Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Engineer Research and Development Center 2010). The routine determination method examines three indicators to determine if wetlands exist in an area. These indicators are the presence of hydrophytic vegetation, wetland hydrology, and hydric soils. The existence of all three indicators typically must be shown for an area to be classified as a wetland unless the wetland is rated on special characteristics, is atypical, or a Wetland of High Conservation Value. Wetlands are regulated as "Waters of the State" by the Washington Department of Ecology. This wetland was rated in accordance with the Washington State Wetland Rating System for Western Washington: 2014 Update Version 2. The office assessment included examining aerial photographs and various map sources. Maps were created to illustrate the delineation, land use and buffers. Additional resource maps were referenced and attached to gather a better synopsis on wetland, or critical areas present on the subject properties. During the field assessment test plots were established to identify wetland presence & boundaries. These boundaries were in part established on changes in vegetation and topography. The wetland boundary was flagged with pink flagging.

### **4.1 National Wetlands Inventory**

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) was queried to determine if there are previously identified wetlands present on the subject property. Wetland A was identified adjacent to the subject parcel(s) as PFO1C. This is considered a palustrine forested system that includes vegetation 6 meters or taller that is seasonally flooded, including nontidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens.

### **4.2 Priority Habitats & Wetlands of High Conservation Value**

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

### **4.3 Soils Information**

According to the Natural Resources Conservation Services (NRCS) Web Soil Survey (NCRS 2018), the soils on the subject property area were mapped as Netarts Fine Sand (92), Seastrand mucky peat (132) and Yaquina loamy fine sand (162). Netarts Fine Sand (92) is classified as well drained and non-hydric. Minor components of Netarts Fine Sand include Yaquina Loamy Fine Sand (162) which is a somewhat poorly drained soil that is formed by weathered beach sand. This very deep, somewhat poorly drained soil is in depressional areas between stabilized sand dunes. Seastrand mucky peat (132) is classified as soil that is very poorly drained and saturated to the surface with frequent long periods of ponding. Typical use is wildlife habitat, pasture, or commercial cranberry production. Yaquina loamy fine sand is a very deep somewhat poorly drained soil that unless artificially drained is continually saturated with water most of the year. Typically used for homesites and pasture. (See Appendices Wetland Determination Data Forms for more specific soil information).

### **4.3 Stream**

The NWI as well as the Department of Natural Resources have a stream mapped on along the back end

of the properties. It became clear that these were manmade drainage ditches due to the signs of maintenance and lack sinuosity. These streams have been labeled as U or unknown via the WA state DNR Forest Practices mapper that have to corresponding building setback (See Appendices for image).

#### 4.4 Precipitation Analysis

7.83 inches of rain were recorded 14 days preceding the site assessment. The total precipitation recorded from January 1st, 2023, through March 8th, 2024, is approximately 62.12 inches. WETS rainfall percentile bins were established to determine the overall rainfall period during the field investigation; drier (sum is 6-9) normal (sum is 10-14), wet (sum is 15-18). Rainfall was considered high in the wet range (18) at the time of the site visit.

**Table 2 NCRS WETS table**

Preceding Month	WETS Rainfall Percentile (inches) 30% & 70%	Measured Rainfall <sup>1</sup> (inches)	Conditions <sup>2</sup>	Condition Value <sup>3</sup>	Month Weight	Value
March	1.86 & 4.31	4.52	Wet	3	3	9
February	2.04 & 4.76	5.18	Wet	3	2	6
January	3.44 & 8.02	4.52	Normal	1	1	3

<sup>1</sup>Observed rainfall for the month (<https://www.642weather.com/weather/monthly-stats.php?date=202401#header>)

Sum:18

<sup>2</sup>Dry conditions are below 30% WETS table value, Normal conditions are between 30% and 70% of WETS table values, Wet conditions are above 70% of the WETS table Value 3

<sup>3</sup>Dry equals a value of 1, normal equals a value of 2, wet equals a value of 3

## 5. Wetland & Critical Areas Determination Results

Wetland A, B and C are depressional wetlands that are ditched by permanently flowing drainage ditches that are considered highly constrained outlets due to elevation differences. Wetland A, B and C have persistent ungrazed vegetation greater than 95%. The wetlands range from more than half to less than a quarter of the area being seasonally ponded. It is likely that all the wetlands receive stormwater discharge from either overflow of the drainage ditches or roads and adjacent development. Sources of pollutants are either nearby development, septic systems within 250ft of the wetlands or local wildlife. The wetlands do not discharge directly to a stream, river, or water on the 303(d) list. In the overall drainage basin-which is the entire peninsula-a few waters are listed on the 303(d) list. None of the wetlands have been identified as important to maintain water quality. The depth of storage of the wetlands ranges from less than 6 inches to under 2 feet. The area of the drainage basin is 10 times to over 100 times the size of the wetlands. Searching the NOAA storm event database there are several instances of flooding in the area. However, due to the existing drainage ditches it is highly unlikely that it would contribute to flooding down gradient due to the sizes and topography of the wetlands. The wetlands are primarily forested and scrub shrub with multiple Cowardin classes contained within the sub-canopy. The wetlands have areas of seasonally, occasionally, saturated areas and permanently flowing ditches adjacent. Wetland A is so large it is likely to have more than 19 species within it. Wetlands B & C are smaller and contain 5-19 species which were observed onsite. There are 2 priority habitats within 330 ft of the wetlands which are Riparian areas due to the ditches connected to the Willapa Bay and snags & logs-which were seen on site within and adjacent to the wetlands. Considering all these characteristics, led us to determine the HGM (hydro-geo-morphic) classification and the rating of Wetland A, B and C as Depressional (see Table 1).

### 5.1 Vegetation

"The Corps Manual defines hydrophytic vegetation as the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence"-Regional Supplement to the Corps of Engineers Wetland Delineation Manual-US Army Corp of Engineers. The frequency of hydrophytic vegetation occurrence in each plant

strata was determined using the 50/20 Rule. Hydrophytic vegetation was determined to be present in Test pit 1. Each plant species has a wetland classification assigned. "This list was developed by the U.S. Army Corps of Engineers, the Fish and Wildlife Service (FWS), the Environmental Protection Agency, and the Natural Resources Conservation Service using taxonomic and distribution data from the Biota of North America program (BONAP) and legacy information from the FWS, and is directed by the Corps of Engineers" (USDA, NRCS).(see Appendices Wetland Determination Data Forms for more specific information)

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

## 5.2 Hydric Soils

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

## 5.3 Hydrology

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

## 6. Limitations

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

Sincerely,

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## 7. References

- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Corps of Engineer Waterways Experiment Station, Vicksburg, Mississippi.
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- Land use. (n.d.). <https://www.mrlc.gov/eval>





U.S. Fish and Wildlife Service  
National Wetlands Inventory

Wetlands



**Figure 1: USFW National Wetland Inventory Map**  
<https://www.fws.gov/wetlands/data/mapper.html>

January 5, 2023

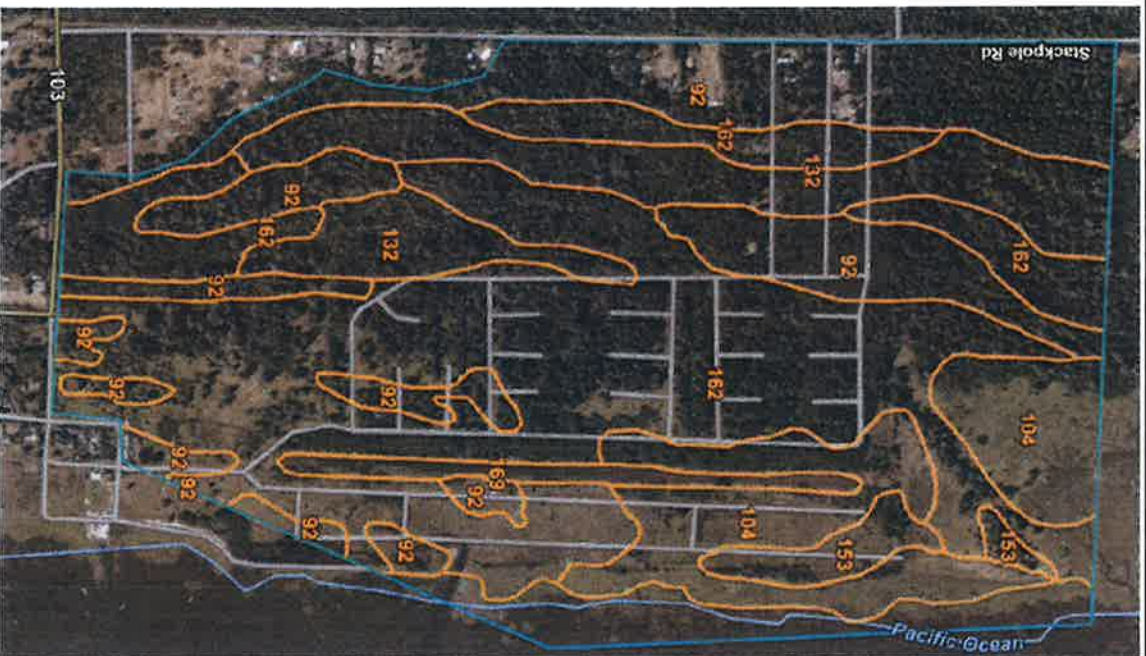
**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Scrub 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 completeness of the data shown on this map. All wetlands related data should be used in accordance with the laws and regulations found on the Wetlands Mapper web site.

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Parcel: 76005001015, 1011,  
76005003008, 76005001019  
Date: 3/8/2024  
Drafted by: LTTS





## 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
  - Biorama Pit
  - Cay Scot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or Swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saltine Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Shrub
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
  - Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Special Line Features
  - Spot Area
  - Spot Spot
  - Very Stony Spot
  - Wet Spot
  - Other
- Background
  - Aerial Photography

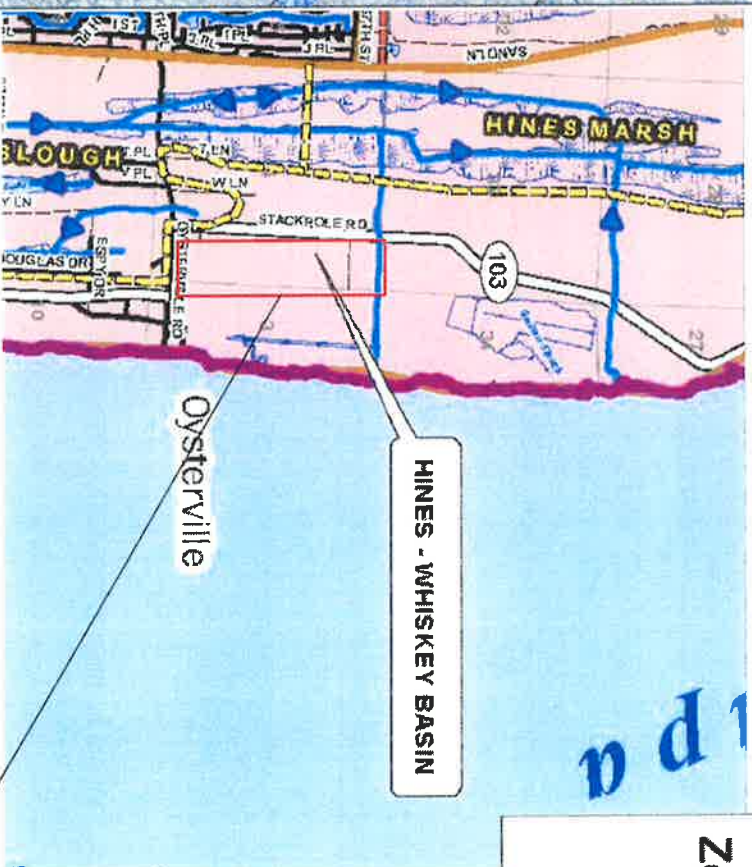
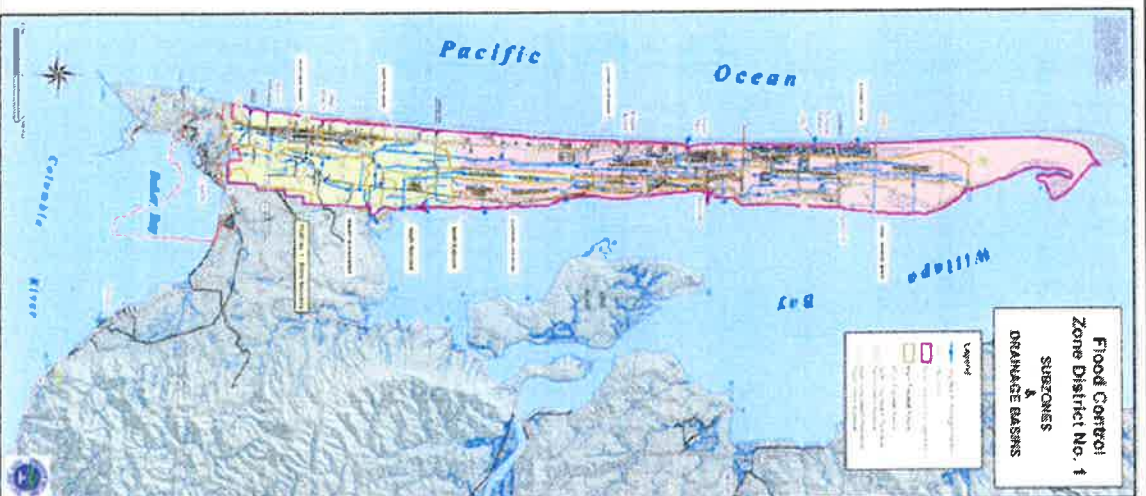
**Figure 2: NRCS Soils Map (D 1.2)**

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilsSurvey.aspx>

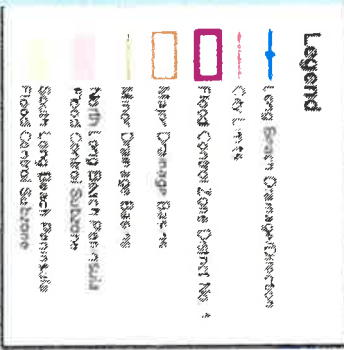
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 Date: 3/8/2024

Map Unit Symbol	Map Unit Name	Acres to AOI	Percent of AOI
92	Machine type sand 3 to 12 percent slopes	101.9	23.4%
164	Overlain silty clay loam	54.2	12.4%
132	Severely rocky sand	51.5	12.3%
153	Wetland fine sand 3 to 10 percent slopes	9.5	2.2%
162	Variable loamy fine sand	187.0	43.1%
164	Water	0.5	1.0%
Totals for Area of Interest		<b>437.7</b>	<b>100.0%</b>





# **Flood Control Zone District No. 1** SUBZONES & DRAINAGE BASINS



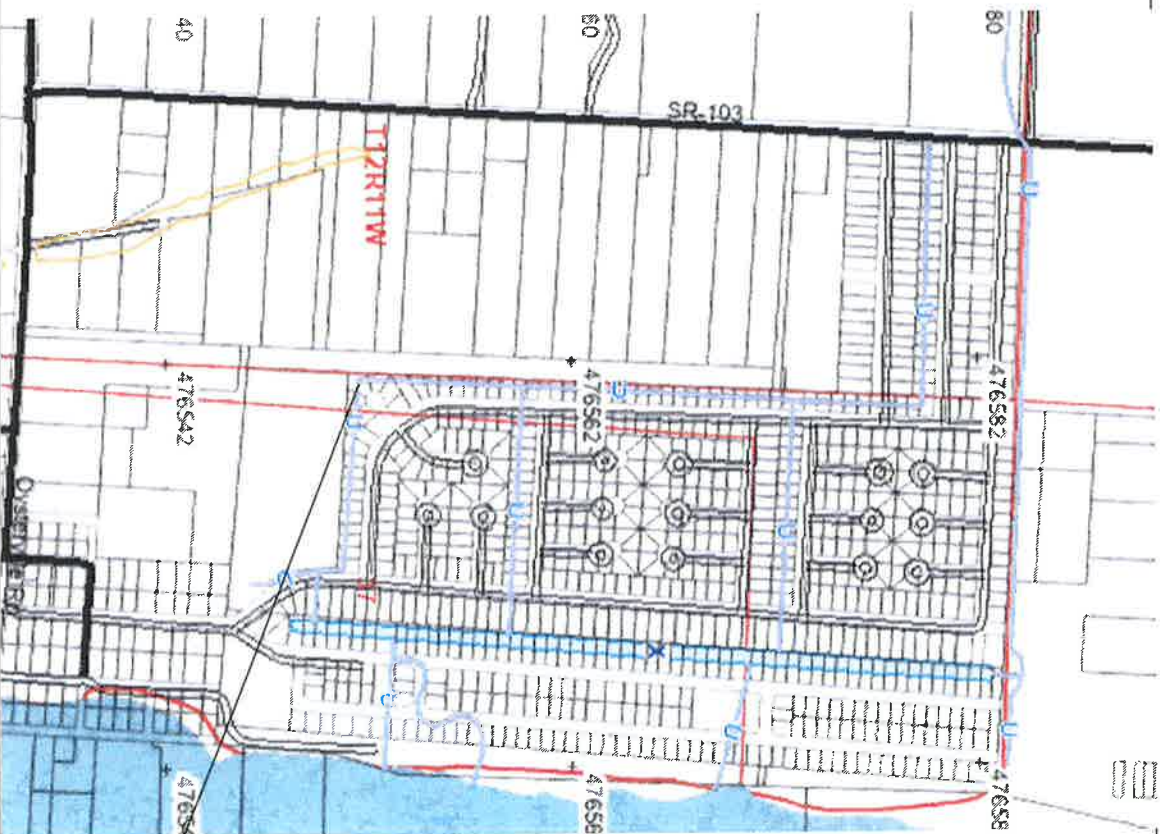
**Figure 3: Pacific County Flood Control Map (D 1.1, 2.1, 4.1, 5.1)**

Flood Control District Webpage

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Date: 3/8/2024

Draft/Not for Construction





Welland A Outlet

- Map Symbols**
- Harvest Boundary
  - Road Construction
  - Stream
  - RAZ / WMAZ Buffers
  - Rock Pit
  - Landing
  - Waste Area
  - Cleared
  - WRTS/GRTS
  - Existing Structure

**Additional Information**

**Figure 4: WA DNR Forest Practices Mapper**

<https://fpam1.dnr.wa.gov>

**Legal Description**

S10 T12.0N R11.0W, S04 T12.0N  
 R11.0W, S34 T13.0N R11.0W, S37  
 T12.0N R11.0W, S33 T13.0N R11.0W,  
 S09 T12.0N R11.0W, S03 T12.0N  
 R11.0W



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

Approximate Scale: 1:12,000

0 500 1,000 2,000 Feet

Date: 2/29/2024 Time: 10:45 AM

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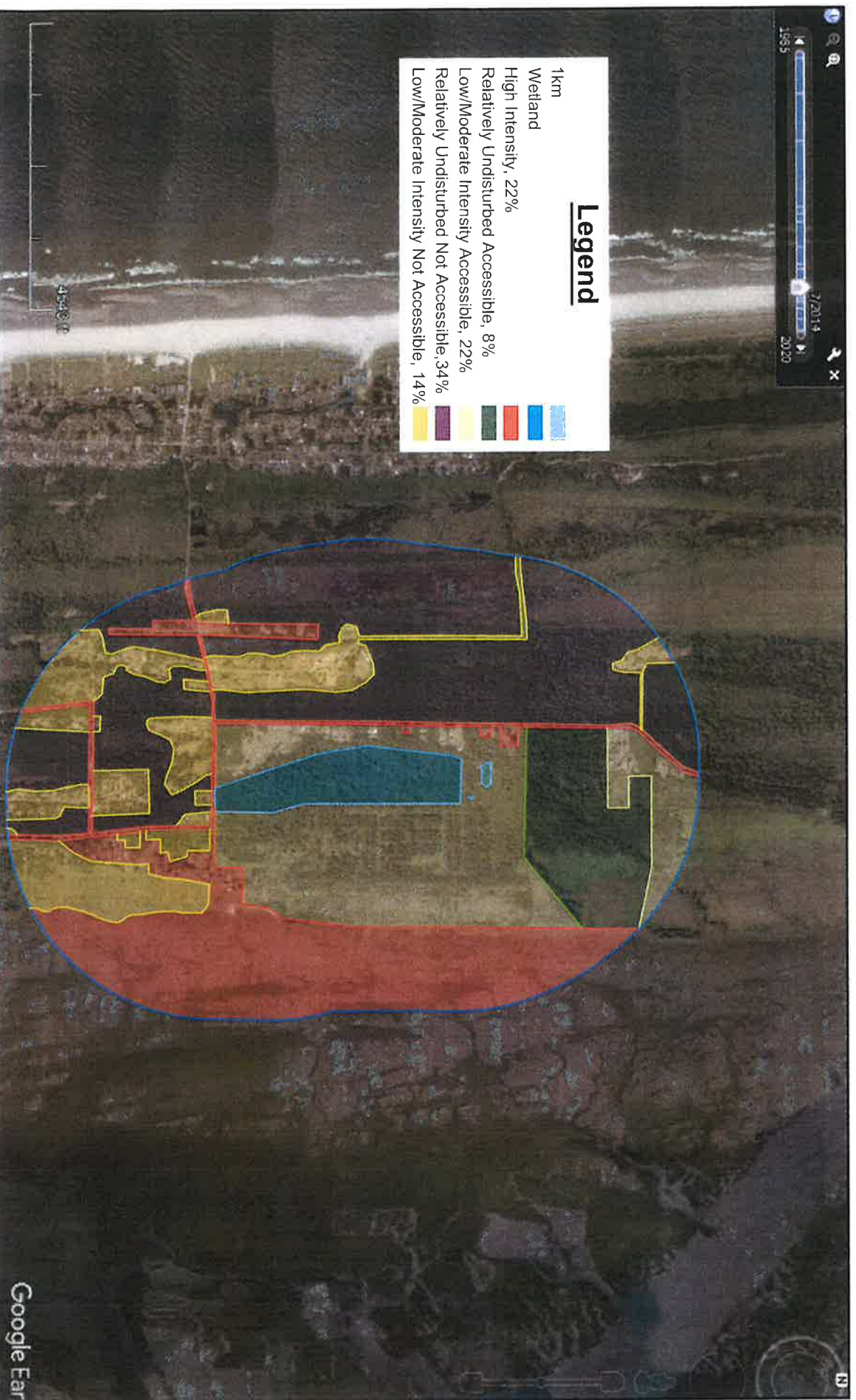


**Figure 5: 303d Map & TMDL & Land Use (D 3.1, 3.2, 3.3, 4.3 & 5.3)**

<https://www.ecy.wa.gov/programs/wq/303d/currentassessmnt.html>  
<https://www.mrlc.gov/eval/>

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 Parcel: 76005001015, 1011,  
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 Date: 3/8/2024





**Figure 6: 1km Land Use Map (H 2.1, 2.2, 2.3)**

Modified Google Earth Aerial Photo



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76005003008, 76005001019  
Date: 3/8/2024

Prepared by: LTRC





**Figure 7: Cowardin Plant Classes (D1.3, H1.1 & 1.4)**

Modified Google Earth Aerial Photo



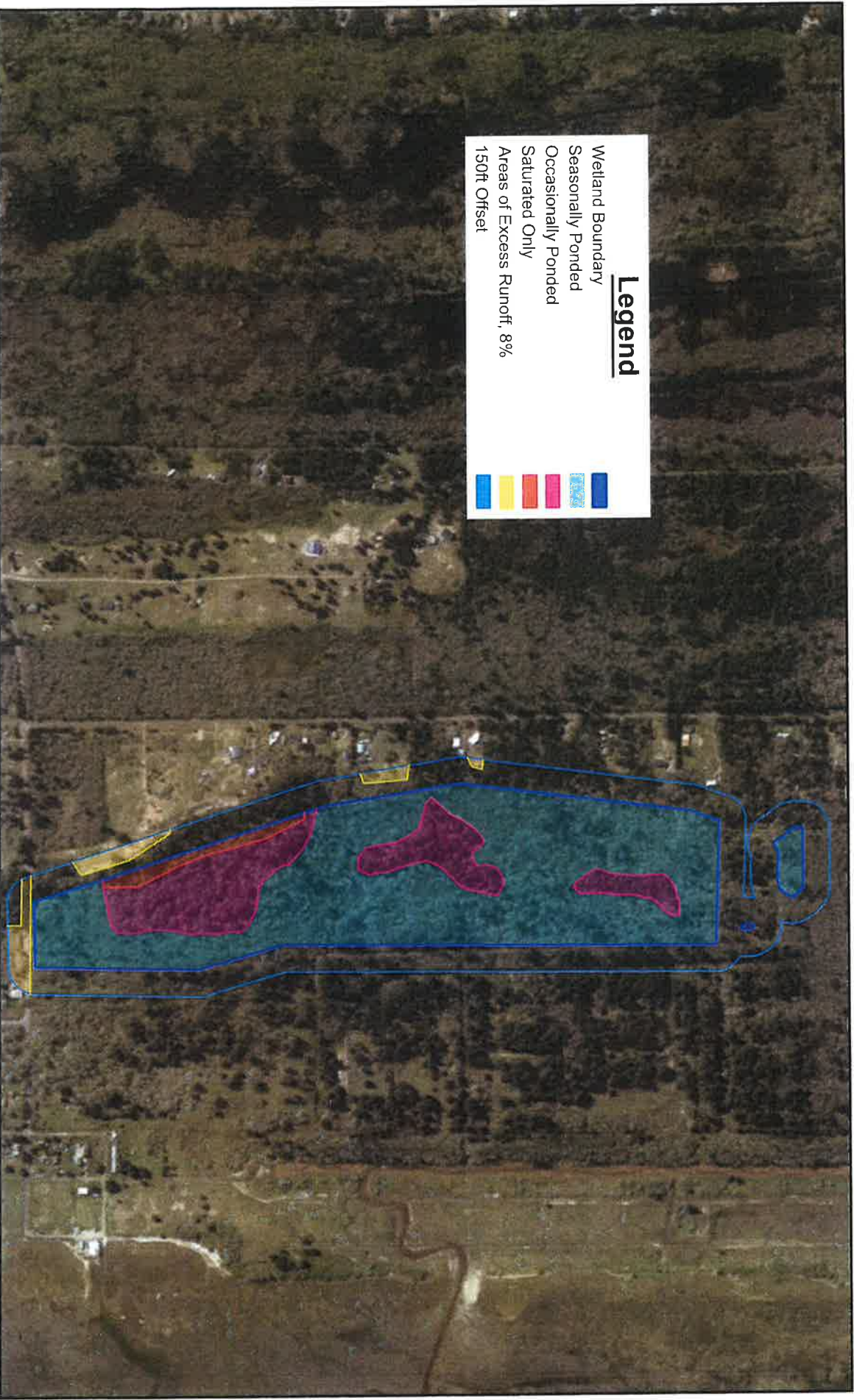
**Legend**

- Wetland Boundary.....
- Aquatic Bed.....
- Scrub Shrub.....
- Forested.....



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**Legend**

- Wetland Boundary
- Seasonally Ponded
- Occasionally Ponded
- Saturated Only
- Areas of Excess Runoff, 8%
- 150ft Offset

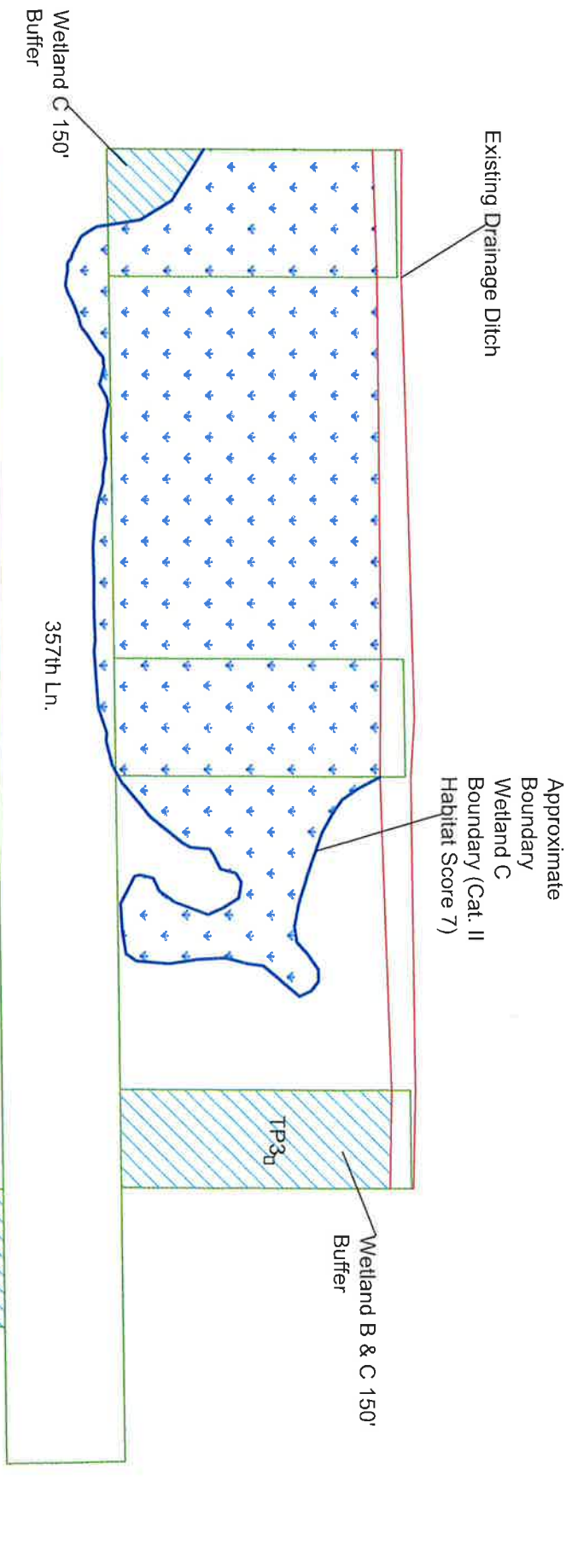
**Figure 8: Hydroperiods & 150' Offset (D1.4, 2.2, 2.3, 5.2 & H1.2)**

Modified Google Earth Aerial Photo

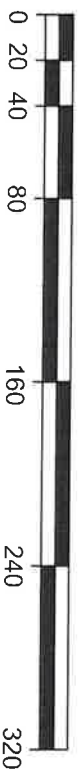


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# Wetland Delineation Map



1"=80'



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 Date: 3/8/2024  
 Drafted by: LT/TS

## 8. Appendices

Wetland name or number A

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 2/27/2024

Rated by Tyler Starks Trained by Ecology? x Yes \_\_\_ No \_\_\_ Date of training 12/6/2024

HGM Class used for rating Depressional Wetland has multiple HGM classes? \_\_\_ Y x N

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

Source of base aerial photo/map Google Earth

**OVERALL WETLAND CATEGORY** II (based on functions x or special characteristics \_\_\_)

### 1. Category of wetland based on FUNCTIONS

\_\_\_ Category I – Total score = 23 - 27

x Category II – Total score = 20 - 22

\_\_\_ Category III – Total score = 16 - 19

\_\_\_ Category IV – Total score = 9 - 15

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

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

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

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

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

Wetland name or number     A    

## Maps and figures required to answer questions correctly for Western Washington Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	7
Hydroperiods	D 1.4, H 1.2	8
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D 4.1	3
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	D 2.2, D 5.2	8
Map of the contributing basin	D 4.3, D 5.3	5
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	6
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	5

## Riverine Wetlands

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

## Lake Fringe Wetlands

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

## Slope Wetlands

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

## HGM Classification of Wetlands in Western Washington

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

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

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

**NO – go to 2**

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

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

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

**YES – Freshwater Tidal Fringe**

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

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

**NO – go to 3**

**YES – The wetland class is Flats**

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

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

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

**NO – go to 4**

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

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

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

**NO – go to 5**

**YES – The wetland class is Slope**

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

Wetland name or number   A  

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

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

**NO – go to 6**

**YES – The wetland class is Riverine**

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

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

**NO – go to 7**

**YES – The wetland class is Depressional**

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

**NO – go to 8**

**YES – The wetland class is Depressional**

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

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

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

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



Wetland name or number     A    

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
<b>D 1.1. Characteristics of surface water outflows from the wetland:</b> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). <span style="float: right;">points = 3</span> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. <span style="float: right;">points = 2</span> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing <span style="float: right;">points = 1</span> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. <span style="float: right;">points = 1</span>		1
<b>D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</b> Yes = 4 No = 0		4
<b>D 1.3. Characteristics and distribution of persistent plants</b> (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area <span style="float: right;">points = 5</span> Wetland has persistent, ungrazed plants > ½ of area <span style="float: right;">points = 3</span> Wetland has persistent, ungrazed plants ≥ 1/10 of area <span style="float: right;">points = 1</span> Wetland has persistent, ungrazed plants < 1/10 of area <span style="float: right;">points = 0</span>		5
<b>D 1.4. Characteristics of seasonal ponding or inundation:</b> This is the area that is ponded for at least 2 months. See description in manual. Area seasonally ponded is > ½ total area of wetland <span style="float: right;">points = 4</span> Area seasonally ponded is ≥ ¼ total area of wetland <span style="float: right;">points = 2</span> Area seasonally ponded is < ¼ total area of wetland <span style="float: right;">points = 0</span>		4
<b>Total for D 1</b>		14

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

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

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

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

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



Wetland name or number   A  

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

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

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

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

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. Is the unit in a landscape that has flooding problems?</b> Choose the description that best matches conditions around the wetland unit being rated. Do not add points. <u>Choose the highest score if more than one condition is met.</u> The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): <ul style="list-style-type: none"> <li>Flooding occurs in a sub-basin that is immediately downgradient of unit. points = 2</li> <li>Surface flooding problems are in a sub-basin farther downgradient. points = 1</li> <li>Flooding from groundwater is an issue in the sub-basin. points = 1</li> <li>The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. <i>Explain why</i> _____ points = 0</li> <li>There are no problems with flooding downstream of the wetland. points = 0</li> </ul>		1
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b> Yes = 2 No = 0		0
Total for D 6		1

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

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

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

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

- |  |                                  |
|--|----------------------------------|
| <input type="checkbox"/> Aquatic bed   | 4 structures or more: points = 4 |
| <input type="checkbox"/> Emergent  | 3 structures: points = 2         |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)  | 2 structures: points = 1         |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover)  | 1 structure: points = 0          |
| <i>If the unit has a Forested class, check if:</i>   |                                  |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested <b>polygon</b> |                                  |

2

## H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated   | 4 or more types present: points = 3 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated                                     | 3 types present: points = 2         |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated                                   | 2 types present: points = 1         |
| <input checked="" type="checkbox"/> Saturated only  | 1 type present: points = 0          |
| <input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland |                                     |
| <input type="checkbox"/> Intermittently or seasonally flowing stream in, or adjacent to, the wetland    |                                     |
| <input type="checkbox"/> <b>Lake Fringe wetland</b>   | <b>2 points</b>                     |
| <input type="checkbox"/> <b>Freshwater tidal wetland</b>  | <b>2 points</b>                     |

3

### H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

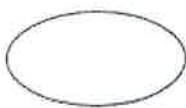
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

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

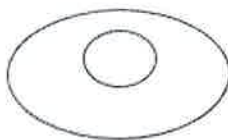
2

#### H 1.4. Interspersion of habitats

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



None = 0 points



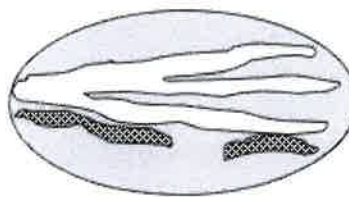
Low = 1 point



Moderate = 2 points



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



3

Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. The number of checks is the number of points.</p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in. diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (dbh &gt; 4 in.) within the wetland</p> <p><input checked="" type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)</p> <p><input checked="" type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)</p>		4
Total for H 1	Add the points in the boxes above	14

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

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>		
<p>H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland.</p> <p><i>Calculate:</i> % relatively undisturbed habitat <u>8</u> + [(% moderate and low intensity land uses)/2] <u>11</u> = <u>19</u> %</p> <p>Total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon points = 3</p> <p>20-33% of 1 km Polygon points = 2</p> <p>10-19% of 1 km Polygon points = 1</p> <p>&lt; 10% of 1 km Polygon points = 0</p>		1
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % relatively undisturbed habitat <u>42</u> + [(% moderate and low intensity land uses)/2] <u>18</u> = <u>60</u> %</p> <p>Total habitat &gt; 50% of Polygon points = 3</p> <p>Total habitat 10-50% and in 1-3 patches points = 2</p> <p>Total habitat 10-50% and &gt; 3 patches points = 1</p> <p>Total habitat &lt; 10% of 1 km Polygon points = 0</p>		3
<p>H 2.3. Land use intensity in 1 km Polygon:</p> <p>&gt; 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p>≤ 50% of 1 km Polygon is high intensity points = 0</p>		0
Total for H 2	Add the points in the boxes above	4

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

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

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

Wetland name or number   A  

## WDFW Priority Habitats

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

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

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

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

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<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number   A  

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, [WDFW's Management Recommendations for Oregon White Oak](#)<sup>134</sup> provides more detail for determining if they are Priority Habitats
- ☒ **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

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<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023



Wetland name or number B

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B Date of site visit: 2/27/2024

Rated by Tyler Starks Trained by Ecology? ☒ Yes ☐ No Date of training 12/6/2024

HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

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

Source of base aerial photo/map Google Earth

**OVERALL WETLAND CATEGORY** III (based on functions ☒ or special characteristics ☐)

### 1. Category of wetland based on FUNCTIONS

       Category I – Total score = 23 - 27

       Category II – Total score = 20 - 22

  x   Category III – Total score = 16 - 19

       Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	L	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	H	M	L	
Value	H	M	L	H	M	L	H	M	L	
Score Based on Ratings	7			5			6			TOTAL
									18	

**Score for each  
function based  
on three  
ratings**

(order of ratings  
is not important)

9 = H, H, H

8 = H, H, M

7 = H, H, L

7 = H, M, M

6 = H, M, L

6 = M, M, M

5 = H, L, L

5 = M, M, L

4 = M, L, L

3 = L, L, L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

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

Wetland name or number     B    

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	7
Hydroperiods	D 1.4, H 1.2	8
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	3
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	8
Map of the contributing basin	D 4.3, D 5.3	5
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	6
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	5

### Riverine Wetlands

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

### Lake Fringe Wetlands

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

### Slope Wetlands

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



## HGM Classification of Wetlands in Western Washington

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

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

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

**NO – go to 2**

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

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

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

**YES – Freshwater Tidal Fringe**

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

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

**NO – go to 3**

**YES – The wetland class is Flats**

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

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

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

**NO – go to 4**

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

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

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

**NO – go to 5**

**YES – The wetland class is Slope**

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

Wetland name or number   B  

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

\_\_\_\_ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

\_\_\_\_ The overbank flooding occurs at least once every 2 years.

**NO – go to 6**

**YES – The wetland class is Riverine**

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

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

**NO – go to 7**

**YES – The wetland class is Depressional**

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

**NO – go to 8**

**YES – The wetland class is Depressional**

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

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

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

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

Wetland name or number     B    

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
<b>D 1.1. Characteristics of surface water outflows from the wetland:</b> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		1
<b>D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</b> Yes = 4 No = 0		0
<b>D 1.3. Characteristics and distribution of persistent plants</b> (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area points = 5 Wetland has persistent, ungrazed plants > ½ of area points = 3 Wetland has persistent, ungrazed plants ≥ 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0		5
<b>D 1.4. Characteristics of seasonal ponding or inundation:</b> This is the area that is ponded for at least 2 months. See description in manual. Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is ≥ ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0		2
Total for D 1		8

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

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

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

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

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

Wetland name or number     B    

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

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

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

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

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. Is the unit in a landscape that has flooding problems?</b> Choose the description that best matches conditions around the wetland unit being rated. Do not add points. <u>Choose the highest score if more than one condition is met.</u> The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): <ul style="list-style-type: none"> <li>Flooding occurs in a sub-basin that is immediately downgradient of unit. points = 2</li> <li>Surface flooding problems are in a sub-basin farther downgradient. points = 1</li> <li>Flooding from groundwater is an issue in the sub-basin. points = 1</li> <li>The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0</li> <li>There are no problems with flooding downstream of the wetland. points = 0</li> </ul>		1
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b> Yes = 2 No = 0		0
Total for D 6		1

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



Wetland name or number B

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

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

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

- |  |                                  |
|--|----------------------------------|
| <input type="checkbox"/> Aquatic bed   | 4 structures or more: points = 4 |
| <input type="checkbox"/> Emergent  | 3 structures: points = 2         |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)  | 2 structures: points = 1         |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover)  | 1 structure: points = 0          |
| <i>If the unit has a Forested class, check if:</i>   |                                  |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested <b>polygon</b> |                                  |

2

## H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated   | 4 or more types present: points = 3 |
| <input type="checkbox"/> Seasonally flooded or inundated  | 3 types present: points = 2         |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated                                   | 2 types present: points = 1         |
| <input type="checkbox"/> Saturated only   | 1 type present: points = 0          |
| <input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland |                                     |
| <input type="checkbox"/> Intermittently or seasonally flowing stream in, or adjacent to, the wetland    |                                     |
| <input type="checkbox"/> <b>Lake Fringe wetland</b>   | <b>2 points</b>                     |
| <input type="checkbox"/> <b>Freshwater tidal wetland</b>  | <b>2 points</b>                     |

1

### H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

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

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

1

#### H 1.4. Interspersion of habitats

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



None = 0 points

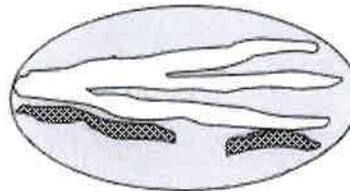


Low = 1 point



Moderate = 2 points

All three diagrams  
in this row  
are High = 3 points



0

Wetland name or number B

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. The number of checks is the number of points.</p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in. diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh &gt; 4 in.) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of <b>aggressive plant species</b>)</p>		1
Total for H 1	Add the points in the boxes above	5

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
<p>H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland.</p> <p>Calculate: % relatively undisturbed habitat <u>8</u> + [(% moderate and low intensity land uses)/2] <u>11</u> = <u>19</u> %</p> <p>Total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		1
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p>Calculate: % relatively undisturbed habitat <u>42</u> + [(% moderate and low intensity land uses)/2] <u>18</u> = <u>60</u> %</p> <p>Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Total habitat 10-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		3
<p>H 2.3. Land use intensity in 1 km Polygon:</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>		0
Total for H 2	Add the points in the boxes above	4

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

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

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



## WDFW Priority Habitats

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

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

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

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

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<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number   B  

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, [WDFW's Management Recommendations for Oregon White Oak](#)<sup>134</sup> provides more detail for determining if they are Priority Habitats
- ☒ **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

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<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number C

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland C Date of site visit: 2/27/2024

Rated by Tyler Starks Trained by Ecology? x Yes    No Date of training 12/6/2024

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

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

Source of base aerial photo/map Google Earth

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

### 1. Category of wetland based on FUNCTIONS

   Category I – Total score = 23 - 27

x Category II – Total score = 20 - 22

   Category III – Total score = 16 - 19

   Category IV – Total score = 9 - 15

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

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

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

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

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

Wetland name or number     C    

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	7
Hydroperiods	D 1.4, H 1.2	8
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	3
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	8
Map of the contributing basin	D 4.3, D 5.3	5
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	6
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	5

### Riverine Wetlands

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

### Lake Fringe Wetlands

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

### Slope Wetlands

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

## HGM Classification of Wetlands in Western Washington

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

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

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

**NO – go to 2**

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

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

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

**YES – Freshwater Tidal Fringe**

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

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

**NO – go to 3**

**YES – The wetland class is Flats**

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

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

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

**NO – go to 4**

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

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

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

**NO – go to 5**

**YES – The wetland class is Slope**

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

Wetland name or number   C  

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

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

NO – go to 6

YES – The wetland class is **Riverine**

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

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

NO – go to 7

YES – The wetland class is **Depressional**

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

NO – go to 8

YES – The wetland class is **Depressional**

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

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

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

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



Wetland name or number     C    

<b>DEPRESSIONAL AND FLATS WETLANDS</b> <b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). <div style="text-align: right;">points = 3</div> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. <div style="text-align: right;">points = 2</div> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing <div style="text-align: right;">points = 1</div> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. <div style="text-align: right;">points = 1</div>		1
D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0		4
D 1.3. <u>Characteristics and distribution of persistent plants</u> (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area <div style="text-align: right;">points = 5</div> Wetland has persistent, ungrazed plants > ½ of area <div style="text-align: right;">points = 3</div> Wetland has persistent, ungrazed plants ≥ 1/10 of area <div style="text-align: right;">points = 1</div> Wetland has persistent, ungrazed plants < 1/10 of area <div style="text-align: right;">points = 0</div>		5
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland <div style="text-align: right;">points = 4</div> Area seasonally ponded is ≥ ¼ total area of wetland <div style="text-align: right;">points = 2</div> Area seasonally ponded is < ¼ total area of wetland <div style="text-align: right;">points = 0</div>		4
Total for D 1		14

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

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

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

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

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

Wetland name or number C

DEPRESSIONAL AND FLATS WETLANDS			
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation			
D 4.0. Does the site have the potential to reduce flooding and erosion?			
D 4.1. Characteristics of surface water outflows from the wetland:			
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	1	
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = 2		
Wetland is a flat depression (question 7 on key), whose outlet is a permanently flowing ditch	points = 1		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0		
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.			
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5		
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3		
The wetland is a "headwater" wetland	points = 3		
Wetland is flat but has small depressions on the surface that trap water	points = 1		
Marks of ponding less than 0.5 ft (6 in)	points = 0		
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the area of the wetland unit itself.			
The area of the basin is less than 10 times the area of the unit	points = 5	3	
The area of the basin is 10 to 100 times the area of the unit	points = 3		
The area of the basin is more than 100 times the area of the unit	points = 0		
Entire wetland is in the Flats class	points = 5		
Total for D 4		Add the points in the boxes above	7
Rating of Site Potential If score is: <u>12-16</u> = H <u>X 6-11</u> = M <u>0-5</u> = L			
Record the rating on the first page			
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?			
D 5.1. Does the wetland receive stormwater discharges?		Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		Yes = 1 No = 0	0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?		Yes = 1 No = 0	0
Total for D 5		Add the points in the boxes above	1
Rating of Landscape Potential If score is: <u>3</u> = H <u>X 1 or 2</u> = M <u>0</u> = L			
Record the rating on the first page			
D 6.0. Are the hydrologic functions provided by the site valuable to society?			
D 6.1. Is the unit in a landscape that has flooding problems? Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.			
The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):			
• Flooding occurs in a sub-basin that is immediately downgradient of unit.	points = 2	1	
• Surface flooding problems are in a sub-basin farther downgradient.	points = 1		
• Flooding from groundwater is an issue in the sub-basin.	points = 1		
• The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0		
• There are no problems with flooding downstream of the wetland.	points = 0		
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		Yes = 2 No = 0	0
Total for D 6		Add the points in the boxes above	1
Rating of Value If score is: <u>2-4</u> = H <u>X 1</u> = M <u>0</u> = L			
Record the rating on the first page			

Wetland name or number C

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

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

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

- |   |                                  |
|---|----------------------------------|
| <input type="checkbox"/> Aquatic bed  | 4 structures or more: points = 4 |
| <input type="checkbox"/> Emergent   | 3 structures: points = 2         |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)   | 2 structures: points = 1         |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover)   | 1 structure: points = 0          |
| <i>If the unit has a Forested class, check if:</i>  |                                  |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon |                                  |

2

## H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated   | 4 or more types present: points = 3 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated                                     | 3 types present: points = 2         |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated                                   | 2 types present: points = 1         |
| <input type="checkbox"/> Saturated only   | 1 type present: points = 0          |
| <input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland |                                     |
| <input type="checkbox"/> Intermittently or seasonally flowing stream in, or adjacent to, the wetland    |                                     |
| <input type="checkbox"/> <b>Lake Fringe wetland</b>   | <b>2 points</b>                     |
| <input type="checkbox"/> <b>Freshwater tidal wetland</b>  | <b>2 points</b>                     |

2

### H 1.3, Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

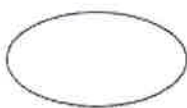
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

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

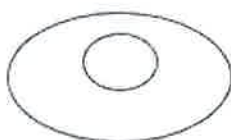
2

H 1.4. Interspersion of habitats

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



None = 0 points



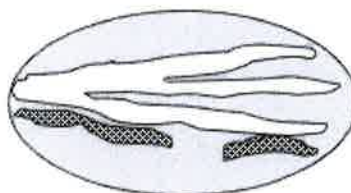
Low = 1 point



**Moderate = 2 points**



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



1

Wetland name or number   C  

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. The number of checks is the number of points.</p> <p><u>  X  </u> Large, downed, woody debris within the wetland (&gt; 4 in. diameter and 6 ft long).</p> <p><u>  X  </u> Standing snags (dbh &gt; 4 in.) within the wetland</p> <p><u>  X  </u> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><u>      </u> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)</p> <p><u>  X  </u> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)</p> <p><u>      </u> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)</p>		4
Total for H 1	Add the points in the boxes above	11

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
<p>H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland.</p> <p><i>Calculate:</i> % relatively undisturbed habitat <u>  8  </u> + [(% moderate and low intensity land uses)/2] <u> 11 </u> = <u> 19 </u> %</p> <p>Total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		1
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % relatively undisturbed habitat <u>42</u> + [(% moderate and low intensity land uses)/2] <u>18</u> = <u>60</u> %</p> <p>Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Total habitat 10-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		3
<p>H 2.3. Land use intensity in 1 km Polygon:</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>		0
Total for H 2	Add the points in the boxes above	4

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

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

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



## WDFW Priority Habitats

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

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

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

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

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<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number C

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, [WDFW's Management Recommendations for Oregon White Oak](#)<sup>134</sup> provides more detail for determining if they are Priority Habitats
- ☒ **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

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<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023



<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region</b> See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)																																																			
Project/Site: <u>Parcel 76005003008</u>		City/County: <u>Pacific</u>																																																			
Applicant/Owner: <u>Calderon, Raoul</u>		State: <u>WA</u>																																																			
Investigator(s): <u>Leonard Taylor &amp; Tyler Starks</u>		Sampling Date: <u>3/8/2024</u>																																																			
Section, Township, Range: <u>4/12/11</u>		Sampling Point: <u>1</u>																																																			
Landform (hillside, terrace, etc.): <u>depression</u>	Local relief (concave, convex, none): <u>concave</u>																																																				
Slope (%): <u>        </u>																																																					
Subregion (LRR/MLRA): <u>LRR A, MLRA 4A</u>	Lat: <u>46°33'37.65"N</u>	Long: <u>124° 1'58.40"W</u>																																																			
Datum: <u>        </u>																																																					
Soil Map Unit Name: <u>92-netarts fine sand</u>	NW classification: <u>NA</u>																																																				
Are climatic / hydrologic conditions on the site typical for this time of year?    Yes <u>X</u> No <u>        </u> (If no, explain in Remarks.)																																																					
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> significantly disturbed?    Are "Normal Circumstances" present?    Yes <u>X</u> No <u>        </u>																																																					
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> naturally problematic?    (If needed, explain any answers in Remarks.)																																																					
<b>SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.</b>																																																					
Hydrophytic Vegetation Present?    Yes <u>X</u> No <u>        </u> Hydric Soil Present?    Yes <u>X</u> No <u>        </u> Wetland Hydrology Present?    Yes <u>X</u> No <u>        </u>		<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>        </u>																																																			
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<b>Tree Stratum</b> (Plot size: <u>30</u> ) <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th></th> <th>Absolute % Cover</th> <th>Dominant Species?</th> <th>Indicator Status</th> </tr> </thead> <tbody> <tr><td>1. <u>Alnus rubra</u></td><td><u>100</u></td><td><u>Yes</u></td><td><u>FAC</u></td></tr> <tr><td>2. <u>        </u></td><td><u>        </u></td><td><u>        </u></td><td><u>        </u></td></tr> <tr><td>3. <u>        </u></td><td><u>        </u></td><td><u>        </u></td><td><u>        </u></td></tr> <tr><td>4. <u>        </u></td><td><u>        </u></td><td><u>        </u></td><td><u>        </u></td></tr> <tr><td colspan="2" style="text-align: right;"><u>100</u> =Total Cover</td><td colspan="2"></td></tr> </tbody> </table>			Absolute % Cover	Dominant Species?	Indicator Status	1. <u>Alnus rubra</u>	<u>100</u>	<u>Yes</u>	<u>FAC</u>	2. <u>        </u>	<u>        </u>	<u>        </u>	<u>        </u>	3. <u>        </u>	<u>        </u>	<u>        </u>	<u>        </u>	4. <u>        </u>	<u>        </u>	<u>        </u>	<u>        </u>	<u>100</u> =Total Cover				<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)																											
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Remarks:		<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>        </u>																																																			

## SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2								sod
2-10	10YR 2/2	80					Mucky Sand	
10-16	10YR 2/1	80					Sandy	
16-18	7.5R 3/2	60	7.5R 2.5/3	30	C	M	Mucky Sand	Faint redox concentrations
			5GY 2.5/1	10	D	M		

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input checked="" type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)	<input type="checkbox"/> Redox Depressions (F8)	

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

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:

## HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 15 Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 12 (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region</b> See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Parcel 76005003008	City/County: Pacific	Sampling Date: 3/8/2024
Applicant/Owner: Calderon, Raoul	State: WA	Sampling Point: 2
Investigator(s): Leonard Taylor & Tyler Starks		
Section, Township, Range: 4/12/11		
Landform (hillside, terrace, etc.): hillside	Local relief (concave, convex, none): none	Slope (%):
Subregion (LRR/MLRA): LRR A, MLRA 4A	Lat: 46°33'37.74"N	Long: 124° 1'58.42"W
Datum:		
Soil Map Unit Name: 92-netarts fine sand	NW1 classification: NA	
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No (If no, explain in Remarks.)		
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No		
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> naturally problematic? (If needed, explain any answers in Remarks.)		

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

Hydrophytic Vegetation Present? Yes <u>X</u> No Hydric Soil Present? Yes No <u>X</u> Wetland Hydrology Present? Yes No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes No <u>X</u>
Remarks:	

**VEGETATION – Use scientific names of plants.**

<table style="width: 100%;"> <tr> <td style="width: 35%;"><u>Tree Stratum</u></td> <td style="width: 15%;">(Plot size: 30 )</td> <td style="width: 15%;">Absolute % Cover</td> <td style="width: 15%;">Dominant Species?</td> <td style="width: 20%;">Indicator Status</td> </tr> <tr> <td>1. <u>Alnus rubra</u></td> <td></td> <td>100</td> <td>Yes</td> <td>FAC</td> </tr> <tr> <td>2. </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3. </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>100</td> <td>=Total Cover</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td style="width: 35%;"><u>Sapling/Shrub Stratum</u></td> <td style="width: 15%;">(Plot size: 15 )</td> <td style="width: 15%;">Absolute % Cover</td> <td style="width: 15%;">Dominant Species?</td> <td style="width: 20%;">Indicator Status</td> </tr> <tr> <td>1. <u>Sambucus nigra</u></td> <td></td> <td>40</td> <td>Yes</td> <td>FAC</td> </tr> <tr> <td>2. <u>Rubus spectabilis</u></td> <td></td> <td>20</td> <td>No</td> <td>FAC</td> </tr> <tr> <td>3. <u>Vaccinium ovatum</u></td> <td></td> <td>80</td> <td>Yes</td> <td>FACU</td> </tr> <tr> <td>4. </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>140</td> <td>=Total Cover</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td style="width: 35%;"><u>Herb Stratum</u></td> <td style="width: 15%;">(Plot size: 6 )</td> <td style="width: 15%;">Absolute % Cover</td> <td style="width: 15%;">Dominant Species?</td> <td style="width: 20%;">Indicator Status</td> </tr> <tr><td>1. </td><td></td><td></td><td></td><td></td></tr> <tr><td>2. </td><td></td><td></td><td></td><td></td></tr> <tr><td>3. </td><td></td><td></td><td></td><td></td></tr> <tr><td>4. </td><td></td><td></td><td></td><td></td></tr> <tr><td>5. </td><td></td><td></td><td></td><td></td></tr> <tr><td>6. </td><td></td><td></td><td></td><td></td></tr> <tr><td>7. </td><td></td><td></td><td></td><td></td></tr> <tr><td>8. </td><td></td><td></td><td></td><td></td></tr> <tr><td>9. </td><td></td><td></td><td></td><td></td></tr> <tr><td>10. </td><td></td><td></td><td></td><td></td></tr> <tr><td>11. </td><td></td><td></td><td></td><td></td></tr> <tr> <td></td> <td></td> <td></td> <td>=Total Cover</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td style="width: 35%;"><u>Woody Vine Stratum</u></td> <td style="width: 15%;">(Plot size: )</td> <td style="width: 15%;">Absolute % Cover</td> <td style="width: 15%;">Dominant Species?</td> <td style="width: 20%;">Indicator Status</td> </tr> <tr><td>1. </td><td></td><td></td><td></td><td></td></tr> <tr><td>2. </td><td></td><td></td><td></td><td></td></tr> <tr> <td></td> <td></td> <td></td> <td>=Total Cover</td> <td></td> </tr> </table> <p>% Bare Ground in Herb Stratum</p>	<u>Tree Stratum</u>	(Plot size: 30 )	Absolute % Cover	Dominant Species?	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Indicator Status	1.					2.								=Total Cover		<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>Dominance Test worksheet:</b>          Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)          Total Number of Dominant Species Across All Strata: 3 (B)          Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>Prevalence Index worksheet:</b>  <table style="width: 100%; font-size: 0.8em;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species 0</td> <td>x 1 = 0</td> </tr> <tr> <td>FACW species 0</td> <td>x 2 = 0</td> </tr> <tr> <td>FAC species 160</td> <td>x 3 = 480</td> </tr> <tr> <td>FACU species 80</td> <td>x 4 = 320</td> </tr> <tr> <td>UPL species 0</td> <td>x 5 = 0</td> </tr> <tr> <td>Column Totals: 240 (A)</td> <td>800 (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = 3.33</td> </tr> </table> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>Hydrophytic Vegetation Indicators:</b>          1 - Rapid Test for Hydrophytic Vegetation          X 2 - Dominance Test is &gt;50%          3 - Prevalence Index is ≤3.0<sup>1</sup>          4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)          5 - Wetland Non-Vascular Plants<sup>1</sup>          Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  <small><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</small> </div> <div style="border: 1px solid black; padding: 5px;"> <b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No       </div>	Total % Cover of:	Multiply by:	OBL species 0	x 1 = 0	FACW species 0	x 2 = 0	FAC species 160	x 3 = 480	FACU species 80	x 4 = 320	UPL species 0	x 5 = 0	Column Totals: 240 (A)	800 (B)	Prevalence Index = B/A = 3.33	
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# SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2								sod
2-10	10YR 2/2	80					Sandy	
10-16	10YR 2/1	80					Sandy	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils <sup>3</sup> :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)		
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)		
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)		
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)			
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)			
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)			
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)	<input type="checkbox"/> Redox Depressions (F8)			

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

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <u>X</u>
Remarks:	

# HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
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<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present?      Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present?        Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region</b> See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
Project/Site: <u>Parcel 76005003008</u>		City/County: <u>Pacific</u>
Applicant/Owner: <u>Calderon, Raoul</u>		State: <u>WA</u>
Investigator(s): <u>Leonard Taylor &amp; Tyler Starks</u>		Sampling Date: <u>3/8/2024</u>
Section, Township, Range: <u>4/12/11</u>		Sampling Point: <u>3</u>
Landform (hillside, terrace, etc.): <u>depression</u>	Local relief (concave, convex, none): <u>none</u>	Slope (%): <u>      </u>
Subregion (LRR/MLRA): <u>LRR A, MLRA 4A</u>	Lat: <u>46°33'39.93"N</u>	Long: <u>124° 1'58.74"W</u>
Soil Map Unit Name: <u>92-netarts fine sand</u>	Datum: <u>      </u>	
Soil Map Unit Name: <u>92-netarts fine sand</u> NWI classification: <u>NA</u>		
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u>      </u> (If no, explain in Remarks.)		
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u>      </u>		
Are Vegetation <u>n</u> , Soil <u>n</u> , or Hydrology <u>n</u> naturally problematic? (If needed, explain any answers in Remarks.)		
<b>SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.</b>		
Hydrophytic Vegetation Present? Yes <u>X</u> No <u>      </u> Hydric Soil Present? Yes <u>      </u> No <u>X</u> Wetland Hydrology Present? Yes <u>      </u> No <u>X</u>		<b>Is the Sampled Area within a Wetland?</b> Yes <u>      </u> No <u>X</u>
Remarks: <u>Hole was dug in most likely location for a potential wetland based on vegetation and elevations.</u>		
<b>VEGETATION – Use scientific names of plants.</b>		
<b>Tree Stratum</b> (Plot size: <u>30</u> ) 1. <u><i>Alnus rubra</i></u> Absolute % Cover <u>40</u> Dominant Species? <u>Yes</u> Indicator Status <u>FAC</u> 2. <u><i>Tsuga heterophylla</i></u> <u>60</u> <u>Yes</u> <u>FAC</u> 3. <u><i>Thuja plicata</i></u> <u>20</u> <u>No</u> <u>FAC</u> 4. <u>      </u> <u>      </u> <u>      </u> <u>      </u> <u>120</u> =Total Cover		<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B)
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> ) 1. <u><i>Polystichum munitum</i></u> <u>10</u> <u>Yes</u> <u>FACU</u> 2. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 3. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 4. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 5. <u>      </u> <u>      </u> <u>      </u> <u>      </u> <u>10</u> =Total Cover		
<b>Herb Stratum</b> (Plot size: <u>6</u> ) 1. <u><i>Carex obnupta</i></u> <u>60</u> <u>Yes</u> <u>OBL</u> 2. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 3. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 4. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 5. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 6. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 7. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 8. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 9. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 10. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 11. <u>      </u> <u>      </u> <u>      </u> <u>      </u> <u>60</u> =Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>      </u> x 1 = <u>      </u> FACW species <u>      </u> x 2 = <u>      </u> FAC species <u>      </u> x 3 = <u>      </u> FACU species <u>      </u> x 4 = <u>      </u> UPL species <u>      </u> x 5 = <u>      </u> Column Totals: <u>      </u> (A) <u>      </u> (B) Prevalence Index = B/A = <u>      </u>
<b>Woody Vine Stratum</b> (Plot size: <u>      </u> ) 1. <u>      </u> <u>      </u> <u>      </u> <u>      </u> 2. <u>      </u> <u>      </u> <u>      </u> <u>      </u> <u>      </u> =Total Cover % Bare Ground in Herb Stratum <u>      </u>		
Remarks: <u>      </u>		<b>Hydrophytic Vegetation Indicators:</b> <u>      </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>      </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>      </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>      </u> 5 - Wetland Non-Vascular Plants <sup>1</sup> <u>      </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>      </u>

# SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2								sod
2-10	2.5YR 2.5/3	100					Sandy	
10-16	7.5R 4/2	80					Sandy	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)	<input type="checkbox"/> Redox Depressions (F8)	

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

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <u>X</u>
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Remarks:

# HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present?      Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present?        Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



## SECTION 11 – RURAL RESIDENTIAL DISTRICT (R-R)

### A. INTENT

The Rural Residential District is established to promote and protect low-density residential neighborhoods that exist in harmony with the natural environment. It is the intent of the District to promote a rural residential lifestyle by protecting environmental values, limiting population density to one dwelling unit per acre, permitting a variety of housing choices including both mobile/manufactured housing and stick built/site built housing, and permitting a variety of accessory activities, including limited recreational vehicle use and personal agricultural usage. These areas are typically served by on-site sewage disposal systems and individual domestic wells. Generally, many of the uses, activities and densities found on the Long Beach Peninsula are indicative of the Rural Residential Land Use District.

### B. PERMITTED USES

1. One single-family residential dwelling per lot of record that meets the applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards.
2. One two-family dwelling (Duplex), or two single-family residential dwellings per lot of record.
3. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.
4. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, fire stations, sheriff substations, communication relay stations, and wireless communication facilities.
5. Normal uses, services, facilities and utilities typically provided by a Homeowners Association for use by its members, including but not limited to, utility and communication facilities, office buildings, restrooms, meeting rooms, maintenance buildings and yards, Recreational Vehicle storage areas, playgrounds, recreational areas, trails, roads, and other uses indicative of a Homeowners or Landowners Association.
6. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.
7. The cultivation, harvest, and production of forest products or any forest crop, in accordance with Chapter 76.09 RCW and any relevant provisions of the Washington Administrative Code.
8. The cultivation, harvest, and production of ferns, moss, boughs, bark, berries, nuts, tree fruits, tree seeds, nursery stock, and Christmas trees.
9. 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.
10. Any use which is similar in nature, usage, and impacts to a listed permitted use.

C. ACCESSORY USES.

1. Uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, accessory residential dwellings, small horse barns, animal pens, etc.
2. The growing, harvesting, and seasonal sales of garden and agricultural crops grown on premise.
3. The keeping and raising of domestic livestock and fowl for personal use provided that they are fenced, the animals and their feed do not create objectionable odors, unsanitary conditions or inhumane treatment as determined by the administrator or the Pacific County Health Officer, and all stalls, feeding areas, confinement areas, poultry houses, horse barns, etc., are located at least 25 feet from all adjoining property lines.
4. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.
5. In-home family or child day care.
6. A detached accessory living quarter for the sole use by the owner, his or her temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.
7. The storage of commercial fishing gear, provided such storage is in an upland location above the Ordinary High Water Mark and is adequately screened from neighboring properties with either fencing or vegetation.
8. Level 1, 2 and 3 electric vehicle charging stations.
9. Any accessory use or activity similar in nature, usage, and impacts to a listed accessory use.

D. SPECIAL USES

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

1. All commercial agricultural uses, including animal husbandry, horticulture, viticulture, floriculture beekeeping and crop cultivation.
2. Signage consistent with Subsection 21.R, Signs.
3. Short Term Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals.
4. Bed & Breakfast establishments, subject to the standards contained in Subsection 21.M, Bed and Breakfast Facilities.
5. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.

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

E. CONDITIONAL USES

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

1. Cottage industries that meet the standards contained in Subsection 21.L, Cottage Industries.
2. Private and public airports, landing strips, hanger facilities.
3. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; adult care centers in a building not used as a residence; and other health related services consistent with the purpose of the district.
4. Contractor storage yards, including the storage of equipment, sand, rock, gravel, logs and other materials incidental to the performance of normal or typical construction activities conducted off-site, shall be subject to the following requirements:
  - a. All buildings used for the repair of machinery and equipment shall be located at least thirty (30) feet from all property lines;
  - b. Outdoor storage areas shall be within a fenced area and screened from the view of surrounding properties and the adjoining public right-of-ways;
  - c. No on premise sales of materials are allowed;
  - d. Burning of brush, limbs and other organic debris originating off-site is prohibited; and,
  - e. The use shall adhere to all other minimum standards, including signage, parking, lighting, access, etc.
5. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES

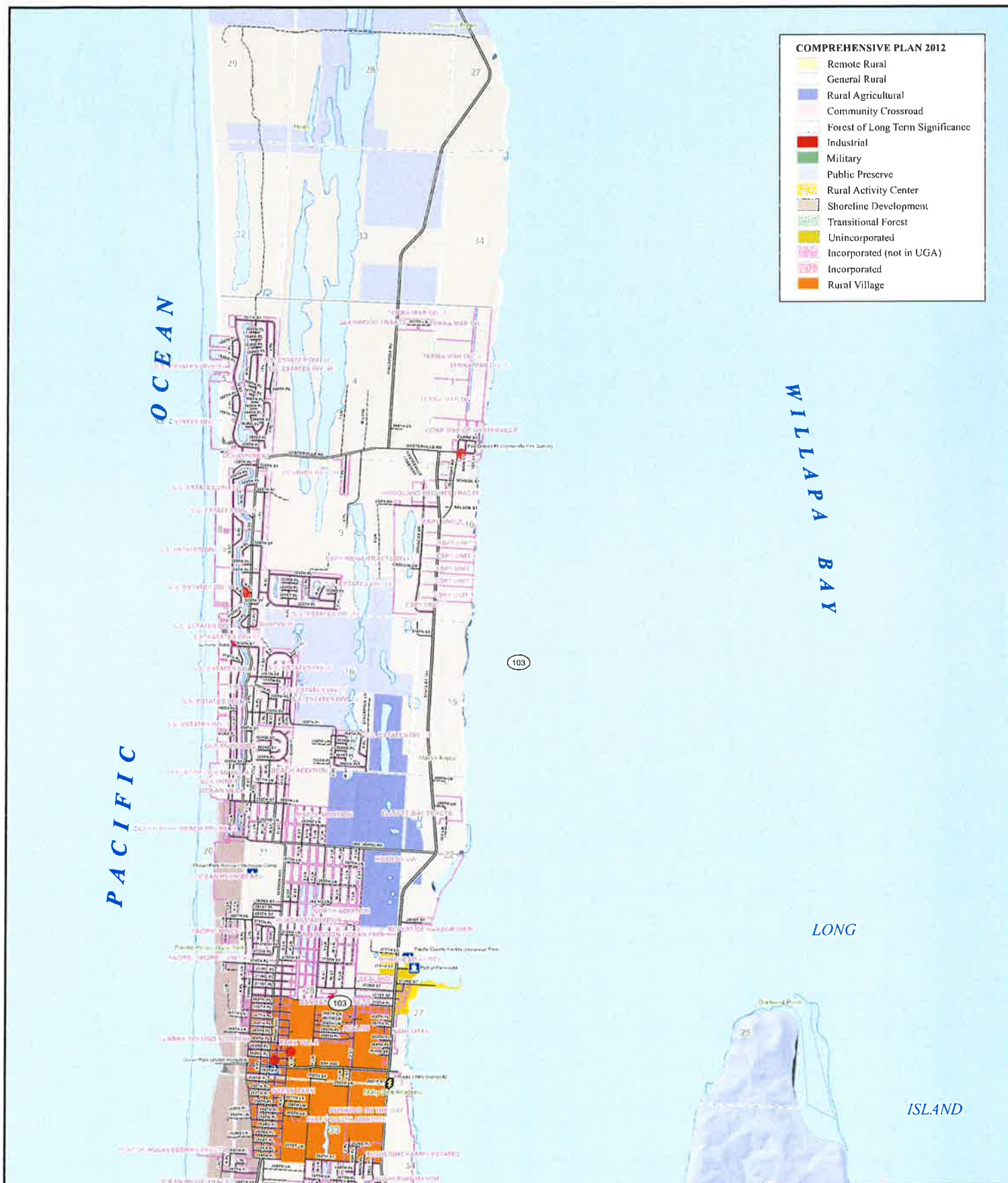
All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.

G. MINIMUM DEVELOPMENT STANDARDS.

1. The minimum allowable density for all new short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.
2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems. See Section 21.Y.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 163, or any amendments thereto.
4. Cluster Development. Projects utilizing clustering may reduce the minimum lot size down provided the overall density of the underlying Land Use District, as established on the Pacific County Comprehensive Plan Map, remains the same, and provided the standards contained in Subsection 21.Q, Cluster Development, are met.
5. The minimum lot sizes for residential development within the Urban Growth Areas is 11,000 square feet, unless the relevant City has delineated an alternative minimum lot size.
6. The minimum lot sizes for residential development within the Seaview Urban Growth Area is 7,200 square feet.
7. Building Setbacks:
  - a. Single-family dwellings and residential accessory buildings – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street
  - b. Multi-family dwellings – twenty (20) feet from all property lines.
  - c. Other uses and buildings – twenty (20) feet from all property lines.
8. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.







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

PACIFIC OCEAN

WILLAPA BAY



SCALE: 1:24,000

**Legend**

✈ Airport Class C	✚ Emergency Management	📖 Library	🚓 State Patrol	🛣 Roads	🌊 Hydrology
♿ Assisted Living Center	🌳 Fairgrounds	🏠 PC Courthouse	☎ Telephone Company	— Lanes	— Type One
🚤 Boat Launch	🚒 Fire Department	🏠 PC DCD	🚊 Transit System	— Highways	— Type Two
⛴ Camp	🛢 Gasoline Station	👮 PC Sheriff	🚰 Water Treatment Plant	— County Roads	— Type Three
🏢 Chamber of Commerce	🏪 Grange Hall	🛒 PC Shop	🚰 Water Treatment Plant	— Minor Collectors	— Type Four
🏩 Church	🏥 Hospital	🏞 Park	🚰 Water Treatment Plant	— Local Access Roads	
🏥 Clinic	🎓 School	🚰 Water Treatment Plant	🚰 Water Treatment Plant	— City Streets	
🏠 Pan		🚰 Water Treatment Plant	🚰 Water Treatment Plant	— Plat Boundaries	

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

300 Memorial Drive  
PO Box 66  
South Beach, WA 98586  
Phone: (360) 875-4958

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

**Zoning Map 2017**

T. 12 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 that an application is counter complete, then the application shall be accepted for review for technically complete status.
- c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and notify the applicant what is needed to make the application counter complete.

## **3) Review for Technically Complete Application**

- a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.
- b) An application is technically complete if it includes the following:
  - i) A completed application form signed by (1) the owner(s) of the property subject to the application or (2) a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.
  - ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:
    - (1) The material was not timely prepared as required under subsection (1)(g);
    - (2) The application is not subject to pre-application review based on this Ordinance; or
    - (3) The review authority has waived the pre-application conference.
  - iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;
  - iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:
    - (4) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and
    - (5) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority.
  - v) Any applicable SEPA document, completed and signed.

- c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3 of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete including:
  - i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection (3)(b) of this section. The review authority may extend the deadline at the request of the applicant.
  - ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.
- d) If the required information is submitted by the date specified, then within fourteen (14) business days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:
  - i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or
  - ii) Issue a decision denying the application, based on a lack of information.
- e) If the required information is not submitted by the date specified, the review authority shall take action under subsection (d) of this section.
- f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:
  - i) Forward the application to the County staff responsible for processing it and schedule a public hearing;
  - ii) Distribute a copy of the notice pursuant to subsection 5.
- g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

#### **4) Administrative Variance**

- a) The review authority may grant a variance to numerical standards including but not limited to: setbacks, buffers, width, lot area, lot coverage, lot dimensions and parking standards.
- b) An application for a variance(s) shall be subject to Type II review if the variance(s) is for up to and including twenty-five percent (25%) of the numerical standard(s) in question and if the property is outside of shoreline jurisdiction.
- c) The review authority shall approve an administrative variance(s), if, based on substantial evidence in the record, the applicant has sustained the burden of proving the variance(s) complies with all of the following:
  - i) That special conditions and circumstances exist;

- ii) That literal interpretation of the provisions of this Ordinance would deprive the person seeking the variance of rights commonly enjoyed by other properties conforming to the terms of this Ordinance;
  - iii) That the special conditions and circumstances do not result from the actions of the person seeking the variance;
  - iv) That the granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances;
  - v) That the variance requested is the minimum necessary to afford relief; and
  - vi) That to afford relief the requested variance will not be materially detrimental to the public welfare or contrary to the public interest.
- d) If an application for an administrative variance is associated with another application(s) subject to this ordinance, then the application for the administrative variance shall be combined with the associated application(s) for processing and shall be subject to the same procedure type as the highest number procedure type application with which it is combined.

## **5) Public Notice**

- a) The notice of the application shall include the following information:
- i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;
  - ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;
  - iii) A list of other necessary permits not included in the application, to the extent known by County staff;
  - iv) A list of existing environmental documents that evaluate the proposed project;
  - v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;
  - vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;
  - vii) The date, time, place, and type of hearing, if applicable;

- viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;
  - ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;
  - x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;
  - xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;
  - xii) The designation of the review authority and the date, time, and place of any hearing;
  - xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and
  - xiv) Any additional information determined to be appropriate by the County.
- b) The public notice shall be distributed as follows:
- i) The applicant shall post copies of the notice of application on the perimeter of the property in question at least fifteen (15) calendar days prior to the hearing date in a manner that will be legible to a passerby. The applicant also shall file a declaration of posting and affidavit of mailing (under the penalty of perjury) with the Department of Community Development at least ten (10) calendar days prior to the scheduled hearing. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the notice of the decision is mailed to the applicant.
  - ii) Posted on the County website.
  - iii) For applications being heard as an Administrative Variance process, the applicant shall post copies of the notice of application on the perimeter of the property in question. The County shall render a decision twenty-eight (28) calendar days after the affidavit of posting has been submitted to the County.
- c) An administrative decision shall include:
- i) A statement of the applicable criteria and standards in County ordinances and other applicable regulations;
  - ii) Findings of fact and conclusions of law that justify the decision rendered;
  - iii) The decision to deny or approve the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law.

- d) Within five (5) business days from the date the decision is received, the review authority shall mail a notice of decision to the parties listed in subsection 5 and to other parties of record regarding the application. The mailing shall include a notice which includes the following information:
  - i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in subsection 8. The statement shall describe how a party may appeal the decision or SEPA determination, or both.
  - ii) A statement that the complete case-file is available for review. The notice shall list the place, days, and times where the case file is available and the name and telephone number of the County representative to contact for information about the case.

## **6) Application of Rules**

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

## **7) Decision Timeline**

- a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.
- b) Subsection a of this section shall not apply to any application which is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.
- c) If a Determination of Significance (DS) is issued, the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.
- d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.
- e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:
  - i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.
  - ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.



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

## **8) Appeals**

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

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

### **1) Pre-Application Review**

- a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:
  - i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;
  - ii) To determine general consistency with any relevant comprehensive plan and development regulations;
  - iii) To identify applicable regulations and permit needs, including permit fees;
  - iv) To identify permits/requirements from other agencies, to the extent known;
  - v) To provide early identification of study requirements, issues, and potential mitigation requirements;
  - vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and
  - vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.
- b) Pre-application review is required unless:
  - i) The review authority expressly exempts the application(s) in question from pre-application review; or

## Declaration of Posting Public Notice

### Type II CARL Variance

I, 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 August 5th, 2024 according to Ordinance No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 76005003008

Dated this 5th day of August, 2024

  
\_\_\_\_\_  
Signature of Administrator



[illegible]

There is currently no title address for this property. Instead, it is located off of SR 14, N. Green Park, Westborough. The County Assessor's Parcel number is 0000000000. Located within District 08, Township 12 North, Range 11 West, 4th E. Pacific County, Washington.

Information for program will answer questions about all types of information for people who need documents and be provided to the public through a system of electronic. The Pacific Ocean, University of California, San Diego, La Jolla, CA 92037. For more information, contact the author at the address above or by phone at (619) 594-1111. Contact the Pacific Ocean University of California, San Diego, La Jolla, CA 92037. For more information, contact the author at the address above or by phone at (619) 594-1111.



## PUBLIC NOTICE

### Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that on behalf of Pacific Coastal Interiors, An  
Design & Consulting is requesting a variance to Pacific County Critical Areas  
Ordinance 1981, chapter No. 220000-01. This applicant is proposing to impact  
approximately 9,877 square feet of Category III wetland located in 2008 in  
contracted low-lying riparianly wetland, a shared sewage system, an  
unexcavated wet area and a parking area. The proposed lot has been measured to  
properly measure parcel to parcels for use forms and a detached garage  
between this proposed would place two small houses, totaling 2,116 square feet,  
on the parcel instead of having a detached garage. The proposed law impacts  
will be mitigated for by purchasing credits from the Long Beach Mitigation Bank  
at 4.71 x 10.2 m/s.

There is currently no title submitted for this project, however it is located off of  
M-104 in Union High jurisdiction. The County Assessor's Parcel Number is  
M-104-000000 located within Section 10, Township 12 North, Range 11 West  
in Pacific County, Washington.

The Planning Commission will hear the following applications: P240000-01 &  
P240000-02 on August 19<sup>th</sup>, 2024 at 10:00 am at the following link:  
<https://pacificco.wa.gov/2024/08/19/2024-08-19-10-00am>  
This can be seen the meeting by going to the link or  
you can call or email the number +1206-388-6933, US. General and printing the  
meeting ID: 3888-3888-6933. You may also attend the hearing in person at  
Commission Room 4 located at the Long Beach County Building located at 101 S  
Abernethy Rd in Long Beach, WA. Meetings will begin at 2:30 p.m. to allow  
members and staff to leave conveniently. Any person wishing to appear live  
live in person on the matter or request to be added to the roster, listed on the  
applicant should notify these officials. Please note the Pacific County  
Department of Community Development 1011 Boulevard St. in the hearing, and  
submit in writing for August 19<sup>th</sup>, 2024 at by writing at the public hearing. To  
view the application packet please visit the website at:  
<https://pacificco.wa.gov/2024/08/19/2024-08-19-10-00am>

Information for persons with hearing difficulties or need information for people  
with visual impairments can be provided at the public hearing if necessary. The  
Pacific County Commission of Planning and Development is hereby notified that  
for the date of public call 10:00 am before the meeting located the Pacific County  
Department of General Administration, P.O. Box 5, South Beach, Washington  
98681, 360-575-0100.

There is currently no title placed on this property because it is located off of 4th St. in Union High. Washington. The County Auditor's Parcel Number is 7600000000 located within Section 24, Township 12 North, Range 11 East, in 40. Pacific County, Washington.

[illegible]

responsible to submit any hearing information to people who are involved in the public hearing if necessary. The Family County Department of General Administration must receive a request for the use of senior fee (15) and fulfill the hearing. Contact the Pacific County Department of General Administration, P.O. Box 3, South Bend, Washington 98581, (509) 675-6134.



[illegible]

There is hereby no one address for the property. Owner's name is listed as  
2077 N. W. 1st Ave., Seattle, WA. The County Treasurer's Parcel number is  
[redacted] located under Section 36, Township 1 North, Range 1 West,  
N.W. Pacific County Washington.

The following information is being provided for your information only. It is not intended to be used for any other purpose. The information is being provided for your information only. It is not intended to be used for any other purpose.

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