

UNION SELF STORAGE CRITICAL AREAS REPORT

Tax Parcel 176190000
6250 NW Friberg-Strunk Street
Camas, Washington

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Date: February 16, 2017



Executive Summary

The applicant, Union Storage, LLC, is proposing a mini-storage building totaling 60,100 gross square feet (SF) including storage space and an office/caretaker's residence on approximately 3.62 acres in the Community Commercial (CC) zone.

This critical areas report addresses proposed impacts to Category 4 wetlands on the project site which are listed under Section 16.51.070 of the City of Camas Municipal Code (CMC) as critical areas subject to regulation.

Mitigation for wetland impacts will occur through the enhancement of wetlands on the project site and purchase of wetland bank credits in the Columbia River Wetland Mitigation Bank.

Table of Contents

Executive Summary	i
Chapter 1. Introduction	1
Chapter 2. Project Information	1
2.1 Location	1
2.2 Project Purpose and Description	2
Chapter 3. Methods.....	2
Chapter 4. Existing Conditions.....	2
4.1 Landscape Setting	2
4.2 Critical Areas	3
Chapter 5. Wetland Impact Assessment	6
5.1 Permanent Direct and Indirect Wetland Impacts	6
5.2 Wetland Impacts Summary Sheet.....	8
Chapter 6. Mitigation Strategy	9
6.1 Avoidance and Minimization of Wetland Impacts.....	9
6.2 Proposed Compensatory Mitigation	9
Chapter 7. Mitigation Goals, Objectives, and Performance Criteria.....	13
7.1 Goals.....	13
7.2 Performance Criteria	13
7.3 Monitoring.....	14
7.4 Contingency Plan.....	15
7.5 Site Management.....	16
7.6 Financial Assurances and Site Protection.....	16
Chapter 8. References.....	17

Figures

Figure 1. Project Vicinity Map	1
Figure 2. Photo of emergent slope wetlands taken from the south side of the project area facing northeast. (Photo 1; February 10, 2017).	4
Figure 3. Photo of imported fill slope and uplands within the west portion of the project area. Photo is taken facing north along the east side of NW Friberg-Strunk Street. (Photo 2; February 10, 2017)....	5
Figure 4. Project area vicinity DNR FPARS mapping from the Clark County GIS.....	6

Appendices

Appendix A — Methods and Tools

Appendix B — Background Information and Maps

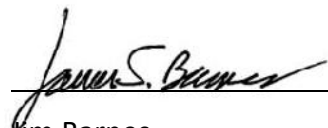
Appendix C — Union Self Storage Wetland Bank Use Plan

Appendix D — Wetland Delineation and Assessment Report

Acronyms and Abbreviations

Applicant	Union Storage, LLC
CES	Cascadia Ecological Services, Inc.
CRWB	Columbia River Wetland Mitigation Bank
DNR	Washington Department of Natural Resources
Ecology	Washington Department of Ecology
NRCS	Natural Resources Conservation Service
PEM	Palustrine emergent
PSS	Palustrine scrub shrub
PFO	Palustrine forested
CMC	Camas Municipal Code
USACE	U.S. Army Corps of Engineers
USDA	US Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington State Department of Fish and Wildlife

The information and data in this critical areas report was compiled and prepared by the undersigned:



Jim Barnes
President,
Cascadia Ecological Services, Inc.

Chapter 1. Introduction

Union Storage, LLC (applicant) contracted with CES to complete a critical areas report for Tax Parcel 176190000 where a proposed mini storage facility is proposed to be constructed.

This report addresses unavoidable Category 4 PEM permanent wetland impacts of 0.49 acres and indirect wetland impacts of 0.62 acres located on the property (Appendix B-4).

The purpose of this report is to identify City of Camas regulated critical areas on the project site. The report identifies critical areas impacts resulting from the proposed project that will require a critical areas permit and mitigation. The report was performed in accordance with the City of Camas Municipal Code (CMC) Section 16.51 and documents the investigation, best professional judgment, and conclusions of CES.

Chapter 2. Project Information

2.1 Location

Project Location: 6250 NW Friberg-Strunk Street, Camas, Washington

Tax Parcel: 176190000

County: Clark

Section, Township, and Range: SE 1/4, S29, T2N, R3E of the Willamette Meridian

Latitude/Longitude: 45.62427606544913 N, -122.464881239858 W

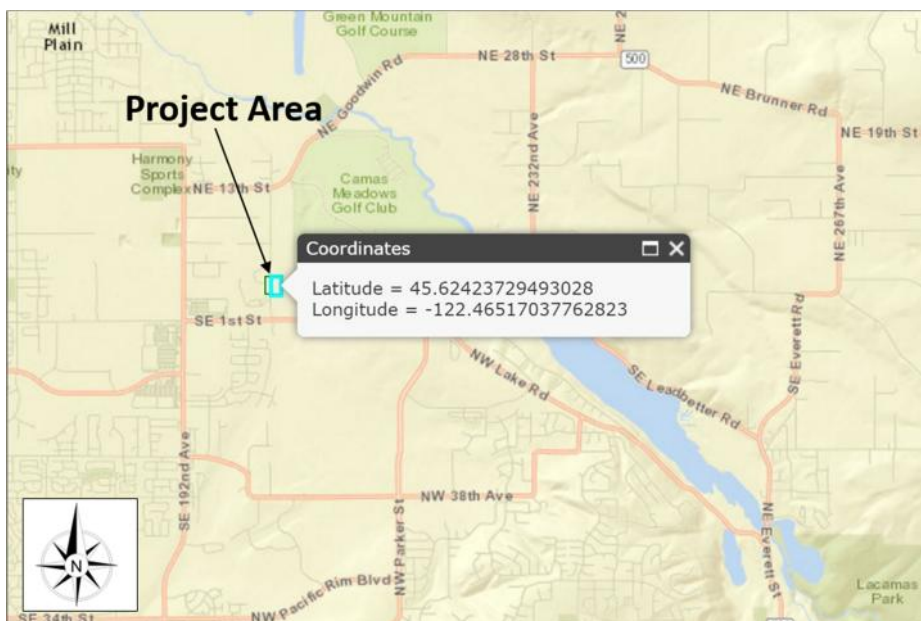


Figure 1. Project Vicinity Map.

2.2 Project Purpose and Description

The applicant, Union Storage, LLC, is proposing a mini-storage building totaling 60,100 gross square feet (SF) including storage space and an office/caretaker's residence on approximately 3.62 acres in the Community Commercial (CC) zone. The project is being undertaken to fill a need for mini storage in the Camas area due to a growing population base.

Chapter 3. Methods

This chapter summarizes the methods used to comply with local guidance. CES completed a wetland delineation and assessment report for the project area on June 14, 2016 (Appendix D). Observation of vegetation, hydrology, and soils in conjunction with data from the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS), the Soil Survey for Clark County (McGee, 1972), and aerial photos were used to determine the presence of wetlands on the project area. See Appendix B for maps showing soils, topography, the wetland inventory, and priority habitat and species areas. The presence of wetlands was determined by using the methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). The wetlands identified within the confines of the project area were assessed using the Washington State Wetland Rating System for Western Washington (Hruby, 2014).

Chapter 4. Existing Conditions

4.1 Landscape Setting

The project area is accessed by parking at a gravel pull out area directly to the east of NW Friberg -Strunk Street across from the Union High School parking lot.

The undeveloped site consists mostly of grassland with some scattered areas of shrub and blackberry thickets. The west portion of the study area consists of an area of fill adjacent to the east side of NW Friberg-Strunk Street. This area is several feet higher than the remainder of the project area and is dominated mostly by weedy plants and grasses. The east portion of the project area contains PEM slope wetlands. In general, the wetlands drain in an easterly direction towards an unnamed stream off-site.

A Clark Public Utilities Substation is located to the south of the site. The other surrounding parcels are undeveloped. Union High School is located across NW Friberg-Strunk Street to the west. Camas Meadows Golf Course is approximately 430 feet to the northeast.

4.1.1 Soils and Hydrology Conditions

A review of the Clark County GIS show the presence of mapped wetlands in the area to the east of the project area. The property is mapped with the following soil series:

- Dollar loam, 0 to 5 percent slopes (DoB)
- Cove silty clay loam, thin solum, 0 to 3 percent slopes (CwA)

According to the USDA NRCS Web Soil Survey (USDA, 2016), The Dollar series consists of moderately deep to a fragipan, moderately well drained soils formed in old alluvium on terraces. Slopes are 0 to 5 percent.

The Cove series consists of very deep, poorly and very poorly drained soils that formed in mixed alluvium from sedimentary and basic igneous rocks. Cove soils are on flood plains and have slopes of 0 to 3 percent.

Soils within the wetland areas generally match the description of the hydric Cove soil series with a low soil chroma and redox features.

Areas along the west and northwest portions of the project area contain imported fill which is several feet higher than the native ground level in the remainder of the site.

Wetland hydrology was visually present in the form of saturated soils within twelve inches of the surface, oxidized rhizospheres on living plant roots, and the presence of reduced iron in the soil. No free water was observed in any of the soil data plots taken in the wetlands at the time of the site visit.

4.2 Critical Areas

4.2.1 Wetlands

The east portion of the study area contains Category 4 PEM slope wetlands. In general, the wetlands drain in an easterly direction towards an unnamed DNR Type F (fish bearing) stream off-site.

The wetlands on the study area would be classified as slope. Slope wetlands occur on hill or valley slopes where groundwater surfaces and begins running along the surface, or immediately below the surface. Water in these wetlands flows only in one direction (down the slope) and the gradient is steep enough that the water is not impounded. The downhill side of the wetland is always the point of lowest elevation in the wetland (Hruby, T., 2014).

The dominant plant species noted within the wetlands includes meadow foxtail (*Alopecurus pratensis* – FAC), redtop grass (*Agrostis gigantea* – FAC), reed canarygrass (*Phalaris arundinacea* – FACW), common velvetgrass (*Holcus lanatus* – FAC), and quackgrass (*Elymus repens* – FAC). Scattered areas of Douglas spirea (*Spiraea douglasii* - FAC) and Oregon ash (*Fraxinus latifolia* – FACW) seedlings were also observed in the east portion of the wetlands.



Figure 2. Photo of emergent slope wetlands taken from the south side of the project area facing northeast. (Photo 1; February 10, 2017).

4.2.2 Wetland Buffer (Uplands)

The west portion of the study area consists of an area of fill adjacent to the east side of NW Friberg-Strunk Street. This area is several feet higher than the remainder of the study area and is dominated mostly by weedy plants and grasses.

The dominant upland plant community on the site is dominated by tall fescue (*Festuca arundinacea* – FAC), sweet vernalgrass (*Anthoxanthum odoratum* – FACU), red clover (*Trifolium pratense* – FACU), white clover (*Trifolium repens* – FAC), Canada thistle (*Cirsium arvense* – FAC), prickly lettuce (*Lactuca serriola* – FACU), meadow foxtail, cat's ear (*Hypochaeris radicata* – FACU), California brome (*Bromus carinatus* – UPL), sheep sorrel, and lanceleaf plantain (*Plantago lanceolata* – FACU).

Soils within the non-wetland areas generally match the description of the non-hydric Dollar soil series. No primary or secondary wetland indicators were observed in the non-wetland portions of the site.



Figure 3. Photo of imported fill slope and uplands within the west portion of the project area. Photo is taken facing north along the east side of NW Friberg-Strunk Street. (Photo 2; February 10, 2017).

4.2.3 Priority Habitats and Species Areas

The Washington Department of Fish and Wildlife PHS on the Web website and Clark County GIS does not show any areas of Priority Habitats and Species on the project site or in the immediate vicinity off-site. The nearest mapped PHS area is associated with a DNR Type F stream to the east of the site which is a tributary to Lacamas Creek. The stream is located approximately 450 feet to the east of the southeast property corner of the project site according to the GIS. No other regulated PHS was observed during the field visit.



Figure 4. Project area vicinity DNR FPARS mapping from the Clark County GIS.

4.2.4 Buffer Functions

The on-site wetland buffers consist mostly of grassland and provide water quality functions including filtration of sediment and other pollutants. Habitat functions are limited due to the lack of cover from woody shrubs and trees.

Chapter 5. Wetland Impact Assessment

5.1 Permanent Direct and Indirect Wetland Impacts

The construction of the proposed mini storage facility will result in unavoidable permanent direct wetland impacts of 0.49 acres and indirect wetland impact of 0.62 acres in the west half of the property. The wetlands to be impacted are rated as Category 4 slope emergent wetlands.

The wetlands will be filled with structural soil in order to construct the mini storage facility, associated infrastructure, and roads.

Table 1. Wetland size, classification, and area impacted by the proposed project.

Wetland A	Wetland Classification				Wetland Size On- Site (acre)	Wetland Impact Area (acre)			
	Cowardin B	HGM	Ecology C	Local Jurisdiction D		Permanent	Percent Impacted	Temp.	Indirect
A	PEM	Slope	4	4	2.59 ac.	0.49	100	0	0.62

A. Wetland name

B. Cowardin, et al. (1979) or National Wetland Inventory (NWI) Class based on vegetation: PEM = Palustrine Emergent

C. Ecology rating according to Hruby (2004).

D. List local jurisdiction ordinance.

Table 2. Impacted wetland functions.

Function/Value ^a	Wetland
	A
Flood Flow Alteration	-
Sediment Removal	+
Nutrient and Toxicant Removal	+
Erosion Control & Shoreline Stabilization	-
Production & Export of Organic Matter	X
General Habitat Suitability	X
Habitat for Aquatic Invertebrates	-
Habitat for Amphibians	X
Habitat for Wetland-Associated Mammals	X
Habitat for Wetland-Associated Birds	X
General Fish Habitat	-
Native Plant Richness	X
Educational or Scientific Value	X
Uniqueness and Heritage	X

a “-” means that the function is not present; “X” means that the function is present and is of low quality; and “+” means the function is present and is of high quality.

5.2 Wetland Impacts Summary Sheet

Table 3. Wetland A impact summary.

Wetland 1
Category 4 Slope Wetlands
Cowardin Classification: PEM2E
Palustrine emergent, nonpersistent,
seasonally flooded/saturated
City of Camas Buffer Width: 50 ft.

Wetland Rating System Pts.	
Water Quality Score	6
Hydrologic Score	4
<u>Habitat Score</u>	<u>5</u>
Total Score	15

Wetland Impacts Summary Sheet	
Local Jurisdiction	City of Camas
WRIA	Salmon-Washougal 28
Ecology Rating (Hruby 2004)	Category 4
Local Jurisdiction Rating	Category 4
Local Jurisdiction Buffer Width	50 feet
Wetland Size	2.59 acres
Cowardin Classification	PEM
HGM Classification	Slope

Chapter 6. Mitigation Strategy

6.1 Avoidance and Minimization of Wetland Impacts

The project site is zoned for commercial uses and is almost completely covered with wetlands and buffers leaving little to no developable area or reasonable economic use of the property.

Reasonable efforts have been made during the design phase to both avoid, reduce, and mitigate impacts to the critical areas. In order to avoid or reduce wetland impacts on this site, alternate site plan designs were implemented for this property. A typical site plan for a mini-storage building on a similar unencumbered site would be a series of one-story buildings connected by internal drive aisles. In order to reduce wetland impacts on this site, the applicant is proposing a multi-story storage building. By increasing the height of the building vertically, the footprint was reduced horizontally to reduce wetland impacts.

The site plan was also configured to concentrate development on the western portion of the site with the majority of the eastern portion of the site to remain as open space/wetland area. This limits the proposed direct impacts to onsite wetland areas to less than half an acre as shown on the project plans.

In addition to the steps that were taken to avoid and minimize impacts, mitigation in the form of onsite wetland enhancement and the purchase of mitigation bank credits as described in this report is proposed for the unavoidable wetland impacts associated with this project.

6.2 Proposed Compensatory Mitigation

Compensatory wetland mitigation requirements for the Union Self Storage Project are intended to replace the permanent loss of aquatic resource functions caused by the project's construction activities.

Per CMC Section 16.51.160, mitigation should be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the critical area, and to prevent risk from a hazard posed by a critical area. Further CMC Section 16.51.190 states that the city may encourage, facilitate, and approve innovative mitigation projects including mitigation banking.

Because the remaining wetland area on the project site will not adequately compensate for the total direct and indirect wetland impacts proposed, the applicant is proposing a combination of on-site wetland enhancement in the remaining east half of the project site and purchase of wetland mitigation bank credits.

Wetland mitigation ratios will be as follows:

1. Category 4 Wetlands (Direct and Indirect Impacts):
On-Site Wetland Enhancement: 6:1
Wetland Mitigation Bank: 0.85:1

The remaining area of PEM wetlands to the east of the project area is 89,773 sf (2.06 acres). Assuming a mitigation ratio for wetland enhancement of 6:1, using this remainder area for

wetland mitigation as recommended by CMC Section 16.51.160 would result in a credit of 0.34 acres for direct wetland impacts (Table 4).

The remaining mitigation requirement will be accomplished by contracting with Habitat Bank LLC, which is the management representative of the Columbia River Wetland Mitigation Bank (CRWB), to purchase a total of 0.66 mitigation credits. These credits will offset the remaining direct Category 4 wetland impact of 0.13 acres (Table 5) and indirect wetland impacts of 0.62 acres on the project site (Table 6). CES will complete a wetland bank use plan which will facilitate the wetland bank credit transaction as part of the permitting process with the Corps of Engineers and Ecology.

Table 4. Proposed on-site wetland enhancement for direct wetland impacts (acres).

Wetland Impacts		On-Site Wetland Enhancement	
Corps/Ecology Wetland Category	Area (acres)	Ratio	Total Wetland Enhancement Area (Acres)
Category 4 Direct	0.34	6:1	2.06
Total	0.34		2.06

Table 5. Proposed wetland mitigation bank credits for direct wetland impacts (acres).

Wetland Impacts		Wetland Mitigation Bank	
Corps/Ecology Wetland Category	Area (acres)	Ratio	Total Wetland Bank Credits
Category 4 Direct	0.15	0.85:1	0.13
Total	0.15		0.13

Table 6. Proposed wetland mitigation bank credits for indirect wetland impacts (acres).

Wetland Impacts		Wetland Mitigation Bank	
Corps/Ecology Wetland Category	Area (acres)	Ratio	Total Wetland Bank Credits
Category 4 Direct	0.62	0.85:1	0.53
Total	0.62		0.53

Wetland Enhancement

On-site wetland enhancement will result in increased wildlife functions to the east of the project site. This area is adjacent to a City of Camas owned property (Tax Parcel 176188000) which contains a mosaic of mature forest, PEM and PSS wetlands, some of which appear to be

part of a wetland mitigation area due to the presence of mitigation plantings with installed plant protection cages. The DNR Type F stream east of the project area crosses through the center of the city owned parcel.

Enhancement of these wetlands will increase the overall size of the protected wetlands to the west of the stream. Once established, this area will support a healthy cover of woody vegetation providing cover, food, and nesting areas for birds, mammals, amphibians, and reptiles.

A summary of the planting plan for the wetland enhancement area is given in Table 7. Upon completion of planting, the wetland enhancement area will mature into a matrix of PEM, PSS, and PFO wetlands. Plantings will be installed in the appropriate hydrological regimes which will support optimal growth and survival as determined by the wetland biologist. The proposed plant communities are consistent with those found in adjacent and nearby wetlands. It is expected that natural revegetation from an existing seed bank in the wetlands and natural recruitment from nearby sites will occur.

Table 7. Plant list proposed for wetland enhancement area (2.06 acres).

Common Name	Scientific Name	Indicator Status	Community Composition	Required Number to be Planted
Scrub-shrub Wetland Community (PSS)				
Sitka willow	<i>Salix sitchensis</i>	FACW	40%	1326
Scouler's willow	<i>Salix scouleriana</i>	FAC	40%	1326
Red-osier dogwood	<i>Cornus sericea</i>	FACW	8%	265
Twinberry	<i>Lonicera involucrata</i>	FAC	5%	165
Nootka rose	<i>Rosa nutkana</i>	FAC	7%	232
Total				3314
Forested Wetland Community (PFO)				
Oregon ash	<i>Fraxinus latifolia</i>	FACW	60%	379
Black cottonwood	<i>Populus balsamifera</i>	FAC	18%	113
Pacific willow	<i>Salix lasiandra</i>	FACW	22%	139
Total				631

Note: Plant density: Trees at 10' on center; shrubs at 4' on center.

Wetland Mitigation Bank

The project is located within the service area (Water Resource Inventory Area 28) for the Columbia River Wetland Mitigation Bank. The CRWB is located in the Columbia River Basin in a portion of Section 17, and a portion of Section 20, Township 2N, Range 1E, Willamette Meridian, and City of Vancouver, Washington (see Appendix C – Union Self Storage Wetland Bank Use Plan).

The principle ecological objectives of the CRWB are as follows:

- Create additional wetland area by excavating a portion of the wetland bank.
- Create and enhance a variety of habitat types interspersed throughout the site.
- Control invasive species such as reed canarygrass, tansy ragwort (*Senecio jacobea*), and Himalayan blackberry.
- Create and enhance wildlife habitat structure and function of the site.

The wetland bank was created to support the re-establishment, rehabilitation, creation, and/or enhancement of approximately 153.86 acres of aquatic and associated upland habitat in accordance with the provisions of the wetland banking instrument (Clark County Mitigation Partners, LLC 2009).

Implementation Schedule

The wetland enhancement area will be planted in late 2017 according to the planting table and specifications given in Table 7 and Figure 5. Planting is to occur during the dormant season, which generally extends from November through March.

Project mitigation monitoring will be initiated during the growing season following the initial planting of the mitigation area.

Trees shall be planted so that the root ball is equal to or slightly higher than the surrounding soil surface. Excavate a planting hole two times the diameter of the width of the root ball. The depth of the hole should be less than the height of the root ball, especially in compacted or natural wet soils. Backfill the hole with soil ensuring that the top of the root ball is at least 10% above the surrounding landscape soil elevation.

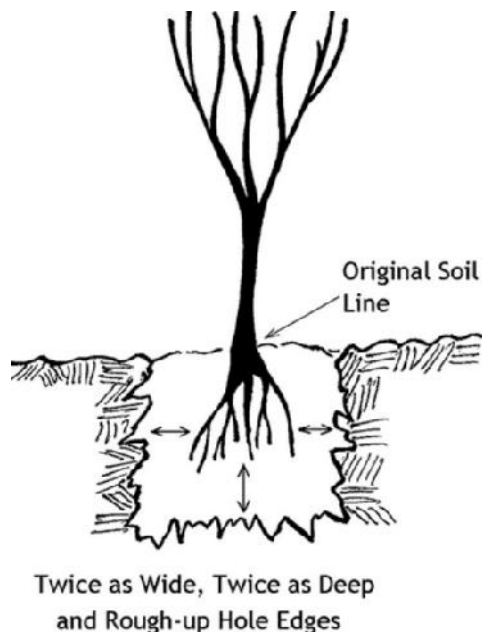


Figure 5. Plant Installation Detail

Chapter 7. Mitigation Goals, Objectives, and Performance Criteria

7.1 Goals

The goal of the mitigation is to replace habitat functions and values lost through the filling of 0.49 acres of PEM wetlands on the project site.

1. Plant native woody vegetation within the wetland enhancement area to increase the wildlife habitat suitability of the property and increase the overall area of the off-site City of Camas wetland mitigation area to the east of the project site.
2. Compensate for direct and indirect wetland impacts resulting from wetland fills on the project area by purchasing wetland mitigation banking credits from the CRWB.

7.2 Performance Criteria

The performance standards described below provide benchmarks for measuring achievement of the goals and objectives of the mitigation site. Mitigation activities are intended to meet these performance standards within a specified time frame.

Years 1-2

Native, wetland (facultative and wetter) woody species will achieve a 100 percent survival rate in the scrub-shrub and forested communities of the enhanced wetland area.

Year 3

Aerial cover of native woody species (planted and volunteer) in the scrub-shrub and forested communities of the enhanced wetland area will be at least 20 percent.

Year-5

Aerial cover of native, wetland (facultative and wetter) woody species will be at least 35 percent in the scrub-shrub and forested communities of the enhanced wetland area.

Year-7

Aerial cover of native, wetland (facultative and wetter) woody species will be at least 50 percent in the scrub-shrub and forested communities of the enhanced wetland area.

Year 10

Aerial cover of native woody species will be at least 70 percent in the scrub-shrub and forested communities in the enhanced wetland area.

All years

County-listed Class-A noxious weeds will be eradicated within the enhanced wetland area as they are discovered during monitoring. Non-native blackberries (*Rubus* spp.), Scot's broom (*Cytisus scoparius*), and thistles (*Cirsium* spp.) will not exceed 10 percent aerial cover in the enhanced wetland area.

Table 8. Wetland vegetation performance standards by area and monitoring year.

Wetland Enhancement Area FO (Forested) and SS (Scrub-shrub) wetlands)	Achieve an average density of at least 1 tree at 10' on center and 1 shrub at 4' on center.	Comprehensive count of failed plantings.	Years 1 and 2	Replace failed plantings.
	Aerial cover of native woody species (planted and volunteer) will be at least 20 percent.	Visual Estimate	Year 3	Replace failed plantings.
	Aerial cover of native woody species (planted and volunteer) will be at least 35 percent.	Visual Estimate	Year 5	Replace failed plantings.
	Aerial cover of native woody species (planted and volunteer) will be at least 50 percent.	Visual Estimate	Year 7	Replace failed plantings.
	Aerial cover of native woody species (planted and volunteer) will be at least 70 percent.	Visual Estimate	Year 10	Replace failed plantings.
Non-native Invasive Plant Species	Cover will be <10% for all non-native invasive species.	Visual Estimate	All years monitored	Hand or machine removal, herbicides only as recommended and supervised by a licensed aquatic applicator.

7.3 Monitoring

Vegetation monitoring will occur and be reported annually so that progress toward meeting performance standards can be evaluated and adaptive management implemented, if necessary. Because this plan includes the implementation of slow developing habitats (i.e. forested wetlands), a ten-year monitoring period with monitoring completed and documented in years 1, 2, 3, 4, 5, 7, and 10 will be required.

The site will be evaluated during the summer by a qualified biologist following plant installation to assess survival rates and document the presence of non-native invasive species. Monitoring will be designed to determine if the performance measures or performance standards have been met. Monitoring reports will be submitted for review and comment to the recipient listed in Table 9 by April following the formal monitoring activities conducted the previous year. Monitoring will consist of a complete plant count to determine the percentage of yearly plant survival. Photo stations will be established within the mitigation area during the first monitoring season to evaluate future response of the vegetation community.

Table 9. Wetland mitigation monitoring report recipients.

Permitting Agency or Organization	Contact Name and Address
City of Camas	Sarah Fox 616 NE 4th Avenue Camas, Washington 98607 (360) 817-1568
U.S. Army Corps of Engineers	James Carsner U.S. Army Corps of Engineers 2108 Grand Blvd. Vancouver, WA 98661 (206) 316-3047

7.4 Contingency Plan

It is anticipated that the mitigation goals will be accomplished with the installation of the mitigation design as shown on the planting plans. Contingency actions, however, may be needed to correct unforeseen problems. Contingency revisions typically require coordination with the permitting agencies.

As necessary, contingency measures (site management or revisions to performance criteria with permitting agency agreement) will be implemented to meet performance measures and performance standards. The following describes potential situations that may occur and the potential contingencies that might be implemented to correct the problem. Because not all site conditions can be anticipated, the contingencies discussed below do not represent an exhaustive list of potential problems or remedies.

Vegetation

Problems related to vegetation include plant mortality, and poor growth resulting in low plant cover. These problems could be the result of insufficient site management, particularly watering in the first few growing seasons, animal browse, competition from invasive species, incorrect plant selection, altered site conditions, and vandalism. Contingencies for plant mortality and poor plant cover may include the following:

-) Plant replacement – Additional planting may be required to meet plant survival and plant cover requirements.
-) Irrigation – Supplemental irrigation to mitigation planting will be required during the dry season to ensure plant survival.
-) Weed control – Control of non-native invasive species may be required to meet survival and plant cover requirements. Weed control methods could include mechanical or hand control, mulching, or herbicide application.
-) Herbivore control – If plant survival or vegetation cover standards are not met because of animal browse, the wildlife responsible will be identified and appropriate control measures will be attempted. This could include plant protection, fence installation, or the use of repellents. However, some pestilent and invasive wildlife species are difficult

to avoid. Implementing precautionary measures with design and placement will minimize unwanted species but likely not eliminate them. Wildlife damage and manipulation to plantings should be expected to occur and, with exceptions, it may be necessary to accept the situation and allow the vegetation to mature under these conditions. Occasionally it may be necessary to dissuade or exclude destructive wildlife species.

-) Vandalism – To prevent vegetation disturbance from vandalism, fencing and sensitive area signage may need to be installed.

7.5 Site Management

The mitigation site will be managed annually for 10 years. Site management activities shall include noxious weed control and may include mulching, fertilizing, supplemental watering, maintaining access, repairing damage from vandals, correcting erosion or sedimentation problems, or litter pickup. Future management of the overall project site will be conducted by the applicant.

7.6 Financial Assurances and Site Protection

The Applicant will provide the City of Camas evidence of a deposit account with a financial institution showing funding sufficient to successfully implement the planting of the wetland enhancement area and complete the required 10-year monitoring period prior to the issuance of an occupancy permit by the city.

A recorded copy of the conservation covenant for the wetland enhancement area identified in this plan shall be recorded with the Clark County Auditor and submitted to the City of Camas prior to issuance of the critical areas permit. The purpose of the conservation covenant is to ensure the mitigation site and wetlands remain in a natural state in perpetuity.

Chapter 8. References

- Castelle, A. C. (1992). *Wetland Buffers: Use and Effectiveness*. Olympia: Washington Department of Ecology.
- Clark County Mitigation Partners, L. (2009). *Columbia River Mitigation Bank Mitigation Banking Instrument*. Woodinville, WA: Clark County Mitigation Partners, LLC.
- Hruby, T. (2014). *Washington State Wetland Rating System for Western Washington: 2014 Update*. Olympia, WA: Washington Department of Ecology.
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- NRCS. (2008). *Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service*. Washington, DC: United States Department of Agriculture Natural Resources Conservation Service.
- USACE. (2010). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Vicksburg, MS: U.S. Army Corps of Engineers Engineer Research and Development Center.

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Assessment	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp2.pdf	Website
	USFWS / Cowardin Classification System	https://www.fws.gov/wetlands/data/wetland-codes.html	Website
	National Wetlands Inventory – Wetlands Mapper V2	https://www.fws.gov/wetlands/data/mapper.HTML	Website
Wetland Classification & Critical Areas	Washington State Wetland Rating System – 2014 Update	Western Washington: https://fortress.wa.gov/ecy/publications/documents/1406029.pdf	Hruby. 2014. Washington State wetland rating system for western Washington –Revised. Publication # 14-06-029.
	City of Camas Critical Areas Ordinance	https://www.municode.com/library/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR_CH_16.53WE	Chapter 16.53 – Wetlands
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	Forest Practices Water Typing: http://www.dnr.wa.gov/forest-practices-water-typing WAC 222-16-030: http://apps.leg.wa.gov/WAC/default.aspx?cite=222-16-030 Water Type Mapping: http://www.dnr.wa.gov/programs-and-services/forest-practices/forest-practices-application-review-system-fpars	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
	City of Camas Critical Areas Ordinance	https://www.municode.com/library/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR_CH_16.61FIWIHACOAR	Chapter 16.61 – Fish and Wildlife Habitat Conservation Areas
Soils Data	Clark County GIS	http://gis.clark.wa.gov/mapsonline/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	http://apps.wdfw.wa.gov/phsonthweb/	Website accessed on 2/15/17. The project area does not contain any mapped PHS areas per Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	Western Washington: https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=53011	Website

Appendix B — Background Information and Maps

Appendix B1 Wetland Inventory and Soil Mapping

Appendix B2 Site Topographic Contours

Appendix B3 Clark County GIS Mapped Priority Habitat and Species Areas

Appendix B4 Project Site Plan and Critical Areas Impacts

Appendix B5 Proposed Wetland Enhancement Area



Appendix Sheet B-1. Wetland Inventory and Soil Mapping
Critical Areas Report
Union Self Storage



Legend

- Building Footprints
- Taxlots
- Soil Type
- Wetlands Presence
- NWI Wetland

Tax Parcel: 176190000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

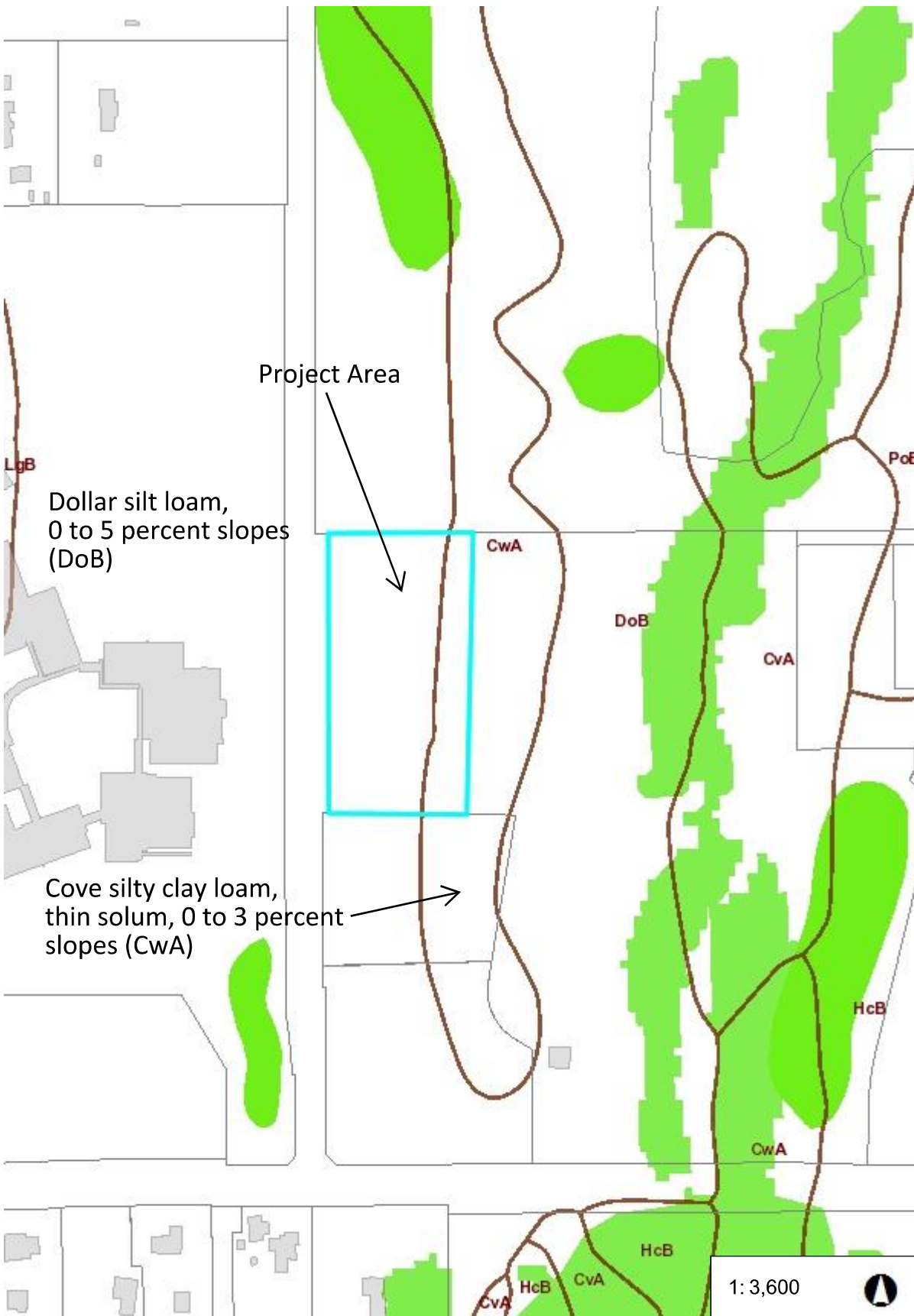
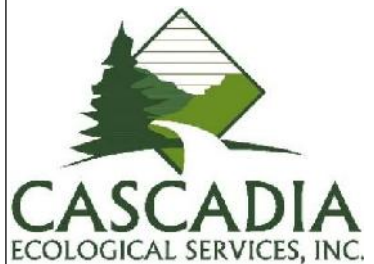
SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62427606 N.
Long: -122.4648812 W

Applicant:

Union Storage, LLC
200 SE 197th Place
Camas, WA 98607
(360) 600-5532

Date: 2/16/17



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WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Appendix Sheet B-2. Site Topographic Contours
Critical Areas Report
Union Self Storage



Legend

- Building Footprints
- Taxlots
- Contour Lines - 2 ft
- Contour Lines - 10 ft
- Contour Lines - 200 ft

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6250 NW Friberg-Strunk
Street, Camas, WA 98607

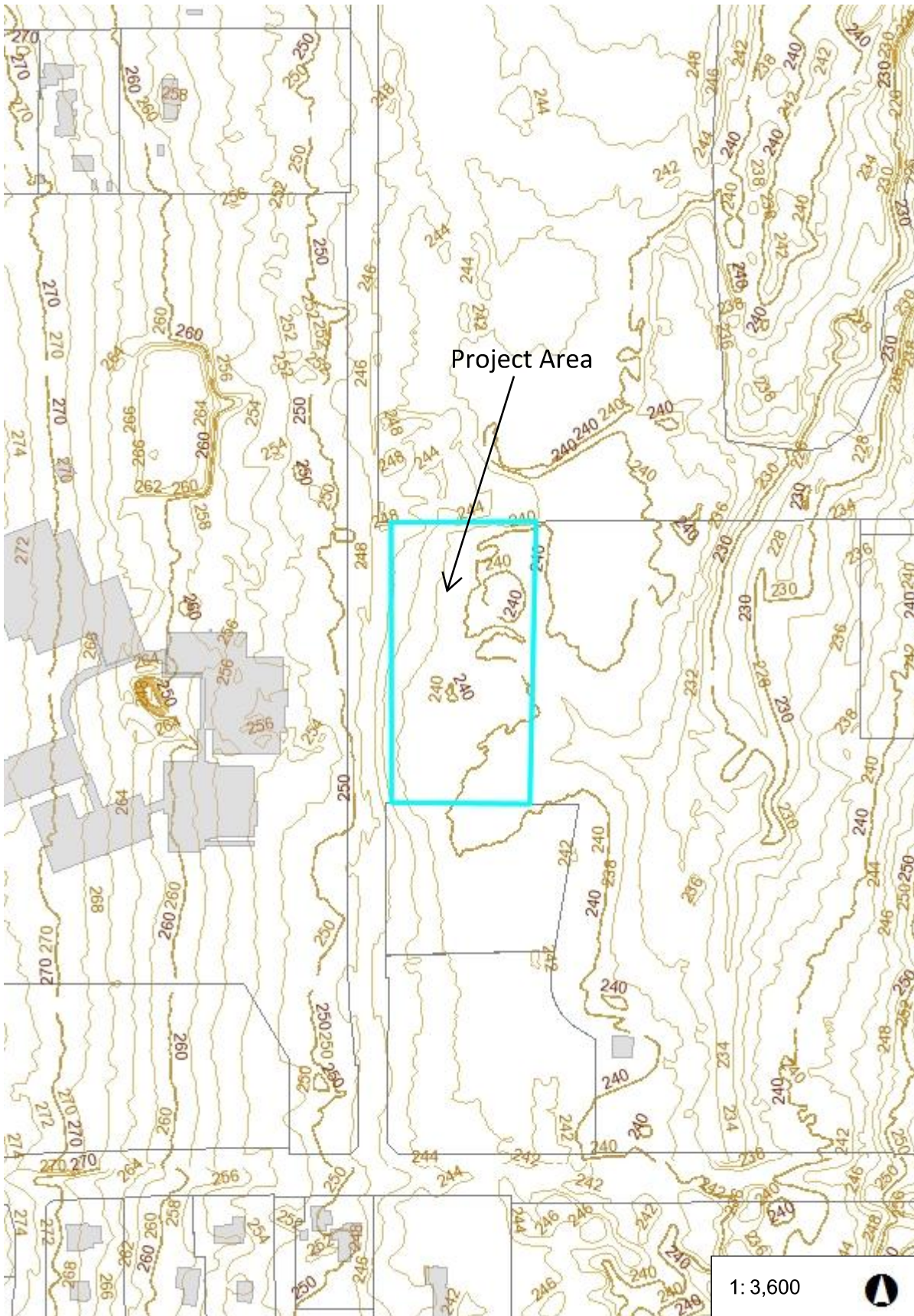
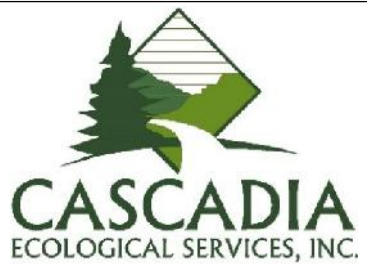
SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62427606 N.
Long: -122.4648812 W

Applicant:

Union Storage, LLC
200 SE 197th Place
Camas, WA 98607
(360) 600-5532

Date: 2/16/17



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Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Appendix Sheet B-3. Clark County GIS Mapped PHS Areas
Critical Areas Report
Union Self Storage



Legend

- Priority Habitat Buffer
- Priority Species Buffer
- Priority Habitat and Species Areas**
 - Non-riparian Habitat Conservation Area
 - Species Areas
 - Riparian Habitat Conservation Area
- Stream - DNR
- Lake - DNR
- Watershed
- Sub-Watershed
- Catchment
- Building Footprints
- Taxlots

Tax Parcel: 176190000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62427606 N.
Long: -122.4648812 W

Applicant:

Union Storage, LLC
200 SE 197th Place
Camas, WA 98607
(360) 600-5532

Date: 2/16/17



Project Area



Dwyer Creek

Lacamas Creek

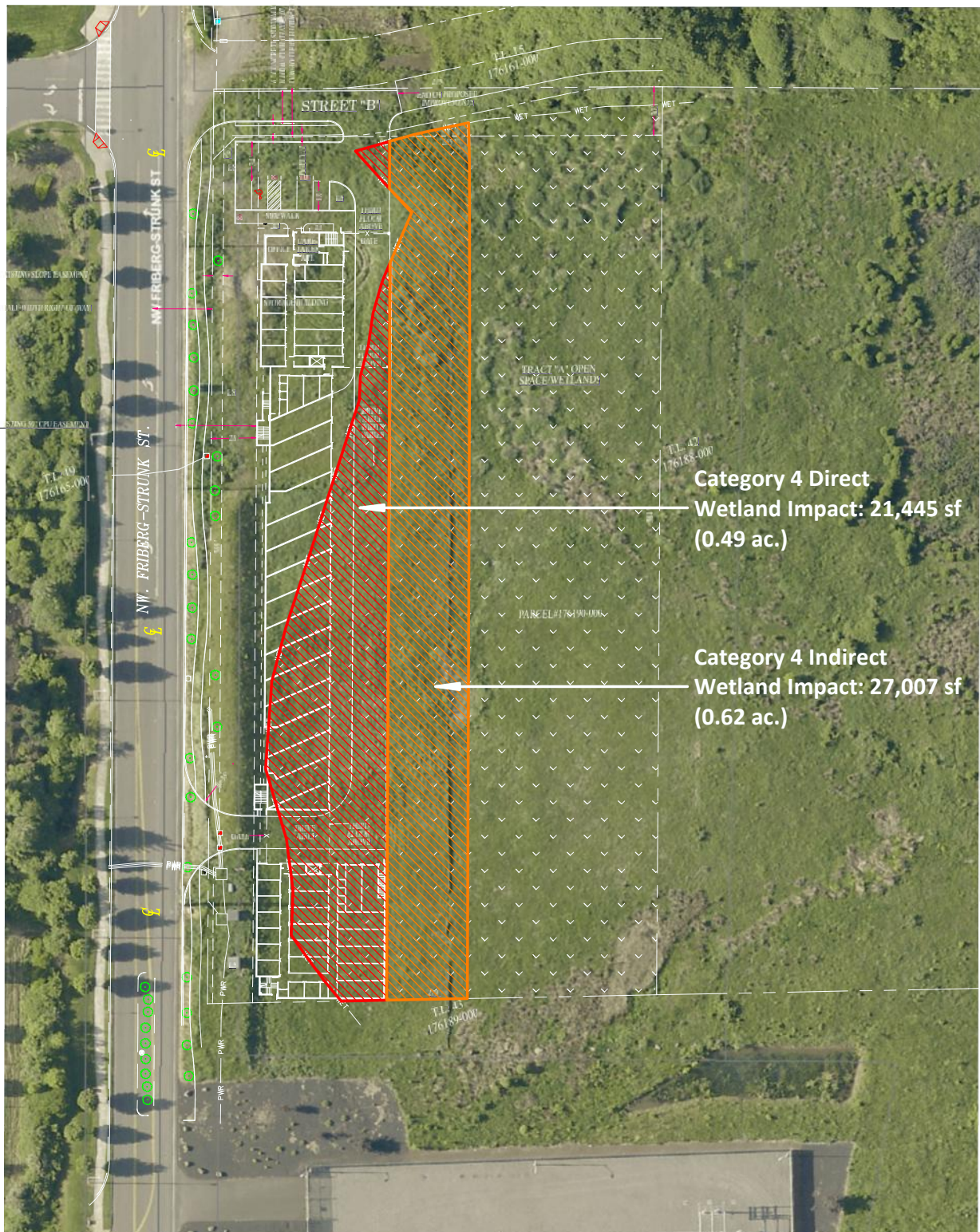
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WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



 - Category 4 Indirect Wetland Impact: 21,455 sf (0.49 acres)

 - Category 4 Indirect Wetland Impact: 27,007 sf (0.62 acres)

Base site plan provided by Olson Engineering.

Aerial Photo Source: Clark County GIS (2016 Imagery)

Project Site Plan and Critical Areas Impacts

Location: 6250 NW Friberg-Strunk Street, Camas, Washington

Tax Parcel: 176190000

Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62427606544913 N. lat. / -122.464881239858 W long.

County: Clark

Cascadia Ecological Services, Inc.

3015 NW 95th Place, Vancouver, WA 98665

(360) 601-8631

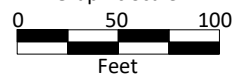
www.cascadia-inc.com

Date: 2/16/17

CLIENT:
Union Storage, LLC
200 SE 197th Place
Camas, WA 98607
(360) 600-5532



Graphic Scale



Appendix C — Wetland Delineation and Assessment Report



**WETLAND DELINEATION AND ASSESSMENT REPORT
UNION SELF STORAGE PROJECT
TAX PARCEL 176190000**



PREPARED BY:

CASCADIA ECOLOGICAL SERVICES, INC.

PREPARED FOR:

**UNION STORAGE, LLC
23801 NE 43RD COURT
RIDGEFIELD, WA 98642
(360) 787-3465**

REPORT DATE: 6/21/16

Contents

BACKGROUND	1
LANDSCAPE SETTING AND LAND USE	1
WETLAND DELINEATION METHODOLOGY.....	2
RESULTS AND DISCUSSION	3
WETLAND FUNCTIONAL ASSESSMENT	4
REGULATORY ISSUES.....	5
WORKS CITED	6

SHEET 1 of 8 – LOCATION MAP

SHEET 2 of 8 – SITE TOPOGRAPHIC CONTOURS

SHEET 3 of 8 – CLARK COUNTY GIS MAPPED SOILS

SHEET 4 of 8 – CLARK COUNTY MAPPED WETLANDS

SHEET 5 of 8 – CLARK COUNTY GIS PHS (PRIORITY HABITAT & SPECIES) MAPPING

SHEET 6 of 8 –DELINEATED WETLANDS AND CRITICAL AREAS

SHEETS 7 & 8 – PHOTO PLATES

APPENDIX A – WETLAND DETERMINATION DATA FORMS

APPENDIX B – WETLAND RATING FORMS

APPENDIX C – USACE PERMIT (NWS-2008-1072)

TABLE 1. SITE SUMMARY

Site Location(s)	6250 NW Friberg-Strunk Street, Camas, WA 98607
Applicant / Owner(s)	Tom Strassenberg
Tax Parcels (area)	176190000 (3.59 acres)
County	Clark County
City	Camas
Section, Township, Range	SE 1/4, S29, T2N, R3E
Zoning	CC
Lat./Long.	45.62430386021988 N. lat. / -122.46499837245655 W long.
Topography	Slopes < 5 percent
Elevation	High point: ~250 feet above mean sea level (at NW Friberg-Strunk Street; west property boundary); Low Point: ~240 feet above mean sea level (across most of the property extending from west to east property line)
Watershed	Lacamas Creek
Sub-Watershed	Dwyer Creek
Land Form	Terrace
Priority Habitat	No mapping indicators
Habitat Area Buffer	No mapping indicators
Soil Map Unit(s) (Sheet 3 of 8)	Dollar loam, 0 to 5 percent slopes (DoB); Cove silty clay loam, thin solum, 0 to 3 percent slopes (CvA)
Archaeological Probability	High
Slope Stability	No mapped areas of potential instability
Mapped Wetlands (Sheet 4 of 8)	No mapping indicators
Flood Hazard Area	Outside flood area
Shoreline	No mapping indicators
Current Land Use	Undeveloped pasture
Adjacent Land Use	Camas School District, Clark Public Utilities Substation, Residential
Proposed Land Use	Self-storage facility

Statement of Accuracy and Completeness

The information contained in this report documents the investigation, best professional judgment and conclusions of Cascadia Ecological Services, Inc. All assumptions made and relied upon are complete and accurate.

A handwritten signature in black ink, appearing to read "J. Barnes", is positioned above a horizontal line.

James S. Barnes
President
Cascadia Ecological Services, Inc.

BACKGROUND

Tom Strassenberg (applicant) contracted with Cascadia Ecological Services, Inc. (CES) to complete a critical areas report for Tax Parcel 217372000. The purpose of the report is to identify and discuss the presence of wetlands or other critical areas within the confines of the proposed project area that may be subject to regulation by the U.S. Army Corps of Engineers (USACE) and the Washington Department of Ecology (Ecology) under sections 404 and 401 of the Clean Water Act, and locally by the City of Camas Critical Areas Ordinance (City of Camas, 2016).

The Resource Company, Inc. completed a wetland delineation report for the study area in August 2007 followed by a USACE jurisdictional wetland boundary verification (NWS-2007-547-CRS). The USACE issued a Nationwide Permit 39 (NWS-2008-1072) for a 0.42 acre wetland fill in 2008. The project – Union Self Storage - was never constructed by the previous applicant and no wetland fill occurred as authorized by the permit.

The current applicant is proposing to proceed with the construction of the self-storage project in 2016.

For the purposes of this report, CES identified on-site wetlands based on the Methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). This report documents the Investigation, best professional judgment and conclusions of CES.

LANDSCAPE SETTING AND LAND USE

The study area is located in the Lewis, Salmon-Washougal Watershed Resource Inventory Area (WRIA) 27. The local watershed is Lacamas Creek. The subwatershed in which the property is located is Dwyer Creek (Ecology, 2015).

Lacamas Creek is in Clark County, Washington, United States, and flows about 12.5 miles (20.1 km) from headwaters near Camp Bonneville to Lacamas Lake and Round Lake in Camas, and eventually into the Washougal River (Clark County, 2013). Lacamas Creek is fed by numerous streams, but the five largest tributaries are Matney Creek, Shanghai Creek, Fifth Plain Creek, China Ditch, and Dwyer Creek.

Site topography is generally flat to undulating (less than 5%). The east portion of the parcel is slightly lower than the rest of the site. The property was likely used in the past for light agriculture but is now in a fallow condition as grassland pasture. The south boundary of the property is bordered by a Clark Public Utilities Electric Substation. NW Friberg-Strunk Street comprises the west boundary. Other surrounding properties to the north and east are undeveloped. An unnamed DNR Type F stream is located within a

forested corridor approximately 500 feet east of the east property line of the study area.

WETLAND DELINEATION METHODOLOGY

CES conducted a site investigation on June 13, 2016 using the routine on-site methodology of the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region to determine the extent of wetlands on the property.

According to the regional supplement, jurisdictional wetlands are defined as:

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

The on-site methodology uses three parameters to determine if wetlands exist in a given area: hydrophytic vegetation, hydric soils and wetland hydrology.

Except in certain situations defined in the manual, evidence of a minimum of one positive wetland indicator from each of the three parameters (hydrology, soil, and vegetation) must be found in order to make a positive wetland determination.

Prior to conducting the site investigation, CES reviewed existing information to assist with the determination of wetland boundaries on the study area. This review included the Clark County Soil Survey, National and Clark County wetland Inventory maps, USGS Topographic Quadrangle maps and aerial photographs.

In order to conduct the wetland delineation, CES established several data observation points within the confines of the study area that corresponded with the terrain features, vegetation patterns, mapped hydric soil areas, and hydrologic indicators.

CES characterized the vegetation, soils, and hydrology at each of the observation points and used the information gathered as a basis for making the wetland determinations. Numerous data observation points were established in order to make the wetland determinations. For the purposes of this report, ten data observation points representative of the wetland areas are given (Sheet 6 of 8/Appendix A).

Vegetation on the site was compared to *The National Wetland Plant List* (Lichvar, 2016) to determine plant wetland indicator status. This list places plants into four categories as given in Table 2.

Table 2. Wetland indicator status ratings based on ecological descriptions (Lichvar R. e., 2014).

Indicator Status	Designation	Qualitative Description
Obligate (OBL)	Hydrophyte	Almost always occur in wetlands
Facultative Wetland	Hydrophyte	Usually occur in wetlands, but may occur in non-
Facultative (FAC)	Hydrophyte	Occur in wetlands and non-wetlands
Facultative Upland	Nonhydrophyte	Usually occur in uplands, but may occur in non-
Upland (UPL)	Nonhydrophyte	Almost never occur in wetlands

Hydrophytic vegetation are macrophytic plants that occur in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. The vegetation occurring in a wetland may consist of more than one plant community. Hydrophytic vegetation is present when more than 50 percent of the dominant species have an indicator status of OBL, FACW, and/or FAC.

The definition of a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part.

Hydric soils include soils developed under sufficiently wet conditions to support the growth and regeneration of hydrophytic vegetation. Soils that are sufficiently wet because of artificial measures are included in the concept of hydric soils. Also, soils in which the hydrology has been artificially modified are hydric if the soil, in an unaltered state, was hydric. Some series, designated as hydric, have phases that are not hydric depending on water table, flooding, and ponding characteristics (NRCS, 2016).

The project site was examined for areas of evident wetland hydrology characteristics. These include areas 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 vegetation typically adapted for life in periodically anaerobic soil conditions.

Wetland indicators that were noted on the project site included drainage patterns, and evidence of ponding in the lowest areas of the wetlands.

RESULTS AND DISCUSSION

The Clark County GIS wetland inventory (Sheet 4 of 8) does not indicate the presence of wetland on the study area.

The Clark County Soil Survey (USDA, 1972) (Sheet 3 of 8) identifies the following soil mapping units on this site:

- Dollar loam, 0 to 5 percent slopes (DoB)
- Cove silty clay loam, thin solum, 0 to 3 percent slopes (CvA)

The Dollar series consists of moderately deep to a fragipan, moderately well drained soils formed in old alluvium on terraces. Slopes are 0 to 5 percent. The average annual precipitation is about 50 inches. The mean annual temperature is about 50 degrees F.

The Cove series consists of very deep, poorly and very poorly drained soils that formed in mixed alluvium from sedimentary and basic igneous rocks. Cove soils are on flood plains and have slopes of 0 to 3 percent. The mean annual precipitation is about 40 inches and the mean annual temperature is about 53 degrees F.

WETLAND FUNCTIONAL ASSESSMENT

The wetlands identified within the confines of the study area were assessed using the Washington State Wetland Rating System for Western Washington (Hruby, T., 2014). The rating system was designed to differentiate among wetlands based on their sensitivity to disturbance, their significance, their rarity, the ability to replace them, and the functions they provide.

Each wetland is assessed based on a numerical rating (category 1, 2, 3, or 4) that results from questions related to water quality, hydrologic, and habitat functions. The following table summarizes the results of the wetland ratings completed for this project.

Table 3. Wetland Function Rating

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
A	Slope	6	3	4	13	IV

Critical Areas Discussion (Wetlands)

The east portion of the study area contains Category 4 PEM1C (Palustrine emergent persistent seasonally flooded) slope wetlands. In general, the wetlands drain in an easterly direction towards an unnamed stream off-site.

The wetlands on the study area would be classified as slope. Slope wetlands occur on hill or valley slopes where groundwater surfaces and begins running along the surface, or immediately below the surface. Water in these wetlands flows only in one direction (down the slope) and the gradient is steep enough that the water is not impounded. The downhill side of the wetland is always the point of lowest elevation in the wetland (Hruby, T., 2014).

The dominant plant species noted within the wetlands includes meadow foxtail (*Alopecurus pratensis* – FAC), redtop grass (*Agrostis gigantea* – FAC), reed canarygrass (*Phalaris arundinacea* – FACW), common velvetgrass (*Holcus lanatus* – FAC), and quackgrass (*Elymus repens* – FAC). Scattered areas of Douglas spirea (*Spiraea douglasii* – FAC) and Oregon ash (*Fraxinus latifolia* – FACW) seedlings were also observed in the east portion of the wetlands on-site.

Soils within the non-wetland areas generally match the description of the hydric Cove soil series with a low soil chroma and redox features.

Wetland hydrology was visually present in the form of saturated soils within twelve inches of the surface, oxidized rhizospheres on living plant roots, and the presence of reduced iron in the soil. No free water was observed in any of the soil data plots taken in the wetlands at the time of the site visit.

Critical Areas Discussion (Non-wetland Areas)

The west portion of the study area consists of an area of fill adjacent to the east side of NW Friberg-Strunk Street. This area is several feet higher than the remainder of the study area and is dominated mostly by weedy plants and grasses.

The dominant upland plant community on the site is dominated by tall fescue (*Festuca arundinacea* – FAC), sweet vernalgrass (*Anthoxanthum odoratum* – FACU), red clover (*Trifolium pratense* – FACU), white clover (*Trifolium repens* – FAC), Canada thistle (*Cirsium arvense* – FAC), prickly lettuce (*Lactuca serriola* – FACU), meadow foxtail, cat's ear (*Hypochaeris radicata* – FACU), California brome (*Bromus carinatus* – UPL), sheep sorrel, and lanceleaf plantain (*Plantago lanceolata* – FACU).

Soils within the non-wetland areas generally match the description of the non-hydric Dollar soil series. No primary or secondary wetland indicators were observed in the non-wetland portions of the site.

REGULATORY ISSUES

Based on the information presented above, the critical areas shown on Sheet 5 of 8 were identified. The depressional wetlands on this site are regulated based on the definitions given in the City of Camas Municipal Code – Chapter 16.53 – Wetlands (City of Camas, 2016). Associated required protective buffers are as follows:

- Category 4 Wetland – 50-feet (High Intensity Use)

It is recommended that the City of Camas verify the wetland categories and associated critical areas buffer requirements before any substantial commitments are made towards project planning and design.

This report documents the investigation, best professional judgment and conclusions of CES. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Corps of Engineers, Washington Department of Ecology, and the City of Camas under their jurisdictional standards.

WORKS CITED

- City of Camas. (2016, June 21). *City of Camas Municipal Code Chapter 16.53 Wetlands*. Retrieved June 21, 2016, from https://www2.municode.com/library/wa/camas/codes/code_of_ordinances?no_deld=TIT16EN_CRAR_CH16.53WE
- Clark County. (2013). *Lacamas Creek Watershed*. Vancouver, WA: Clark County.
- Ecology, W. D. (2015, March 25). *Lewis, Salmon-Washougal WRIA 27/28*. Retrieved May 24, 2016, from Lewis, Salmon-Washougal WRIA 27/28: <http://www.ecy.wa.gov/water/wria/28.html>
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- USACE. (2010, May). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Retrieved May 24, 2016, from http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp2.pdf



Sheet 1 of 7. Location Map
Wetland Delineation and Assessment Report
Union Self Storage



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

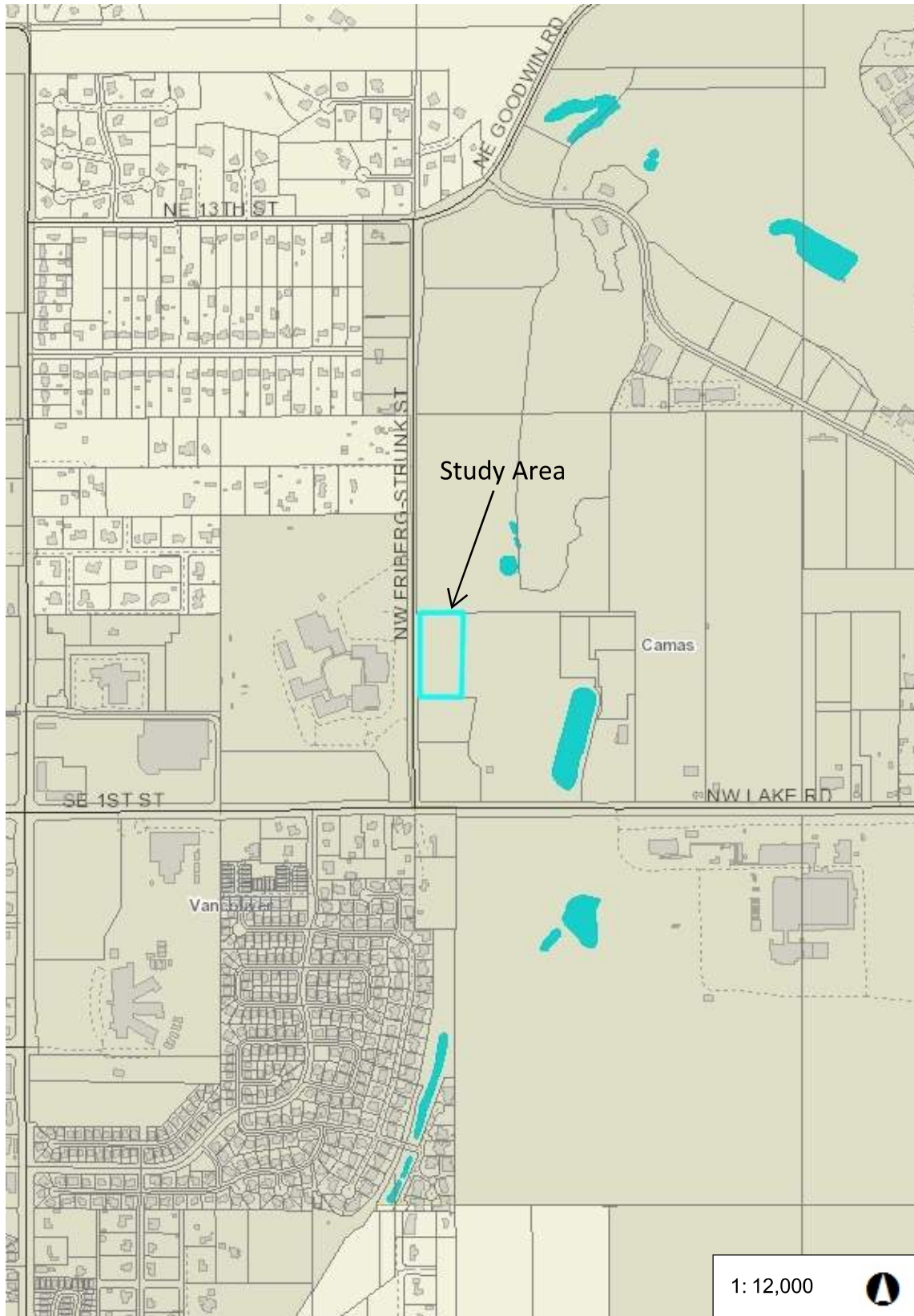
Tax Parcel: 176190000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62430386021988 N.
Long: -122.4649983724 W

Applicant:
Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

Date: 6/21/16



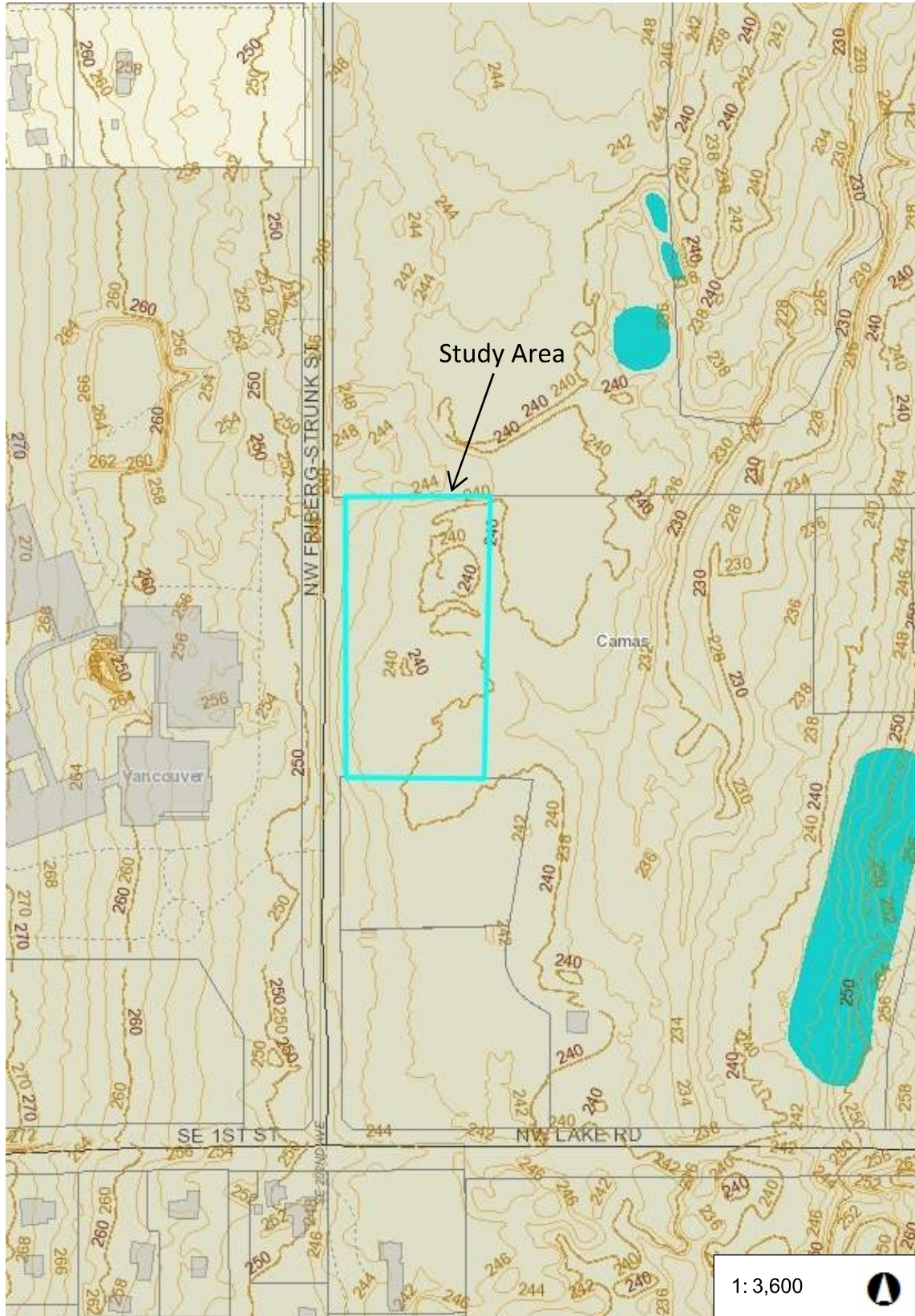
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WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Sheet 2 of 7. Site Topographical Contours
Wetland Delineation and Assessment Report
Union Self Storage



Legend

- Building Footprints
- Taxlots
- Contour Lines - 2 ft
- Contour Lines - 10 ft
- Contour Lines - 200 ft
- Cities Boundaries
- Urban Growth Boundaries

Tax Parcel: 176190000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62430386021988 N.
Long: -122.4649983724 W

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Tom Strassenberg
200 SE 197th Place
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Date: 6/21/16



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Sheet 3 of 7. Clark County GIS Mapped Soils and Wetlands
Wetland Delineation and Assessment Report
Union Self Storage



Legend

- Building Footprints
- Taxlots
- Soil Type
- Wetlands Presence
- Cities Boundaries
- Urban Growth Boundaries

Tax Parcel: 217372000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

SE 1/4, S29, T2N, R3E of
the Willamette Meridian

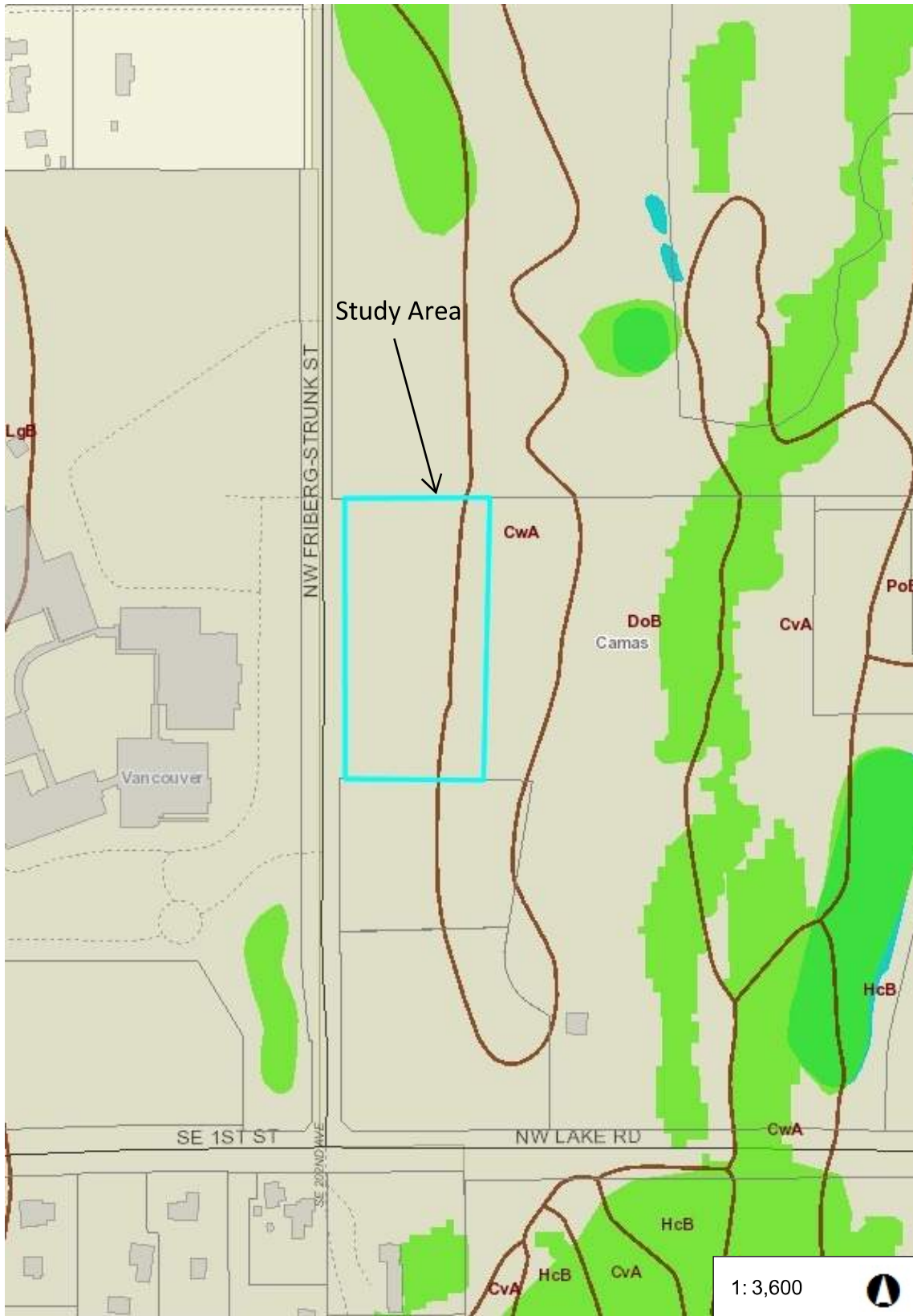
Lat: 45.62430386021988 N.
Long: -122.4649983724 W

Soils:
Dollar loam, 0 to 5 percent
slopes (DoB)

Cove silty clay loam, thin
solum, 0 to 3 percent
slopes (CvA)

Applicant:
Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

Date: 6/21/16



600.0 0 300.00 600.0Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Sheet 4 of 7. Priority Habitat and Species Mapping
Wetland Delineation and Assessment Report
Union Self Storage



Legend

Priority Habitat and Species Ar

Non-riparian Habitat Conservation /

Species Area

Riparian Habitat Conservation Area

Priority Habitat Buffer

Priority Species Buffer

Stream - DNR

Lake - DNR

Watershed

Sub-Watershed

Building Footprints

Taxlots

Cities Boundaries

Urban Growth Boundaries

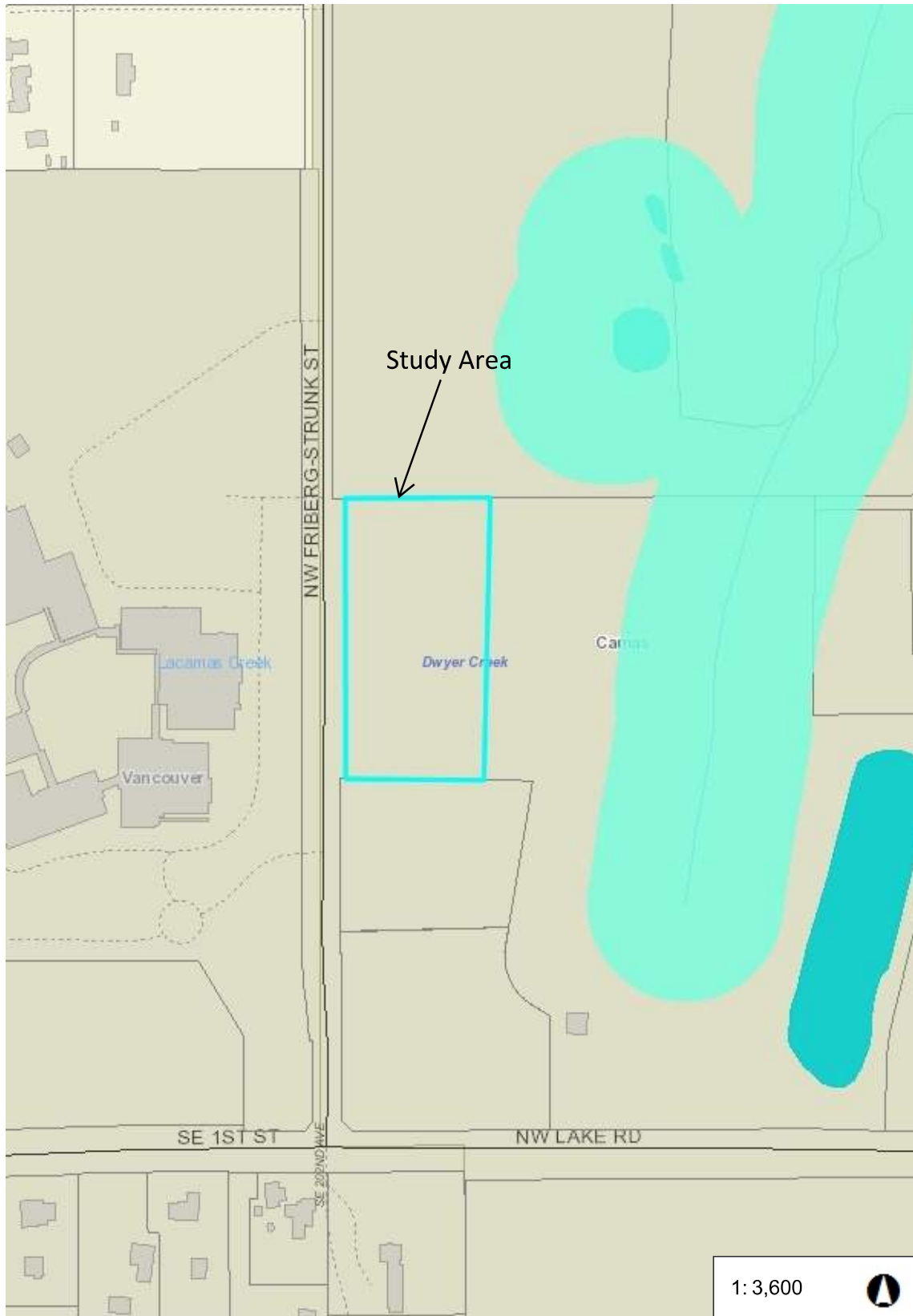
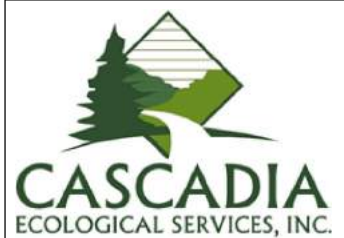
Tax Parcel: 176190000
6250 NW Friberg-Strunk
Street, Camas, WA 98607

SE 1/4, S29, T2N, R3E of
the Willamette Meridian

Lat: 45.62430386021988 N.
Long: -122.4649983724 W

Applicant:
Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

Date: 6/21/16



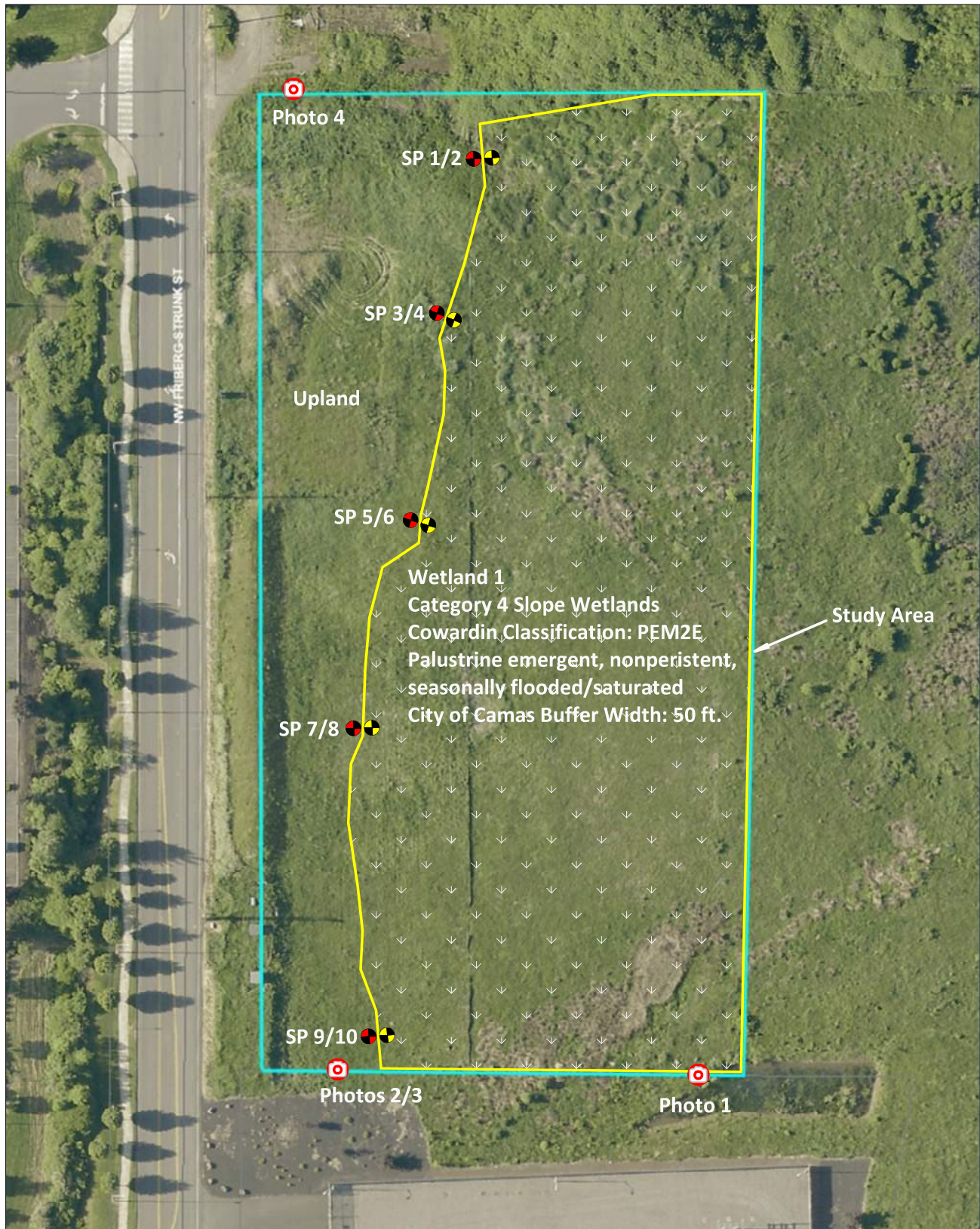
1: 3,600



600.0 0 300.00 600.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Sheet 5 of 7
Drawn by:
J. Barnes



Delineated Wetlands & Critical Areas Project: Union Self Storage

Location: 6250 NW Friberg-Strunk Street, Camas, WA 98607

Tax Parcel: 176190000

Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62430386021988 N. lat. / -122.46499837245655 W long.

County: Clark

Cascadia Ecological Services, Inc.

3015 NW 95th Place, Vancouver, WA 98665

(360) 601-8631

www.cascadia-inc.com

CLIENT:

Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

- - Upland Soil Plot
- - Wetland Soil Plot
- - Photo Location

0 40 80
Feet



Date: 6/21/16



Photo 1. Photo taken at southeast property boundary facing east.



Photo 2. Photo taken at southwest corner of study area facing southeast.



Drawn by:
J. Barnes
Sheet 6 of 7

Photo Plate 1 Project: Union Self Storage

Location: 6250 NW Friberg-Strunk Street, Camas, WA 98607
Tax Parcel: 176190000
Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62430386021988 N. lat. / -122.46499837245655 W long.
County: Clark

Cascadia Ecological Services, Inc.
3015 NW 95th Place, Vancouver, WA 98665
(360) 601-8631
www.cascadia-inc.com

CLIENT:
Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

Date: 6/21/16



Photo 3. Photo taken at southwest property boundary facing east.



Photo 4. Photo taken at northwest corner of study area facing south.



Drawn by:
J. Barnes

Sheet 7 of 7

Photo Plate 2
Project: Union Self Storage

Location: 6250 NW Friberg-Strunk Street, Camas, WA 98607
Tax Parcel: 176190000
Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62430386021988 N. lat. / -122.46499837245655 W long.
County: Clark

Cascadia Ecological Services, Inc.
3015 NW 95th Place, Vancouver, WA 98665
(360) 601-8631
www.cascadia-inc.com

CLIENT:
Tom Strassenberg
200 SE 197th Place
Camas, WA 98607

Date: 6/21/16

APPENDIX A

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 01
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks:	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: _____)				Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
0 = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>70</u> x 3 = <u>210</u> FACU species <u>30</u> x 4 = <u>120</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>330</u> (B) Prevalence Index = B/A = <u>3.300</u>
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
5. _____		<input type="checkbox"/> 0.0%		
0 = Total Cover				
Herb Stratum (Plot size: <u>1m x 1m</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Alopecurus pratensis</u>	<u>10</u>	<input type="checkbox"/> 10.0%	FAC	
2. <u>Agrostis gigantea</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	FAC	
3. <u>Elymus repens</u>	<u>10</u>	<input type="checkbox"/> 10.0%	FAC	
4. <u>Festuca arundinacea</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	FAC	
5. <u>Cirsium arvense</u>	<u>10</u>	<input type="checkbox"/> 10.0%	FAC	
6. <u>Hypochaeris radicata</u>	<u>10</u>	<input type="checkbox"/> 10.0%	FACU	
7. <u>Plantago lanceolata</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	FACU	
8. _____		<input type="checkbox"/> 0.0%		
9. _____		<input type="checkbox"/> 0.0%		
10. _____		<input type="checkbox"/> 0.0%		
11. _____		<input type="checkbox"/> 0.0%		
100 = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
0 = Total Cover				
% Bare Ground in Herb Stratum: _____				
Remarks:				

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 01

[illegible]

Hydrology

Wetland Hydrology Indicators:		
<div> <div>Primary Indicators (minimum of one required; check all that apply)</div> <div> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> </div> <div> <div>Secondary Indicators (minimum of two required)</div> <div> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>		
<div> <div>Field Observations:</div> <div> <div> <div>Surface Water Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div>Water Table Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div> <div>Saturation Present?</div> <div>(includes capillary fringe)</div> </div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> </div> <div> <div>Wetland Hydrology Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div>		
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:		
Remarks:		

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 02
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
Sapling/Shrub Stratum (Plot size: _____)		0 = Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>100</u> x 3 = <u>300</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>300</u> (B) Prevalence Index = B/A = <u>3.000</u>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
Herb Stratum (Plot size: <u>1m x 1m</u>)		0 = Total Cover		Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Alopecurus pratensis</u>	<u>60</u>	<input checked="" type="checkbox"/> 60.0%	<u>FAC</u>	
2. <u>Agrostis gigantea</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FAC</u>	
3. <u>Elymus repens</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FAC</u>	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
Woody Vine Stratum (Plot size: _____)		100 = Total Cover		Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
% Bare Ground in Herb Stratum: _____		0 = Total Cover		
Remarks:				

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 02

[illegible]

Hydrology

Wetland Hydrology Indicators:		
<div> <div>Primary Indicators (minimum of one required; check all that apply)</div> <div> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> </div> <div> <div>Secondary Indicators (minimum of two required)</div> <div> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>		
<div> <div>Field Observations:</div> <div> <div>Surface Water Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Water Table Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Saturation Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>(includes capillary fringe)</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> </div> <div> <div>Wetland Hydrology Present?</div> <div> <div>Yes <input checked="" type="radio"/></div> <div>No <input type="radio"/></div> </div> </div>		
<div>Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:</div>		
<div>Remarks:</div>		

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 03
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks:	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: _____)				Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
		0 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>85</u> x 3 = <u>255</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>315</u> (B) Prevalence Index = B/A = <u>3.150</u>
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
5. _____		<input type="checkbox"/> 0.0%		
		0 = Total Cover		
Herb Stratum (Plot size: <u>1m x 1m</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Alopecurus pratensis</u>	<u>5</u>	<input type="checkbox"/> 5.0% FAC		
2. <u>Agrostis gigantea</u>	<u>25</u>	<input checked="" type="checkbox"/> 25.0% FAC		
3. <u>Elymus repens</u>	<u>10</u>	<input type="checkbox"/> 10.0% FAC		
4. <u>Festuca arundinacea</u>	<u>30</u>	<input checked="" type="checkbox"/> 30.0% FAC		
5. <u>Cirsium arvense</u>	<u>15</u>	<input type="checkbox"/> 15.0% FAC		
6. <u>Hypochaeris radicata</u>	<u>5</u>	<input type="checkbox"/> 5.0% FACU		
7. <u>Plantago lanceolata</u>	<u>10</u>	<input type="checkbox"/> 10.0% FACU		
8. _____		<input type="checkbox"/> 0.0%		
9. _____		<input type="checkbox"/> 0.0%		
10. _____		<input type="checkbox"/> 0.0%		
11. _____		<input type="checkbox"/> 0.0%		
		100 = Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
		0 = Total Cover		
% Bare Ground in Herb Stratum: _____				
Remarks:				

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 03

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 ¹	Loc ²			
0-18	10YR	3/3	100						

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<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 Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

Hydrology

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

Field Observations:	
Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 04
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
Sapling/Shrub Stratum (Plot size: _____)		0 = Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>40</u> x 2 = <u>80</u> FAC species <u>60</u> x 3 = <u>180</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>260</u> (B) Prevalence Index = B/A = <u>2.600</u>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
Herb Stratum (Plot size: <u>1m x 1m</u>)		0 = Total Cover		Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Alopecurus pratensis</u>	<u>40</u>	<input checked="" type="checkbox"/> 40.0%	<u>FAC</u>	
2. <u>Agrostis gigantea</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FAC</u>	
3. <u>Phalaris arundinacea</u>	<u>40</u>	<input checked="" type="checkbox"/> 40.0%	<u>FACW</u>	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
Woody Vine Stratum (Plot size: _____)		100 = Total Cover		Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
% Bare Ground in Herb Stratum: _____		0 = Total Cover		
Remarks:				

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 04

[illegible]

Hydrology

Wetland Hydrology Indicators:			Wetland Hydrology Present?	
Primary Indicators (minimum of one required; check all that apply)			Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost Heave Hummocks (D7)		
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Saturation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> (includes capillary fringe)			Depth (inches): <input type="text" value="0"/> Depth (inches): <input type="text" value="0"/> Depth (inches): <input type="text" value="0"/>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:				
Remarks:				

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 05
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>2</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>50.0%</u> (A/B)
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
Sapling/Shrub Stratum (Plot size: _____)		0 = Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>60</u> x 3 = <u>180</u> FACU species <u>40</u> x 4 = <u>160</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>340</u> (B) Prevalence Index = B/A = <u>3.400</u>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
Herb Stratum (Plot size: <u>1m x 1m</u>)		0 = Total Cover		Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input type="checkbox"/> 2 - Dominance Test is > 50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Festuca arundinacea</u>	<u>40</u>	<input checked="" type="checkbox"/> 40.0%	<u>FAC</u>	
2. <u>Cirsium arvense</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FAC</u>	
3. <u>Hypochaeris radicata</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FACU</u>	
4. <u>Plantago lanceolata</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FACU</u>	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
Woody Vine Stratum (Plot size: _____)		0 = Total Cover		Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
% Bare Ground in Herb Stratum: _____				
Remarks:				

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 05

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 ¹	Loc ²		
0-17	10YR	3/3	100					

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<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 Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

Hydrology

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

Field Observations:	
Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 06
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)
2. _____	_____	<input type="checkbox"/> 0.0%	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____	_____	<input type="checkbox"/> 0.0%	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Total % Cover of: _____ Multiply by: _____
2. _____	_____	<input type="checkbox"/> 0.0%	_____	OBL species <u>0</u> x 1 = <u>0</u>
3. _____	_____	<input type="checkbox"/> 0.0%	_____	FACW species <u>30</u> x 2 = <u>60</u>
4. _____	_____	<input type="checkbox"/> 0.0%	_____	FAC species <u>65</u> x 3 = <u>195</u>
5. _____	_____	<input type="checkbox"/> 0.0%	_____	FACU species <u>5</u> x 4 = <u>20</u>
	<u>0</u>	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u>1m x 1m</u>)				Column Totals: <u>100</u> (A) <u>275</u> (B)
1. <u>Alopecurus pratensis</u>	<u>40</u>	<input checked="" type="checkbox"/> 40.0%	FAC	Prevalence Index = B/A = <u>2.750</u>
2. <u>Agrostis gigantea</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	FAC	
3. <u>Phalaris arundinacea</u>	<u>30</u>	<input checked="" type="checkbox"/> 30.0%	FACW	
4. <u>Cirsium arvense</u>	<u>5</u>	<input type="checkbox"/> 5.0%	FAC	
5. <u>Plantago lanceolata</u>	<u>5</u>	<input type="checkbox"/> 5.0%	FACU	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
	<u>100</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: _____				
Remarks:				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Remarks:				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 06

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 ¹	Loc ²		
0-17	10YR	3/1	90	10YR	3/4	10	RM	M	Silty Clay Loam

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<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 Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input checked="" type="checkbox"/> Redox depressions (F8)	

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

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

Hydrology

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two 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 checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input checked="" 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 checked="" 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)		

Field Observations:		
Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text" value="0"/>
Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>		
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:		
Remarks:		

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 07
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
= Total Cover		0		
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>50</u> x 3 = <u>150</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>350</u> (B) Prevalence Index = B/A = <u>3.500</u>
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
3. _____	_____	<input type="checkbox"/> 0.0%	_____	
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
5. _____	_____	<input type="checkbox"/> 0.0%	_____	
= Total Cover		0		
Herb Stratum (Plot size: <u>1m x 1m</u>)				
1. <u>Festuca arundinacea</u>	<u>40</u>	<input checked="" type="checkbox"/> 40.0%	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input type="checkbox"/> 2 - Dominance Test is > 50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Cirsium arvense</u>	<u>10</u>	<input type="checkbox"/> 10.0%	<u>FAC</u>	
3. <u>Hypochaeris radicata</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FACU</u>	
4. <u>Plantago lanceolata</u>	<u>20</u>	<input checked="" type="checkbox"/> 20.0%	<u>FACU</u>	
5. <u>Lactuca serriola</u>	<u>10</u>	<input type="checkbox"/> 10.0%	<u>FACU</u>	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
= Total Cover		100		
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
= Total Cover		0		
% Bare Ground in Herb Stratum: _____				
Remarks:				

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 07

[illegible]

Hydrology

Wetland Hydrology Indicators:		
<div> <div>Primary Indicators (minimum of one required; check all that apply)</div> <div> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> </div> <div> <div>Secondary Indicators (minimum of two required)</div> <div> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>		
<div> <div>Field Observations:</div> <div> <div>Surface Water Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Water Table Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Saturation Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>(includes capillary fringe)</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> </div> <div> <div>Wetland Hydrology Present?</div> <div> <div>Yes <input type="radio"/></div> <div>No <input checked="" type="radio"/></div> </div> </div>		
<div>Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:</div>		
<div>Remarks:</div>		

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 08
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A)
2. _____	_____	<input type="checkbox"/> 0.0%	_____	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____	_____	<input type="checkbox"/> 0.0%	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
4. _____	_____	<input type="checkbox"/> 0.0%	_____	
0 = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. _____	_____	<input type="checkbox"/> 0.0%	_____	Total % Cover of: _____ Multiply by: _____
2. _____	_____	<input type="checkbox"/> 0.0%	_____	OBL species <u>0</u> x 1 = <u>0</u>
3. _____	_____	<input type="checkbox"/> 0.0%	_____	FACW species <u>30</u> x 2 = <u>60</u>
4. _____	_____	<input type="checkbox"/> 0.0%	_____	FAC species <u>65</u> x 3 = <u>195</u>
5. _____	_____	<input type="checkbox"/> 0.0%	_____	FACU species <u>5</u> x 4 = <u>20</u>
0 = Total Cover		UPL species <u>0</u> x 5 = <u>0</u>		
Herb Stratum (Plot size: <u>1m x 1m</u>)				Column Totals: <u>100</u> (A) <u>275</u> (B)
1. <u>Alopecurus pratensis</u>	<u>50</u>	<input checked="" type="checkbox"/> 50.0%	<u>FAC</u>	Prevalence Index = B/A = <u>2.750</u>
2. <u>Agrostis gigantea</u>	<u>10</u>	<input type="checkbox"/> 10.0%	<u>FAC</u>	
3. <u>Phalaris arundinacea</u>	<u>30</u>	<input checked="" type="checkbox"/> 30.0%	<u>FACW</u>	
4. <u>Cirsium arvense</u>	<u>5</u>	<input type="checkbox"/> 5.0%	<u>FAC</u>	
5. <u>Plantago lanceolata</u>	<u>5</u>	<input type="checkbox"/> 5.0%	<u>FACU</u>	
6. _____	_____	<input type="checkbox"/> 0.0%	_____	
7. _____	_____	<input type="checkbox"/> 0.0%	_____	
8. _____	_____	<input type="checkbox"/> 0.0%	_____	
9. _____	_____	<input type="checkbox"/> 0.0%	_____	
10. _____	_____	<input type="checkbox"/> 0.0%	_____	
11. _____	_____	<input type="checkbox"/> 0.0%	_____	
100 = Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	<input type="checkbox"/> 0.0%	_____	
2. _____	_____	<input type="checkbox"/> 0.0%	_____	
0 = Total Cover				
% Bare Ground in Herb Stratum: _____				
Remarks:				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 08

[illegible]

Hydrology

Wetland Hydrology Indicators:		
<div> <div>Primary Indicators (minimum of one required; check all that apply)</div> <div> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> </div> <div> <div>Secondary Indicators (minimum of two required)</div> <div> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>		
<div> <div>Field Observations:</div> <div> <div> <div>Surface Water Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div>Water Table Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div> <div>Saturation Present?</div> <div>(includes capillary fringe)</div> </div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> </div> <div> <div>Wetland Hydrology Present?</div> <div>Yes <input checked="" type="radio"/> No <input type="radio"/></div> </div>		
<div>Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:</div>		
<div>Remarks:</div>		

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 09
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks:	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Notes
Tree Stratum (Plot size: _____)				
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
5. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		
Herb Stratum (Plot size: <u>1m x 1m</u>)				
1. <u>Festuca arundinacea</u>	30	<input checked="" type="checkbox"/> 30.0%	FAC	
2. <u>Cirsium arvense</u>	10	<input type="checkbox"/> 10.0%	FAC	
3. <u>Hypochaeris radicata</u>	20	<input checked="" type="checkbox"/> 20.0%	FACU	
4. <u>Plantago lanceolata</u>	10	<input type="checkbox"/> 10.0%	FACU	
5. <u>Vicia sativa</u>	10	<input type="checkbox"/> 10.0%	UPL	
6. <u>Bromus carinatus</u>	20	<input checked="" type="checkbox"/> 20.0%	UPL	
7. _____		<input type="checkbox"/> 0.0%		
8. _____		<input type="checkbox"/> 0.0%		
9. _____		<input type="checkbox"/> 0.0%		
10. _____		<input type="checkbox"/> 0.0%		
11. _____		<input type="checkbox"/> 0.0%		
	100	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: _____				

Dominance Test worksheet:
 Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>40</u>	x 3 =	<u>120</u>
FACU species	<u>30</u>	x 4 =	<u>120</u>
UPL species	<u>30</u>	x 5 =	<u>150</u>
Column Totals:	<u>100</u> (A)		<u>390</u> (B)

 Prevalence Index = B/A = 3.900

Hydrophytic Vegetation Indicators:
☐ 1 - Rapid Test for Hydrologic Vegetation
☐ 2 - Dominance Test is > 50%
☐ 3 - Prevalence Index is ≤ 3.0¹
☐ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
☐ 5 - Wetland Non-Vascular Plants¹
☐ Problematic Hydrophytic Vegetation¹ (Explain)
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 09

[illegible]

Hydrology

Wetland Hydrology Indicators:			Wetland Hydrology Present?					
Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)			Secondary Indicators (minimum of two required) <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost Heave Hummocks (D7)		
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Saturation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> (includes capillary fringe)			Depth (inches): <input type="text" value="0"/> Depth (inches): <input type="text" value="0"/> Depth (inches): <input type="text" value="0"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>					
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:								
Remarks:								

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Union Self Storage (Tax Parcel 176190000) City/County: Clark Sampling Date: 16-Jun-16
 Applicant/Owner: Tom Strassenberg State: WA Sampling Point: 10
 Investigator(s): Jim Barnes Section, Township, Range: S 29 T 2N R 3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat Slope: 2.0 % / 1.1 °
 Subregion (LRR): LRR A Lat.: 45.62430386021988 Long.: -122.46499837245655 Datum: NAD83
 Soil Map Unit Name: Dollar loam, 0 to 5 percent slopes (DoB) NWI classification: None

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

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks:	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: _____)				Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
4. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>35</u> x 2 = <u>70</u> FAC species <u>65</u> x 3 = <u>195</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>265</u> (B) Prevalence Index = B/A = <u>2.650</u>
Sapling/Shrub Stratum (Plot size: _____)				
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
3. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		
Herb Stratum (Plot size: <u>1m x 1m</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Alopecurus pratensis</u>	50	<input checked="" type="checkbox"/> 50.0%	FAC	
2. <u>Agrostis gigantea</u>	5	<input type="checkbox"/> 5.0%	FAC	
3. <u>Phalaris arundinacea</u>	35	<input checked="" type="checkbox"/> 35.0%	FACW	
4. <u>Cirsium arvense</u>	10	<input type="checkbox"/> 10.0%	FAC	
5. _____		<input type="checkbox"/> 0.0%		
6. _____		<input type="checkbox"/> 0.0%		
7. _____		<input type="checkbox"/> 0.0%		
8. _____		<input type="checkbox"/> 0.0%		
9. _____		<input type="checkbox"/> 0.0%		
10. _____		<input type="checkbox"/> 0.0%		
11. _____		<input type="checkbox"/> 0.0%		
	100	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____		<input type="checkbox"/> 0.0%		
2. _____		<input type="checkbox"/> 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: _____				
Remarks:				

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 10

[illegible]

Hydrology

Wetland Hydrology Indicators:		
<div> <div>Primary Indicators (minimum of one required; check all that apply)</div> <div> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> </div> <div> <div>Secondary Indicators (minimum of two required)</div> <div> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>		
<div> <div>Field Observations:</div> <div> <div> <div>Surface Water Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div>Water Table Present?</div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> <div> <div> <div>Saturation Present?</div> <div>(includes capillary fringe)</div> </div> <div>Yes <input type="radio"/> No <input checked="" type="radio"/></div> </div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> <div> <div>Depth (inches):</div> <div><input type="text" value="0"/></div> </div> </div> <div> <div>Wetland Hydrology Present?</div> <div>Yes <input checked="" type="radio"/> No <input type="radio"/></div> </div>		
<div>Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:</div>		
<div>Remarks:</div>		

APPENDIX B

Wetland name or number 1 (Union Self Storage)

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland 1 Date of site visit: 6/14/16
Rated by Jim Barnes Trained by Ecology? ☒ Yes ☐ No Date of training 11/12/13
HGM Class used for rating Slope Wetland has multiple HGM classes? ☒ Yes ☐ No
Slope + riverine

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

Source of base aerial photo/map Clark County GIS

OVERALL WETLAND CATEGORY IV (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
☐ 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 <u>M</u> L	H <u>M</u> L	H <u>M</u> L	
Landscape Potential	H M <u>L</u>	H M <u>L</u>	H M <u>L</u>	
Value	<u>H</u> M L	H M <u>L</u>	H <u>M</u> L	TOTAL
Score Based on Ratings	6	4	5	15

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 1

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

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

Riverine Wetlands

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

Lake Fringe Wetlands

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

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	WR-1
Hydroperiods	H 1.2	WR-1
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	WR-1
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	WR-1
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	WR-1
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	WR-2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	WR-3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	WR-3

Wetland name or number 7

HGM Classification of Wetlands in Western Washington

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

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

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

☒ NO - go to 2

☐ YES - the wetland class is **Tidal Fringe** - go to 1.1

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

☒ NO - **Saltwater Tidal Fringe (Estuarine)**

☐ YES - **Freshwater Tidal Fringe**

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

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

☒ NO - go to 3

☐ YES - The wetland class is **Flats**

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

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

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

☒ NO - go to 4

☐ YES - The wetland class is **Lake Fringe (Lacustrine Fringe)**

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

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

☐ NO - go to 5

☒ YES - The wetland class is **Slope**

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

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

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

Wetland name or number 1

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 7

SLOPE WETLANDS	
Water Quality Functions - Indicators that the site functions to improve water quality	
S 1.0. Does the site have the potential to improve water quality?	
S 1.1. Characteristics of the average slope of the wetland: (a 1% slope has a 1 ft vertical drop in elevation for every 100 ft of horizontal distance)	
Slope is 1% or less	points = 3
Slope is > 1%-2%	points = 2
Slope is > 2%-5%	points = 1
Slope is greater than 5%	points = 0
S 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions): Yes = 3 No = 0	0
S 1.3. Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. Dense means you have trouble seeing the soil surface (>75% cover), and uncut means not grazed or mowed and plants are higher than 6 in.	
Dense, uncut, herbaceous plants > 90% of the wetland area	points = 6
Dense, uncut, herbaceous plants > ½ of area	points = 3
Dense, woody, plants > ½ of area	points = 2
Dense, uncut, herbaceous plants > ¼ of area	points = 1
Does not meet any of the criteria above for plants	points = 0
Total for S 1	Add the points in the boxes above 8

Rating of Site Potential If score is: 12 = H 6-11 = M 0-5 = L

Record the rating on the first page

S 2.0. Does the landscape have the potential to support the water quality function of the site?	
S 2.1. Is > 10% of the area within 150 ft on the uphill side of the wetland in land uses that generate pollutants?	Yes = 1 No = 0 0
S 2.2. Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1?	Yes = 1 No = 0 0
Other sources _____	
Total for S 2	Add the points in the boxes above 0

Rating of Landscape Potential If score is: 1-2 = M 0 = L

Record the rating on the first page

S 3.0. Is the water quality improvement provided by the site valuable to society?	
S 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
S 3.2. Is the wetland in a basin or sub-basin where water quality is an issue? At least one aquatic resource in the basin is on the 303(d) list. <u>Dwyer Creek trib.</u>	Yes = 1 No = 0 1
S 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? Answer YES if there is a TMDL for the basin in which unit is found.	Yes = 2 No = 0 2
Total for S 3	Add the points in the boxes above 3

Rating of Value If score is: 2-4 = H 1 = M 0 = L

Record the rating on the first page

Wetland name or number 1

SLOPE WETLANDS

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

S 4.0. Does the site have the potential to reduce flooding and stream erosion?

S 4.1. Characteristics of plants that reduce the velocity of surface flows during storms: Choose the points appropriate for the description that best fits conditions in the wetland. *Stems of plants should be thick enough (usually > 1/8 in), or dense enough, to remain erect during surface flows.*

Dense, uncut, rigid plants cover > 90% of the area of the wetland	points = 1	
All other conditions	points = 0	/

Rating of Site Potential If score is: ☒ 1 = M ☐ 0 = L

Record the rating on the first page

S 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

S 5.1. Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? Yes = 1 No = 0

0

Rating of Landscape Potential If score is: ☐ 1 = M ☒ 0 = L

Record the rating on the first page

S 6.0. Are the hydrologic functions provided by the site valuable to society?

S 6.1. Distance to the nearest areas downstream that have flooding problems:

The sub-basin immediately down-gradient of site has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	points = 2	
Surface flooding problems are in a sub-basin farther down-gradient	points = 1	
No flooding problems anywhere downstream	points = 0	0

S 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 S 6

Add the points in the boxes above

0

Rating of Value If score is: ☐ 2-4 = H ☐ 1 = M ☒ 0 = L

Record the rating on the first page

NOTES and FIELD OBSERVATIONS:

Wetland name or number 1

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

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

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

- | | |
|---|----------------------------------|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 |
| <input checked="" 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 |
- If the unit has a Forested class, check if:*
- ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

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

- | | |
|---|-------------------------------------|
| <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 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"/> Seasonally flowing stream in, or adjacent to, the wetland | |
| <input type="checkbox"/> Lake Fringe wetland | 2 points |
| <input type="checkbox"/> Freshwater tidal wetland | 2 points |

2

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

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

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

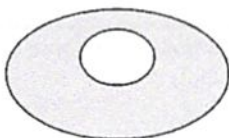
1

H 1.4. Interspersion of habitats

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



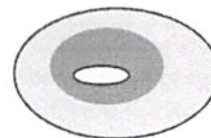
None = 0 points



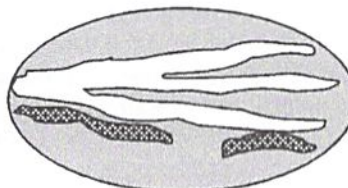
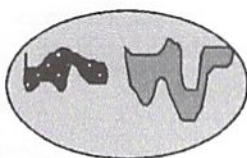
Low = 1 point



Moderate = 2 points



All three diagrams
in this row
are HIGH = 3points



3

Wetland name or number 1

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) <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 (<i>structures for egg-laying by amphibians</i>) <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		1
Total for H 1	Add the points in the boxes above	9

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: % undisturbed habitat <u>0</u> + [(% moderate and low intensity land uses)/2] <u>8</u> = <u>8</u> % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon <u>16%</u> points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat <u>15</u> + [(% moderate and low intensity land uses)/2] <u>15</u> = <u>30%</u> % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		- 2
Total for H 2	Add the points in the boxes above	- 1

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

H 3.0. Is the habitat provided by the site valuable to society?

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

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

Wetland name or number _____

WDFW Priority Habitats

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

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

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ✓ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ✓ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

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

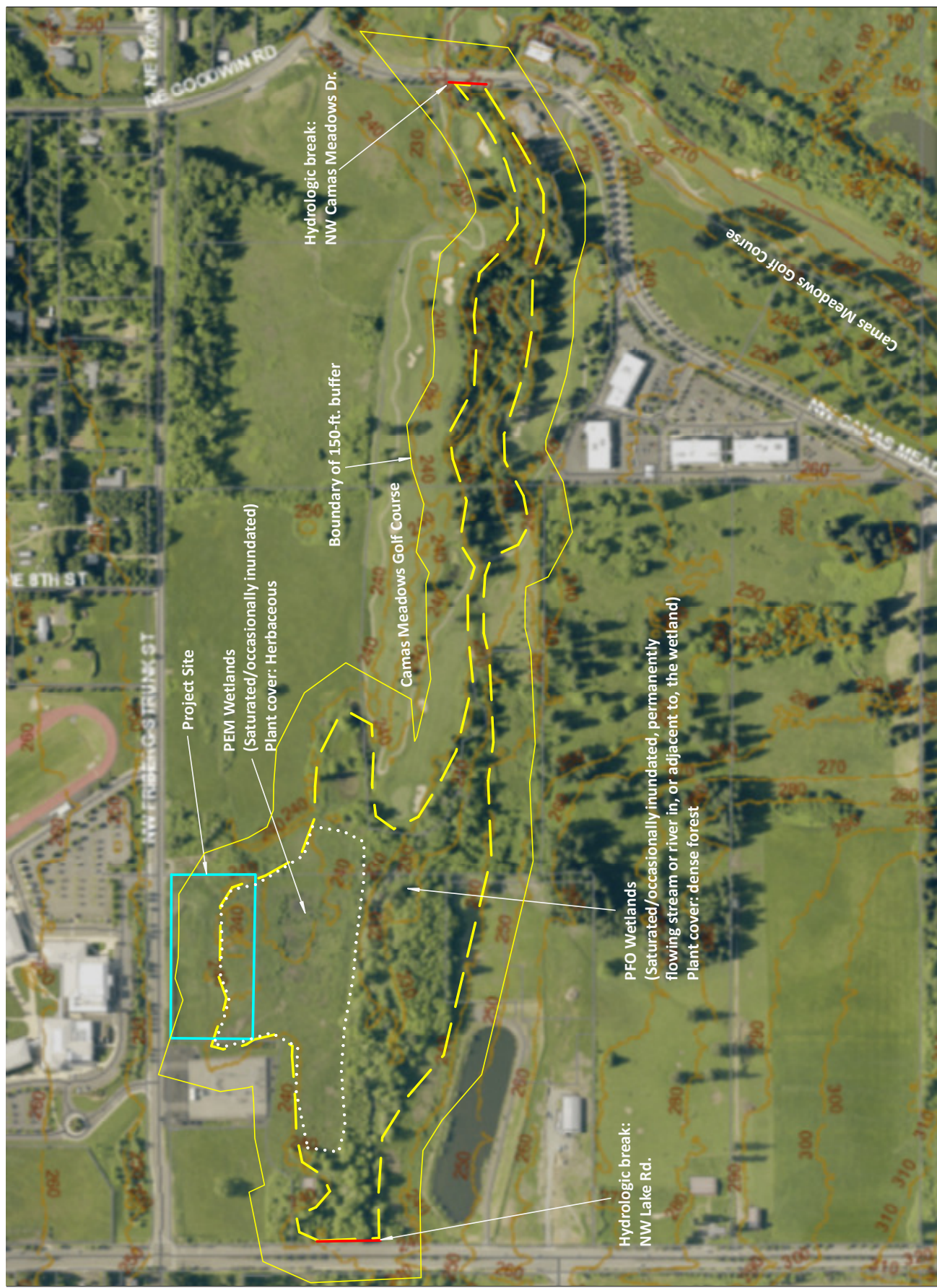
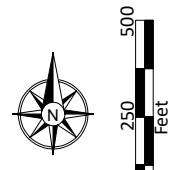


Figure WR-1 - Wetland Rating Form
Project: Union Self Storage
Wetland unit; Cowardin plant classes;
Plant cover of dense trees,
shrubs, and herbaceous plants;
Boundary of area within 150 ft of the
wetland

Location: 6250 NW Friberg-Strunk Street, Camas, WA 98607
Tax Parcel: 176190000
Legal: SE 1/4, S29, T2N, R3E of the Willamette Meridian
45.62430386021988 N. lat. / -122.46499837245655 W long.
County: Clark
Date: 6/14/16

Client:
Union Storage, LLC
23801 NE 43rd Court
Ridgefield, WA 98642
(360) 787-3465





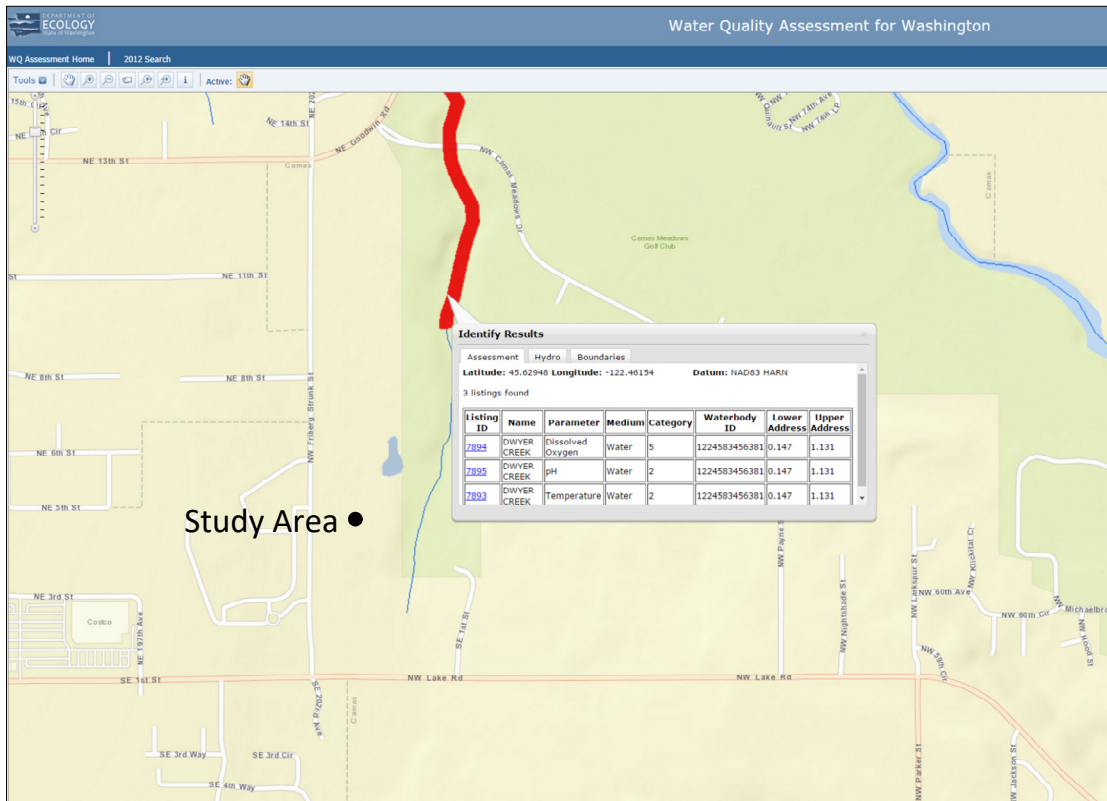
Note: All other land uses shown are low/moderate intensity.

Approx. total area of polygon: 1,455 acres

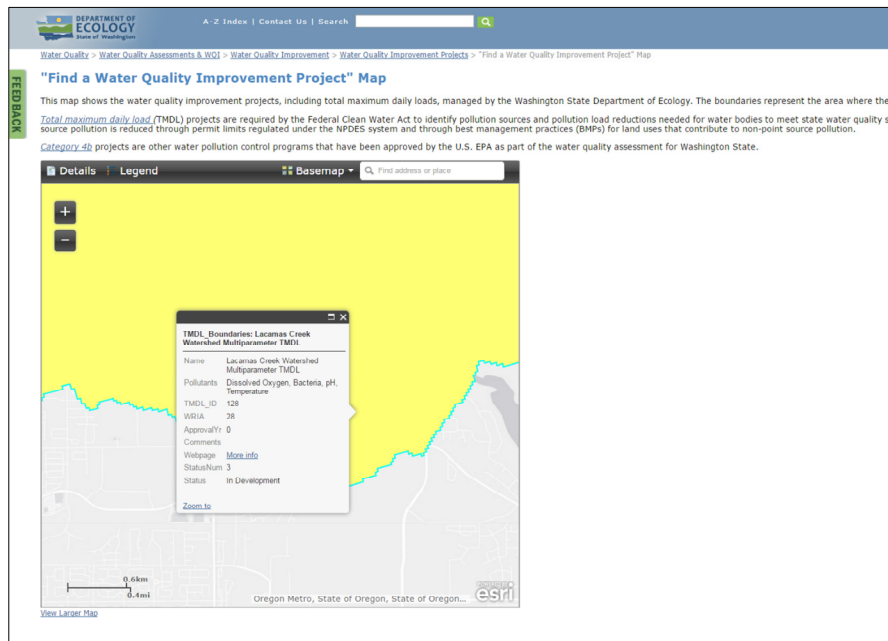
High Intensity Land Uses: ~52%

Undisturbed Habitat: ~18%

Moderate/Low Intensity Land Uses: ~30%



Screen capture of map of 303(d) listed waters in basin (from Ecology's website)
Accessed 6/14/16



Screen capture of map of list of TMDL's for WRIA in which unit is found
(from Ecology's website); Accessed 6/14/16

Drawn by: J. Barnes



Figure WR-3; Wetland Rating Form Screen captures (303-d & TMDL's) from Ecology Website

Location: 6250 NW Friberg-Strunk Street, Camas, WA 98607
Tax Parcel: 176190000
Legal: SE 1/4,S29,T2N,R3E of the Willamette Meridian
45.62430386021988 N. lat. / -122.46499837245655 W long.
County: Clark

Cascadia Ecological Services, Inc.
3015 NW 95th Place, Vancouver, WA 98665
(360) 601-8631
www.cascadia-inc.com

Date: 6/14/16

CLIENT:
Union Storage, LLC
23801 NE 43rd Court
Ridgefield, WA 98642
(360) 787-3465

APPENDIX C



DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

REPLY TO
ATTENTION OF

Regulatory Branch

Mr. Dean Kirkland
Kirkland Development, LLC
19215 SE 34th Street
Suite 106, Box #341
Camas, Washington 98607

Reference: NWS-2008-1072
Kirkland Development
(Union Self Storage)

Dear Mr. Kirkland:

We have reviewed your application to place fill in 0.42 acre of wetlands adjacent to an unnamed creek northeast of the intersection of NW Friberg-Strunk Street and NW Lake Road in Camas, Clark County, Washington. Based on the information you provided to us, Nationwide Permit 39, Commercial and Institutional Developments (Federal Register, March 12, 2007 Vol. 72, No. 47), authorizes your proposal as depicted on the enclosed drawings dated March 2, 2009. In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the enclosed *Nationwide Permit 39, Terms and Conditions* and the following special conditions:

a. The wetland areas established, rehabilitated and enhanced as compensatory mitigation for work authorized by this permit, shall not be made the subject of a future individual or general Department of the Army permit application for fill or other development, except for the purposes of enhancing or restoring the mitigation associated with this project. In addition, a description of the mitigation area identified in the final mitigation plan as approved and any subsequent permit mitigation area revisions will be recorded with the Registrar of Deeds or other appropriate official charged with maintaining records on real property. Proof of recording must be provided to the Corps, Seattle District, Regulatory Branch and Southwest Field Office no later than 60 days from the date of permit issuance.

b. A status report on the mitigation construction, including as-built drawings, must be submitted to the Corps, Seattle District, Regulatory Branch and Southwest Field Office no later than 13 months from the date of permit issuance. Annual status reports on mitigation construction are required until mitigation construction is complete.

c. The permittee shall implement and abide by the mitigation plan "Preliminary Mitigation Plan: Union Self Storage Project; Camas, Washington" dated March 2, 2009. Mitigation monitoring reports will be due years 1, 2, 3, 5, 7, and 10 from the due date of the as-built

drawings of the mitigation site. All reports must be submitted to the Corps, Seattle District, Regulatory Branch and Southwest Field Office and must prominently display the reference number NWS-2008-1072. The mitigation monitoring reports must be submitted in the format shown on the enclosed "Mitigation Monitoring Report Format" dated August 3, 2006. Reports should be submitted in hard copy or electronically.

d. Your responsibility to complete the required compensatory mitigation as set forth in Special Condition "c" will not be considered fulfilled until you have demonstrated mitigation success and have received written verification from the U.S. Army Corps of Engineers.

Please note that you must comply with Seattle District's Regional General Condition number 5 on the enclosed NWP Terms and Conditions regarding the inadvertent discovery of cultural resources or human burials.

The authorized work complies with the Washington State Department of Ecology's (Ecology) Water Quality Certification and the Coastal Zone Management Act requirements for this NWP. No further coordination with Ecology is required. We have reviewed your project pursuant to the requirements of the Endangered Species Act (ESA) and the Magnuson-Stevens Fishery Conservation and Management Act in regards to Essential Fish Habitat (EFH). We have determined that this project complies with the requirements of NWP National General Condition regarding ESA and will not adversely affect EFH.

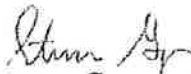
We have completed an approved jurisdictional determination for your project area which can be found on our website at <http://www.nws.usace.army.mil/> click on Regulatory, Regulatory/Permits, Recent Jurisdictional Determinations. If you object to this determination, you may request an administrative appeal under our regulations 33 CFR 331 as described in the enclosed *Appeal Process Fact Sheet* and the *Notification of Administrative Appeal Options and Process and Request for Appeal* form.

Our verification of this NWP authorization is valid for 2 years from the date of this letter unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work has not been completed by that date, please contact us to discuss the status of your authorization. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Section 404 of the Clean Water Act and/or Section 10 of the 1899 Rivers and Harbors Act. Also, you must obtain all State and local permits that apply to this project.

Upon completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form. Thank you for your cooperation during the permit process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey form. This form and information about our program is available on our website.

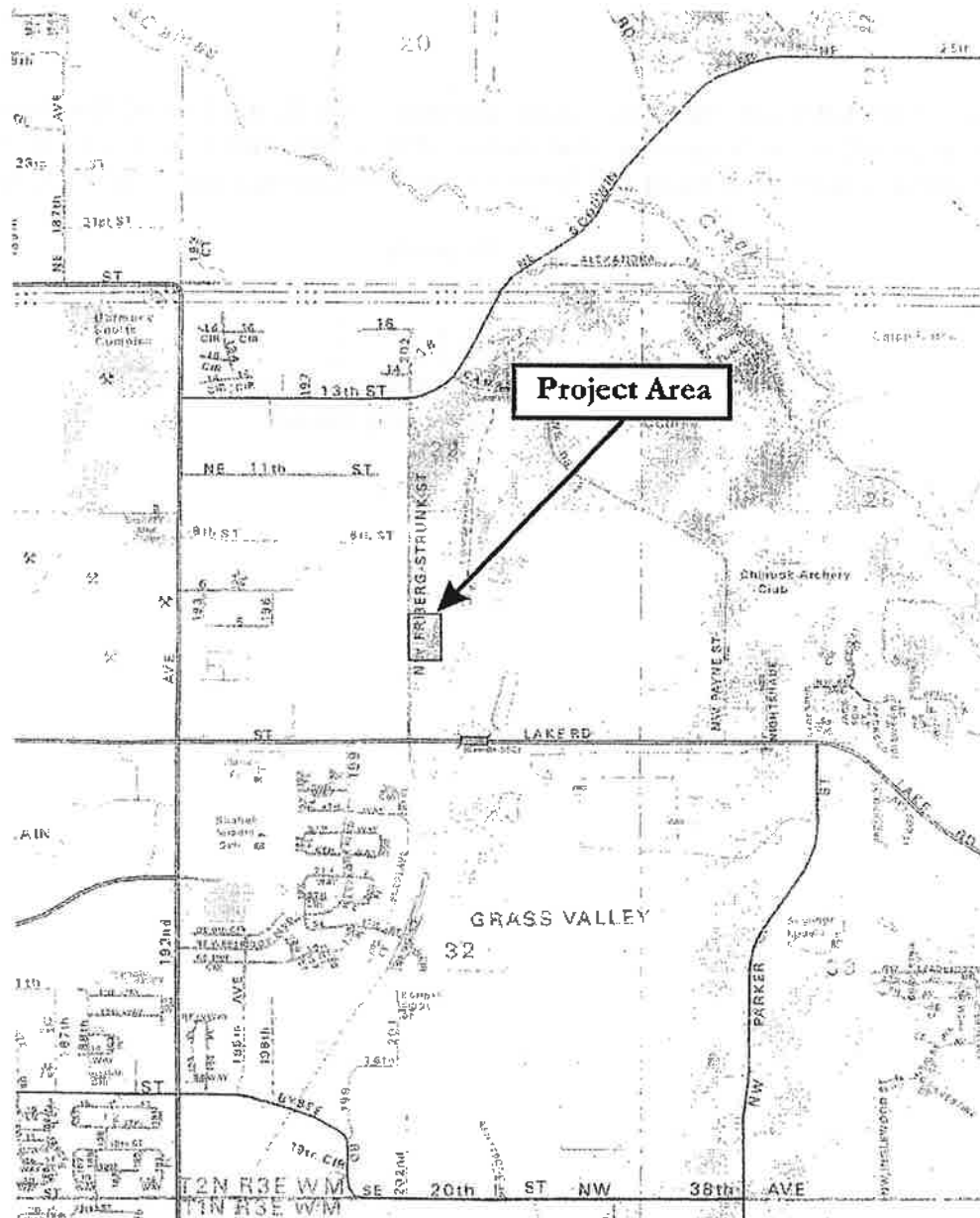
A copy of this letter with enclosure will be furnished to Mr. Dustin Day, of The Resource Company, at 2008 C Street, Vancouver, Washington 98663. If you have any questions about this letter, please contact me at (360) 750-9046 or via email at steven.k.gagnon@usace.army.mil.

Sincerely,



Steven Gagnon, Project Manager
Regulatory Branch

Enclosures



Location: Lat 45.6242N
Long 122.4651W

Scale 1" = 2000'

Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 106-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

Location Map
Union Self-Storage Project
Camas, WA

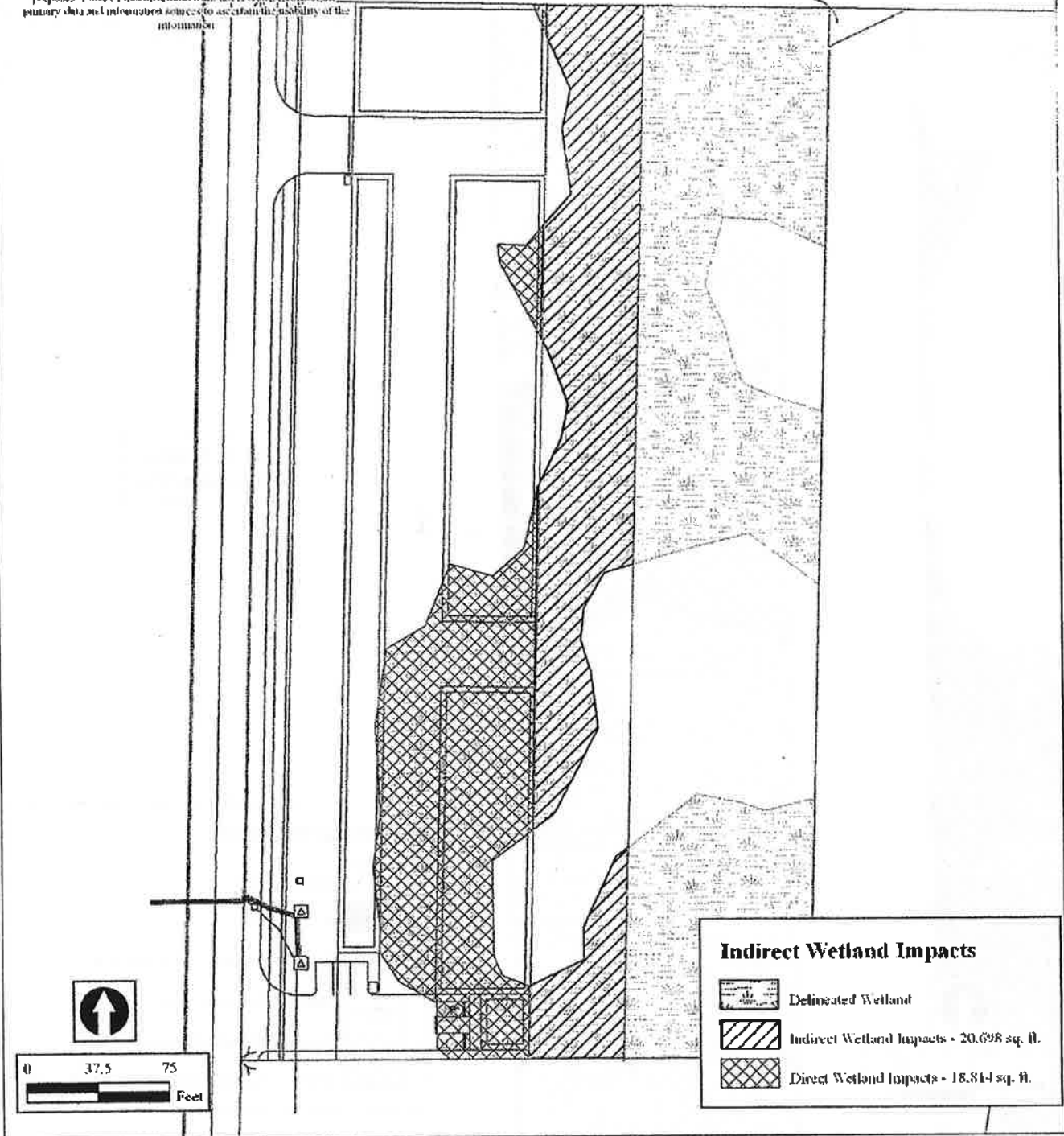
The Resource Company, Inc.
Environmental Services

2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 1

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review and consult the primary data and independent sources to ascertain the reliability of the information.



Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 106-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

Proposed Indirect Impacts Union Self-Storage Project Camas, WA

The Resource Company, Inc.
Environmental Services

2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242







PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 6

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the reliability of the information.

City of Camas
Mitigation Site

Wetland Mitigation

-  Delineated Wetland
-  Proposed Berm
-  Direct Wetland Impacts - 18,814 sq. ft.
-  Proposed Wetland Creation - 18,814 sq. ft.
-  Proposed Wetland Enhancement - 20,602 sq. ft.
-  Proposed Wetland Rehabilitation - 11,456 sq. ft.

Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 106-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

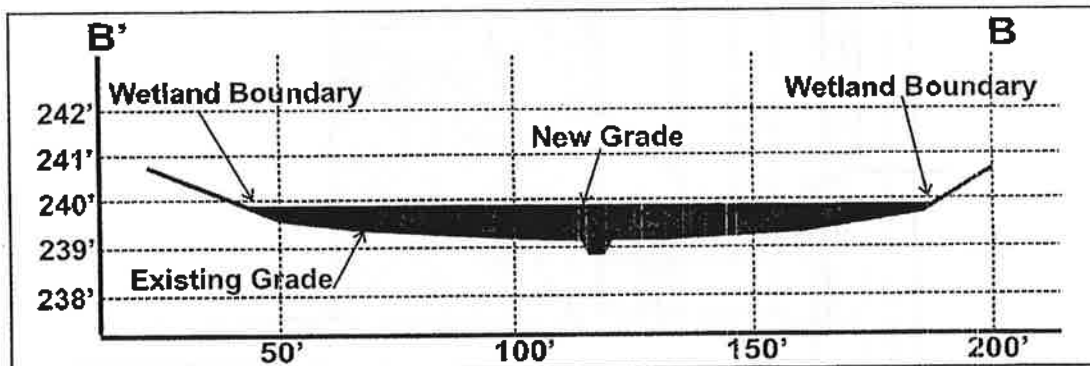
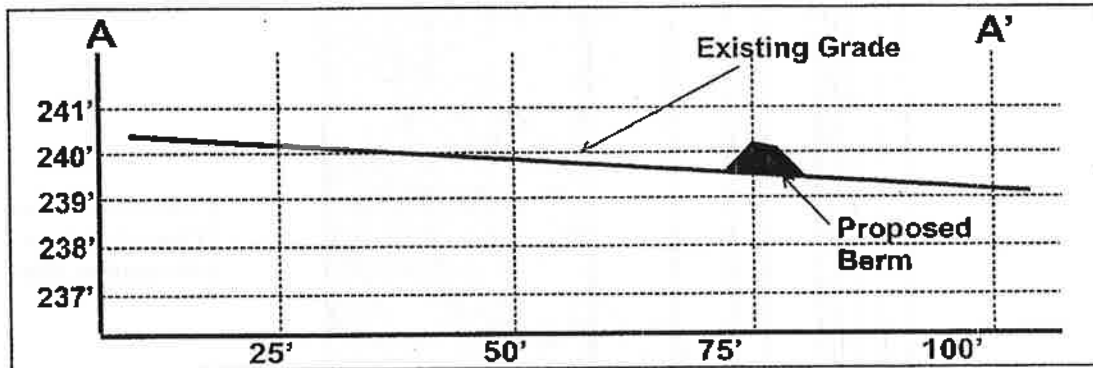
Proposed Creation Details Union Self-Storage Project Camas, WA

The Resource Company, Inc.
Environmental Services

2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 8



Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 105-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

**Berm Cross-Sections
Union Self-Storage Project
Camas, WA**

The Resource Company, Inc.
Environmental Services

2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009








Figure 9

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the reliability of the information.

Buffer Enhancement for Indirect Wetland Impacts
28,287 Square Feet (1:1.4 ratio)
Planted with Trees and Shrubs
See Text for Details.

City of Camas
Mitigation Site

Wetland Mitigation

	Proposed Berni		Proposed Wetland Creation - 18,814 sq. ft.
	Direct Wetland Impacts - 18,814 sq. ft.		Proposed Wetland Enhancement - 20,602 sq. ft.
	Proposed Upland Buffer Enhancement - 7,814 sq. ft.		Proposed Wetland Rehabilitation - 11,456 sq. ft.
	Proposed Wetland Buffer Enhancement - 20,473 sq. ft.		



0 50 100
 Feet

Union Self-Storage Project

APPLICANT:
 Kirkland Development, LLC
 19215 SE 34th Street
 Suite 106-Box 341
 Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

Mitigation for Indirect Impacts Union Self-Storage Project Camas, WA

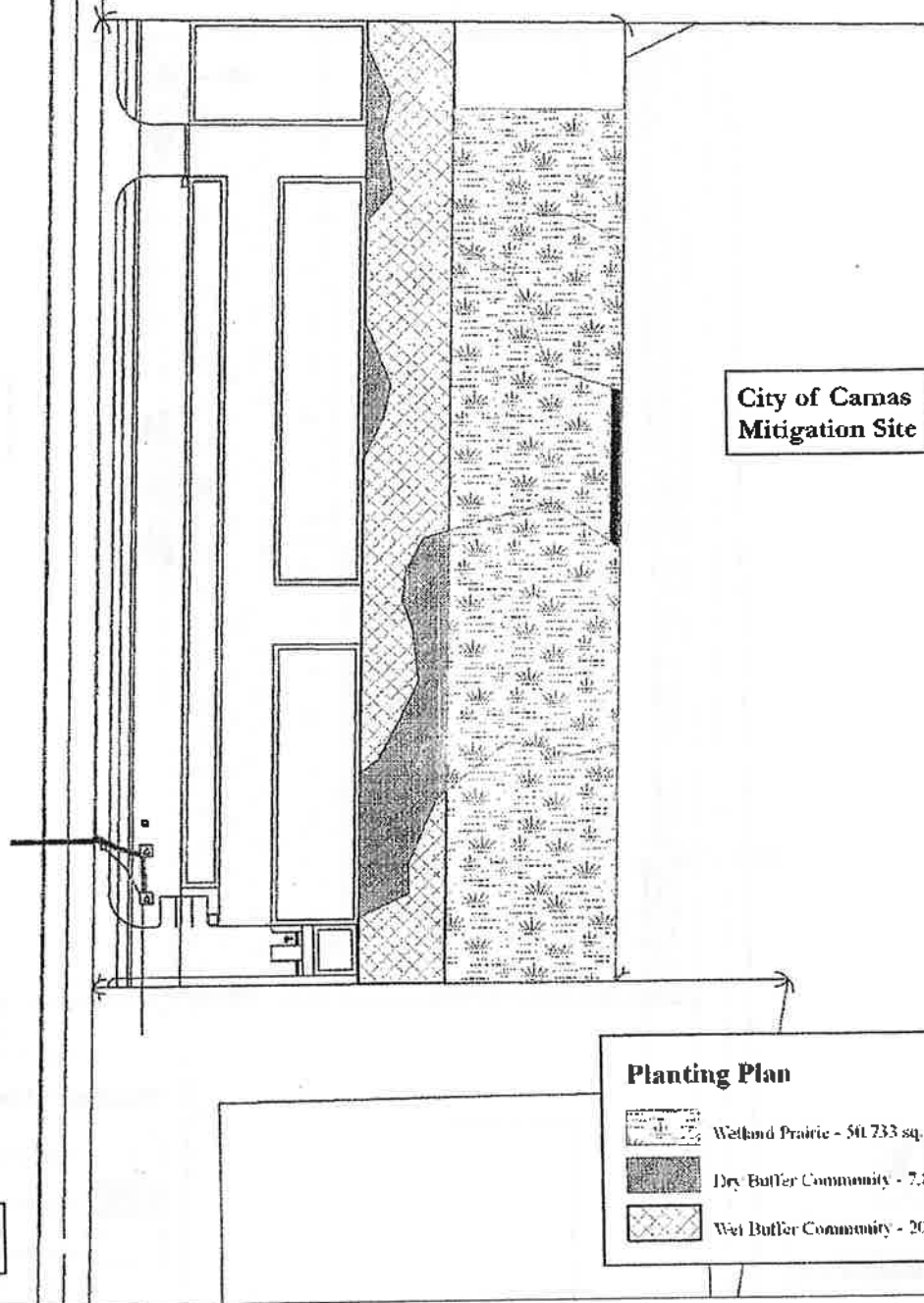
The Resource Company, Inc.
Environmental Services

2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
 Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
 R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 10

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users of this information should verify or consult the primary data and information sources to ascertain the reliability of the information.



Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 106-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

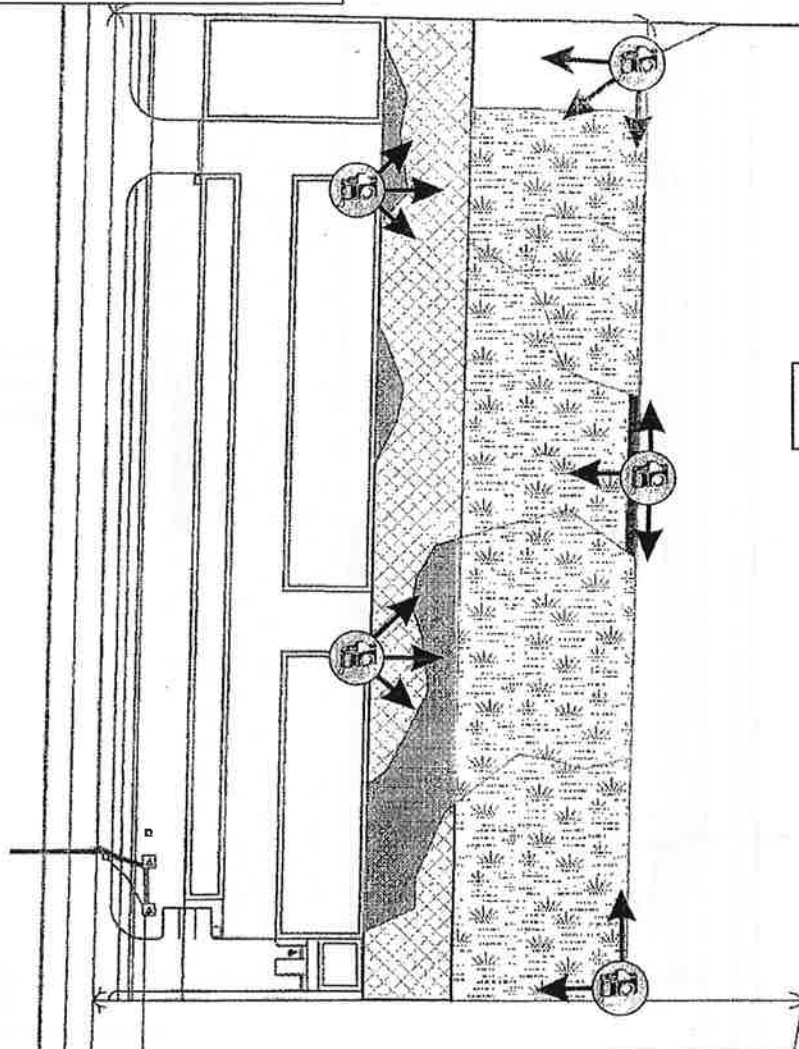
Proposed Planting Plan Union Self-Storage Project Camas, WA

The Resource Company, Inc.
Environmental Services

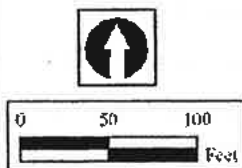
2008 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 11



**City of Camas
Mitigation Site**



Planting Plan

	Wetland Prairie - 50,733 sq. ft.
	Dry Buffer Community - 7,841 sq. ft.
	Wet Buffer Community - 20,473 sq. ft.

Union Self-Storage Project

APPLICANT:
Kirkland Development, LLC
19215 SE 34th Street
Suite 106-Box 341
Camas, WA 98607

PURPOSE: Preliminary Wetland Mitigation Plan

**Photo - Station Locations
Union Self-Storage Project
Camas, WA**

The Resource Company, Inc.
Environmental Services

2009 C Street Vancouver, WA 98663 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: SE 1/4 of Section 29, T02N,
R03E, W. M.
NEAR: Camas, WA
COUNTY: Clark County, WA
DATE: Revised March 2, 2009

Figure 12



US Army Corps
of Engineers
Seattle District

NATIONWIDE PERMIT 39

Terms and Conditions

Effective Date: September 10, 2007



- A. Description of Authorized Activities
- B. Corps National General Conditions for all NWP
- C. Corps Seattle District Regional General Conditions
- D. Corps Regional Specific Conditions for this NWP
- E. State 401 Certification General Conditions
- F. State 401 Certification Specific Conditions for this NWP
- G. EPA 401 Certification General Conditions
- H. EPA 401 Certification Specific Conditions for this NWP
- I. Spokane Tribe of Indians 401 Certification General Conditions
- J. Tribal 401 Certification Specific Conditions for this NWP
- K. CZM Consistency Response Specific Conditions for this NWP
- L. Additional Limitations on the Use of NWP

In addition to any special condition that may be required on a case-by-case basis by the District Engineer, the following terms and conditions must be met, as applicable, for a Nationwide Permit 39 authorization to be valid in Washington State.

A. DESCRIPTION OF AUTHORIZED ACTIVITIES

39. Commercial and Institutional Developments. Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of commercial and institutional building foundations and building pads and attendant features that are necessary for the use and maintenance of the structures. Attendant features may include, but are not limited to, roads, parking lots, garages, yards, utility lines, storm water management facilities, and recreation facilities such as playgrounds and playing fields. Examples of commercial developments include retail stores, industrial facilities, restaurants, business parks, and shopping centers. Examples of institutional developments include schools, fire stations, government office buildings, judicial buildings, public works buildings, libraries, hospitals, and places of worship. The construction of new golf courses, new ski areas, or oil and gas wells is not authorized by this NWP.

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed, unless for intermittent and ephemeral stream beds this 300

linear foot limit is waived in writing by the district engineer. This NWP does not authorize discharges into non-tidal wetlands adjacent to tidal waters.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 27.) (Sections 10 and 404)

B. CORPS NATIONAL GENERAL CONDITIONS FOR ALL NWPs

1. Navigation. (a) No activity may cause more than a minimal adverse effect on navigation. (b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States. (c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. Culverts placed in streams must be installed to maintain low flow conditions.

3. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds. No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48.

6. Suitable Material. No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).

7. Water Supply Intakes. No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments. If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization and storm water management activities, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains. The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow.

13. Removal of Temporary Fills. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety.

15. Wild and Scenic Rivers. No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency in the area (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service).

16. Tribal Rights. No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

17. Endangered Species. (a) No activity is authorized under any NWP which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless Section 7 consultation addressing the effects of the proposed activity has been completed. (b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. (c) Non-federal permittees shall notify the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that may be affected by the proposed work or that utilize the designated critical habitat that may be affected by the proposed work. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the project, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification the proposed activities will have "no effect" on listed species or critical habitat, or until Section 7 consultation has been completed. (d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific regional endangered species conditions to the NWPs. (e) Authorization of an activity by a NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the U.S. FWS or the NMFS, both lethal and non-lethal "takes" of protected species are in violation of the ESA. Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. FWS and NMFS or their World Wide Web pages at <http://www.fws.gov/> and <http://www.noaa.gov/fisheries.html> respectively.

18. Historic Properties. (a) In cases where the district engineer determines that the activity may affect properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the

requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied. (b) Federal permittees should follow their own procedures for complying with the requirements of Section 106 of the National Historic Preservation Act. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. (c) Non-federal permittees must submit a pre-construction notification to the district engineer if the authorized activity may have the potential to cause effects to any historic properties listed, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties may be affected by the proposed work or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of or potential for the presence of historic resources can be sought from the State Historic Preservation Officer or Tribal Historic Preservation Officer, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted and these efforts, the district engineer shall determine whether the proposed activity has the potential to cause an effect on the historic properties. Where the non-Federal applicant has identified historic properties which the activity may have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects or that consultation under Section 106 of the NHPA has been completed. (d) The district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA Section 106 consultation is required. Section 106 consultation is not required when the Corps determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR §800.3(a)). If NHPA section 106 consultation is required and will occur, the district engineer will notify the non-Federal applicant that he or she cannot begin work until Section 106 consultation is completed. (e) Prospective permittees should be aware that section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, explaining the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

19. Designated Critical Resource Waters. Critical resource waters include, NOAA-designated marine sanctuaries, National Estuarine Research Reserves, state natural heritage sites, and outstanding national resource waters or other waters officially designated by a state as having particular environmental or ecological significance and identified by the district engineer after notice and opportunity for public comment. The district engineer may also designate additional critical resource waters after notice and opportunity for comment. (a) Discharges of dredged or fill material into waters of the United States are not authorized by NWP 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, and 50 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters. (b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, and 38, notification is required in accordance with general condition 27, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

20. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that adverse effects on the aquatic environment are minimal: (a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site). (b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal. (c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10 acre and require pre-construction

notification, unless the district engineer determines in writing that some other form of mitigation would be more environmentally appropriate and provides a project-specific waiver of this requirement. For wetland losses of 1/10 acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in minimal adverse effects on the aquatic environment. Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, wetland restoration should be the first compensatory mitigation option considered. (d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation, such as stream restoration, to ensure that the activity results in minimal adverse effects on the aquatic environment. (e) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWP. For example, if an NWP has an acreage limit of 1/2 acre, it cannot be used to authorize any project resulting in the loss of greater than 1/2 acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that a project already meeting the established acreage limits also satisfies the minimal impact requirement associated with the NWP. (f) Compensatory mitigation plans for projects in or near streams or other open waters will normally include a requirement for the establishment, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, riparian areas may be the only compensatory mitigation required. Riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses. (g) Permittees may propose the use of mitigation banks, in-lieu fee arrangements or separate activity-specific compensatory mitigation. In all cases, the mitigation provisions will specify the party responsible for accomplishing and/or complying with the mitigation plan. (h) Where certain functions and services of waters of the United States are permanently adversely affected, such as the conversion of a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse effects of the project to the minimal level.

21. Water Quality. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA Section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

22. Coastal Zone Management. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

23. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

24. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWP does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

25. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a

letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

(Transferee)

(Date)

26. Compliance Certification. Each permittee who received an NWP verification from the Corps must submit a signed certification regarding the completed work and any required mitigation. The certification form must be forwarded by the Corps with the NWP verification letter and will include: (a) A statement that the authorized work was done in accordance with the NWP authorization, including any general or specific conditions; (b) A statement that any required mitigation was completed in accordance with the permit conditions; and (c) The signature of the permittee certifying the completion of the work and mitigation.

27. Pre-Construction Notification. (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, as a general rule, will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity: (1) Until notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or (2) If 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 17 that listed species or critical habitat might be affected or in the vicinity of the project, or to notify the Corps pursuant to general condition 18 that the activity may have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or Section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) is completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee cannot begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information: (1) Name, address and telephone numbers of the prospective permittee; (2) Location of the proposed project; (3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided result in a quicker decision.); (4) The PCN must include a delineation of special aquatic sites and other waters of the United States on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters of the United States, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been

submitted to or completed by the Corps, where appropriate; (5) If the proposed activity will result in the loss of greater than 1/10 acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan. (6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and (7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is a PCN and must include all of the information required in paragraphs (b)(1) through (7) of this general condition. A letter containing the required information may also be used.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWP and the need for mitigation to reduce the project's adverse environmental effects to a minimal level. (2) For all NWP 48 activities requiring pre-construction notification and for other NWP activities requiring pre-construction notification to the district engineer that result in the loss of greater than 1/2-acre of waters of the United States, the district engineer will immediately provide (e.g., via facsimile transmission, overnight mail, or other expeditious manner) a copy of the PCN to the appropriate Federal or state offices (U.S. FWS, state natural resource or water quality agency, EPA, State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Office (THPO), and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will then have 10 calendar days from the date the material is transmitted to telephone or fax the district engineer notice that they intend to provide substantive, site-specific comments. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame, but will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5. (3) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by Section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act. (4) Applicants are encouraged to provide the Corps multiple copies of pre-construction notifications to expedite agency coordination. (5) For NWP 48 activities that require reporting, the district engineer will provide a copy of each report within 10 calendar days of receipt to the appropriate regional office of the NMFS.

(e) District Engineer's Decision: In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. If the proposed activity requires a PCN and will result in a loss of greater than 1/10 acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for projects with smaller impacts. The district engineer will consider any proposed compensatory mitigation the applicant has included in the proposal in determining whether the net adverse environmental effects to the aquatic environment of the proposed work are minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse effects on the aquatic environment are minimal, after considering mitigation, the district engineer will notify the permittee and include any conditions the district engineer deems necessary. The district engineer must approve any compensatory mitigation proposal before the permittee commences work. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will expeditiously review the proposed compensatory mitigation plan. The district engineer must review the plan within 45 calendar days of receiving a complete PCN and determine whether the proposed mitigation would ensure no more than minimal adverse effects

on the aquatic environment. If the net adverse effects of the project on the aquatic environment (after consideration of the compensatory mitigation proposal) are determined by the district engineer to be minimal, the district engineer will provide a timely written response to the applicant. The response will state that the project can proceed under the terms and conditions of the NWP.

If the district engineer determines that the adverse effects of the proposed work are more than minimal, then the district engineer will notify the applicant either: (1) That the project does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (2) that the project is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level; or (3) that the project is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse effects occur to the aquatic environment, the activity will be authorized within the 45-day PCN period. The authorization will include the necessary conceptual or specific mitigation or a requirement that the applicant submit a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level. When mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan.

28. Single and Complete Project. The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

C. Corps Seattle District Regional General Conditions

1. Aquatic Resources Requiring Special Protection. The following restrictions apply to activities in Washington State requiring Department of the Army authorization:

(a) Activities resulting in a loss of waters of the United States in a mature forested wetland, bog, bog-like wetland, aspen-dominated wetland, or alkali wetland are not authorized by NWP, except the following NWPs:

- NWP 3 – Maintenance
- NWP 20 – Oil Spill Cleanup
- NWP 32 – Completed Enforcement Actions
- NWP 38 – Cleanup of Hazardous and Toxic Waste
- NWP 47 – Pipeline Safety Program Designated Time Sensitive Inspections and Repairs

(b) For activities in or affecting a mature forested wetland, bog, bog-like wetland, wetland in a dunal system along the Washington coast, vernal pool, aspen-dominated wetland, alkali wetland, camas prairie wetland, or marine water with eelgrass beds (except for NWP 48) and not prohibited by the preceding general regional condition 1.a., the permittee must submit a pre-construction notification to the District Engineer in accordance with Nationwide Permit General Condition 27 (Pre-Construction Notification).

2. Access. You must allow representatives of this office to inspect the authorized activity at any time deemed necessary to ensure that the work is being, or has been, accomplished in accordance with the terms and conditions of your permit.

3. Commencement Bay. Activities requiring Department of the Army authorization and located in the Commencement Bay Study Area are not authorized by the following NWPs:

- NWP 12 – Utility Line Activities (substations)
- NWP 13 – Bank Stabilization
- NWP 14 – Linear Transportation Projects
- NWP 23 – Approved Categorical Exclusions
- NWP 29 – Residential Developments
- NWP 39 – Commercial and Institutional Developments
- NWP 40 – Agricultural Activities
- NWP 41 – Reshaping Existing Drainage Ditches
- NWP 42 – Recreational Facilities
- NWP 43 – Stormwater Management Facilities

4. **Bank Stabilization.** All bank stabilization projects require pre-construction notification to the District Engineer in accordance with Nationwide Permit General Condition 27 (Pre-Construction Notification). Each notification must include a planting plan using native riparian plant species unless the applicant demonstrates that a planting plan is not appropriate or not practicable. Each notification must also include the following information, except as waived by the District Engineer:

- (a) Need for the work, including the cause of the erosion and the threat posed to structures, infrastructure, and/or public safety.
- (b) Current and expected post-project sediment movement and deposition patterns in and near the project area.
- (c) Current and expected post-project habitat conditions, including the presence of fish, wildlife and plant species in the project area.
- (d) Demonstration that the proposed project incorporates the least environmentally damaging practicable bank protection methods. These methods include, but are not limited to, the use of bioengineering, biotechnical design, root wads, large woody debris, native plantings, and beach nourishment in certain circumstances. If rock must be used due to site erosion conditions, explain how the bank stabilization structure incorporates elements beneficial to fish.
- (e) Assessment of the likely impact of the proposed work on upstream, downstream and cross-stream properties (at a minimum the area assessed should extend from the nearest upstream bend to the nearest downstream bend of the watercourse). Discuss the methodology used for determining effects.

NOTE: Information on designing bank stabilization projects can be found in the Washington Department of Fish and Wildlife's *Integrated Streambank Protection Guidelines* (<http://www.wdfw.wa.gov/hab/ahg/ispdoc.htm>); King County's *Reconnaissance Assessment of the State of the Nearshore Ecosystem* (<http://dnr.metrokc.gov/wlr/watersheds/puget/nearshore/sonr.htm>); and three technical (white) papers – *Marine and Estuarine Shoreline Modification Issues*, *Ecological Issues in Floodplains and Riparian Corridors*, and *Over-Water Structures: Marine, Freshwater, and Treated Wood Issues* (<http://wdfw.wa.gov/hab/ahg/ahgwhite.htm>).

5. **Cultural Resources and Human Burials.** Permittees must immediately stop work and notify the District Engineer within 24 hours if, during the course of conducting authorized work, human burials, cultural resources, or historic properties, as identified by the National Historic Preservation Act, are discovered and may be affected by the work. Failure to stop work in the area of discovery until the Corps can comply with the provisions of 33 CFR 325 Appendix C, the National Historic Preservation Act, and other pertinent laws and regulations could result in a violation of state and federal laws. Violators are subject to civil and criminal penalties.

6. **Essential Fish Habitat.** An activity which may adversely affect essential fish habitat, as identified under the Magnuson-Stevens Fishery Conservation and Management Act (MSA), may not be authorized by NWP until essential fish habitat requirements have been met by the applicant and the Corps. Non-federal permittees shall notify the District Engineer if essential fish habitat may be affected by, or is in the vicinity of, a proposed activity and shall not begin work until notified by the District Engineer that the requirements of the essential fish habitat provisions of the MSA have been satisfied and the activity is authorized. The notification must identify the type(s) of essential fish habitat (i.e., Pacific salmon, groundfish, and/or coastal-pelagic species) managed by a Fishery Management Plan that may be affected. Information about essential fish habitat is available at <http://www.nwr.noaa.gov/>

7. **Vegetation Protection and Restoration.** Permittees must clearly mark all construction area boundaries before beginning work and minimize the removal of native vegetation in riparian areas and wetlands to the maximum extent practicable. Areas subject to temporary vegetation removal in wetlands or riparian areas during construction shall be replanted with appropriate native species by the end of the first planting season following the disturbance except as waived by the District Engineer.

D. Corps Regional Specific Conditions for this NWP:

1. For activities associated with multi-phase residential, commercial, institutional, or recreational development projects, including real estate subdivisions, the pre-construction notification must include a history of the entire

property involved in the project, including information about subdivisions of the property and past work on the property in or affecting waters of the United States. Required documentation includes copies of the original plat and State Environmental Policy Act (SEPA) determination(s) for the property, including the SEPA checklist. The District Engineer may allow a variance to specific requirements of this condition on a case-by-case basis.

NOTE: *The Seattle District is concerned about the potential cumulative environmental impacts of multi-phase residential, commercial, institutional, and recreational development projects. Seattle District will carefully review all applications involving multi-phase development projects and use its discretionary authority to require Department of the Army authorization by standard individual permit for any phase that would have more than a minimal individual or cumulative adverse impact on the aquatic environment. The Seattle District will consider the cumulative loss of more than 0.5 acre of waters of the United States, including wetlands, to be a strong indicator that the cumulative adverse environmental impact of the proposed work and development project are more than minimal.*

NOTE: *Compensatory mitigation plans for development projects should normally include protected vegetated buffers (riparian areas) to protect wetlands, streams, and other aquatic areas. Buffers should consist of native herbaceous, scrub-shrub, and/or tree species and be at least 100 feet wide, unless otherwise approved by the District Engineer.*

E. State 401 Certification General Conditions

1. **For in-water construction activities.** Individual 401 review is required under this condition for projects or activities authorized under NWPs that will cause, or be likely to cause or contribute to an exceedence of a State water quality standard (WAC 173-201A) or sediment management standard (WAC 173-204).

State water quality standards can be located on Ecology's website: <http://www.ecy.wa.gov/programs/wq/swqs/>. Sediment management standards can be located on Ecology's website:

<http://www.ecy.wa.gov/biblio/wac173204.html>.

Information is also available by contacting Ecology's Federal Permit staff.

2. **Projects or Activities Discharging to Impaired Waters.** Individual 401 review is required by this condition for projects or activities authorized under NWPs if the project or activity may result in further exceedences of a specific parameter the waterbody is listed for on the state's list of impaired waterbodies (the 303(d) list).

The current 303(d) listed waterbodies can be identified using search tools available on Ecology's website:

<http://www.ecy.wa.gov/programs/wq/303d/2002/2002-index.html> or by contacting Ecology's Federal Permit staff.

3. **Notification.** For projects or activities that will require individual 401 review, applicants must provide Ecology with the written documentation provided to the Corps (as described in Corps Nationwide Permit General Condition 27, Pre-Construction Notification), including, when applicable:

(a) A description of the project, including site plans, project purpose, direct and indirect adverse environmental effects the project would cause, any other Department of the Army permits used or intended to be used to authorize any part of the proposed project or any related activity.

(b) Delineation of special aquatic sites and other waters of the United States. Wetland delineations must be prepared in accordance with the current method required by the Corps and shall include Ecology's Wetland Rating form. *Note: Forms are available at Ecology's Wetlands website:*

<http://www.ecy.wa.gov/programs/sea/wetlands/index.html> or by contacting Ecology's Federal Permit staff.

(c) Coastal Zone Management Program "Certification of Consistency" Form if the project is located within a coastal county (Clallam, Grays Harbor, Island, Jefferson, King, Kitsap, Mason, Pacific, Pierce, San Juan, Skagit, Snohomish, Thurston, Wahkiakum, and Whatcom counties).

Note: Forms are available at the Army Corps of Engineers website: <http://www.nws.usace.army.mil> or by contacting Ecology's Federal Permit staff.

(d) Other applicable requirements of Corps Nationwide Permit General Condition 27, Corps Regional Conditions, or notification conditions of the applicable NWP.

Ecology's review time shall not begin until the applicable documents noted above have been provided to Ecology and Ecology has received a copy of the final Nationwide Permit verification letter from the Corps.

4. Aquatic resources requiring special protection. Certain aquatic resources are unique, difficult-to-replace components of the aquatic environment in Washington State. Activities that would affect these resources must be avoided to the greatest extent possible. Compensating for adverse impacts to high value aquatic resources is typically difficult, prohibitively expensive, and may not be possible in some landscape settings. Individual 401 review is required for activities in or affecting the following aquatic resources (and not prohibited by Regional Condition 1), except for:

- NWP 20 – Oil Spill Cleanup
- NWP 32 – Completed Enforcement Actions
- NWP 38 – Cleanup of Hazardous Waste
- NWP 47 – Pipeline Safety Program Repair

(a) Wetlands with special characteristics (as defined in the Washington State Wetland Rating Systems for western and eastern Washington, Ecology Publication #s04-06-025 and #04-06-015):

- estuarine wetlands
- Natural Heritage wetlands
- Bogs
- old-growth and mature forested wetlands
- wetlands in coastal lagoons
- interdunal wetlands
- vernal pools
- alkali wetlands

(b) Bog-like wetlands, aspen-dominated wetlands, camas prairie wetlands, and marine water with eelgrass beds (except for NWP 48).

(c) Category I wetlands

(d) Category II wetlands with a habitat score >29 points.

5. Mitigation. 401 Certification is based on adequate compensatory mitigation being provided for wetland and other water quality-related impacts of projects or activities authorized under the NWP Program.

Mitigation plans submitted for Ecology review and approval shall be based on the guidance provided in Wetland Mitigation in Washington State, Parts 1 and 2 (Ecology Publication #s06-06-011a and #06-06-011b) and shall, at a minimum, include the following:

- (a) A description of the measures taken to avoid and minimize impacts to wetlands and other waters of the U.S.
- (b) The nature of the proposed impacts (i.e., acreage of wetlands and functions lost or degraded)
- (c) The rationale for the mitigation site that was selected
- (d) The goals and objectives of the compensatory mitigation project
- (e) How the mitigation project will be accomplished, including proposed performance standards for measuring success and the proposed buffer widths
- (f) How it will be maintained and monitored to assess progress towards goals and objectives. Monitoring will generally be required for a minimum of five years. For forested and scrub-shrub wetlands, 10 years of monitoring will often be necessary.
- (g) How the compensatory mitigation site will be legally protected for the long-term.

Refer to Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans (Ecology Publication #06-06-011b) for guidance on developing mitigation plans.

Ecology encourages the use of alternative mitigation approaches, including advance mitigation and other programmatic approaches, such as mitigation banks and programmatic mitigation areas at the local level. If you are interested in proposing use of an alternative mitigation approach, consult with the appropriate Ecology regional staff person. (see <http://www.ecv.wa.gov/programs/sea/wetlands/contacts.htm>)

For information on the state wetland mitigation banking program go to:

<http://www.ecv.wa.gov/programs/sea/wetlands/mitigation/banking/index.html>

6. Temporary Fills. Individual 401 review is required for any project or activity with temporary fill in wetlands or other waters of the State for more than 90 days, unless the applicant has received written approval from Ecology.

7. Mill Creek Special Area Management Plan. This condition applies to all NWP within the boundaries described in the Mill Creek Special Area Management Plan (SAMP), King County, Washington, dated April 2000 (SAMP). The boundaries of the SAMP encompass all sub-basins and tributaries drained by Algona Creek, Auburn Creek, Bingaman Creek, Midway Creek, Mill Creek, and Mullen Slough. The area is bounded roughly on the south by 8th Avenue N in Algona and 4th Street NE in Auburn, on the east and north by the Ordinary High Water Mark of the Green River, and on the west by the plateau that parallels Interstate 5 above the Green River valley.

Individual 401 review is required for projects or activities authorized under the NWPs unless:

(a) The project or activity will result in fill-related impacts to only wetlands designated as developable under Alternative #8, as shown on Figure 4-8 of the SAMP.

(b) Compensatory mitigation for such impacts is onsite and/or within the areas designated on Figure 3-3, "Maximum Areas for Restoration by Target Habitat Type," in the SAMP Aquatic Resources Restoration Plan (April 2000).

(c) Mitigation plans comply with the requirements of the SAMP and, in general, with the guidance in the interagency Wetland Mitigation in Washington State (March 2006; Ecology publications #06-06-011a and #06-06-011b). Note: You can download the SAMP and Aquatic Resources Restoration Plan at

http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=Mill_Creek_SAMP.

8. State Certification for PCNs not receiving 45-day response. In the event the U.S. Army Corps of Engineers does not respond to a complete pre-construction notification within 45 days, the applicant must contact Ecology for Individual 401 review.

F. State 401 Certification Specific Conditions for this NWP

Certified, subject to conditions. Individual 401 review is required for projects or activities authorized under this NWP if:

1. The project or activity causes the loss of greater than 300 linear feet of intermittent or ephemeral streambeds.
2. The project or activity disturbs one acre or more of land (including uplands, wetlands, and other aquatic areas) and the post-development stormwater controls are not designed in accordance with Ecology's most recent stormwater manual or an approved equivalent stormwater manual.

G. EPA 401 Certification General Conditions

In order for any NWP authorization to be valid in Washington State, permittees must comply with all applicable 401 Certification general conditions. EPA 401 Certification general conditions apply to all NWP authorizations involving Section 404 activities on Native American Indian Tribal lands (excluding the tribal lands of the Chehalis Tribes, Port Gamble S'Klallum Tribe, Kalispel Tribe, Makah Indian Tribe, Puyallup Tribe, Spokane Tribe, and Tulalip Tribe) and Federal land with exclusive jurisdiction within Washington State.

A. Special Aquatic Sites. Any activities in the following types of wetlands and waters of the U.S. will need to apply for an individual 401 certification: Mature forested wetlands; bogs; bog-like wetlands; wetlands in dunal systems along the Washington coast; vernal pools; aspen-dominated wetlands; alkali wetlands; camas prairie wetlands; salt marshes; or marine water with eelgrass beds.

B. Soil Erosion and Sediment Controls. An individual 401 certification is based on the project or activity meeting established turbidity levels. EPA will be using as guidance the state of Washington's water quality standards [WAC 173-201a] and sediment quality standards [WAC 173-204]. Projects or activities that are expected to exceed these levels or that do exceed these levels will require an individual 401 certification.

C. Compliance with Stormwater Provisions. Individual 401 certification is required for projects or activities not designed in accordance with Ecology's most recent stormwater manual or Ecology approved equivalent manual.

D. Compliance with requirements of the National Pollutant Discharge Elimination System. For projects and activities requiring coverage under an NPDES permit, certification is based on compliance with the requirements of that permit. Projects and activities not in compliance with NPDES requirements will require individual 401 certification.

E. Projects or Activities Discharging to Impaired Waters. Individual 401 certification is required for projects or activities authorized under NWP's if the project will discharge to a waterbody on the list of impaired waterbodies (the 303(d) List) and the discharge may result in further exceedence of a specific parameter the waterbody is listed for. EPA may issue 401 certification for projects or activities that would result in further exceedence or impairment if mitigation is provided that would result in a net decrease in listed contaminants or less impairment in the waterbody. This determination would be made during individual 401 certification review.

F. Notification. For projects requiring individual 401 certification, applicants must provide EPA with the same documentation provided to the Corps (as described in Corps National General Condition 27, Pre-Construction Notification), including, when applicable:

(a) A description of the project, including site plans, project purpose, direct and indirect adverse environmental effects the project would cause, any other U.S. Department of the Army permits used or intended to be used to authorize any part of the proposed project or any related activity.

(b) Delineation of special aquatic sites and other waters of the United States. Wetland delineations must be prepared in accordance with the current method required by the Corps.

(c) A statement describing how the mitigation requirement will be satisfied. A conceptual or detailed mitigation or restoration plan may be submitted.

(d) Other applicable requirements of Corps National General Condition 27, Corps Regional Conditions, or notification conditions of the applicable NWP.

A request for individual 401 review is not complete until EPA receives the applicable documents noted above and EPA has received a copy of the final authorization letter from the Corps providing coverage for a proposed project or activity under the NWP Program.

G. Mitigation. An individual 401 certification is based on adequate compensatory mitigation being provided for wetland and other water quality-related impacts of projects or activities authorized under the NWP Program. Mitigation plans submitted shall be based on the Joint Agency guidance provided in *Wetland Mitigation in Washington State, Parts 1 and 2* (Ecology Publication #06-06-011a and #06-06-011b) and shall, at a minimum, include the following:

1. A description of the measures taken to avoid and minimize impacts to wetlands and other waters of the U.S.
2. The nature of the proposed impacts (i.e., acreage of wetlands and functions lost or degraded).
3. The rationale for the mitigation site that was selected.
4. The goals and objectives of the compensatory mitigation project.
5. How the mitigation project will be accomplished, including proposed performance standards for measuring success and the proposed buffer widths.
6. How it will be maintained and monitored to assess progress towards goals and objectives. Monitoring will generally be required for a minimum of five years. For forested and scrub-shrub wetlands, 10 years of monitoring will often be necessary.
7. How the compensatory mitigation site will be legally protected for the long-term.

H. Temporary Fills. An individual 401 certification is required for any activity where temporary fill will remain in wetlands or other waterbodies for more than 90 days. The 90 day period begins when filling activity starts in the wetland or other waterbody.

H. EPA 401 Certification Specific Conditions for this NWP

Denied without prejudice. Individual 401 certification required.

I. Spokane Tribe of Indians 401 Certification General Conditions

Specific to the Reservation and the Tribal Water Quality Standards, the applicant must comply with the following when there could be a discharge to waters of the Spokane Indian Reservation:

1. The applicant shall be responsible for achieving compliance with the Spokane Tribal Water Quality Standards.
2. The applicant shall submit copies of applications materials to the Spokane Tribal Water Control Board for review and approval at the same time they are submitted to Army Corps of Engineers and prior to any disturbance activities.
3. The applicant shall comply with all Spokane Tribal Integrated Resource Management Plan (IRMP) guidelines for land use activities and disturbances.
4. The applicant shall allow the Tribal Water Control board and Interdisciplinary Team to inspect the area in question and adopt recommendations made throughout its operation.
5. Monitoring of the discharge shall occur at a level indicated by EPA and the Tribe, are subject to change, and shall be submitted to both entities.

J. Tribal 401 Certification Specific Conditions for this NWP

Denied without prejudice by the Chehalis, Kalispel, Makah, Port Gamble S'Klallum, Puyallup, and Tulalip tribes. Certified subject to general conditions by the Spokane Tribe.

K. CZM Consistency Response Specific Conditions for this NWP

Concur, subject to the following condition:

1. Where individual 401 review is triggered, an individual CZM Consistency Response must be obtained for projects located within the 15 coastal counties. A "Certification of Consistency" form must be submitted in accordance with State General Condition 3 (Notification).

L. ADDITIONAL LIMITATIONS ON THE USE OF NWPs

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.
2. NWPs do not obviate the need to obtain other Federal, state, or local permits, approvals, or authorizations required by law.
3. NWPs do not grant any property rights or exclusive privileges.
4. NWPs do not authorize any injury to the property or rights of others.
5. NWPs do not authorize interference with any existing or proposed Federal project



US Army Corps
of Engineers ®
Seattle District

Appeal Process Fact Sheet

27 April 2006



Our letter cites a Department of the Army administrative appeal rule for permit decisions and approved jurisdictional determinations that went into effect March 9, 1999. In accordance with this rule, we have included a *Notification of Administrative Appeal Options and Process and Request for Appeal* form of which Section I is the Notification of Appeal Process (NAP) fact sheet and Section II is the Request for Appeal (RFA) form.

If a permit decision was made, you may decline to accept a permit if you object to any of the terms or conditions, **and** you believe that these terms or conditions are based on procedural errors; incorrect data; omission of fact; incorrect application of current Federal manual or guidance associated with wetlands; or incorrect application of a law, regulation, or policy that governs our permit program. Once you accept the permit, you waive the right to further appeal unless we later modify the permit.

If you object to this permit decision or jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. As stated previously, enclosed you will find a *Notification of Appeal Options and Process and Request for Appeal* form. If you request to appeal this determination, you must submit a completed RFA form to the Division Engineer at the following address:

Division Engineer
U.S. Army Corps of Engineers, Northwest Division
Karen Kochenbach, Regulatory Program Manager
Post Office Box 2870
Portland, Oregon 97208-2870
Telephone: (503) 808-3888

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by the 60th day. "Day 1" is designated as the date of the NAP form. "Day 60" is designated as the 60th calendar day after the date of the NAP form, with the official counting of calendar days beginning on "Day 1" as designated above. When "Day 60" is a traditional non-working day (e.g., a holiday or a weekend), the 60 day timeframe is extended to the next business day. Our Division Office has 90 days to resolve the appeal with you once your completed and acceptable NAO-RFA form has been received.

It is not necessary to submit an RFA form to the Division office if you do not object to the decision or determination in our letter.

If you have any questions about your options or the appeal process in general, please contact the project manager indicated on the form.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Kirkland Development, LLC	File Number: NWS-2008-1072	Date:
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cccw/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Steve Gagnon, Project Manager
U.S. Army Corps of Engineers, Seattle District
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone: (360) 750-9046

If you only have questions regarding the appeal process you may also contact:

Division Engineer
U.S. Army Corps of Engineers, Northwestern Division
David W. Gesl, Appeals Officer
Post Office Box 2870
Portland, Oregon 97208-2870
Telephone: (503) 808-3825

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
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US Army Corps
of Engineers ®
Seattle District



CERTIFICATE OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT

Permit Number: NWS-2008-1072

Name of Permittee: Kirkland Development, LLC

Date of Issuance: _____

Upon completion of the activity authorized by this permit, please check the applicable boxes below, sign this certification, and return it to the following address:

Department of the Army
U.S. Army Corps of Engineers
Seattle District, Regulatory Branch
Post Office Box 3755
Seattle, Washington 98125-3755

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of your authorization, your project is subject to suspension, modification, or revocation.

- ☐ The work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of this permit.
- ☐ The mitigation required (not including monitoring) by the above-referenced permit has been completed in accordance with the terms and conditions of this permit.

Signature of Permittee