

Dawson's Ridge

FISH & WILDLIFE HABITAT CONSERVATION AREAS REPORT

Camas, Washington



Prepared for:

McIntosh Ridge PRD, LLC
16420 NE McGillivray Blvd. #103-197
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Prepared by:

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November 1, 2016



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FISH & WILDLIFE HABITAT CONSERVATION AREAS ASSESSMENT

Project: Dawson's Ridge
Applicant: McIntosh Ridge PRD, LLC,
Location: 4510 NW McIntosh Road, Camas, Washington
Legal Description: NE ¼ & SE ¼ of Section 08, T01N, R03E &
SW ¼ of Section 09, T01N, R03E, W.M.; Clark County
Serial Number(s): 127144-000, 127162-000, 127162-003, 127162-007,
127162-009, 127167-000, 127168-000, 127169-000,
127170-000, 127171-000, 127174-000, & 127175-000
Local Jurisdiction: City of Camas
Study Area Size: 38 acres
Project Type: Subdivision
Zoning: R-15
ComPlan: SFL
Assessment by: Kevin Grosz, PWS & Eli Schmitz
Site Visit(s): September 23 and October 25, 2016
Report Date: November 1, 2016

1.0 INTRODUCTION

This report details the results of an updated habitat assessment conducted for Dawson's Ridge project by The Resource Company, Inc. (TRC). The project is located on the south side of NW McIntosh Road, east of Brady Road near Camas, Washington (Fig. 1). The applicant is proposing a residential development on the approximately 38-acre property. This report identifies the extent of fish and wildlife conservation habitat areas found within the study area as defined and regulated by the Camas Critical Areas Ordinance (CCAO), Camas Municipal Code (CMC) 16.61.

The study area encompasses all or portions of the tax lots listed above, totaling 38-acres. Several single-family residences and outbuildings are located within the site. The single-family residences sit in the southern portion of the study site and a horse arena is located near the northwest corner of the property. Most of the property exists as grassland, pastureland, or manicured lawns, except for the southwest corner and western edge, which contains mature forestland. The topography of this site is very diverse, with slopes ranging from 5 percent to 60 percent (Fig. 2).

2.0 HABITAT ASSESSMENT METHODS

The habitat assessment was conducted in accordance with the CMC 16.61. This chapter of the CCAO was enacted to designate and classify ecologically sensitive and hazardous areas and to protect these areas, their functions and values while allowing for some reasonable use of property. Identified fish and wildlife habitat conservation areas are to

be preserved to the greatest extent possible. Any adverse impacts shall be mitigated so that there is no net loss of habitat functions or area. Regulated fish and wildlife habitat conservation areas include:

1. Areas with which State or Federally Designated Endangered, Threatened and Sensitive Species have a Primary Association. Field studies shall be conducted to determine the presence of these species within the study area.
2. State Priority Habitats and Areas Associated with State Priority Species. These areas are identified by Washington Department of Fish and Wildlife. A description of priority species and habitats is outlined in 16.61.010(3) of the CCAO.
3. Locally Important Habitats and Species – specifically Oregon White Oak and Camas Lily. Protection requirements for each of these species are outlined in 16.61.010(3)(a) for Oregon white oak and (b) for Camas lily.
4. Naturally occurring Ponds under 20-acres – these ponds and their submerged aquatic beds provide valuable fish and wildlife habitat.
5. Waters of the State – as defined by WAC 222-16-031
6. Bodies of water planted with game fish by a governmental or tribal entity
7. State Natural Area Preserves and Natural Resource Conservation Areas which are defined, established and managed by the Washington Department of Natural Resources.

Based on this criterion, TRC conducted a habitat survey and assessment within the defined study area. Riparian and habitat resource information provided by Clark County GIS Priority Habitat and Species Maps (Fig. 3) were reviewed to determine the potential habitats that may occur within the study area. The Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species program was also consulted to determine the presence of endangered, threatened, or sensitive (ETS) species within the vicinity of the study site. Additionally, the Washington Department of Natural Resources (DNR) - Natural Heritage Program (NHP) was referenced to determine the presence of endangered, threatened or rare plants that have been identified within the vicinity of the study area. WDNR Water Type Maps were also referenced to determine if any mapped streams occur within the study area.

Site visits were conducted on September 23 and October 25, 2016. The entire study area was traversed on foot to determine the presence or absence of any of the above listed fish and wildlife habitat conservation areas. Results from the in-office review and the on-site habitat assessment are detailed below.

3.0 RESULTS AND DISCUSSION

As discussed above, an in-office review of available fish, wildlife, and plant data was conducted for areas within and near the project site prior to the site visit. This information was utilized to determine possible priority habitats and/or species present within the study site and to aid in surveying for these critical areas. Upon completion of the in-office review, a site visit was conducted to identify any priority habitat conservation areas and

classify the habitat types and delineate wetlands. The results of the office review and on-site investigations are discussed below.

The Clark County GIS maps show a riparian zone associated with Deer Creek on the northern portion of the property and a biodiversity habitat area in the southeastern corner of the project area as shown in Figure 3. The study area consists of a mixture of two habitat types as defined by Johnson & O'Neil (2001). These habitat types are components of westside riparian and mixed environs habitat types (Fig. 4). The westside riparian habitat consists of Deer Creek and the wetlands associated with the riparian corridor. The mixed environs habitat is the open grassland/pasture area that extends to the south and west where the existing houses and riding arena.

3.1 STATE OR FEDERALLY DESIGNATED ENDANGERED, THREATENED AND SENSITIVE SPECIES HAVE A PRIMARY ASSOCIATION

No state or federally designated endangered, threatened and/or sensitive species or their habitats were observed within the study area during the on-site visit. A review of resource agency maps does not indicate that species with these designations have previously been identified on or near the property.

3.2 PRIORITY HABITAT AND SPECIES

Priority Habitat and Species (PHS) areas are identified by and consistent with WDFW priority habitats criteria, including areas within one thousand feet of individual species point sites. The City defers to WDFW in regards to classification, mapping and interpretation of priority habitat and species.

The Clark County PHS maps were reviewed to determine the likelihood of priority habitats and sensitive species within the study site (Fig. 3). The WDFW was also contacted to determine if any known endangered, threatened, sensitive species, priority habitat, or priority species are known to occur within the study area. Both the Clark County PHS maps and WDFW map Deer Creek as a riparian habitat which is considered a priority habitat by WDFW. Riparian habitat areas are those areas immediately adjacent to waterways that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. In addition, an Oregon white oak (*Quercus garryana*) priority habitat area is identified in the southeast corner of the property associated with the mature forest in that area. Oregon white oak woodlands provide habitat for a diversity of wildlife. Oak woodlands are stands of pure oak/conifer associations where canopy coverage of the oak component of the stand is $\geq 25\%$; or where total canopy coverage of the stand is $< 25\%$, but oak accounts for at least 50% of the canopy coverage present. In urban or urbanizing areas, single oaks, or stands of oaks < 0.4 ha. (1 ac.) may also be considered priority habitat when found to be particularly valuable to fish and wildlife (i.e., they may contain cavities, have a large diameter at breast height (dbh), are used by priority species, or have a large canopy).

Vegetation in the riparian zone associated with Deer Creek as the stream flows west of the study area is dominated by an overstory of red alder (*Alnus rubra* – FAC), Douglas fir (*Pseudotsuga menziesii* – FACU), big-leaf maple (*Acer macrophyllum* – FACU), western red cedar (*Thuja plicata* - FAC), and black cottonwood (*Populus balsamifera* – FAC). The riparian understory is dominated by Himalayan blackberry (*Rubus discolor* – FACU), vine maple (*Acer circinatum* – FAC), salmonberry (*Rubus spectabilis*- FAC), Scouler’s willow (*Salix scoulerana* - FAC), and red-osier dogwood (*Cornus alba* - FACW). Herb layer vegetation includes: English ivy (*Hedera helix* – UPL), swordfern (*Polystichum munitum* – FACU), stinging nettle (*Urtica dioica* - FAC), youth-on-age (*Tolmiea menziesii* - FAC), and fringe cup (*Tellima grandiflora* - FACU). The riparian habitat has become overgrown with both Himalayan blackberry and English ivy, which are considered noxious weeds by the Clark County Weed Control Board. Both species create a mono-typical setting by out-competing native species. The presence of both species reduces the habitat functions of the riparian area significantly. In addition, the majority of the riparian buffer is functionally isolated from the stream by the existing driveway and landscaping associated with the driveway. Based on the current habitat condition, the wildlife species most likely to utilize the area is limited to small arboreal mammals, reptiles and amphibians associated with Deer Creek, and residential and migratory birds. Vegetation in the biodiversity area is similar to the plant community that occurs in the riparian zone.

The DNR Natural Heritage Program was reviewed to determine the presence of known ETS plant species within the project area. The review indicated that no known occurrences of any ETS plant species are located within the township, range and section of the study site.

3.3 LOCALLY IMPORTANT HABITATS AND SPECIES – SPECIFICALLY OREGON WHITE OAK AND CAMAS LILY

Oregon white oak (*Quercus garryana*) and Camas lily (*Camas quamash*) were not observed within the study area. No other locally important habitats or species have been mapped on the site.

3.4 NATURALLY OCCURRING PONDS UNDER 20-ACRES

This habitat was not observed on the subject property.

3.5 WATERS OF THE STATE

WAC 222-16-031, relating stream classification, is the City’s classification system for streams. Waters of the State includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington as classified in WAC 222-16-031. This classification system classifies waters as Type S (shoreline), Type F (fish bearing), Type Np (non fish bearing perennial) and Type Ns (non fish-bearing seasonal) waterways.

The DNR Water Type Map (Fig. 5) was referenced to determine if any mapped streams occur within the study area. In addition, the site was examined for areas that meet the definition above to determine the presence of streams or watercourses within the study area. The DNR map identifies Deer Creek along the northern portion of the property as a Type F stream (Fig. 5). Deer Creek originates at the outfall of Haig Lake and terminates at the Columbia River. Onsite the creek enters the northeast corner of the study area from a culvert under McIntosh Road. The onsite portion of the stream has an average width of 4-6 feet and an average depth of approximately 6-12 inches during the wet season. Substrate composition is dominated by mixed sizes of cobble, a few boulders, and bedrock. According to CMC 16.61.040 (D) the riparian buffer for Type F streams that do not support anadromous fish is 75 feet (Fig. 6).

Three seasonal, non-fish bearing streams (Type Ns) occur in the northeast corner of the study area as shown in Figure 6. These streams have a riparian buffer width of 25 feet according to CMC 16.61.040(D).

3.6 BODIES OF WATER PLANTED WITH GAME FISH BY A GOVERNMENTAL OR TRIBAL ENTITY

This habitat type was not observed within the subject parcel.

3.7 STATE NATURAL AREA PRESERVES AND NATURAL RESOURCE CONSERVATION AREAS WHICH ARE DEFINED, ESTABLISHED AND MANAGEAGE BY THE WASHINGTON DEPARTMENT OF NATURAL RESOURCES

This protected resource was not observed on the subject parcel.

Photographs of the wetland and non-wetland areas of the site are shown in Photo-Sheet 1.

4.0 REGULATORY ISSUES

The study area contains Deer Creek which is a Type F stream (fish-bearing, non-anadromous) along the northern edge of the property and three type Ns streams, in the northeast corner of the site (Fig. 6). Deer Creek has a riparian buffer width of 75 feet and the Type Ns streams riparian buffer width is 25 feet according to CMC 16.61.040 (D) (Fig. 6). The area mapped as priority Oregon white oak habitat occurs in the southeast corner of the property where no development is proposed at this time.

The habitat boundaries and classifications shown in this report have been determined using the most appropriate field techniques and best professional judgment of the environmental scientist. It should be noted that the City of Camas has the final authority in determining the priority habitats and associated buffers under their jurisdictions.

5.0 LITERATURE CITED

City of Camas. 2017. Title 16 – Environments – Critical Areas. Chapter 16.61 – Fish and Wildlife Habitat Conservation Areas.

Johnson, D. and T. O’Neil. 2001. Habitat Relationships of Oregon and Washington. Oregon State University Press, Corvallis, Oregon

Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 172pp.

Washington Department of Natural Resources. 2009. Natural Heritage Program. www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx.

Washington Department of Natural Resources. 2009. Forest Practice Water Typing Maps. www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx

ATTACHMENTS

FIGURE 1 – PROJECT LOCATION

FIGURE 2 – U.S.G.S. TOPOGRAPHIC MAP

FIGURE 3 –CLARK GIS COUNTY PRIORITY SPECIES/HABITAT MAP

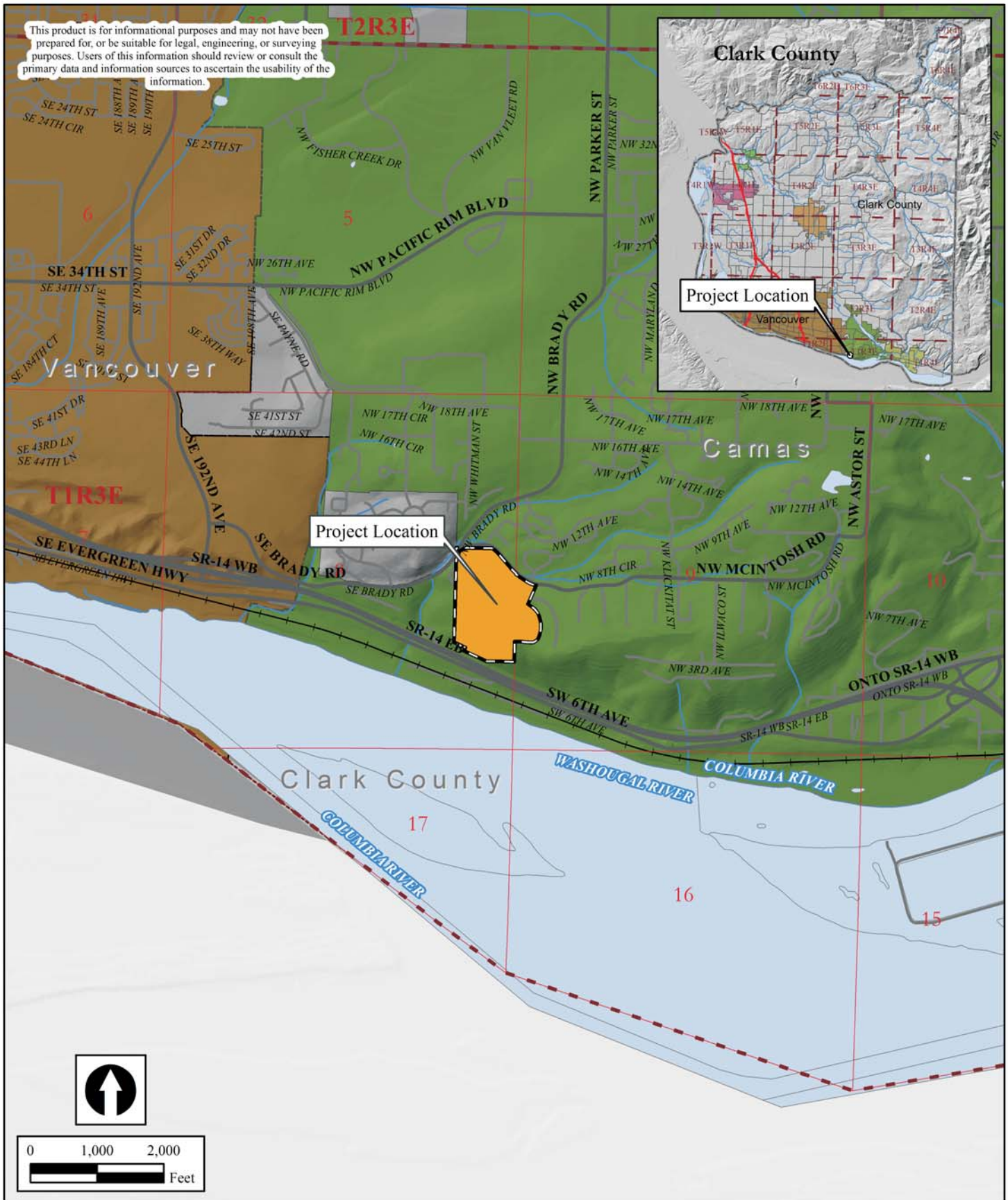
FIGURE 4 –OBSERVED HABITAT TYPES

FIGURE 5 – DNR WATER TYPE MAP

FIGURE 6 – OBSERVED PRIORITY HABITATS

PHOTO-SHEET 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 or consult the primary data and information sources to ascertain the usability of the information.



Dawson's Ridge Project
APPLICANT:
 McIntosh Ridge PRD, LLC
 16420 McGillivray Blvd., #103-197
 Vancouver, WA 98683

PURPOSE: Updated Habitat
 Assessment

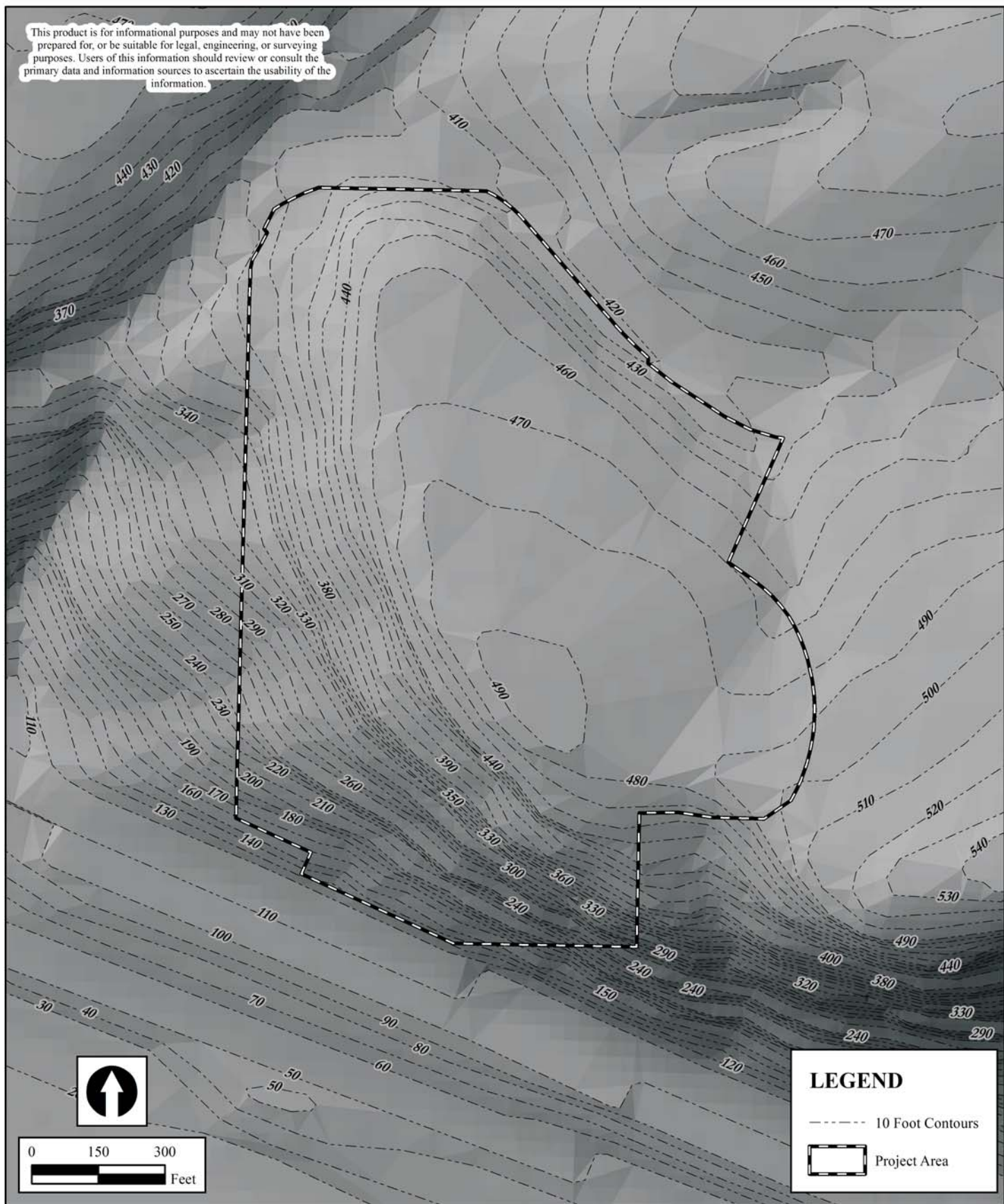
Project Location Map **Dawson's Ridge** **Camas, Washington**



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PROPOSED ACTIVITIES IN:
 Columbia Slope Watershed
LEGAL: SW ¼ of Sec. 9 & SE ¼/NE ¼
 Sec. 8, T1N, R3E, WM.,
NEAR: Camas, Washington
COUNTY: Clark County
DATE: November 1, 2016
Figure 1

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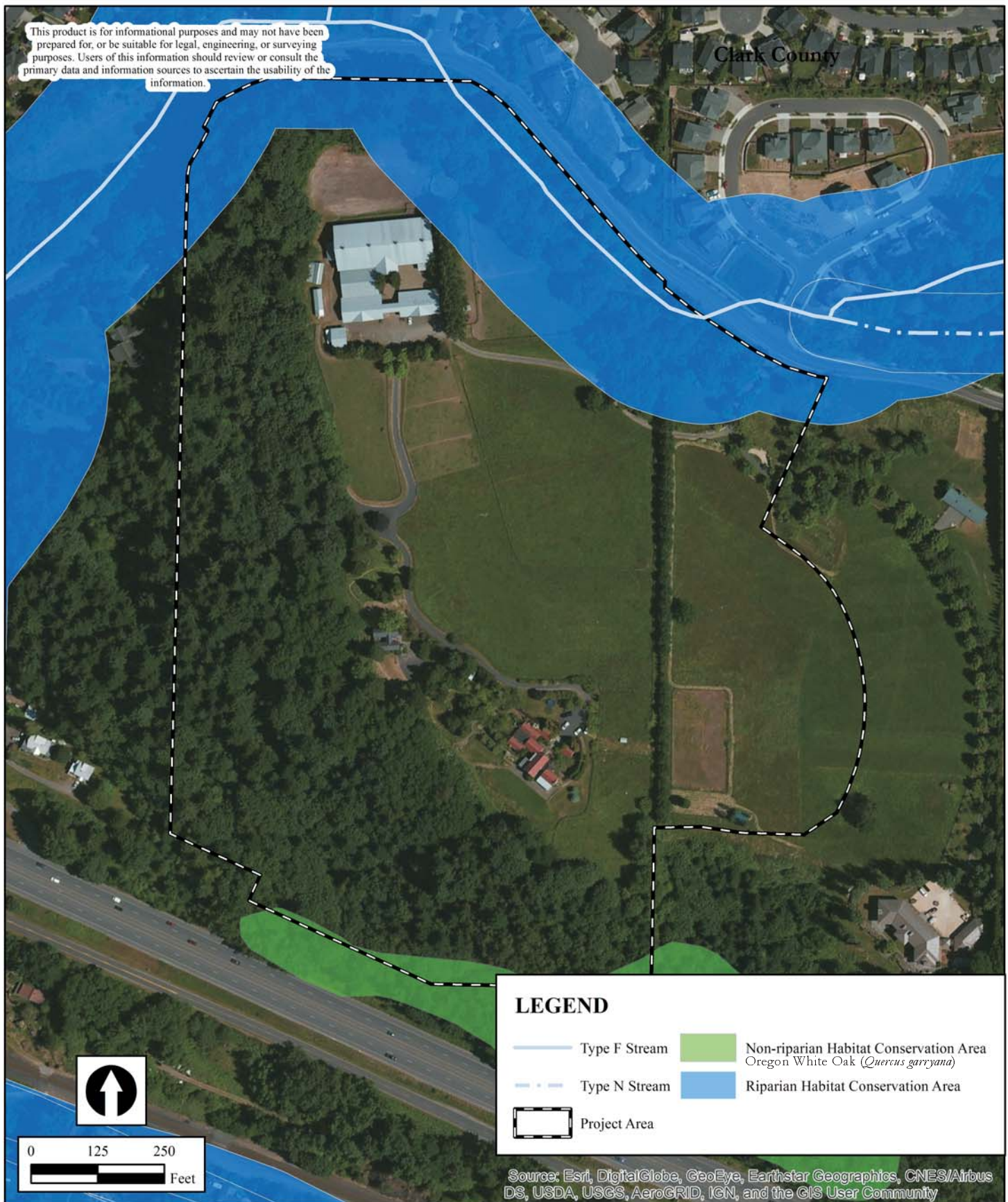
Dawson's Ridge Project
APPLICANT:
 McIntosh Ridge PRD, LLC
 16420 McGillivray Blvd., #103-197
 Vancouver, WA 98683

PURPOSE: Updated Habitat
 Assessment

Clark County LiDAR Topography
Dawson's Ridge
Camas, Washington

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Figure 2



Dawson's Ridge Project
APPLICANT:
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 Vancouver, WA 98683

PURPOSE: Updated Habitat
 Assessment

Clark County Mapped Priority Habitat
Dawson's Ridge
Camas, Washington

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Figure 3

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LEGEND

- Agriculture, Pasture, and Mixed Environs - 20 acres
- Westside Riparian, Wetlands, and Conifer Forest - 18 acres
- Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Dawson's Ridge Project
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 Vancouver, WA 98683

PURPOSE: Updated Habitat Assessment

Observed Habitat Types
Dawson's Ridge
Camas, Washington

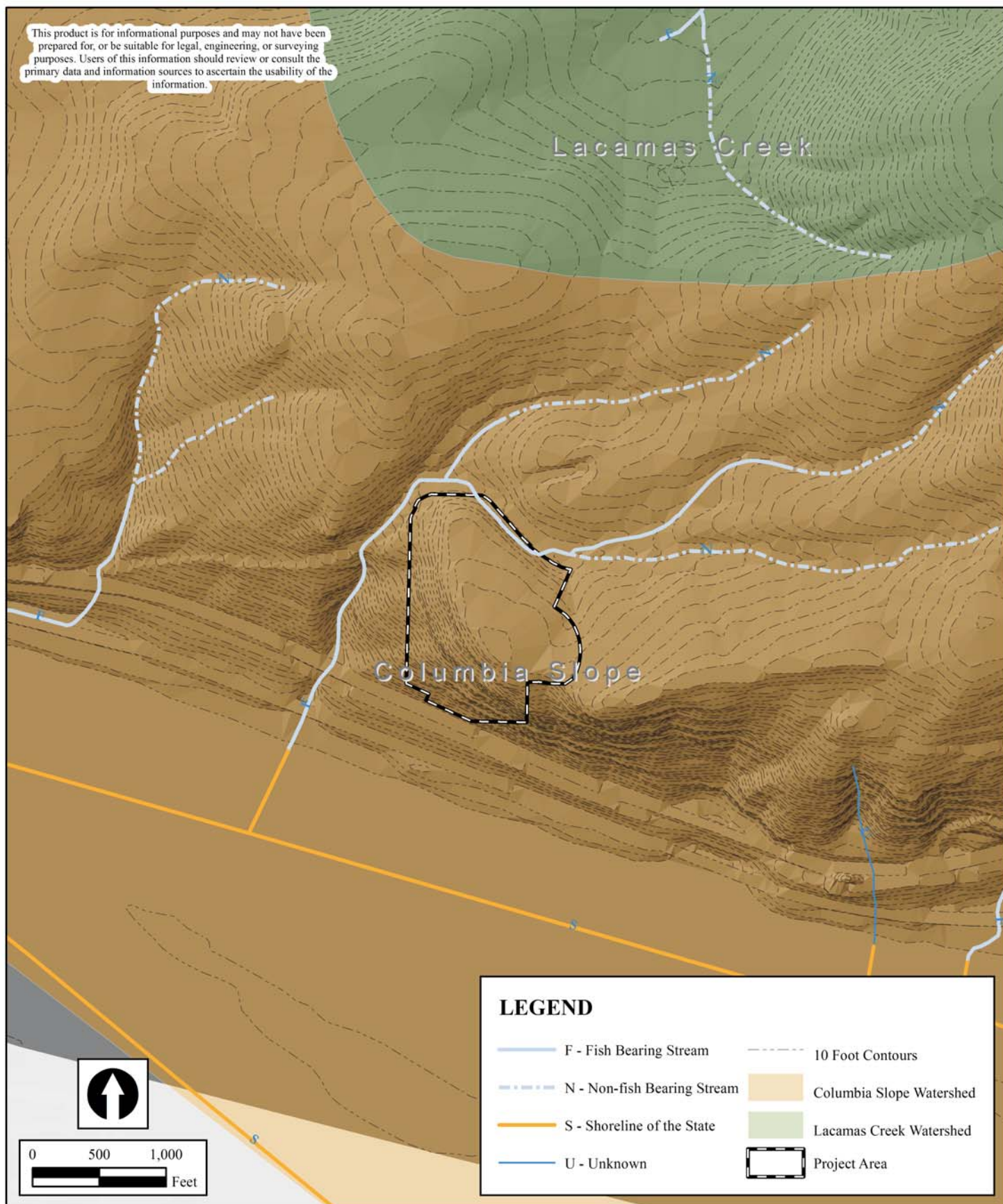


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 Columbia Slope Watershed
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 Sec. 8, T1N, R3E, W.M.,
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Figure 4

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PURPOSE: Updated Habitat Assessment

DNR Water Type Map **Dawson's Ridge** **Camas, Washington**



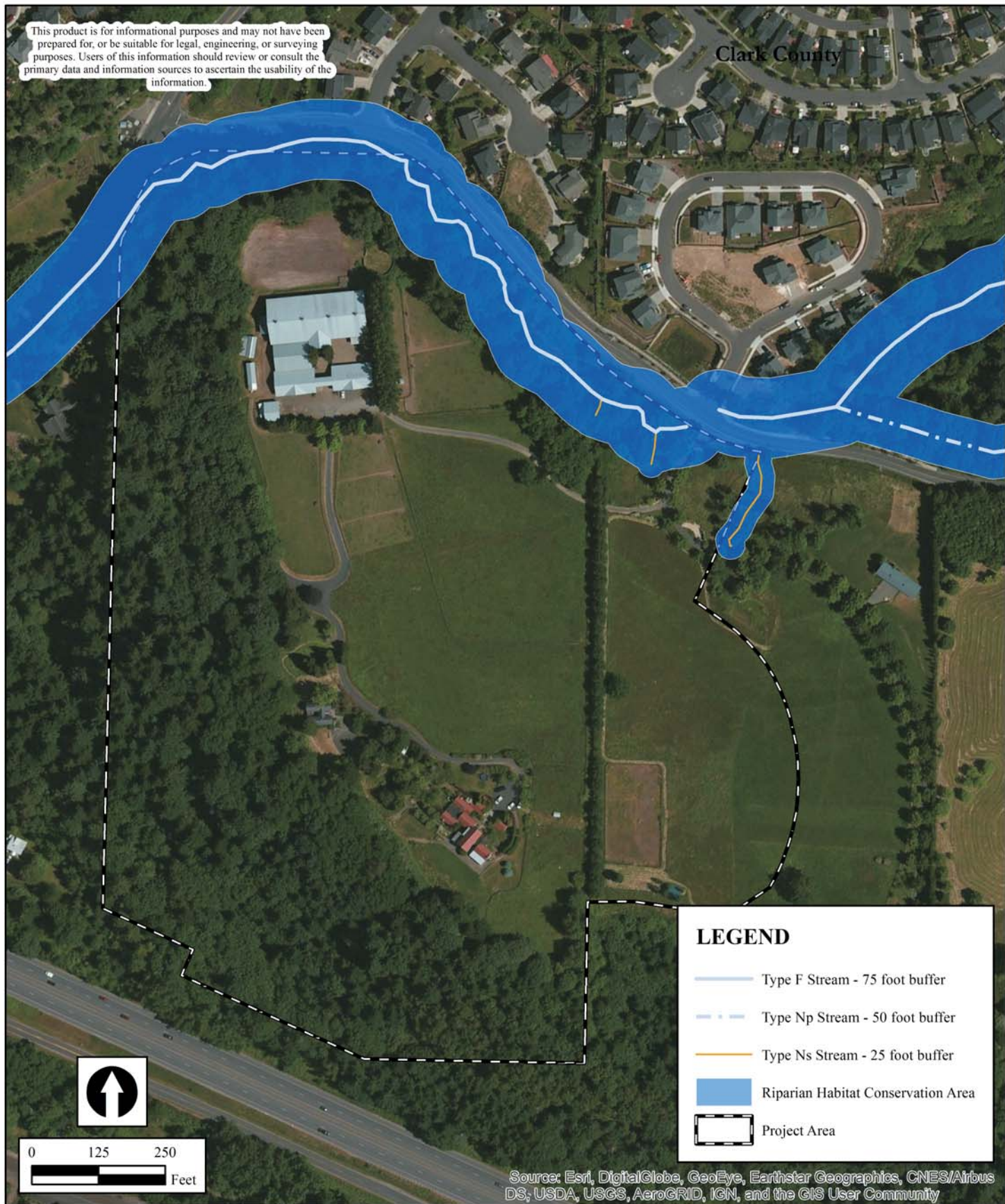
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Figure 5

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Clark County



LEGEND

- Type F Stream - 75 foot buffer
- - - Type Np Stream - 50 foot buffer
- Type Ns Stream - 25 foot buffer
- Riparian Habitat Conservation Area
- Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Dawson's Ridge Project

APPLICANT:

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Vancouver, WA 98683

PURPOSE: Updated Habitat Assessment

Observed Priority Habitat Dawson's Ridge Camas, Washington



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PROPOSED ACTIVITIES IN:

Columbia Slope Watershed
LEGAL: SW ¼ of Sec. 9 & SE ¼/NE ¼
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Figure 6



Dawson's Ridge Project
APPLICANT:
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 16420 McGillivray Blvd., #103-197
 Vancouver, WA 98683

PURPOSE: Updated Habitat
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Project Photographs
Dawson's Ridge
Camas, Washington



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Photo Sheet 1