

GRASS VALLEY DEVELOPMENT

FISH & WILDLIFE HABITAT CONSERVATION AREAS ASSESSMENT CAMAS, WASHINGTON



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January 23, 2018



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ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION

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FISH & WILDLIFE HABITAT CONSERVATION AREAS ASSESSMENT

Project: Grass Valley Development
Applicant: Holland Partner Group
Location: 5800 Block NW 38th Avenue, Camas, Washington
Legal Description: NW¼ of Sec. 05, T01N, R03E, W. M., Clark County
Serial Number(s): 126043-000 (17.57 ac.) and 126255-000 (15.13 ac.)
Local Jurisdiction: City of Camas
Study Area Size: 32.7 acres
Project Type: Unknown
Zoning: RC
ComPlan: COM
Assessment by: Kevin Grosz, P.W.S.
Site Visit(s): February 10, 11, and 15, 2016 & January 8, 2018
Report Date: January 23, 2018

1.0 INTRODUCTION

This report details the results of a fish and wildlife habitat conservation areas assessment conducted for the Holland Partner Group, by Olson Environmental, LLC (OE) for the property located south of N.W. 38th Avenue, (near the 5800 block), Camas, Washington (Fig. 1). 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 (Camas Municipal Code (CMC) 16.95) which was in effect in 2008 at the time of the Development Agreement (DA) for the installation of a sanitary sewerline in the western portion of the study area.

The study area includes parcel number 126043-000 (17.57 ac.) and 125255-000 (15.13 ac.) which is encompass approximately 33 acres. Currently, the property is predominantly vacant land with a house and outbuildings located near the west edge of parcel 126255-000. The study area is predominantly open grassland with a few fir and maple trees scattered throughout the property. Fisher's Creek forms the western edge of the site. Generally, the property slopes from east to west (Fig. 2). Through the course of the assessment a stream (water of the State) and Oregon white oak (*Quercus garryana*) were identified in the western portion of the property.

2.0 HABITAT ASSESSMENT METHODS

The habitat assessment was conducted in accordance with the CMC 16.95. This section of the CMC 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 16.95.010(2) 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 16.95.010(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, OE 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 (WDNR) - 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 February 10, 11, and 15, 2016 and January 8, 2018 in which 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, plant, and wetland 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, ETS species 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. The results of the office review and on-site investigations are discussed below.

The Clark County GIS maps identify a riparian habitat conservation area along the western edge of the property (Fig. 3). The study area consists of a mixture of two habitat types (Fig. 4) as defined by Johnson & O'Neil (2001). The study area contains components of Westside riparian/wetlands (5.3 ac.), agriculture, pasture and mixed environs (27.4 ac.). The westside riparian/wetland habitat occurs along the western edge of the study area and contains a Type F (fish-bearing stream) near the center of this habitat type (Figs. 4/5). The agriculture, pasture and mixed environs consists of the open grassland/agricultural field area occurs on the remainder of the site (Fig. 4).

Photographs of the habitats types on the site are shown in Photo-Sheet 1.

3.1 STATE OR FEDERALLY DESIGNATED ENDANGERED, THREATENED AND SENSITIVE SPECIES HAVE A PRIMARY ASSOCIATION (16.95.010(1))

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 STATE PRIORITY HABITAT AND SPECIES (16.95.010(2))

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. 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 the riparian habitat conservation area along the western portion of the project area (Fig. 3).

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

3.3 LOCALLY IMPORTANT HABITATS AND SPECIES (16.95.010(3) – SPECIFICALLY OREGON WHITE OAK AND CAMAS LILY

Two Oregon white oaks were identified near the western edge of the study area as shown in Figure 5. Protected Oregon white oak are defined in CMC 16.94.010(3)(a)(i-iii) as follows:

- i. Individual Oregon white oak trees with a twenty-inch diameter at breast height (twenty dbh).
- ii. Stands of Oregon white oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees with cavities, large diameter breast height (twelve dbh), are used by priority species, or have a large canopy.
- iii. All Oregon white oak snags unless determined by an arborist to be a hazard.

Camas lily (*Camas quamash*) was 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 (16.95.010(4))

This habitat was not observed on the subject property. There is a constructed pond on the western edge of the site that was previously used for domestic livestock watering. This pond does not meet the criteria listed above and is not regulated under this ordinance.

3.5 WATERS OF THE STATE (16.95.010(5))

Riparian habitat areas are those areas immediately adjacent to waterways that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. 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 Maps were 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. Both the Clark County PHS Map and DNR water type maps identify a Type F stream on the western portion of the property (Figs. 3/5). The ordinary high water mark (OHWM) of this stream is shown in Figure 6. According to CMC 16.95.040(D) the riparian buffer width for this stream is 75 feet (Type F, non-anadromous, fish bearing stream) (Fig. 6).

3.6 BODIES OF WATER PLANTED WITH GAME FISH BY A GOVERNMENTAL OR TRIBAL ENTITY (16.95.010(6))

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 MANAGED BY THE WASHINGTON DEPARTMENT OF NATURAL RESOURCES (16.95.010(7))

This protected resource was not observed on the subject parcel.

4.0 REGULATORY ISSUES

The study area contains a Type F stream that has a 75-foot riparian buffer (Fig. 6) along the western edge of the site. In addition, two Oregon white oak, which is a priority species/habitat as defined by WDFW, that is regulated by this ordinance, occur in the western portion of the study area. Both of these priority habitats are regulated under CMC 16.95.

The priority habitats and species addressed 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 habitat classifications under their jurisdiction.

5.0 LITERATURE CITED

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 – CLARK COUNTY LIDAR TOPOGRAPHY

FIGURE 3 – CLARK COUNTY PRIORITY SPECIES/HABITAT MAP

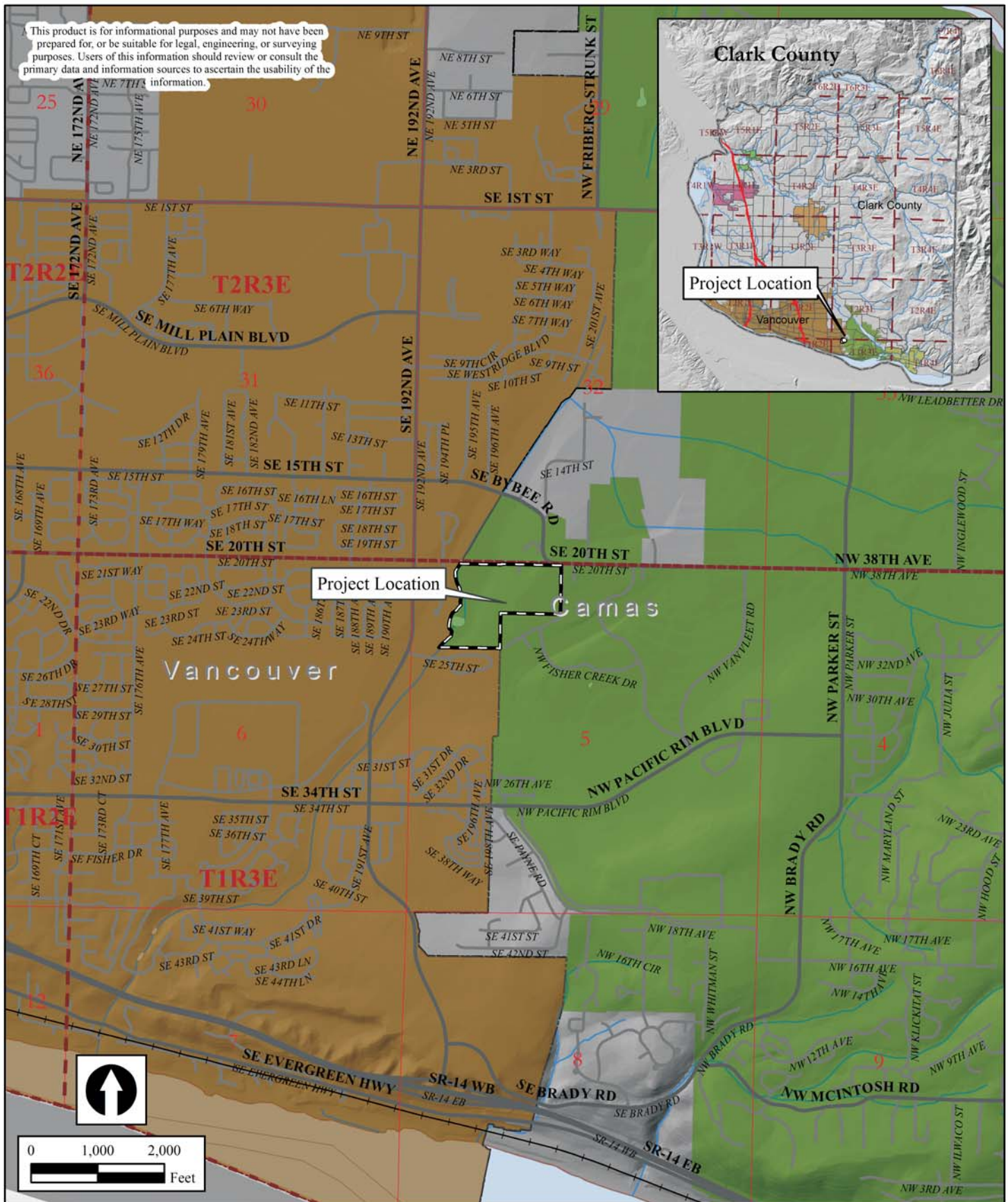
FIGURE 4 – OBSERVED HABITAT TYPES

FIGURE 5 – DNR STREAM TYPE MAP

FIGURE 6 – OBSERVED PRIORITY HABITATS

PHOTO-SHEET 1

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Grass Valley Development Project

APPLICANT:

Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

Project Location Map Grass Valley Development Camas, Washington



222 E. Evergreen Blvd., Vancouver, WA 98660 ph: 360.693.4555 fax: 360.699.6242

PROPOSED ACTIVITIES IN:

Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,

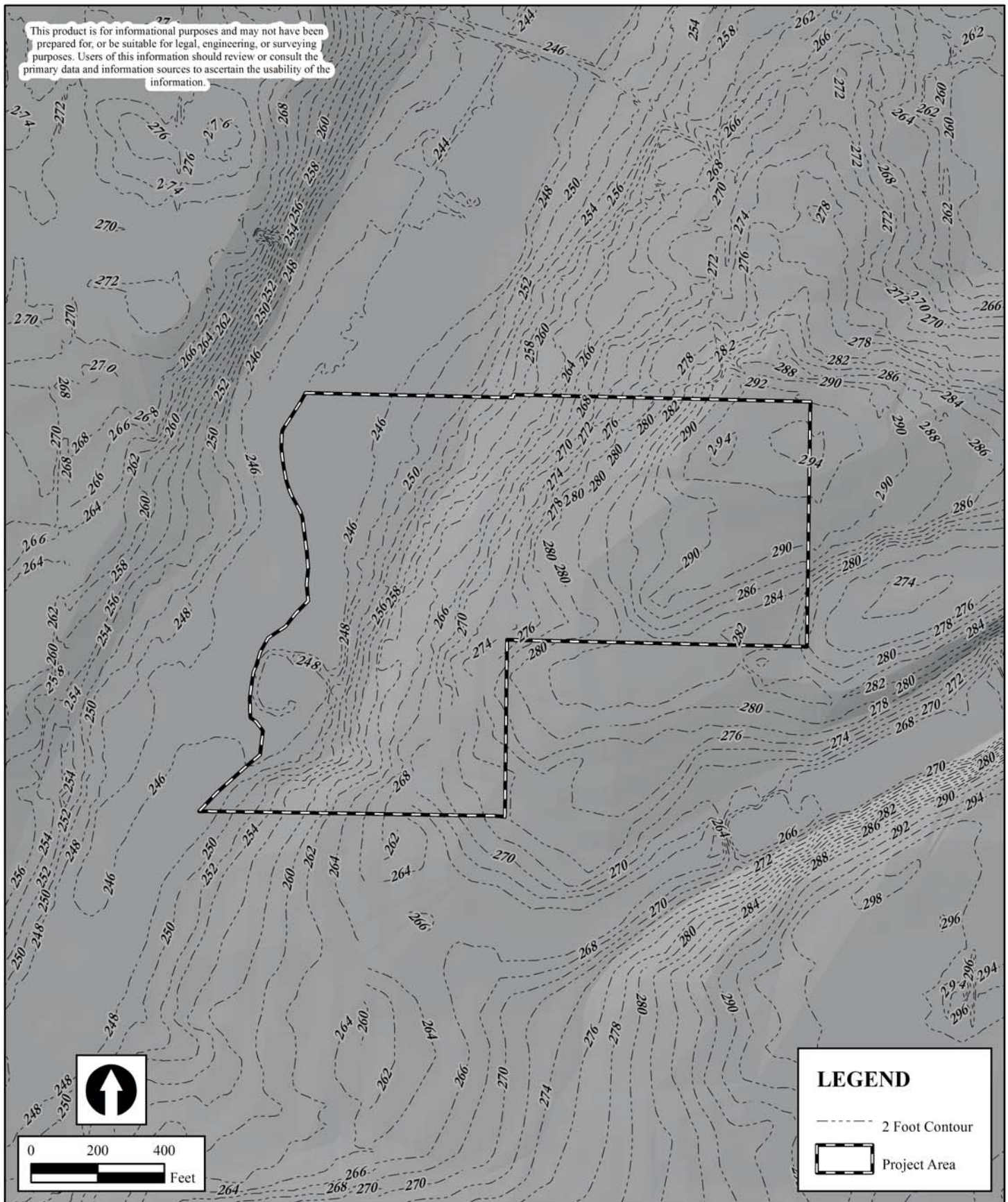
NEAR: Camas, Washington

COUNTY: Clark County

DATE: January 23, 2018

Figure 1

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Grass Valley Development Project

APPLICANT:

Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

Clark County LiDAR Topography Grass Valley Development Camas, Washington



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PROPOSED ACTIVITIES IN:

Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,
NEAR: Camas, Washington
COUNTY: Clark County
DATE: January 23, 2018

Figure 2

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Grass Valley Development Project

APPLICANT:

Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

Clark County Mapped Priority Habitat Grass Valley Development Camas, Washington



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PROPOSED ACTIVITIES IN:

Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,
NEAR: Camas, Washington
COUNTY: Clark County
DATE: January 23, 2018

Figure 3

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LEGEND

- Agriculture, Pasture and Mixed Environs - 27.4 acres
- Westside Riparian/Wetlands - 5.3 acres
- Project Area

Grass Valley Development Project

APPLICANT:

Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

Observed Habitat Types Grass Valley Development Camas, Washington



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PROPOSED ACTIVITIES IN:

Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,

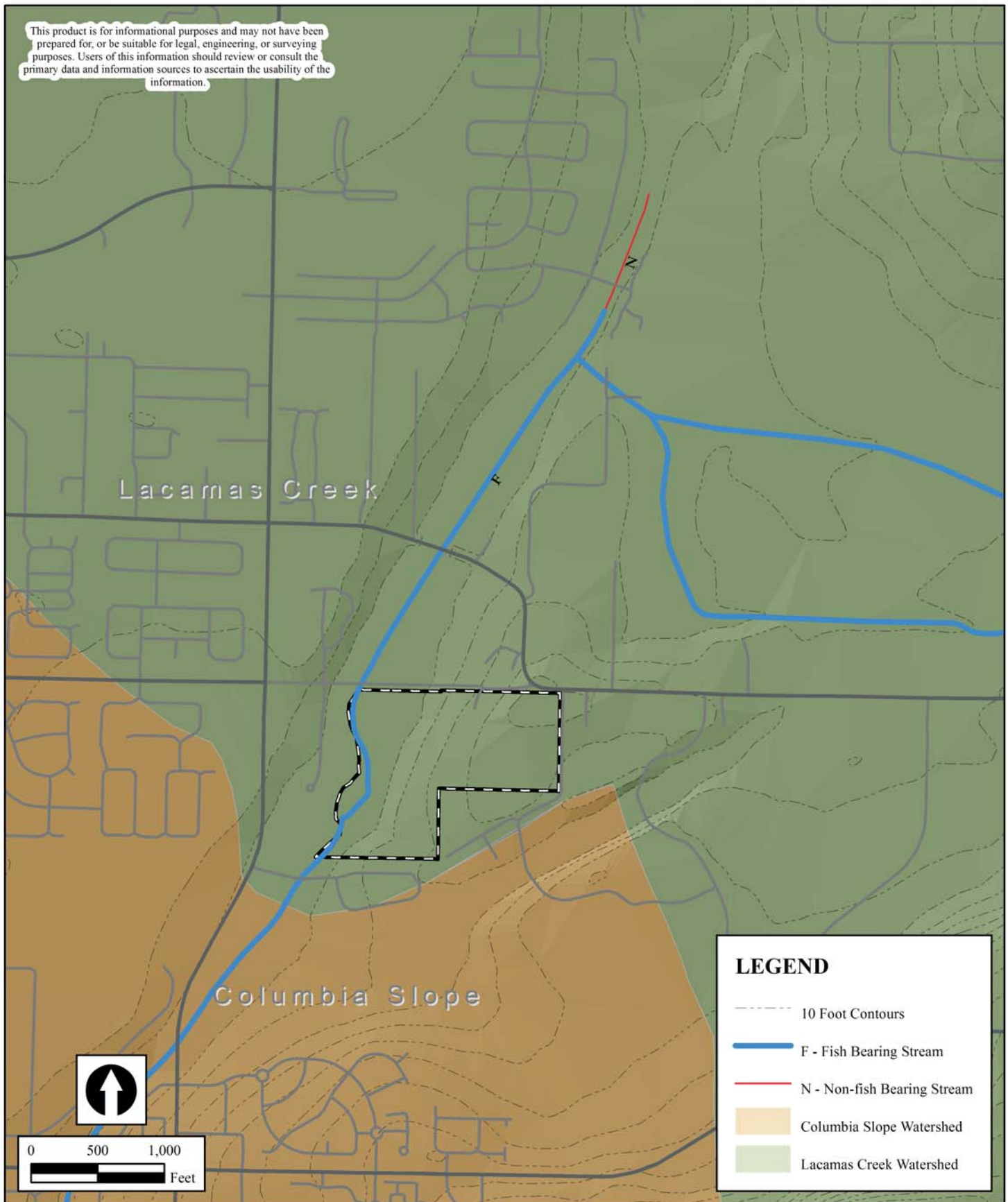
NEAR: Camas, Washington

COUNTY: Clark County

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Figure 4

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Grass Valley Development Project

APPLICANT:

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Vancouver, WA 98660

PURPOSE: Habitat Assessment

WADNR Stream Map Grass Valley Development Camas, Washington



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PROPOSED ACTIVITIES IN:

Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,

NEAR: Camas, Washington

COUNTY: Clark County

DATE: January 23, 2018

Figure 5



Grass Valley Development Project

APPLICANT:
Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

**Observed Priority Habitat
Grass Valley Development
Camas, Washington**



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LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,
NEAR: Camas, Washington
COUNTY: Clark County
DATE: January 23, 2018
Figure 6



Grass Valley Development Project

APPLICANT:
Holland Partner Group
Vancouver, WA 98660

PURPOSE: Habitat Assessment

Project Photographs
Grass Valley Development
Camas, Washington



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PROPOSED ACTIVITIES IN:
Lacamas Creek Watershed
LEGAL: NW ¼ of Sect. 5, T1N, R3E, WM.,
NEAR: Camas, Washington
COUNTY: Clark County
DATE: January 23, 2018
Photo Sheet 1