

# Comprehensive Plan Amendment Application



## KITSAP COUNTY

Department of Community Development

The Board of County Commissioners have opened the annual Comprehensive Plan amendment process for 2018. This process is applicable only within the [unincorporated areas of Kitsap County](#) and not within incorporated cities. The 2018 process allows interested parties to submit certain types of site-specific amendment applications. No other type of Comprehensive Plan amendment application will be accepted in 2018.

Please note that an application to amend the Kitsap County Comprehensive Plan is different than other types of land use or building permit applications. By submitting an application to amend the Comprehensive Plan, you are requesting the Board of County Commissioners to make a legislative change to the County's 20-year plan. As a legislative action, the Board of County Commissioners have full discretion to consider or not consider your request as well as approve, approve with modifications, approve with conditions, or not approve your request.

Application fees for 2018 will be as follows:

- \$350 staff consult meeting for site-specific applications only (non-refundable, can be credited toward the application fee)
- \$90 base fee (non-refundable)
- \$15.60 technology surcharge (non-refundable)
- \$1,560 application fee deposit (based on estimate of average hours to process an application; actual hours incurred will be invoiced monthly; any remaining deposit is refundable)

## Instructions

**STEP 1:** Request and attend a mandatory Comprehensive Plan amendment staff consultation meeting. (Help: [How do I do this?](#))

### **STEP 2: Complete this application form**

- Review the submittal items below so that you understand all the materials required for complete submittal.
- Complete the application form below. You can save and return to your draft application form at any time.
- When you are done filling in this application form, click the "I'm finished, email me this application form" button at the bottom of this form.
- A PDF of this application form will be sent to the email address provided

**STEP 3:** Complete all of the submittal items listed below.

**STEP 4:** Submit the PDF of this application form and all the submittal items through the Kitsap County [Online Permit Center](#). (Help: [How do I do this?](#))

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## Have questions?

Contact

Peter Best, Planner

Liz Williams, Planner

Darren Gurnee, Planner

[compplan@co.kitsap.wa.us](mailto:compplan@co.kitsap.wa.us)

(360) 337-5777

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## Submittal Items

All of the following items are required for a complete submittal [KCC 21.08.060(C)]. Incomplete submittals will not be accepted.

1. Application Form
  2. [Review Criteria Narrative](#)
  3. [Maps](#)
  4. [Legal Descriptions](#)
  5. [Ownership Certification](#)
  6. [SEPA Checklist](#) - Sections A-D are required (document from Washington State Department of Ecology)
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## Application Form

Email address, where you want a PDF of this Project Application sent

## Comprehensive Plan Amendment Type

Site-specific amendment applications are for requesting an amendment to the Kitsap County Comprehensive Plan land use map that affects no more than five (5) contiguous parcels. A site-specific amendment only affects the Comprehensive Plan land use map (and the Kitsap County zoning map) - it does not affect the text of the Comprehensive Plan or Kitsap County development regulations.

In accordance with [Resolution 246-2017](#), applications for site-specific amendments are limited to the following areas of consideration in 2018.

**Select the type of site-specific amendment you are requesting.**

- Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas
  - Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas
  - Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment
- 

## Transfer of Development Rights

In accordance with Resolution 246-2017, site-specific amendments within Urban Growth Areas requesting a higher density or intensity designation require the acquisition and transfer of development rights at the ratios adopted by [Resolution 217-2017](#), or its successor. For 2018, the acquisition and transfer of development rights does not have to be completed prior to the submittal of applications. If the acquisition and transfer of development rights will not occur prior to the approval of a requested amendment, then staff will be recommending conditional approval of such an amendment as follows:

- The approval of the requested amendment will expire on June 30, 2021 if the acquisition and transfer of development rights is not completed;
- The acquisition and transfer of development rights must be completed prior to submitting any land use, development, or building application for the subject parcel(s); and
- A notice to title containing the terms of the conditional approval must be recorded on the subject parcel(s) within 90-days of approval.

[Learn more about](#) Kitsap County's transfer of development rights program.

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## Staff Consultation Meeting Information

As required by Kitsap County Code 21.08.050(C), applicants must participate in a Comprehensive Plan amendment consultation meeting with staff prior to submitting an application for a site-specific amendment.

**Have you completed a staff consultation meeting for this application?**

Yes

No

**A staff consultation meeting must be completed before this site-specific amendment application can be submitted. (Help: [How do I do this?](#))**

**Staff Consultation Meeting Identification Number**

18-00228

**Staff Consultation Meeting Date**

1/23/2018

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## Applicant Information

The applicant is the primary contact for all questions and correspondence. The County will email requests and information about the application to the applicant and will “copy” (CC) the owner(s) noted below. The applicant is responsible for communicating information to all parties involved with the application. It is the responsibility of the applicant and owner(s) to ensure their mailbox accepts County email (i.e. County email is not blocked or sent to ‘junk mail’). There may be instances where regular USPS or courier mail is used.

**Who will be the applicant for this amendment request?**

Property Owner #1 listed below

Authorized Agent

**Authorized Agent Name**

Karen

First

Timken

Last

**Authorized Agent Mailing Address**

8297 State Highway 303 NE

Address Line 1

Address Line 2

Bremerton

City

Washington

State

98311

Zip Code

**Authorized Agent Phone Number**

(206) 718-5052

**Authorized Agent Email Address**

mktimken@outlook.com

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## Property Owner Information



All property owners of record must be listed below. A completed ownership certification form must be completed for each owner of record.

**How many property owners of record are party to this application?**

- 1 property owner of record
- 2 property owners of record
- 3 property owners of record
- 4 property owners of record
- 5 property owners of record

## Property Owners

**Property Owner**

Lois I. Richardson

**Name of representative, if owner of record is not an individual**

First

Last

**Mailing Address**

8297 State Highway 303 NE

Address Line 1

Address Line 2

Bremerton

Washington

98311

City

State

Zip Code

**Phone**

(206) 718-5052

{if (OwnerOfRecord.First = "1 property owners of record")}

**Email**

{Email}

{ end if }

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## Parcel Information

Enter information for up to 5 contiguous parcels subject to this amendment. Non-contiguous parcels must be submitted as separate applications. Legal descriptions for all subject parcels must be submitted with this application. To add parcels, click (+Add Item) to create another row.

Property Owner # (From above)	Tax Account #	All/Portion of property	Subject Acres	Site Address (if issued)
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1	232501-4-019-2000	Portion of property	0.94	8297 State Highway 303 NE
1	232501-4-064-2004	Portion of property	1.21	8339 State Highway 303 NE

You can find parcel information, including your Tax Account # and Site Address using the [Kitsap Parcel Map](#).

**Total acres subject to this amendment request**

2.15

**Describe the current use of the property.**

One residence on each of 019 & 064 parcels.

**Is the property in a special taxation program, land-use program, or subject to a conservation easement?**

- Yes
- No

## Environmental Features on or near the Subject Area

Indicate below all environmental features on or near the parcel(s). The questions below refer to maps that can be found on the [Kitsap County Planning and Regulatory maps webpage](#).

**Bay, estuary, Puget Sound (see Critical Areas map)**

- Yes
- No
- Don't know

**Lake, pond, reservoir, gravel pit or quarry filled with water (see Critical Areas map)**

- Yes
- No
- Don't know

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**River, stream, or creek (see Critical Areas map)**

- Yes
- No
- Don't know

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**Wetlands (see Critical Areas map)**

- Yes
- No
- Don't know

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**Endangered or threatened species**

- Yes
- No
- Don't know

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**Frequently Flooded Areas (FEMA Flood Zone; see Critical Areas map)**

- Yes
- No
- Don't know

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**Geologically Hazardous Areas (see Critical Areas Map)**

- Yes
  - No
  - Don't know
-

**Critical Aquifer Recharge Area (see Critical Aquifer Recharge Area map)**

- Yes
  - No
  - Don't know
- 

**Utilities**

Indicate below all utilities currently servicing the parcel(s).

**Water**

- Yes
- No
- Don't know

**Type of water source**

- Private well
- Public water

**Sewer**

- Yes
- No
- Don't know

**Type of sewer**

- Private septic
- Public sewer

**Power**

- Yes
- No
- Don't know

**Name of power provider**

PSE

**Other**

- Yes
- No
- Don't know

**Describe type and name of other providers**

Comcast - Cable & Phone & Internet provider

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**Land use & Zoning**

Applicants should reference the linked maps to identify the current Comprehensive Plan land use map designation/zoning map classification and, if applicable, the shoreline environment designation, of the parcel(s) listed above.

Applicants should ensure they understand the intended purpose of the designation/zone being requested.

Refer to this [matrix](#) to review the purpose of applicable designation/zones. Contact the Department of Community Development if you have questions regarding the purpose of a designation/zone, allowed uses, and applicable development regulations.

For this section, use the following maps: [Comprehensive Plan Land Use Map](#), [Zoning Map](#) and [Shoreline Environment Map](#).

**Choose current Land Use Designation and Zoning Classification**

- Land Use: Rural Residential; Zoning: Rural Residential
- Land Use: Rural Protection; Zoning: Rural Protection
- Land Use: Rural Wooded; Zoning: Rural Wooded
- Land Use: Forest Resource Lands; Zoning: Forest Resource Lands
- Land Use: Mineral Resource Overlay; Zoning: any underlying zoning map classification
- Land Use: Urban Low-Density Residential; Zoning: Urban Restricted
- Land Use: Urban Low-Density Residential; Zoning: Greenbelt
- Land Use: Urban Low-Density Residential; Zoning: Urban Low Residential
- Land Use: Urban Low-Density Residential; Zoning: Urban Cluster Residential
- Land Use: Urban Medium-Density Residential; Zoning: Urban Medium Residential
- Land Use: Urban High-Density Residential; Zoning: Urban High Residential
- Land Use: Urban High Intensity Commercial; Zoning: Commercial
- Land Use: Urban High Intensity Commercial; Zoning: Regional Center
- Land Use: Urban Low Intensity Commercial; Zoning: Urban Village Center
- Land Use: Urban Low Intensity Commercial; Zoning: Neighborhood Commercial
- Land Use: Urban Low Intensity Commercial; Zoning: Low Intensity Commercial
- Land Use: Urban Industrial; Zoning: Business Park
- Land Use: Urban Industrial; Zoning: Business Center
- Land Use: Urban Industrial; Zoning: Industrial

**Calculate the residential density allowable under the current zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example](#).**

**Minimum dwelling units allowable:**

**Maximum dwelling units allowable:**

**Choose requested Comprehensive Plan land Use map designation and zoning map classification**

- Land Use: Forest Resource Lands; Zoning: Forest Resource Lands
- Land Use: Mineral Resource Overlay; Zoning: no change to underlying zoning map classification
- Land Use: Urban Low-Density Residential; Zoning: Urban Restricted (UR)
- Land Use: Urban Low-Density Residential; Zoning: Greenbelt (GB)
- Land Use: Urban Low-Density Residential; Zoning: Urban

Low Residential (UL)  Land Use: Urban Low-Density Residential; Zoning: Urban Cluster  
Residential (UCR)  Land Use: Urban Medium-Density Residential; Zoning: Urban Medium  
Residential (UM)  Land Use: Urban High-Density Residential; Zoning: Urban High Residential (UH)  
 Land Use: Urban High Intensity Commercial; Zoning: Commercial (C)  Land Use: Urban High  
Intensity Commercial; Zoning: Regional Center (RC)  Land Use: Urban Low Intensity Commercial;  
Zoning: Urban Village Center (UVC)  Land Use: Urban Low Intensity Commercial; Zoning:  
Neighborhood Commercial (NC)  Land Use: Urban Low Intensity Commercial; Zoning: Low  
Intensity Commercial (LIC)  Land Use: Urban Industrial; Zoning: Business Park (BP)  Land Use:  
Urban Industrial; Zoning: Business Center (BC)  Land Use: Urban Industrial; Zoning: Industrial  
(IND)

**Calculate the residential density allowable under the requested zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example.](#)**

Minimum dwelling units allowable:

Maximum dwelling units allowable:

**Current shoreline environment designation, if applicable**

- Not applicable
- High Intensity
- Shoreline Residential
- Urban Conservancy
- Rural Conservancy
- Natural
- Aquatic

## Description

**Describe why you are requesting this site-specific amendment.**

**Describe the anticipated impacts of the proposed amendment that are not already described in the SEPA checklist.**

**Optional: Describe any additional relevant information you want considered that is not otherwise captured in this application, review criteria narrative, or SEPA checklist.**



Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018

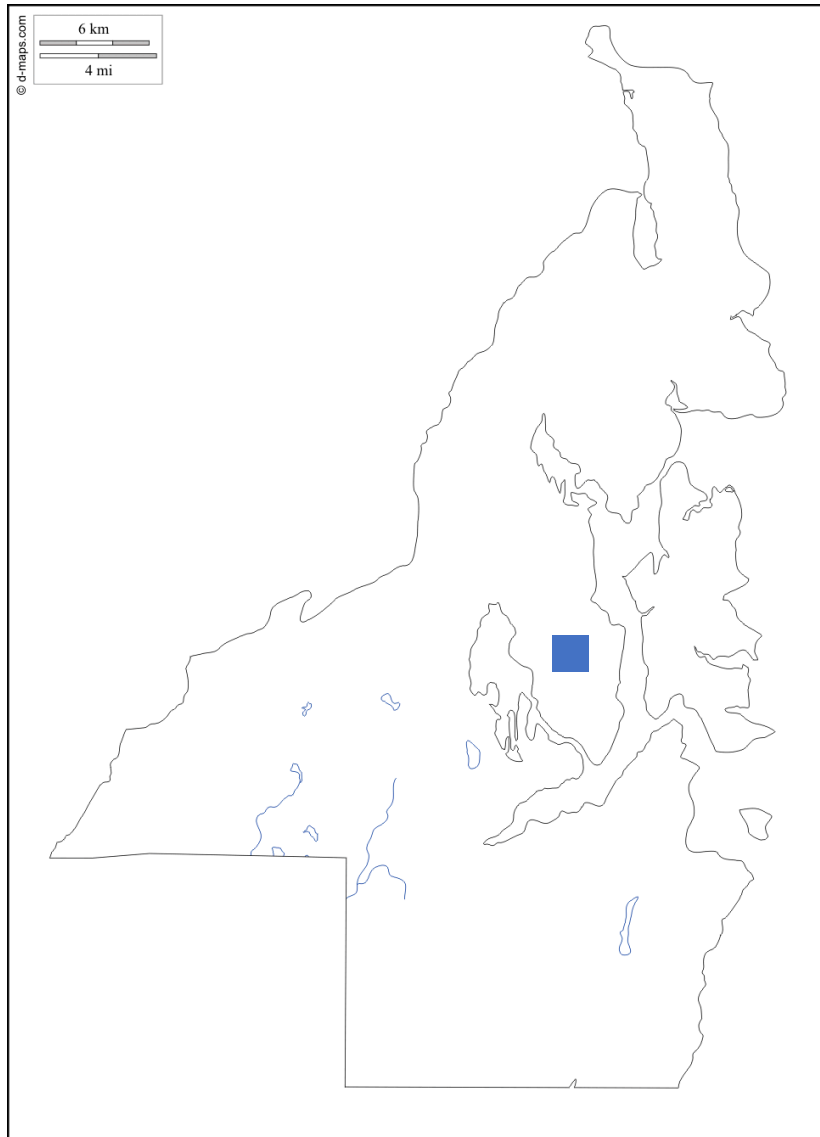


Site-Specific Amendment Application  
Maps

**Instructions:** A vicinity map and site map must be submitted with your site-specific Comprehensive Plan amendment application form. You may complete and submit this document or prepare and submit comparable maps of your own making formatted for 8.5" x 11" paper. You may print, mark-up, and submit a scanned copy of this document. [See example maps.](#)

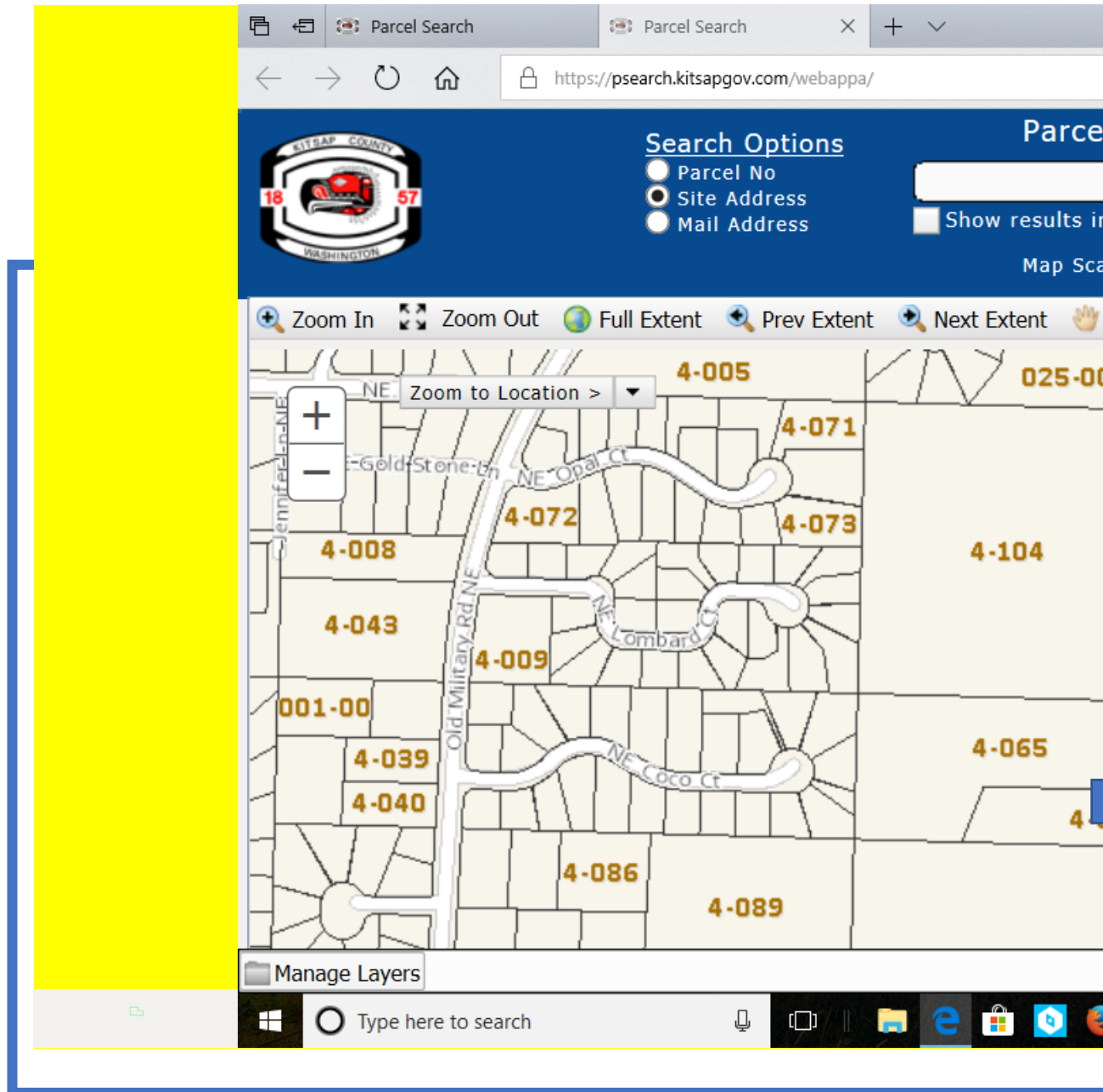
### Vicinity Map

Move the blue square (in MS-Word: left-click and drag the blue square) to mark the general location of your site-specific amendment on the vicinity map provided below. You may also use your own method to mark the general location.



### Site Map

Got to the [Kitsap Parcel Search Map](#) and zoom into the subject parcel(s). Insert a digital image (e.g. “screen snip”, “screenshot”, or “print screen”) of the subject parcel(s) and adjacent streets, fit the image to this page, and clearly outline the subject parcel(s). You can modify the shape of the existing blue polygon (in MS-Word: right click the blue box, select “edit points”, and edit the shape by right-clicking the points as needed) or you may use your own method to clearly outline the subject parcel(s).







**Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018**



**Site-Specific Amendment Application  
Review Criteria Narrative**

**Instructions:** This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

### **Introduction**

Each proposed amendment to the Comprehensive Plan must demonstrate how the review criteria from Kitsap County Code (KCC 21.08.070) have been met. These criteria are used by the Department of Community Development in developing its recommendation, the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision. The following are the review criteria applicable to site-specific amendments rephrased in the form of questions.

### **Review Criteria: General**

All applicants must answer the questions in this section.

1. How have the circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located substantially changed since the adoption of the Comprehensive Plan or applicable development regulations?

Boundary Line adjustment which increased the size of the two parcels.

2. How are the assumptions upon which the Comprehensive Plan is based no longer valid, or is there new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations?

Both parcels are now dual zoned due to BLA executed in December.

3. How is the requested amendment in the public interest and the proposal consistent with the Kitsap County Comprehensive Plan?

All adjacent parcels are zoned commercial further west than the subject parcels. We are increasing the size of the parcels to make more viable for future development.

### **Additional Review Criteria: All Site-specific Amendments**

All applicants must answer the questions in this section.

4. How will the proposed amendment meet concurrency requirements for transportation, sewer and water, and not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services? Explain or attach documentation.

No impact.

5. How is the proposed amendment consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflect the local circumstances of the county?

All adjacent parcels are commercial zoned further west than the subject parcels.

6. How is the subject parcel(s) suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood?

All adjacent parcels are also zoned commercial and much larger than our commercial (subject) parcels.

7. How does the proposed amendment not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflect local circumstances in the county?

This request will only slightly reduce the residential density, but increase the commercial area. The area of the subject parcels is not commercially viable at this time.

8. How does the proposed amendment not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area?

No impact as the area needing rezoning to commercial is 2.15 acres.

9. How is the proposed amendment consistent with the Growth Management Act ([RCW 36.70A](#)), [Kitsap County-wide Planning Policies](#), state and local laws and other applicable inter-jurisdictional policies or agreements?

All adjacent are zoned commercial further west than the subject parcels

**Additional Review Criteria: Site-Specific Amendments within an Urban Growth Area (UGA)**

Only applicants submitting proposals within [Urban Growth Areas](#) must answer the questions in this section.

Urban Growth Area (UGA)	Affiliated Jurisdiction
Poulsbo UGA	City of Poulsbo
East Bremerton UGA	City of Bremerton
West Bremerton UGA	City of Bremerton
Gorst UGA	City of Bremerton
Puget Sound Industrial Center UGA	City of Bremerton

ULID No. 6/McCormick UGA	City of Port Orchard
South Kitsap/Port Orchard UGA	City of Port Orchard
Silverdale UGA	Kitsap County (not currently associated with a city)
Kingston UGA	Kitsap County (not currently associated with a city)
Central Kitsap UGA	Kitsap County (not currently associated with a city)

10. Does the jurisdiction affiliated with the UGA have the capability and capacity to provide urban level services to the area subject to this proposal? Explain or attach documentation.

*Urban services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas [RCW 36.70A.030(20)].*

No impact, property is already served via state highway 303 access.

11. How is this proposal consistent with the Comprehensive Plan of the jurisdiction affiliated with the UGA?

It is obvious from the size of sites rezoned to commercial adjacent to the subject parcels, that the intent was to make the sites abutting State Highway 303 NE to commercial. Most are 2.5 to 10 acres parcels that were rezoned. Ours was impacted, as the property had been short platted, thus the 2 parcels not abutting the highway were zoned to urban restricted.

12. How does this proposal meet the transportation standards of the jurisdiction affiliated with the UGA? Explain or attach documentation.

No impact

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: Comprehensive Plan Amendment Request
2. Name of applicant: Lois I. Richardson

3. Address and phone number of applicant and contact person:  
 8297 State Highway 303 NE, Bremerton WA 98311  
 Contact Persons: Mark Timken 206-817-4597  
 Karen Timken 206-718-5052
4. Date checklist prepared: 1/28/2018
5. Agency requesting checklist: Kitsap County
6. Proposed timing or schedule (including phasing, if applicable): December 2018
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Not directly related to this project.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.
10. List any government approvals or permits that will be needed for your proposal, if known.  
None
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) We want a comprehensive plan amendment to change 2 dual zoned tax parcels to commercial.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
 Tax parcels 232501-4-019-2000 and 232501-4-064-2004, commonly known as 8297 State Highway 303, and 8339 State Highway 303 NE, in Kitsap County. Legal descriptions and plat map is provided as submittals with the Comprehensive Plan Amendment application.

**B. Environmental Elements** [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? Approx. 1% or less.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Clay, sand & gravel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? No. If so, describe.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No fill or excavation planned at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No change from existing.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A  
This is a comprehensive plan amendment only.

**2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

**3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)
  - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Yes, Steele Creek is between 335 feet and 490 feet west of the subject parcels.
  - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? No. If yes, please describe and attach available plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? No. If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A

**4. Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass

- \_\_\_\_ pasture
- \_\_\_\_ crop or grain
- \_\_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? None.
- c. List threatened and endangered species known to be on or near the site. None.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None.
- e. List all noxious weeds and invasive species known to be on or near the site. Blackberries.

**5. Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other: seagulls, ravens, robins, sparrows.
- mammals: **deer**, bear, elk, beaver, other: squirrels
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. None
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any:  
NONE.
- e. List any invasive animal species known to be on or near the site.  
None.

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. None.



- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? Unknown.  
If so, describe.
  - 1) Describe any known or possible contamination at the site from present or past uses. Unknown.
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None.
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.
  - 4) Describe special emergency services that might be required. None.
  - 5) Proposed measures to reduce or control environmental health hazards, if any: N/A

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise from Hwy 303
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None.
- 3) Proposed measures to reduce or control noise impacts, if any: None

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Current use is residential, proposal will not impact adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. One single family residence on each parcel.

d. Will any structures be demolished? If so, what? No.

e. What is the current zoning classification of the site? The two parcels are dual zoned due to a recent boundry line adjustment. The boundry on each parcel was moved 175 feet to the west. The original parcels are zoned Commercial, and the land added by the BLA was zoned Urban restricted.

f. What is the current comprehensive plan designation of the site? Commercial and Urban Restricted.

g. If applicable, what is the current shoreline master program designation of the site? N/A.

h. Has any part of the site been classified as a critical area by the city or county? No. If so, specify.

i. Approximately how many people would reside or work in the completed project? No change from current occupancy. Five persons occupy the two residneces.

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Increasing the size of the frontage parcels make them more viable as commercial property, and more in line with the adjacent properties.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A.

**9. Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.

c. Proposed measures to reduce or control housing impacts, if any: N/A

**10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A

b. What views in the immediate vicinity would be altered or obstructed? N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A.

**11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No.

c. What existing off-site sources of light or glare may affect your proposal? N/A

d. Proposed measures to reduce or control light and glare impacts, if any: N/A

**12. Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? None.

b. Would the proposed project displace any existing recreational uses? If so, describe. No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

**13. Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. Neither structure is listed or eligible to be listed.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Access to site is from State Hwy 303 NE.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? No change from current usage.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: None.

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.
- b. Proposed measures to reduce or control direct impacts on public services, if N/A.

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
 other \_\_\_\_\_
- 6) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No change from current usage.

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

Name of signee \_\_\_\_\_ Karen E. Timken for Lois I. Richardson by POA\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_ 1/29/2018 \_\_\_\_\_

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would have no effect on land use, other than to make the parcels more commercially viable, as the parcels prior to the boundary line adjustment referenced were very small in comparison to adjacent parcels. The portion of the parcels needing the change in zoning from urban restricted to commercial total 2.15 acres total.

Proposed measures to avoid or reduce shoreline and land use impacts are: None needed

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Very little, due to the small size of the proposed change. This is only to make the parcels more viable for future sale as commercial property. We have no plans to sell in the near future.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No effect.

**Return Address:**

Reinout Van Beynum  
3242 NE McWilliams Road  
Bremerton, WA 98311

**BOUNDARY LINE ADJUSTMENT**

**GRANTORS:**

LOIS I. RICHARDSON

**GRANTEES:**

EXTRA ROOM SELF STORAGE LLC  
By REINOUT VAN BEYNUM and SARKORN VAN BEYNUM, managing members

**ABBREVIATED LEGAL DESCRIPTION:**

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
AND  
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,  
WASHINGTON.

**ASSESSORS TAX ACCOUNT NUMBERS:**

232501-4-065-2003 RICHARDSON  
232501-4-022-2005 EXTRA ROOM SELF STORAGE

**ASSOCIATED DOCUMENTS**

See Declaration of Boundary Line Adjustment as recorded under Auditor's File No.

201712270084

**EXCISE TAX EXEMPT DEC 27 2017**

**Property Taxes are paid thru: 12/31/2017.**



This declaration is made this 26<sup>th</sup> day of December, 20 17 by LOIS I. RICHARDSON as "Grantor" and the owner of the real property described hereinafter as "Parcel 1" and by EXTRA ROOM SELF STORAGE LLC By REINOUT VAN BEYNUM and SARKORN VAN BEYNUM, managing members, as "Grantees" and the owners of the real property described hereinafter as "Parcel 2", who wish to adjust the common property lines between said Parcels 1 and 2 without creating any additional lot, tract or site.

**1. "Parcel 1" (Tax account No. 232501-4-065-2003) RICHARDSON is currently described as:**

RESULTANT PARCEL 1 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201712270084 AND AS DEPICTED ON A RECORD-OF-SURVEY MAP RECORDED IN VOLUME 85 OF SURVEYS, PAGE 113 UNDER AUDITOR'S FILE NO. 201712270085, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

**2. "Parcel 2" (Tax account No. 232501-4-022-2005) EXTRA ROOM SELF STORAGE is currently described as:**

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;  
EXCEPT THE EAST 30 FEET FOR ROAD;  
EXCEPT THE NORTH 135 FEET;  
AND EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8004240034.

**3. "Parcel to be transferred from "Parcel 1" RICHARDSON to "Parcel 2" EXTRA ROOM SELF STORAGE shall be described as:**

THE NORTH 30.00 FEET OF THE FOLLOWING PARCEL:  
RESULTANT PARCEL 1 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201712270084 AND AS DEPICTED ON A RECORD-OF-SURVEY MAP RECORDED IN VOLUME 85 OF SURVEYS, PAGE 113 UNDER AUDITOR'S FILE NO. 201712270085, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

4. Subsequent to execution of this document, "Resultant Parcel 1" RICHARDSON shall be described as:

RESULTANT PARCEL 1 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201712270084 AND AS DEPICTED ON A RECORD-OF-SURVEY MAP RECORDED IN VOLUME 85 OF SURVEYS, PAGE 113 UNDER AUDITOR'S FILE NO. 201712270085, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

EXCEPT THE NORTH 30.00 FEET.

5. Subsequent to execution of this document, "Resultant Parcel 2" EXTRA ROOM SELF STORAGE shall be described as:

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;  
EXCEPT THE EAST 30 FEET FOR ROAD;  
EXCEPT THE NORTH 135 FEET;  
AND EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8004240034;

TOGETHER WITH THE NORTH 30.00 FEET OF THE FOLLOWING PARCEL:  
RESULTANT PARCEL 1 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201712270084 AND AS DEPICTED ON A RECORD-OF-SURVEY MAP RECORDED IN VOLUME 85 OF SURVEYS, PAGE 113 UNDER AUDITOR'S FILE NO. 201712270085, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS INSTRUMENT AS OF THE DATE FIRST ABOVE WRITTEN

Lois I. Richardson poa  
LOIS I. RICHARDSON

[Signature] 12/26/17  
EXTRA ROOM SELF STORAGE LLC  
By REINOUT VAN BEYNUM, Managing Member

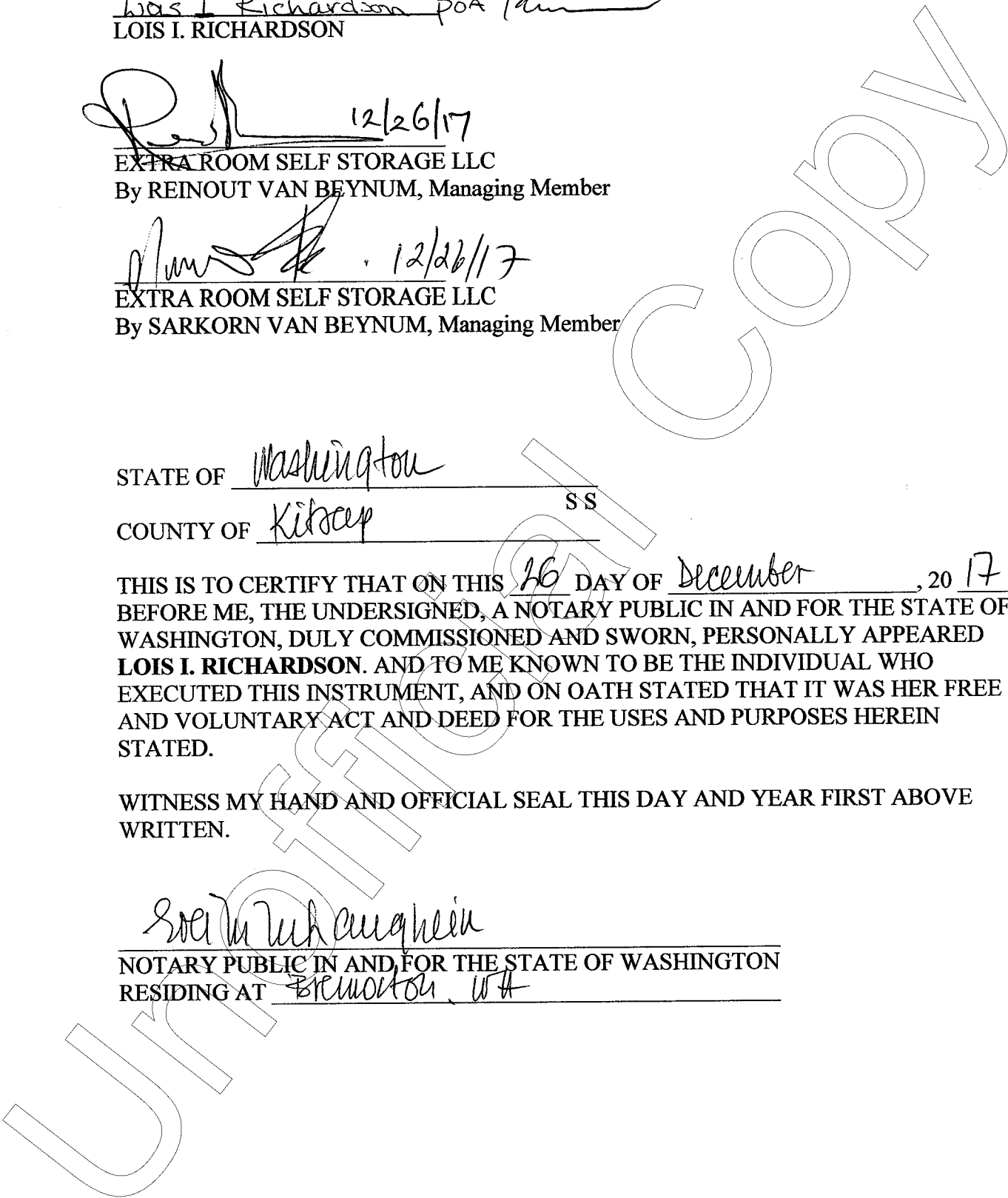
[Signature] 12/26/17  
EXTRA ROOM SELF STORAGE LLC  
By SARKORN VAN BEYNUM, Managing Member

STATE OF Washington  
COUNTY OF Kittitas SS

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF December, 20 17, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED **LOIS I. RICHARDSON**. AND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THIS INSTRUMENT, AND ON OATH STATED THAT IT WAS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton, WA



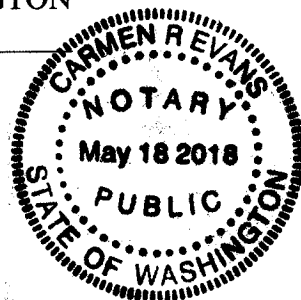
STATE OF Washington \_\_\_\_\_  
SS

COUNTY OF Kitsap \_\_\_\_\_

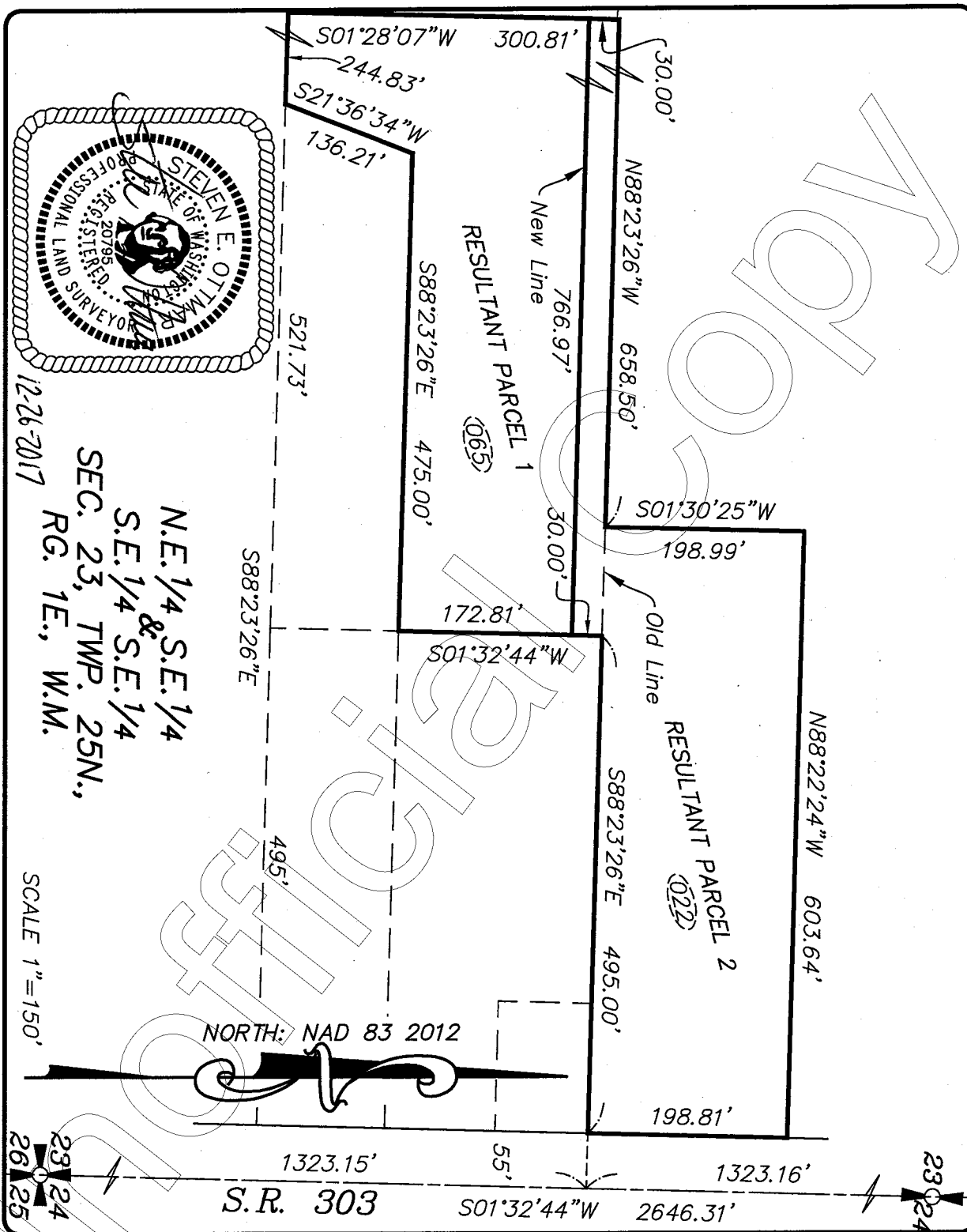
THIS IS TO CERTIFY THAT ON THIS 26<sup>th</sup> DAY OF December, 2017,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
**REINOUT VAN BEYNUM and SARKORN VAN BEYNUM**, AND TO ME KNOWN TO  
BE THE MANAGING MEMBERS **EXTRA ROOM SELF STORAGE LLC**, THE LLC  
THAT EXECUTED THIS INSTRUMENT, AND ON OATH STATED THAT IT WAS THEIR  
FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN  
STATED.


WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE  
WRITTEN.

Carmen R. Evans  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton



Unofficial



 <b>AES</b> CONSULTANTS INC P.O. BOX 930 • SILVERDALE, WA. 98383 • (360)692-6400	<b>EXHIBIT MAP</b>		DWN BY: B.J.M.	CHK. BY: S.E.O.
	FOR REINOUT VANBEYNUM		DATE: 12/26/17	JOB No. 6544

**NOTICE**

1. Responsibility and expense for maintenance of roads leading to or serving lots within the Short Subdivision (unless such roads have been accepted into County's road system) shall rest with the lot owners.
2. No lot within a Short Subdivision may be further divided in any manner within five (5) years of the filing of such Short Subdivision. Provided, such division is permitted through a subdivision as authorized by RCW 58.17.060.

**DIRECTOR'S APPROVAL**

Approved for recording pursuant to Kitsap County Ordinance 664699

No. 17  
 Ron Perkerewicz  
 DIRECTOR

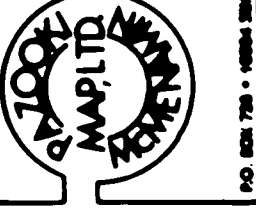
Director of Community Development  
 Date: 27 April 87

**TREASURER'S CERTIFICATE**

I hereby certify that real property taxes on the property shown hereon to: Harold Richardson  
 Date: 27 April 87

Kitsap County Treasurer  
238501-4-0-088-007

**SURVEYOR'S CERTIFICATE**



ENGINEERING • SURVEYING • PLANNING

11681  
 Certificate No.  
 Date: APRIL 27, 1987

This Short Plat and the legal descriptions for the lots depicted hereon were prepared by me or under my direction

APRIL 27, 1987

Date

**TOTAL PARCEL**

THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET FOR SECONDARY STATE HIGHWAY 21-8; AND EXCEPT THE FOLLOWING DESCRIBED TRACTS 1, 2 AND 3:

TRACT 1: BEGINNING AT A POINT ON THE WEST LINE OF HIGHWAY 21-8 WHERE THE HIGHWAY INTERSECTS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M.; THENCE WEST ALONG SAID NORTH LINE 155 FEET; THENCE SOUTH 93 FEET; THENCE EAST 155 FEET, MORE OR LESS, TO THE WEST MARGIN OF SAID STATE HIGHWAY; THENCE NORTHEAST ALONG THE WEST LINE OF SAID HIGHWAY 93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 2: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-8; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-8 128 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TRACT 3: (REFER TO AUDITOR'S FILE NO. 8009220009) ALL THAT PORTION OF DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 55 FEET WESTERLY OF THE CENTERLINE OF SR 303, RIDDELL ROAD TO BUCKLIN HILL ROAD VIC., EXTENDING NORTHERLY FROM A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 188+50 TO POINT OPPOSITE HES 198+00.

**LOT A**

THAT PORTION OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 55 FEET TO THE WEST MARGIN OF SR 303; THENCE CONTINUING WEST ALONG SAID NORTH LINE A DISTANCE OF 130 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 93 FEET; THENCE EAST 130 FEET TO THE WEST MARGIN OF SR 303; THENCE SOUTH ALONG WEST MARGIN OF SR 303 A DISTANCE OF 109 FEET PLUS OR MINUS TO POINT ON LINE PARALLEL WITH AND 128 FEET NORTH OF THE SOUTH LINE OF ABOVE SAID SUBDIVISION; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 320 FEET; THENCE NORTH A DISTANCE OF 202 FEET TO POINT ON THE NORTH LINE OF ABOVE SAID SUBDIVISION WHICH IS 190 FEET WEST FROM THE TRUE POINT OF BEGINNING; THENCE EAST 190 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENT NO. 1 AS SHOWN ON THIS PLAT.

**LOT B**

THAT PORTION OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 55 FEET TO THE WEST MARGIN OF SR 303; THENCE CONTINUING WEST ALONG SAID NORTH LINE A DISTANCE OF 320 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 202 FEET MORE OR LESS TO POINT ON LINE PARALLEL WITH AND 128 FEET NORTH OF SAID SUBDIVISION; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 450 FEET; THENCE SOUTH 20' W -- 136.21' TO A POINT ON THE SOUTH LINE OF ABOVE SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 249' MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG WEST LINE OF SAID SUBDIVISION A DISTANCE OF 350' TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 945' TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENT NO. 2 AND TOGETHER WITH EASEMENT NO. 1 AS SHOWN ON THIS PLAT.

**LOT C**

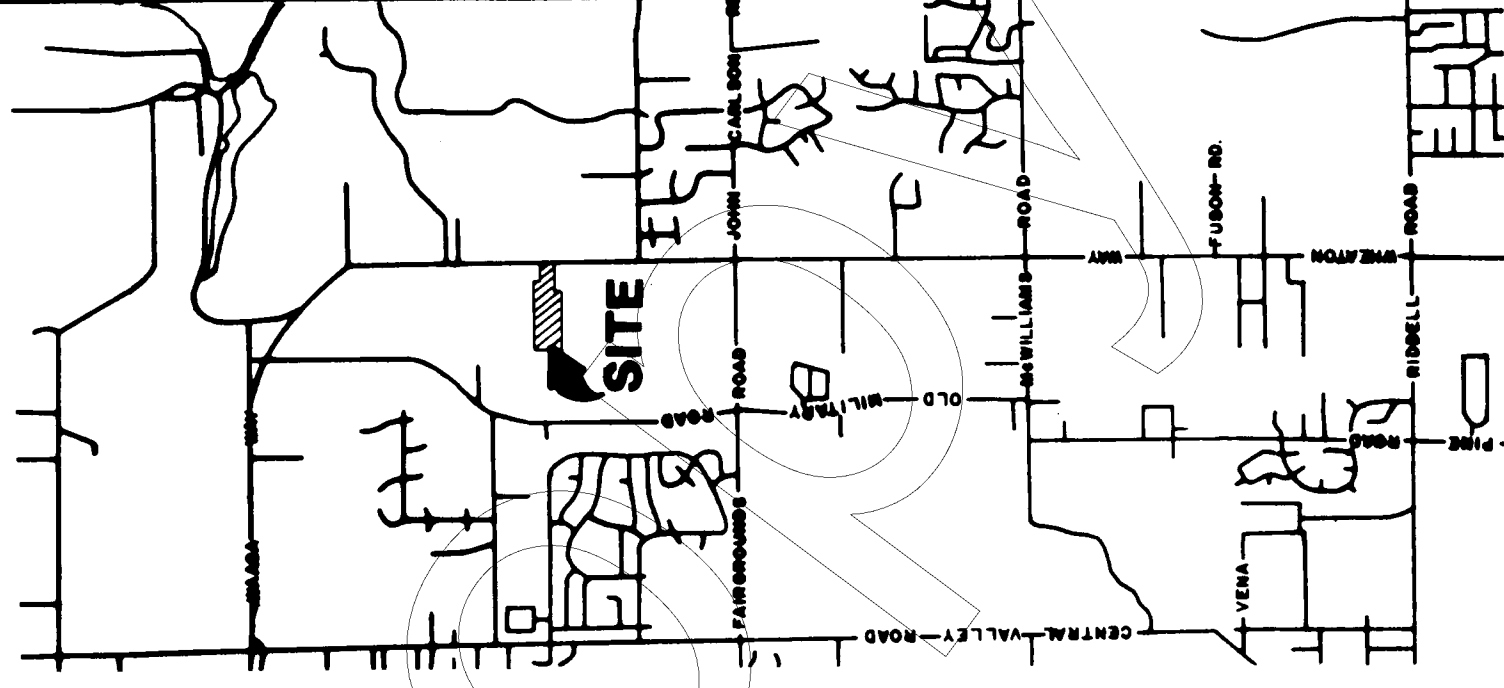
THAT PORTION OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 55 FEET TO THE WEST MARGIN OF SR 303; THENCE CONTINUING WEST ALONG SAID NORTH LINE A DISTANCE OF 320 FEET; THENCE SOUTH 202 FEET MORE OR LESS TO POINT ON LINE PARALLEL WITH AND 128 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 650 FEET; THENCE SOUTH 20' W -- 136.21' FEET TO POINT ON THE SOUTH LINE OF ABOVE SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 696 FEET MORE OR LESS TO POINT 375 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 128 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS NO. 1 AND NO. 2 AS SHOWN ON THIS PLAT.

**VICINITY MAP**

NOT TO SCALE

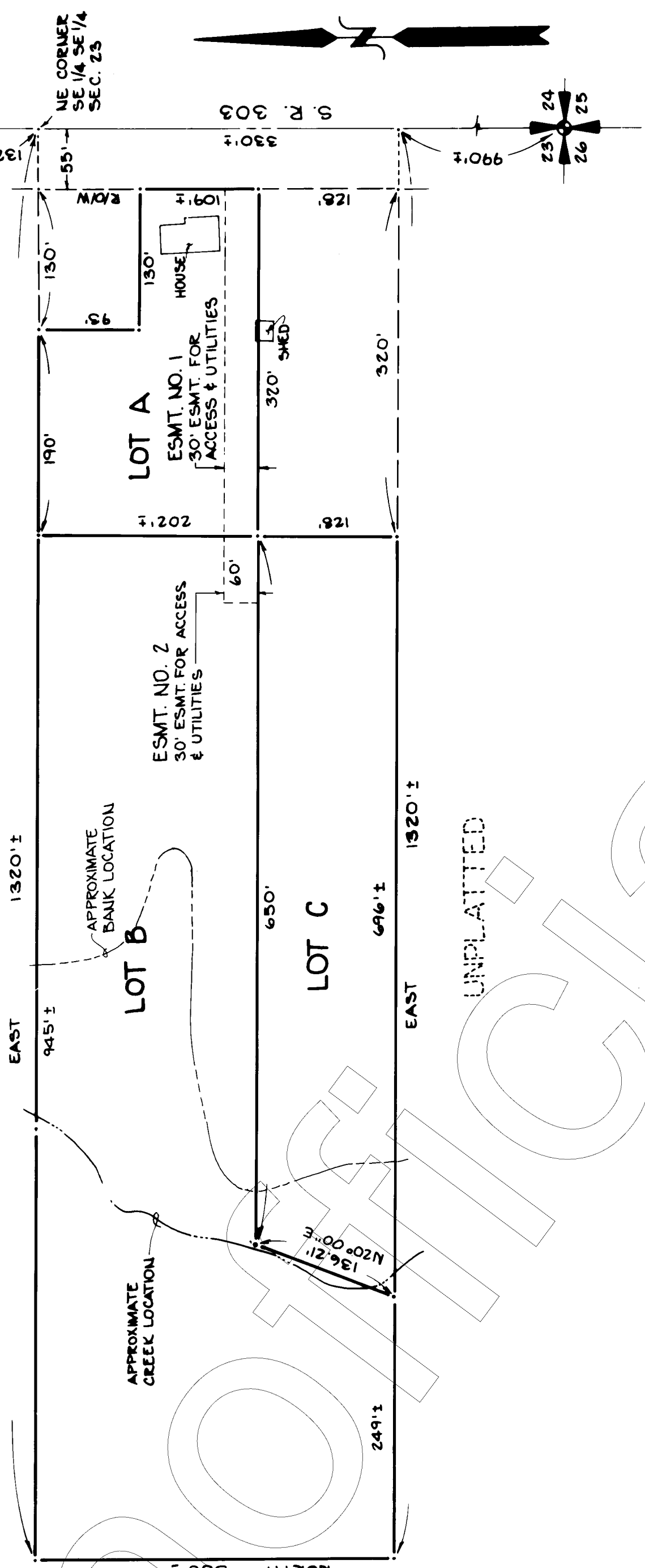


PLAT OF COTTONWOOD CANYON

VOL. 23 P. 145

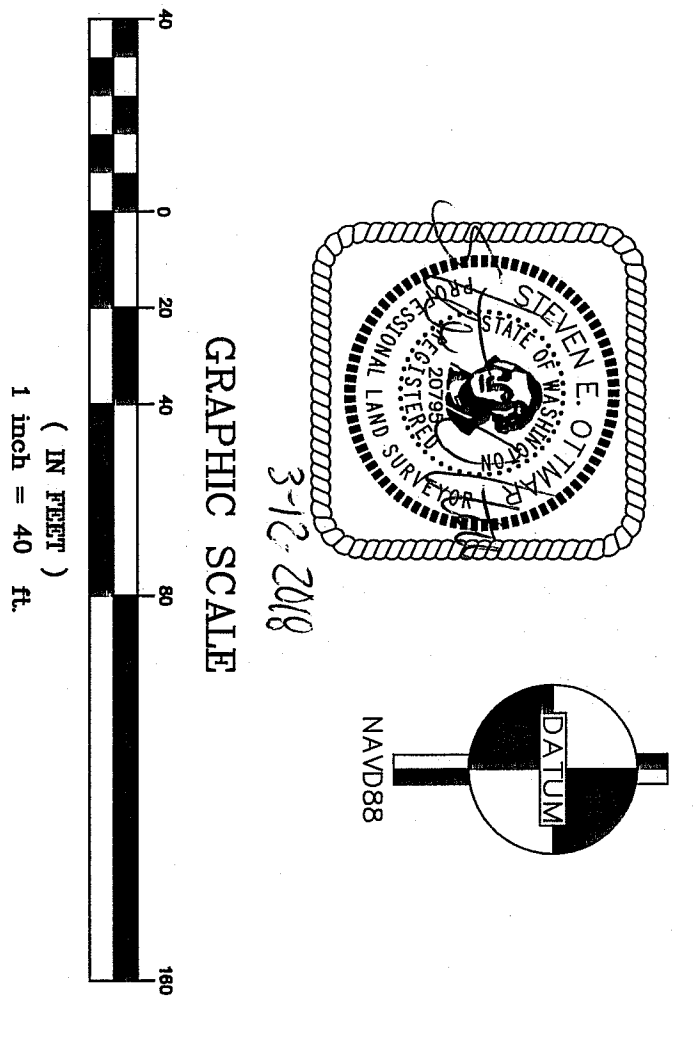
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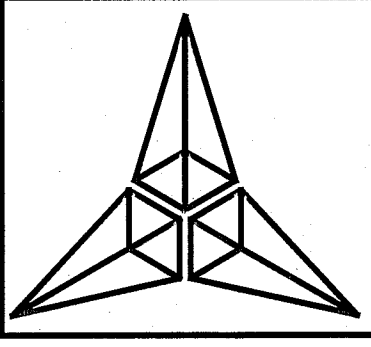


23  
24  
26  
25

Bench Mark #5  
Mag. nail with  
I.D. washer in curb  
Datum=NAD83

Bench Mark #1  
Elev=190.10  
Mag. nail with  
I.D. washer in curb  
Datum=NAD83

1/1  
SHEET



**AES** CONSULTANTS, INC.  
P.O. BOX 930 / 3472 N.W. LOWELL • SILVERDALE, WA. 98383 • (360)692-6400

TOPOGRAPHY MAP

REINOUT VANBEYNUM  
POULSBO, WASHINGTON

© AESCS, INC. These drawings were prepared for this project only and are not intended for use on any other project.

DATE	REV.	DATE	BY	DESCRIPTION
3/12/18				

DWG. FILE BASE

# EXTRA ROOM SELF STORAGE WETLAND DELINEATION

March 12, 2018

17\_0040





# EXTRA ROOM SELF STORAGE

## WETLAND DELINEATION

March 12, 2018

PROJECT LOCATION  
STATE HWY 303 NE  
BREMERTON, WA 98311

232501-4-022-2005  
232501-4-065-2003  
232501-4-066-2002

S 21, T 24, R 02 E, W.M.

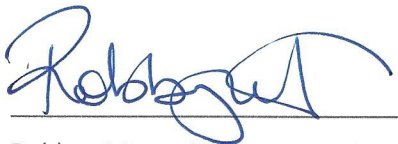
PREPARED FOR  
EXTRA ROOM SELF STORAGE, LLC  
3242 NE MCWILLIAMS RD  
BREMERTON WA 98311

PREPARED BY  
BGE ENVIRONMENTAL <sup>LLC</sup>  
2102 BRASHEM AVE  
BREMERTON, WA 98310  
360.710.6066

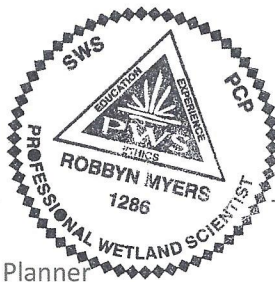
BGE17\_0040  
[www.bgeenvironmental.com](http://www.bgeenvironmental.com)

# CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, as a professional wetland scientist licensed to practice as such, is affixed below. All field inspections, jurisdictional wetland boundary delineations, and OHWM determinations were prepared by, or under the direction of Robbyn Myers of BGE Environmental, LLC. All technical information is current to best available science and in conjunction with method and manuals outlined in the methods section. All discussions, conclusion and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. The findings are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.



Robbyn Myers, PWS  
Wetland Biologist/Environmental Planner



12 March 2018

Date

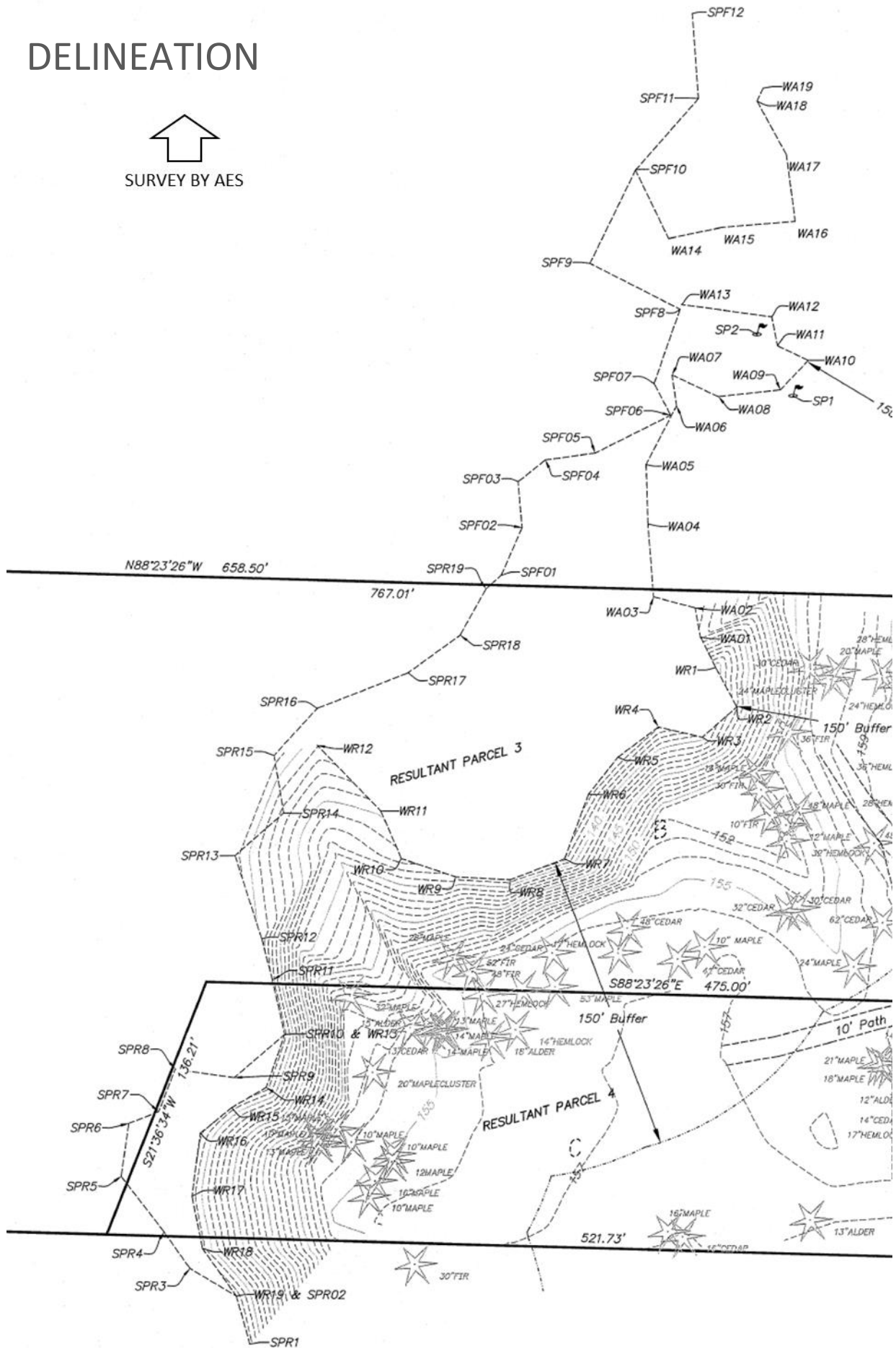
EXTRA ROOM SELF STORAGE  
WETLAND DELINEATION  
BGE17\_0040



**BGE ENVIRONMENTAL, LLC.**

WETLAND CONSULTING AND LAND USE PLANNING

# DELINEATION



# INTRODUCTION

Extra Room Self Storage (Client) requested a wetland delineation in association with three parcels aligned between State Highway 303 NE and Steele Creek, Bremerton, unincorporated Kitsap County, Washington. The properties use includes single-family residential use and undeveloped. Cumulatively the parcels total 8.54-acres. Parcels in the investigation area are identified by Kitsap County Assessor Tax Parcel Numbers: 232501-4-022-2005, 232501-4-065-2003, 232501-4-066-2002. Regional setting is Section 23, Township 25, Range 01 E, W.M.

This wetland delineation report provides confirmation via a determination of jurisdiction and establishment of wetland boundaries to identified wetlands and surface waters. This report is provided for compliance with the Kitsap County Municipal Code (KCC) Title 19 Critical Areas. This report includes the following:

- Site description and area of assessment;
- Background research and identification of potentially regulated critical areas, wetland and surface waters, near the proposed project;
- Identification, determination, and assessment of jurisdictional wetlands;
- Identification, assessment and criterion analysis for surface waters; and
- Review of regulations and standard buffer requirements for wetlands and Typed waters.



# METHODS

Resource information in the public-domain was reviewed for this delineation. Data researched included relevant mapping from U.S. Fish and Wildlife Service, Washington State Department of Fish and Wildlife (WDFW), and Washington Department of Natural Resources (WDNR) Natural Heritage Database, and the Kitsap County GIS mapping resource. Reference sources are summarized in Appendix A.

The wetlands and surface waters were assessed by a Professional Wetland Scientist (PWS) on March 20, 2017. All wetland determinations were completed using observable and documented assessments of vegetation, hydrology, and soils. Wetland boundaries were determined using the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region. Wetland Regulatory Assistance Program, Army Corps of Engineer. May 2010. Areas meeting the criteria set forth in the Regional Supplement were determined to be wetland. Soil, Vegetation, and hydrologic parameters were sampled at several locations along the wetland boundary for confirmation of jurisdiction. To mark the boundary between wetlands and uplands, orange surveyor's flagging was alpha-numerically labeled and tied to vegetation or wood lath along the wetland boundary.

Delineated wetlands were classified using the Western Washington Wetland Rating System-2014 by the Department of Ecology (Ecology). OHWM's were confirmed with Ecology method for Determining the Ordinary High Water Mark on Streams in Washington State (Olson, 2008) and definitions provided in RCW 77.55.011 (11) and WAC 220.110.020 (69). Drainages not associated with wetland conditions were driven by a consistent and observable bank which provided a conservative, yet clear demarcation of a surface water conveyance.



# EXISTING CONDITIONS

The property is located along State Highway 303 corridor between Bremerton and Silverdale. Steele Creek is aligned parallel to the west. Surrounding land use includes commercial, high-intensity residential, moderate residential, in addition to undeveloped parcels. Topography is rolling towards the east with moderate grade. Wetlands in the vicinity are mostly associated with Steele Creek.

The investigation area includes three parcels, only one of which fronts State Highway 303. The other two are adjacent and south, separated from the right-of-way both other residential properties. The character of the investigation area is a gradual decreasing slope from the right-of-way through open fields and mixed mature forests. Steele Creek is housed within a moderate ravine.

## FINDINGS

### WETLAND DELINEATION

The subject parcel was assessed on March 20, 2017. The typical ambient temperature ranged from 37° to 49° F in March. The field assessment and wetland determinations and delineations were conducted by Robbyn Myers, a Professional Wetland Scientist (#1286 Certification under the Society of Wetland Scientists). A routine wetland delineation was performed.

A summary of precipitation leading to the field review and throughout each month is provided below.

#### Precipitation Summary: March 2017

	Total Monthly Precipitation	Precipitation One Week Prior	Precipitation Two Weeks Prior	Average Monthly Precipitation	Deviation from Monthly Average
March 20	13.89 inches	4.48 inches	2.68 inches	5.95 inches	+7.94 inches

<https://www.accuweather.com/en/us/bremerton-wa/98337/march-weather/331425?monyr=3/1/2017&view=table>

The site investigation confirmed OHWM of Steele Creek (east side) and associated wetlands, off-site to the west. The limits of the critical areas were flagged and filed surveyed. The findings of the wetland determination and rating are summarized later in this report.



## WETLAND A

### CATEGORY II, RIVERINE

Wetland A is a forested riparian complex to Steele Creek. Its boundary does extend upgradient along the slope face bounding the riverine complex. Slopes are 2-5%. Observed vegetation consisted of buttercup (*Ranunculus repens*, FACW), false lily-of-the-valley (*Maianthemum dilatatum*, FAC), bleeding heart (*Dicentra formosa*, FACU), lady-fern (*Athyrium filix-femina*, FAC), red alder (*Alnus rubra*, FAC), salmonberry (*Rubus spectabilis*, FAC) skunk cabbage (*Lysichitum americanum*, OBL), stinging nettle (*Urtica dioica*, FAC), sword fern (*Polystichum munitum*, FACU), western hemlock (*Tsuga heterophylla*, FACU), western red cedar (*Thuja plicata*, FAC), youth-on-age (*Tolmiea menziesii*, FAC). Soils were silt loam, 10YR 4/3, above sandy loam, 10YR 6/2. Water table present at 12-inches indicates wetland hydrology.

The wetlands Hydrogeomorphic (HGM) classification includes multiple classes; riverine was used for the determination of Category. The Cowardin definition is PSS/PFO. Wetland A was rated as a Category II riverine wetland with a score of 21 and a habitat value of 6.

## STEELE CREEK

### TYPE F WATER

Steele Creek headwaters originate from a large wetland complex, set both west and east of State Highway 303, just south of John Carlson and NE Fairgrounds Road. The headwaters include a network of stormwater facilities within the commercial corridor. It continues northward, commonly along main arterials and through Gluds Pond. Its confluence is to a large estuarine complex along Brownsville Highway. Contributing waters from the west and northwest, include Royal Valley Creek and Crouch Creek. These waters host the occurrence and migration of coho (*Oncorhynchus kisutch*), cutthroat (*Oncorhynchus clarki*), and resident coastal cutthroat. Coho is a federal Candidate for threatened and endangered species list.

Observed conditions within the investigation area included complex riffle/pool development, limited channel braids, and areas of abundant large woody debris. Canopy closure was 100-percent to shrubs with broken deciduous forested cover. Some areas were decadently covered with Himalayan blackberry.

## UPLAND

The upland areas adjacent to the wetlands were characteristically coniferous forest with an open understory. Species include bigleaf maple (*Acer macrophyllum*, FACU), Douglas fir (*Pseudotsuga menziesii*, FACU), Oregon grape (*Mahonia nervosa*, FACU), false lily-of-the-valley (*Maianthemum dilatatum*, FAC), bleeding heart (*Dicentra formosa*, FACU), Indian plum (*Oemleria cerasiformis*, FACU), red elderberry (*Sambucus racemosa*, FACU), red huckleberry (*Vaccinium parvifolium*, UPL), stinging nettle (*Urtica dioica*, FAC), sword-fern (*Polystichum munitum*, FACU), trailing blackberry (*Rubus ursinus*, FACU), Western hemlock (*Tsuga heterophylla*, FACU), western red cedar (*Thuja plicata*, FAC), and youth-on-age (*Tolmiea menziesii*, FAC). Himalayan blackberry was present along the transitions from native forest to



cleared use areas. The uplands in the investigation area include open pasture (cleared) with intermittent mature trees.

## SAMPLE PLOT #1

SP01 is the paired plot to SP02. It is located to the slope face, landward of the wetted portion of the slope. Vegetation consisted of dominant amounts of Douglas fir, western red cedar, and sword-fern with individual salmonberry. Soils were silty loam 10YR 4/3 with mottles of 10YR 5/6 and 5YR 4/6 on top of cobble sandy loam 10YR 6/2 with distinct and diverse mottling (10YR 5/6, 10YR 4/3, 5YR 4/6, and 5YR 6/1). Water table present at 12-in.

## REGULATORY STANDARDS

Wetland buffers are based on three factors: the wetland category, the intensity of the impacts, and the function or special characteristics of the wetland that need to be protected as established through the rating system.

The wetland was rated as having a hydrogeomorphic wetland classification of Riverine with multiple HGM classes. The resulting Category is a II with a habitat score of 6. As we understand the proposed development, use intensity is high resulting in a wetland buffer of 150-ft (Table 19.200.220(D), KCC).

Steele Creek is a Type F water with a standard buffer of 150-ft (Table 19.300.315, KCC).

All buffers shall be measured horizontally from a perpendicular line established at the wetland edge or stream bank-full width. A 15-ft building or impervious surface setback is required from the edge of any critical area buffer. The setback shall be identified on a site plan.





**WETLAND SUMMARY**



Rating	II
Wetland Size	>5 acres
Cowardin	PFO/PSS
Wetland Data	SP02
Nonwetland Data	SP01

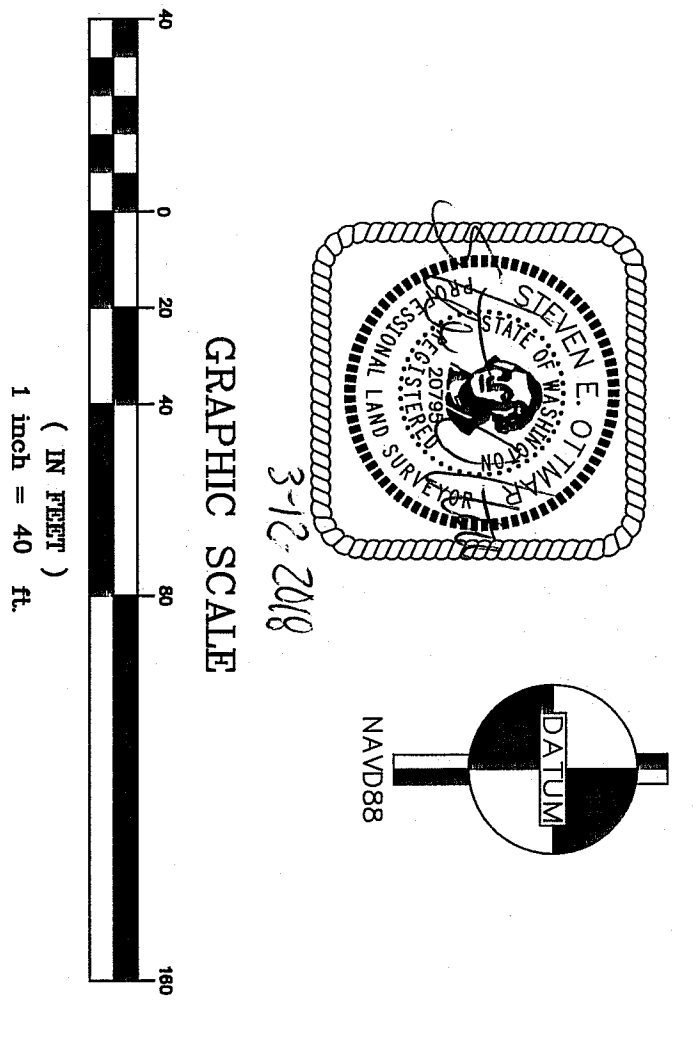
**WETLAND DETERMINATION**

VEGETATION	Dominance test is greater than 50%
SOILS	Depleted Below Dark Surface (A11)
HYDROLOGY	Saturation (A3)
DELINEATION RATIONALE	Boundary was defined prominently by following topography, vegetation and hydrology.

**WETLAND RATING**

HGM CLASS	Riverine
MAPPING TOOL	Google
WETLAND CATEGORY	II
IMPROVING WATER QUALITY	9
HYDROLOGIC	6
HABITAT	6





NORTH: NAD 83 2012

23  
24  
26  
25

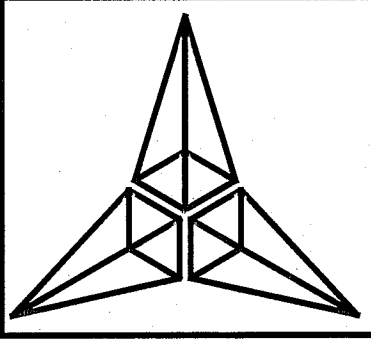
23  
24

TOPOGRAPHY MAP

REINOUT VANBEYNUM  
POULSBO, WASHINGTON

DATE	REV.	DATE	BY	DESCRIPTION
3/12/18				

© AESCS, INC. These drawings were prepared for this project only and are not intended for use on any other project.



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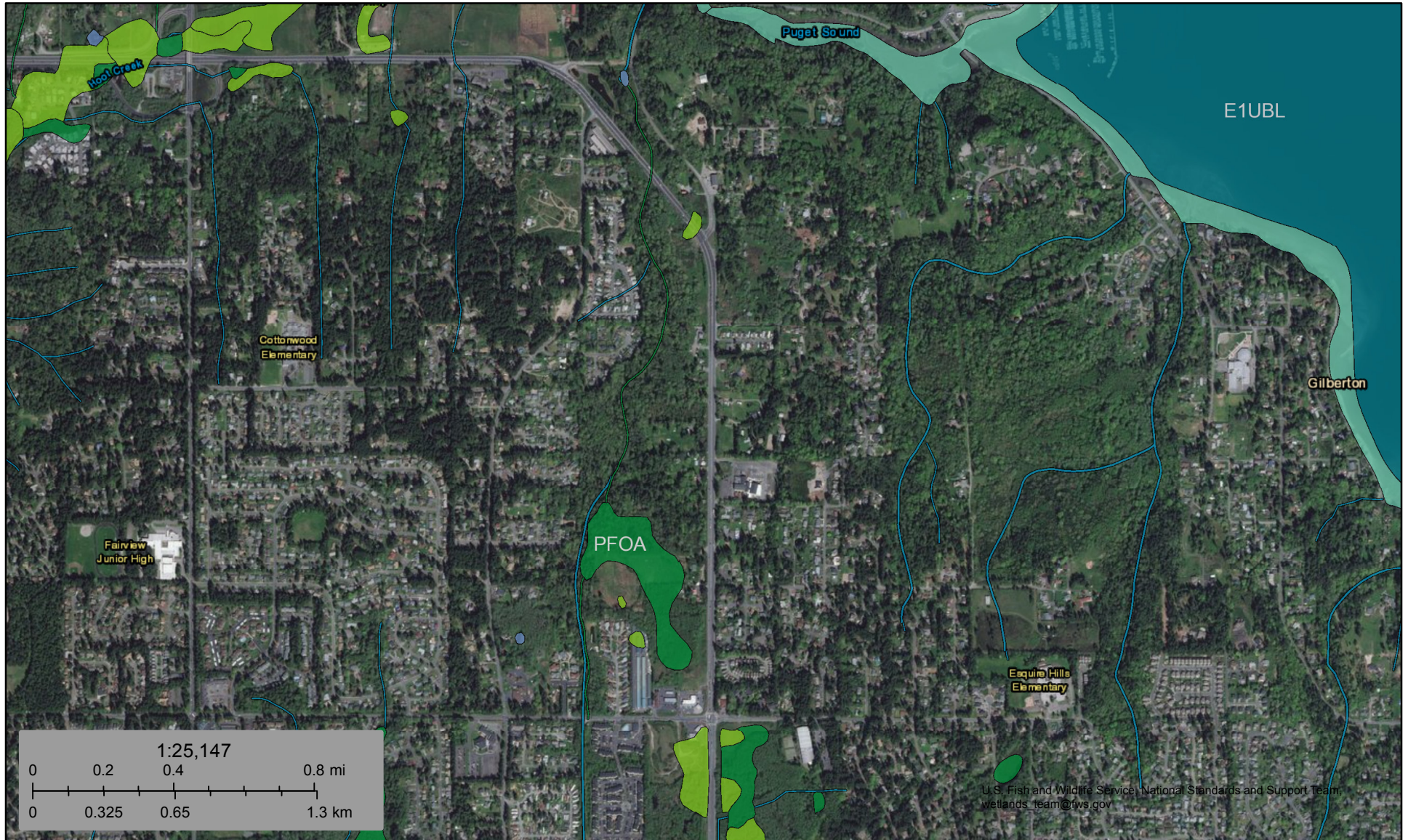
JOB NO. 6544  
SHEET 1/1

# APPENDIX A-REFERENCE SOURCES

WETLAND DELINEATION		
USACE 1987 Wetland Delineation Manual	<a href="http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf">http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf</a>	Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
Western Mountains, Valleys, and Coast Region Interim Regional Supplement	<a href="http://www.usace.army.mil/CECW/Documents/cecwo/reg/west_mt_finalsupp.pdf">http://www.usace.army.mil/CECW/Documents/cecwo/reg/west_mt_finalsupp.pdf</a>	U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
WETLAND CLASSIFICATION		
USFWS / Cowardin Classification System	<a href="http://www.fws.gov/nwi/Publications/Reports/Class_Manual/class_titlepg.htm">http://www.fws.gov/nwi/Publications/Reports/Class_Manual/class_titlepg.htm</a>	Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. Government Printing Office, Washington, D.C.
Hydrogeomorphic Classification (HGM) System	<a href="http://el.erdc.usace.army.mil/wetlands/pdfs/wrpde4.pdf">http://el.erdc.usace.army.mil/wetlands/pdfs/wrpde4.pdf</a>	Brinson, M. M. (1993). "A hydrogeomorphic classification for wetlands," Technical Report WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
WETLAND RATING		
Washington State Wetland Rating System	<a href="https://fortress.wa.gov/ecy/publications/SummaryPages/1406029.html">https://fortress.wa.gov/ecy/publications/SummaryPages/1406029.html</a>	Hruby. 2014 Update. Washington State wetland rating system for western Washington –Revised. Publication #14-06-029.
WETLAND INDICATOR STATUS		
Northwest (Region 9) (Reed, 1988) and Northwest (Region 9) Supplement (Reed et al., 1993)	<a href="http://www.fws.gov/nwi/bha/list88.html">http://www.fws.gov/nwi/bha/list88.html</a>	Reed, P.B. Jr. 1988. National list of plant species that occur in wetlands: Washington. Biological Report NERC-88/18.47 for National Wetlands Inventory, Washington, D.C. Reed, P.B. Jr. 1993. Northwest supplement (Region 9) species with a change in indicator status or added to the Northwest 1988 list, wetland plants of the state of Washington 1988. U.S. Department of Interior Fish and Wildlife Service WELUT - 88 (26.9), Washington, D.C.
SOILS DATA		
NRCS Soil Survey	<a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>	Website GIS data based upon: McMurphy, Carl J. 1980. Soil Survey of King County, Washington. United States Department of Agriculture, Soil Conservation Service in cooperation with Washington State Department of Natural Resources.
THREATENED AND ENDANGERED SPECIES		
Washington Natural Heritage Program	<a href="http://www.dnr.wa.gov/nhp/">http://www.dnr.wa.gov/nhp/</a> and <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a>	Washington Natural Heritage Program (Data published 10/15/08). Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA
Washington Priority Habitats and Species	<a href="http://wdfw.wa.gov/hab/p/hspage.htm">http://wdfw.wa.gov/hab/p/hspage.htm</a>	Priority Habitats and Species (PHS) Program Washington Department of Fish and Wildlife (WDFW).











U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

February 19, 2018

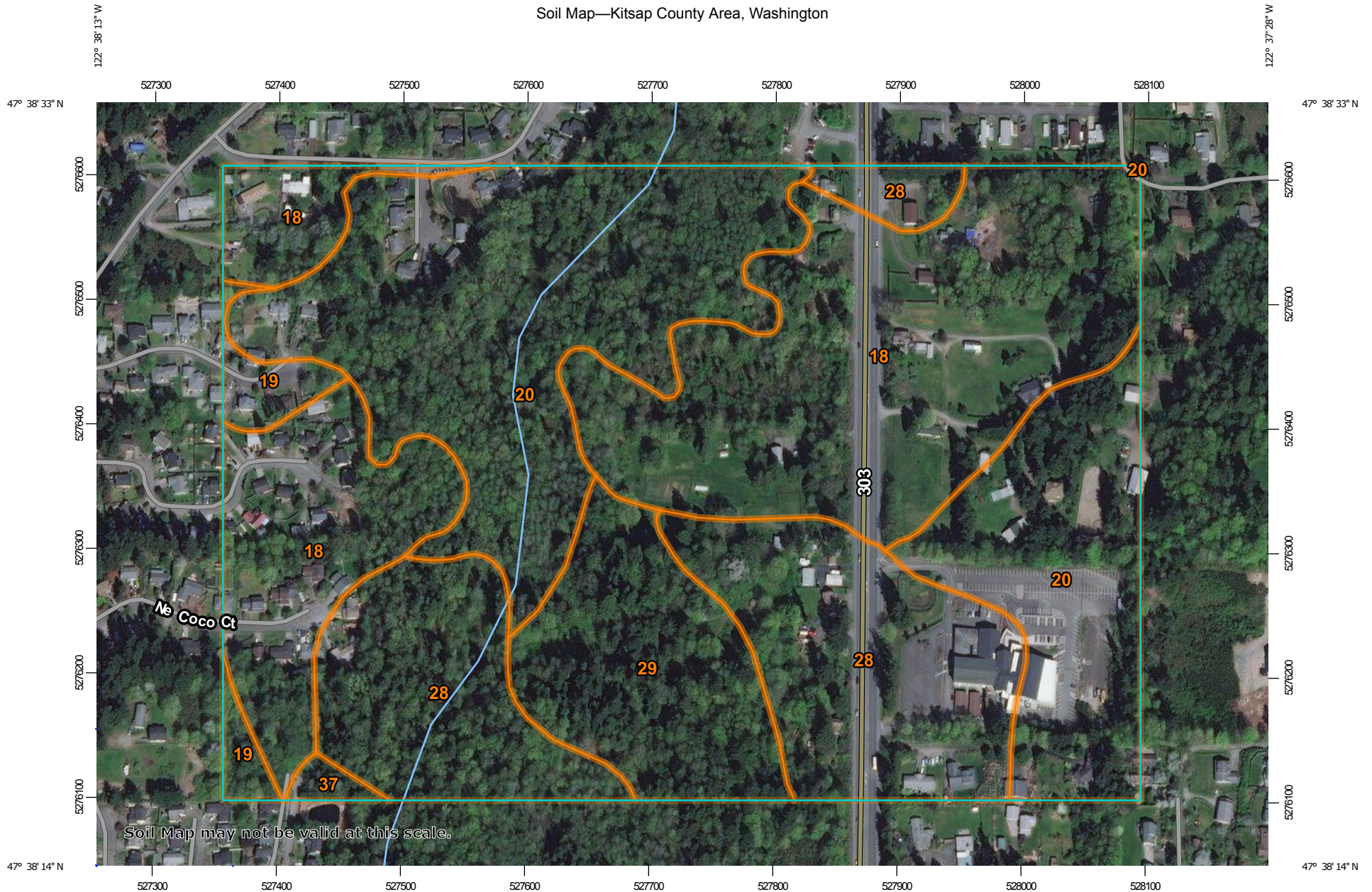
### Wetlands

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

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

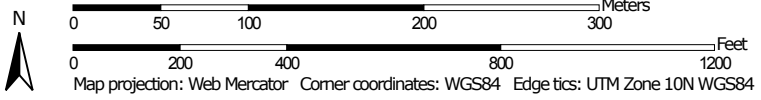


Soil Map—Kitsap County Area, Washington




Soil Map may not be valid at this scale.

Map Scale: 1:4,310 if printed on A landscape (11" x 8.5") sheet.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

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

**Background**

 Aerial Photography

### MAP INFORMATION

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

**Warning:** Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Kitsap County Area, Washington  
 Survey Area Data: Version 13, Sep 7, 2017

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

Date(s) aerial images were photographed: Mar 29, 2016—Sep 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Indianola loamy sand, 0 to 5 percent slopes	31.9	34.1%
19	Indianola loamy sand, 5 to 15 percent slopes	1.8	1.9%
20	Indianola loamy sand, 15 to 30 percent slopes	30.7	32.8%
28	Kitsap silt loam, 2 to 8 percent slopes	19.9	21.3%
29	Kitsap silt loam, 8 to 15 percent slopes	8.8	9.4%
37	Norma fine sandy loam	0.4	0.5%
<b>Totals for Area of Interest</b>		<b>93.5</b>	<b>100.0%</b>





# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic  
REPORT DATE: 02/19/2018 1.45

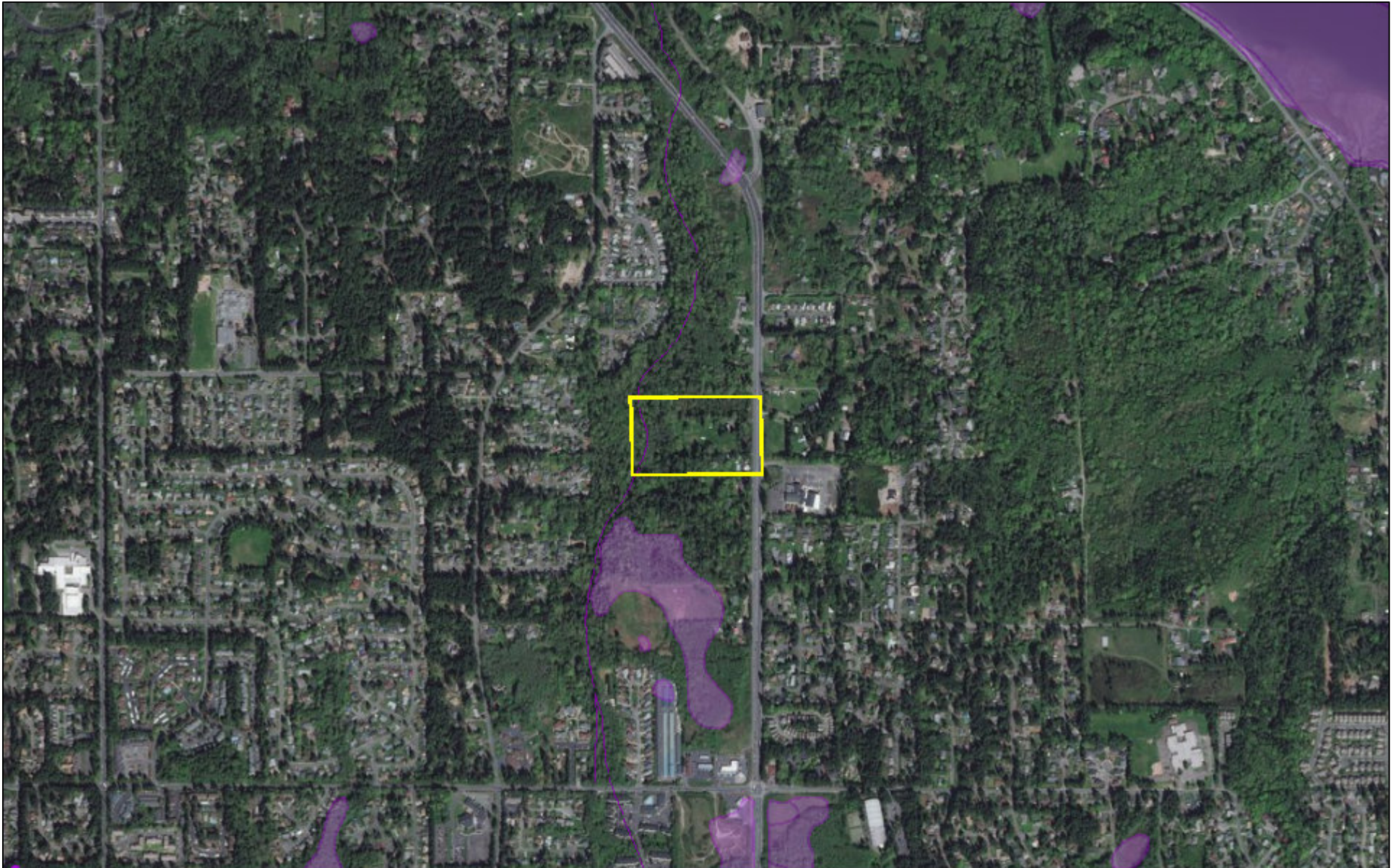
Query ID: P180219134514

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				
Coho	SWIFD	Occurrence/Migration	NA	N/A	N	
Oncorhynchus kisutch	50422	Occurrence/migration <a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a> <a href="http://wdfw.wa.gov/publications/pub.php?">http://wdfw.wa.gov/publications/pub.php?</a>		N/A	AS MAPPED	Lines
Coho	SASI	Occurrence	NA	Candidate	N	WDFW Fish Program
Oncorhynchus kisutch	3203	Occurrence <a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a> <a href="http://wdfw.wa.gov/publications/pub.php?">http://wdfw.wa.gov/publications/pub.php?</a>		N/A	AS MAPPED	Lines
Cutthroat	SASI	Occurrence	NA	Not Warranted	N	WDFW Fish Program
Oncorhynchus clarki	7020	Occurrence <a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a> <a href="http://wdfw.wa.gov/publications/pub.php?">http://wdfw.wa.gov/publications/pub.php?</a>		N/A	AS MAPPED	Lines
Resident Coastal Cutthroat	SWIFD	Occurrence/Migration	NA	N/A	N	
Oncorhynchus clarki	50419	Occurrence/migration <a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a> <a href="http://wdfw.wa.gov/publications/pub.php?">http://wdfw.wa.gov/publications/pub.php?</a>		N/A	AS MAPPED	Lines








DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

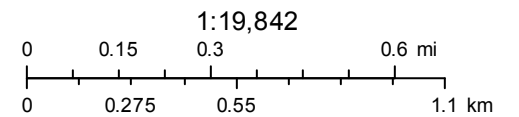


# WDFW Test Map



February 19, 2018

- |   |                      |   |   |   |          |
|---|----------------------|---|---|---|----------|
|  | PHS Report Clip Area | <b>POLY</b>   |  | QTR-TWP   |          |
|  | PT                   |  | AS MAPPED   |  | TOWNSHIP |
|  | LN                   |  | SECTION   |   |          |



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

APPENDIX B  
DATA FORMS WETLAND DETERMINATION



# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 303 SELF STORAGE City/County: BREMERTON/KITSAP Sampling Date: 03.20.2017  
 Applicant/Owner: REINOUT VAN BEYNUM State: WA Sampling Point: SP01  
 Investigator(s): R. MYERS; BGE ENVIRONMENTAL, LLC Section, Township, Range: S23 T25 R01E  
 Landform (hillslope, terrace, etc.): SLOPEFACE Local relief (concave, convex, none): convex Slope (%): 3  
 Subregion (LRR): LRR A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: INDIANOLA LOAMY SAND NWI classification: UPL  
 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="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: <b>Slope face just landward (away) from wetted surface. Located just outside of a narrow draw.</b>					

## VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <i>Pseudotsuga menziesii</i>	40	yes	FACU	<b>Dominance Test Worksheet:</b> 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</u> (A/B)																
2. <i>Thuja plicata</i>	20	yes	FAC																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	60	= Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: 30)</b>																				
1. <i>Rubus spectabilis</i>	5	yes	FAC	<b>Prevalence Index worksheet:</b> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><u>Total % Cover of:</u></td> <td style="text-align: center;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
<u>Total % Cover of:</u>	<u>Multiply by:</u>																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = _____, 20% = _____	5	= Total Cover																		
<b>Herb Stratum (Plot size: 30)</b>																				
1. <i>Polystichum munitum</i>	100	yes	FACU	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = _____, 20% = _____	100	= Total Cover																		
<b>Woody Vine Stratum (Plot size: 30)</b>																				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>												
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum <u>0</u>																				

Remarks:

**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-10	10YR 4/3	70	10YR 5/6	15	C	M	SILT LOAM	
			5YR 4/6	10	C	M	SILT LOAM	
>10	10YR 6/2	50	10YR 5/6	20	RM	M		COURSE SANDY LOAM
			10YR 5/3	10	RM	M		COURSE SANDY LOAM
			5YR 4/6	10	C	M		COURSE SANDY LOAM
			5YR 6/1	5	RM	M		COURSE SANDY LOAM

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

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soils Present?** Yes  No

Remarks: Depleted soils but low chroma 2 is not greater than 60%.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? (includes capillary fringe) Yes  No  Depth (inches): \_\_\_\_\_

**Wetland Hydrology Present?** Yes  No

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

Remarks:

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 303 SELF STORAGE City/County: BREMERTON/KITSAP Sampling Date: 03.20.2017  
 Applicant/Owner: REINOUT VAN BEYNUM State: WA Sampling Point: SP02  
 Investigator(s): R. MYERS; BGE ENVIRONMENTAL, LLC Section, Township, Range: S23 T25 R01E  
 Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): none Slope (%): 2-5  
 Subregion (LRR): LRR A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: INDIANOLA LOAMY SAND NWI classification: PSS  
 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="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>		
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Remarks: <b>Just adjacent to OHWM of water. Limited riparian and not representative to 90% observed wetland area</b>					

### VEGETATION – Use scientific names of plants

<u>Tree Stratum</u> (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test Worksheet:</b>		
1. <u><i>Alnus rubra</i></u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u>	(A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u>	(B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u>	(A/B)
4. _____	_____	_____	_____			
50% = _____, 20% = _____	<u>90</u>	= Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Prevalence Index worksheet:</b>		
1. <u><i>Rubus spectabilis</i></u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	<u>Total % Cover of:</u>		<u>Multiply by:</u>
2. _____	_____	_____	_____	OBL species	_____	x1 = _____
3. _____	_____	_____	_____	FACW species	_____	x2 = _____
4. _____	_____	_____	_____	FAC species	_____	x3 = _____
5. _____	_____	_____	_____	FACU species	_____	x4 = _____
50% = _____, 20% = _____	<u>40</u>	= Total Cover		UPL species	_____	x5 = _____
				Column Totals:	_____ (A)	_____ (B)
				Prevalence Index = B/A = _____		
<u>Herb Stratum</u> (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b>		
1. <u><i>Tolmiea menziesii</i></u>	<u>25</u>	<u>yes</u>	<u>FAC</u>	<input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)		
2. <u><i>Athyrium filix-femina</i></u>	<u>5</u>	<u>no</u>	<u>FAC</u>	<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.		
3. <u><i>Lysichitum americanum</i></u>	<u>10</u>	<u>no</u>	<u>OBL</u>			
4. _____	_____	_____	_____			
5. _____	_____	_____	_____			
6. _____	_____	_____	_____			
7. _____	_____	_____	_____			
8. _____	_____	_____	_____			
9. _____	_____	_____	_____			
10. _____	_____	_____	_____			
11. _____	_____	_____	_____			
50% = _____, 20% = _____	<u>40</u>	= Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b>		
1. _____	_____	_____	_____	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
2. _____	_____	_____	_____			
50% = _____, 20% = _____	_____	= Total Cover				
% Bare Ground in Herb Stratum _____						
Remarks:						



**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 5/2	100	_____	_____	_____	_____	sandy loam	_____
8-10	mix	_____	_____	_____	_____	_____	_____	_____
>10	7.5YR 6/1	95	10YR 5/3	3	RM	M	clay sand	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

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

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

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

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soils Present?**      Yes        No   

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?    Yes        No        Depth (inches): \_\_\_\_\_  
 Water Table Present?    Yes        No        Depth (inches): \_\_\_\_\_  
 Saturation Present?  
 (includes capillary fringe)    Yes        No        Depth (inches): 0

**Wetland Hydrology Present?**      Yes        No   

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

Remarks:

APPENDIX C  
WETLAND RATING FORM



# RATING SUMMARY – Western Washington

Name of wetland (or ID #): EXTRA ROOM STORAGE - SR303 Date of site visit: 3/20/2017

Rated by RMYERS, BGE ENVIRONME Trained by Ecology?  Yes  No Date of training 2017

HGM Class used for rating Riverine & Fresh Water Tidal Wetland has multiple HGM classes?  Yes  No

**NOTE: Form is not complete with out the figures requested (figures can be combined).**

Source of base aerial photo/map GOOGLE/KCGIS

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

## 1. Category of wetland based on FUNCTIONS

- Category I - Total score = 23 - 27
- X   Category II - Total score = 20 - 22
- Category III - Total score = 16 - 19
- Category IV - Total score = 9 - 15

**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

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>List appropriate rating (H, M, L)</i>				
Site Potential	H	M	M	
Landscape Potential	H	M	L	
Value	H	M	H	<b>Total</b>
<b>Score Based on Ratings</b>	9	6	6	<b>21</b>

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	<b>X</b>



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

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
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	1
Hydroperiods	H 1.2	1
Ponded depressions	R 1.1	1
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	1
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	1
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	1
Map of the contributing basin	R 2.2, R 2.3, R 5.2	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	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	2
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	2

### 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	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to another figure</i> )	S 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and 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)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



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.*

NOTES and FIELD OBSERVATIONS:

**RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS****Water Quality Functions - Indicators that the site functions to improve water quality**

R 1.0. Does the site have the potential to improve water quality?		
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event:		
Depressions cover $> \frac{3}{4}$ area of wetland	points = 8	8
Depressions cover $> \frac{1}{2}$ area of wetland	points = 4	
Depressions present but cover $< \frac{1}{2}$ area of wetland	points = 2	
No depressions present	points = 0	
R 1.2. Structure of plants in the wetland (areas with $>90\%$ cover at person height, <b>not</b> Cowardin classes)		
Trees or shrubs $> \frac{2}{3}$ area of the wetland	points = 8	8
<input type="checkbox"/> Trees or shrubs $> \frac{1}{3}$ area of the wetland	points = 6	
<input type="checkbox"/> Herbaceous plants ( $> 6$ in high) $> \frac{2}{3}$ area of the wetland	points = 6	
Herbaceous plants ( $> 6$ in high) $> \frac{1}{3}$ area of the wetland	points = 3	
Trees, shrubs, and ungrazed herbaceous $< \frac{1}{3}$ area of the wetland	points = 0	
Total for R 1	Add the points in the boxes above	<b>16</b>

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

R 2.0. Does the landscape have the potential to support the water quality function of the site?		
R 2.1. Is the wetland within an incorporated city or within its UGA?	Yes = 2 No = 0	2
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area?	Yes = 1 No = 0	1
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years?	Yes = 1 No = 0	0
R 2.4. Is $> 10\%$ of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1 - R 2.4?		0
Other Sources	Yes = 1 No = 0	
Total for R 2	Add the points in the boxes above	<b>3</b>

**Rating of Landscape Potential** If score is:  3 - 6 = H  1 or 2 = M  0 = L Record the rating on the first page

R 3.0. Is the water quality improvement provided by the site valuable to society?		
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi?	Yes = 1 No = 0	1
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens?	Yes = 1 No = 0	0
R 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 drainage in which the unit is found)	Yes = 2 No = 0	2
Total for R 3	Add the points in the boxes above	<b>3</b>

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

<b>RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS</b>		
<b>Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion</b>		
R 4.0. Does the site have the potential to reduce flooding and erosion?		
R 4.1. Characteristics of the overbank storage the wetland provides: <i>Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).</i>		
If the ratio is more than 20	points = 9	4
If the ratio is 10 - 20	points = 6	
If the ratio is 5 - < 10	points = 4	
If the ratio is 1 - < 5	points = 2	
If the ratio is < 1	points = 1	
R 4.2. Characteristics of plants that slow down water velocities during floods: <i>Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have &gt;90% cover at person height. These are NOT Cowardin classes).</i>		
Forest or shrub for > 1/3 area OR emergent plants > 2/3 area	points = 7	7
Forest or shrub for > 1/10 area OR emergent plants > 1/3 area	points = 4	
Plants do not meet above criteria	points = 0	
<b>Total for R 4</b>	<b>Add the points in the boxes above</b>	<b>11</b>

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

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?		
R 5.1. Is the stream or river adjacent to the wetland downcut?	Yes = 0    No = 1	0
R 5.2. Does the up-gradient watershed include a UGA or incorporated area?	Yes = 1    No = 0	1
R 5.3 Is the up-gradient stream or river controlled by dams?	Yes = 0    No = 1	1
<b>Total for R 5</b>	<b>Add the points in the boxes above</b>	<b>2</b>

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

R 6.0. Are the hydrologic functions provided by the site valuable to society?		
R 6.1. Distance to the nearest areas downstream that have flooding problems? <i>Choose the description that best fits the site.</i>		
The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	points = 2	1
Surface flooding problems are in a sub-basin farther down-gradient	points = 1	
No flooding problems anywhere downstream	points = 0	
R 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
<b>Total for R 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

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

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

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

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

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

- Aquatic bed 4 structures or more: points = 4
  - Emergent 3 structures: points = 2
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - 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

1

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*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 types present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- 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 ft<sup>2</sup>. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

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

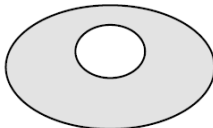
2

H 1.4. Interspersion of habitats

Decide from the diagrams below whether 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.*



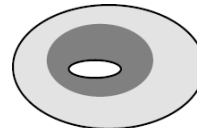
**None = 0 points**



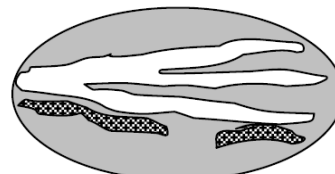
**Low = 1 point**



**Moderate = 2 points**



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



3

<b>H 1.5. Special habitat features:</b> 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 checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input checked="" type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> 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 checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)	4	
<b>Total for H 1</b>	Add the points in the boxes above	<b>12</b>

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

<b>H 2.0. Does the landscape have the potential to support the habitat function of the site?</b>		
<b>H 2.1 Accessible habitat (include only habitat that directly abuts wetland unit).</b> Calculate: $5\% \text{ undisturbed habitat} + (\frac{20\% \text{ moderate \& low intensity land uses}}{2}) = 15\%$		
If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon 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	1	
<b>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</b> Calculate: $20\% \text{ undisturbed habitat} + (\frac{20\% \text{ moderate \& low intensity land uses}}{2}) = 30\%$		
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	
<b>H 2.3 Land use intensity in 1 km Polygon: If</b> > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1km Polygon is high intensity points = 0		
<b>Total for H 2</b>	Add the points in the boxes above	<b>0</b>

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

<b>H 3.0. Is the habitat provided by the site valuable to society?</b>		
<b>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.</b>		
Site meets ANY of the following criteria: points = 2 <input type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page) <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) <input checked="" type="checkbox"/> It is mapped as a location for an individual WDFW priority species <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> 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 100m points = 1 Site does not meet any of the criteria above points = 0	2	

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

## 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.



## CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. List the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine Wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 1.1</b>      <input type="checkbox"/> No = <b>Not an estuarine wetland</b></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>      <input type="checkbox"/> No - Go to <b>SC 1.2</b></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i>, see page 25)</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</p> <p><input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>      <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value?</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 2.2</b>      <input type="checkbox"/> No - Go to <b>SC 2.3</b></p> <p>SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>      <input type="checkbox"/> No = <b>Not WHCV</b></p> <p>SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland?  <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a></p> <p style="text-align: right;"><input type="checkbox"/> Yes - <b>Contact WNHP/WDNR and to SC 2.4</b>      <input type="checkbox"/> No = <b>Not WHCV</b></p> <p>SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>      <input type="checkbox"/> No = <b>Not WHCV</b></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 3.3</b>      <input type="checkbox"/> No - Go to <b>SC 3.2</b></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 3.3</b>      <input type="checkbox"/> No = <b>Is not a bog</b></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Is a Category I bog</b>      <input type="checkbox"/> No - Go to <b>SC 3.4</b></p> <p><b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Is a Category I bog</b>      <input type="checkbox"/> No = <b>Is not a bog</b></p>	

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <p><input type="checkbox"/> <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80-200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input type="checkbox"/> No = <b>Not a forested wetland for this section</b></p>	
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 5.1</b>    <input type="checkbox"/> No = <b>Not a wetland in a coastal lagoon</b></p> <p><b>SC 5.1.</b> Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft<sup>2</sup>)</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p style="text-align: right;"><input type="checkbox"/> Yes - Go to <b>SC 6.1</b>    <input type="checkbox"/> No = <b>Not an interdunal wetland for rating</b></p> <p><b>SC 6.1.</b> Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input type="checkbox"/> No - Go to <b>SC 6.2</b></p> <p><b>SC 6.2.</b> Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category II</b>    <input type="checkbox"/> No - Go to <b>SC 6.3</b></p> <p><b>SC 6.3.</b> Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category III</b>    <input type="checkbox"/> No = <b>Category IV</b></p>	
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	



DEPRESSIONS COVER >1/2  
 TREES/SHRUBS COVER >2/3  
 FOREST/SHRUB COVER >1/3

FORESTED  
 SCRUB/SHRUB

SATURDATED  
 SEASONALLY FLOODED  
 PERMANENTLY FLOWING

- Due to the larger area unit determination, vegetation cover is conservatively estimated based on limits of investigation area observed



FOR WETLAND RATING PURPOSES ONLY

FIGURE 1:  
 R1.1, R1.2, R2.4, R4.1, R4.2, H1.1,  
 H1.2, H1.4

EXTRA ROOM SELF STORAGE  
 HWY 303 NE  
 232501-4-022-2005



**BGE Environmental, LLC**

Wetland Consulting & Land Use Planning



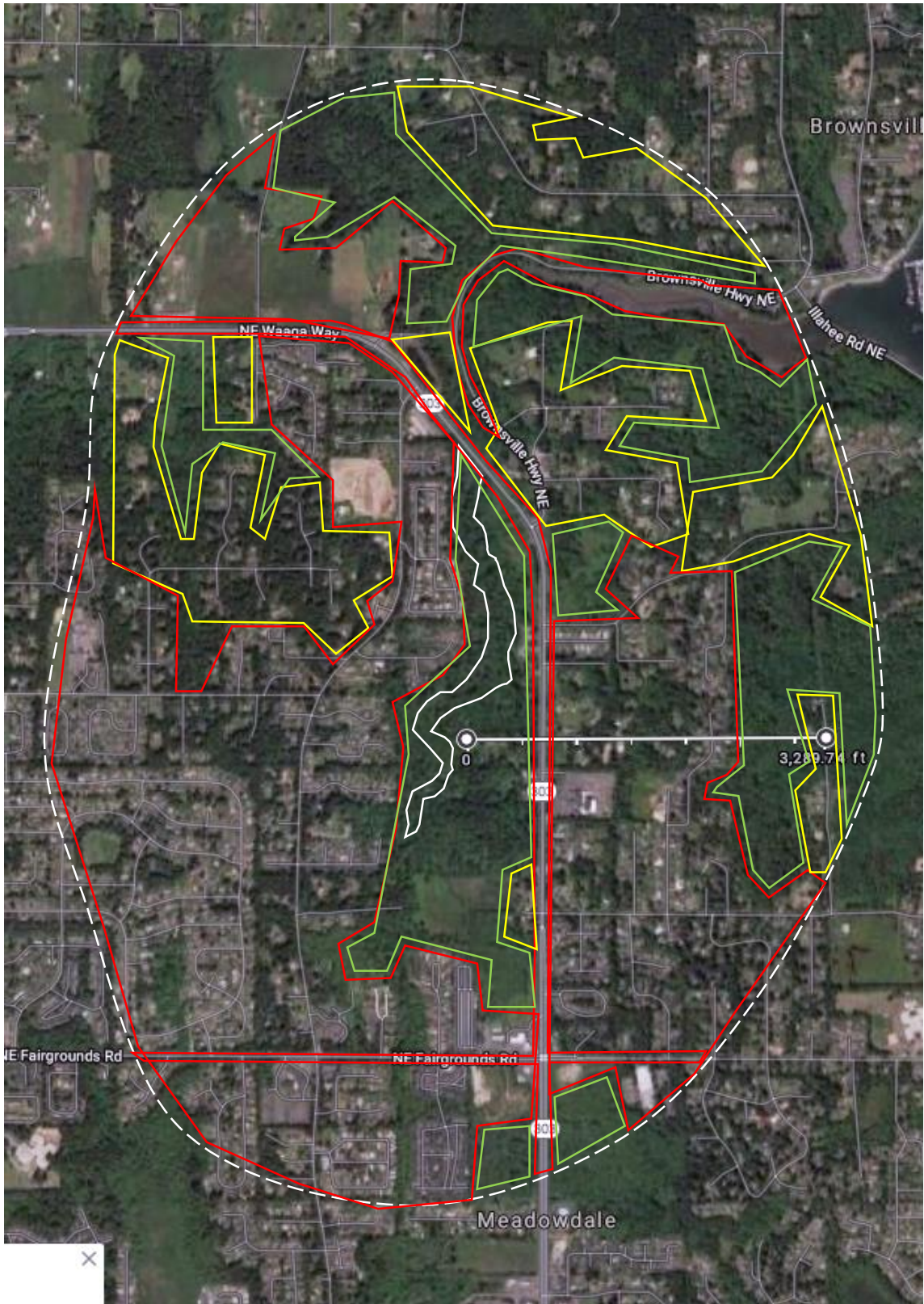


FIGURE 2:  
H2.1, H2.2, H2.3

FOR WETLAND RATING PURPOSES ONLY

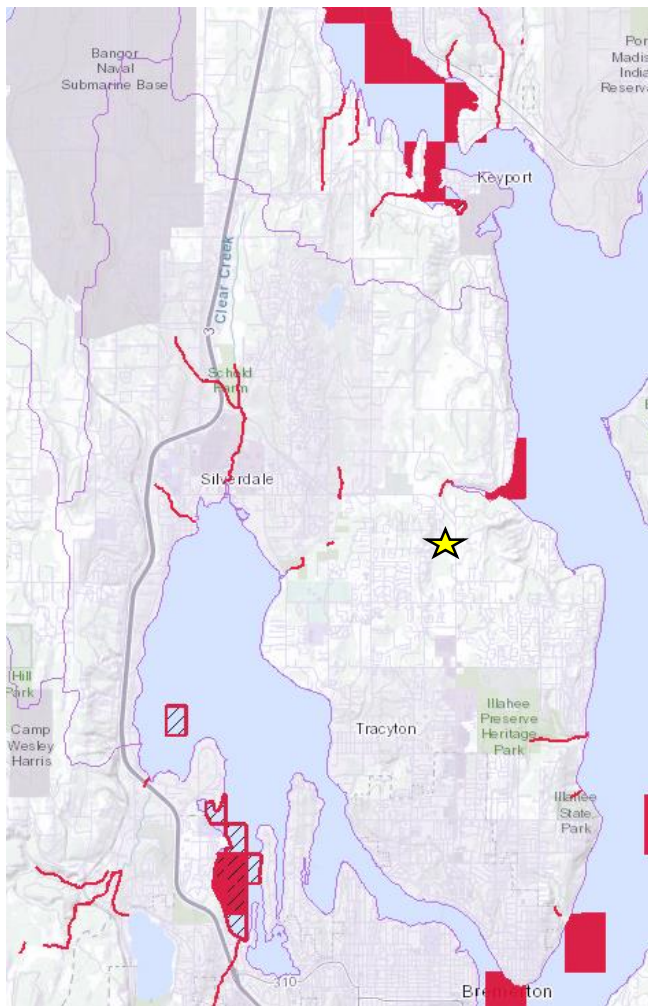
EXTRA ROOM SELF STORAGE  
HWY 303 NE  
232501-4-022-2005



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Water	Sediment
Category 5 - 303d	Category 5 - 303d
Category 4C	Category 4C
Category 4B	Category 4B
Category 4A	Category 4A
Category 2	Category 2
Category 1	Category 1

FIGURE 3:  
R2.2, R2.3, R3.1, R3.2, R3.3, R5.2  
FOR WETLAND RATING PURPOSES ONLY

EXTRA ROOM SELF STORAGE  
HWY 303 NE  
232501-4-022-2005

**BGE Environmental, LLC**  
Wetland Consulting & Land Use Planning



## BGE ENVIRONMENTAL, LLC.

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**Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018**



**Site-Specific Amendment Application  
Legal Descriptions**

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**Instructions:** This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

**1. Legal Description for parcel #1 listed in the application form.**

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST 175.00 FEET OF LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY;

EXCEPT THAT PORTION OF STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8005280020.

**2. Legal Description for parcel #2 listed in the application form.**

LOT A AND THE EAST 175.00 FEET OF LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY.

**3. Legal Description for parcel #3 listed in the application form.**

Click here to enter text.

**4. Legal Description for parcel #4 listed in the application form.**

Click here to enter text.

**5. Legal Description for parcel #5 listed in the application form.**

Click here to enter text.





Site-Specific Amendment Application  
Ownership Certification

**Instructions:** This document must be completed for each subject parcel and submitted with your site-specific Comprehensive Plan amendment application form.

I, LOUIS I. RICHARDSON, hereby certify that I am a property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Kitsap County with respect to filing this application, and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief. I also hereby acknowledge that the submittal of this application and the payment of required fees does not guarantee that this proposal will be placed on the final docket for consideration by the Board of County Commissioners or guarantee approval by the Board of County Commissioners.

Address: 8297 STATE HIGHWAY 303 NE

City: BREMERTON State: WA Zip: 98311 Phone: 206-718-5

Signature: Louis I. Richardson for N/A

(Give corporation or company name.)

POA Karen Elaine Timken

ACKNOWLEDGMENT

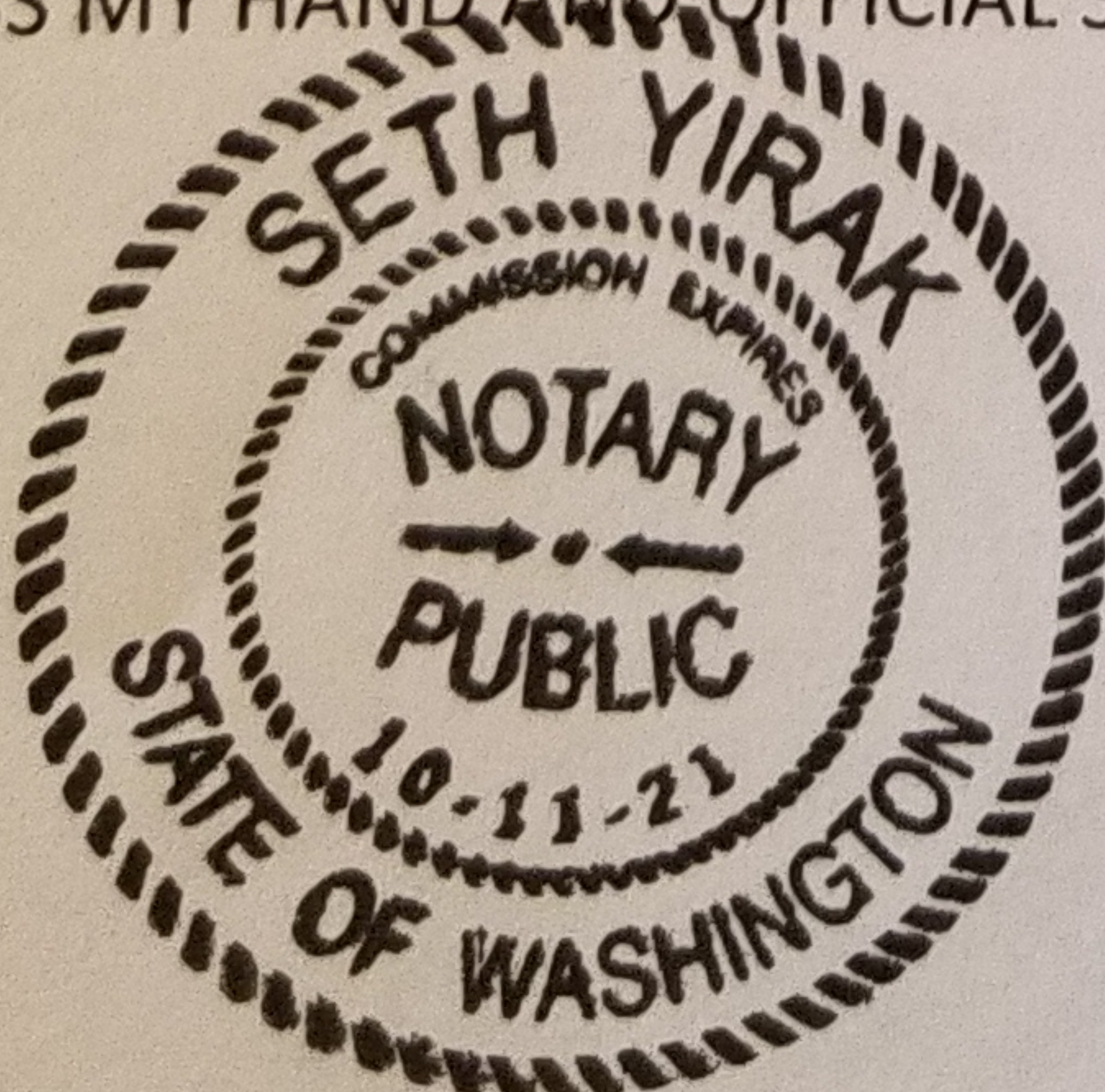
State of Washington )

ss. )

County of Kitsap )

On this day personally appeared before me Karen E. Timken known to be the individual described herein and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 30 day of January, 2018



[Signature]  
Notary Public in and for the State of Washington

SETH YIRAK

My Commission Expires: 10/11/2021



