

**WHEN RECORDED RETURN TO:**

Anthony T Sampson  
2108 NE Everett St  
Camas Wash 98607

**DOCUMENT TITLE(S)**

Administrative Decision

**REFERENCE NUMBER(S)** of Documents assigned or released:

NSA-16-18

☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**

Skamania County

☐ Additional names on page \_\_\_\_\_ of document.

**GRANTEE(S):**

Anthony Thomas Sampson

☐ Additional names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

☒ Complete legal on page 6 of document.

**TAX PARCEL NUMBER(S):**

401-06-06-0-0-0307-00

☐ Additional parcel numbers on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Return Address: Anthony Sampson  
2108 NE Everett St  
Camas, WA 98607

**Skamania County**  
**Community Development Department**  
**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex  
Post Office Box 1009  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspection Line: 509-427-3922

**ADMINISTRATIVE DECISION**

**APPLICANT:** Anthony Sampson

**FILE NO.:** NSA-16-18

**DESCRIPTION:** Demolish an existing single-family dwelling and construct a new single-family replacement dwelling and a detached accessory building.

**LOCATION:** 172 Smith-Cripe Road, Washougal and identified as Skamania County Parcel #01-06-06-0-0-0307-00.

**LEGAL:** See attached page 6.

**ZONING:** Special Management Area – Forest (F)

**DECISION:** Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Environmental Health Division.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Skamania County Community Development Department  
 NSA-16-18 (Sampson) Administrative Decision  
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### CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **THIS DOCUMENT, OUTLINING THE CONDITIONS OF APPROVAL, MUST BE RECORDED BY THE APPLICANT IN THE DEED RECORDS OF THE SKAMANIA COUNTY AUDITOR** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
4. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
5. The Community Development Department will conduct at least two site visits during construction, one siting inspection to verify the staked location of the structures prior to any ground disturbance taking place; and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us).
6. Except as indicated in the approved site plan, the existing tree cover and other vegetative landscaping screening the development from key viewing areas shall be retained.
7. All structures shall be finished in dark earth-tones found at the specific site or the surrounding landscape. The following colors submitted by the applicant meet this requirement and are approved:
  - Dwelling & Accessory Building siding: Scenic Resources Implementation Handbook Recommended Colors C-4
  - Dwelling & Accessory Building trim: Scenic Resources Implementation Handbook Recommended Colors C-3
  - Dwelling & Accessory Building roofing: Owens Corning – Estate Gray
  - Deck: Behr – Cordovan Brown

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Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

8. The exterior of structures shall be composed of non-reflective materials or materials with low reflectivity. The materials proposed by the applicant including fiber cement, wood, and architectural composite roof shingles satisfy this requirement.
9. Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.
10. Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
11. The proposed accessory building shall not be located within 200 ft. of OHWM of the onsite spring and stream.
12. Within one (1) year of project completion, eighty percent (80%) of the project area with surface disturbances shall be established with effective native ground cover species or other soil stabilizing methods to prevent soil erosion until the area has eighty percent (80%) vegetative cover.
13. The applicant shall submit monitoring reports annually for five years to Skamania County, consistent with the monitoring plan established in the mitigation plan.
14. A final monitoring report shall be submitted to the Administrator for review upon completion of the restoration, enhancement, or replacement activity. This monitoring report shall document successes, problems encountered, resource recovery, status of any sensitive wildlife/plant species and shall demonstrate the success of restoration and/or enhancement actions.
15. The applicant shall perform all identified mitigation and monitoring requirements of the "Ordinary High Water Mark Determination and Natural Resource Mitigation Plan for Anthony Sampson", dated April 2017.
16. Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
17. Best Management Practices shall be used throughout project construction.
18. The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
  - b. Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.

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- c. Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
  - d. Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
19. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a. Halt of Activities. All survey, excavation and construction activities shall cease.
  - b. Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
  - c. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
  - d. Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
  - e. Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and signed this 7<sup>th</sup> day of June, 2017, at Stevenson, Washington.



Alan Peters  
Assistant Planning Director

Skamania County Community Development Department  
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**NOTE:**

Any new development not included in this approved site plan, will require a new application and review.

**EXPIRATION:**

As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

**APPEALS:**

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

**A copy of this Decision, including the Staff Report, was sent to the following:**

Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
State of Washington Department of Commerce – Paul Johnson  
Department of Fish and Wildlife

**Legal Description**

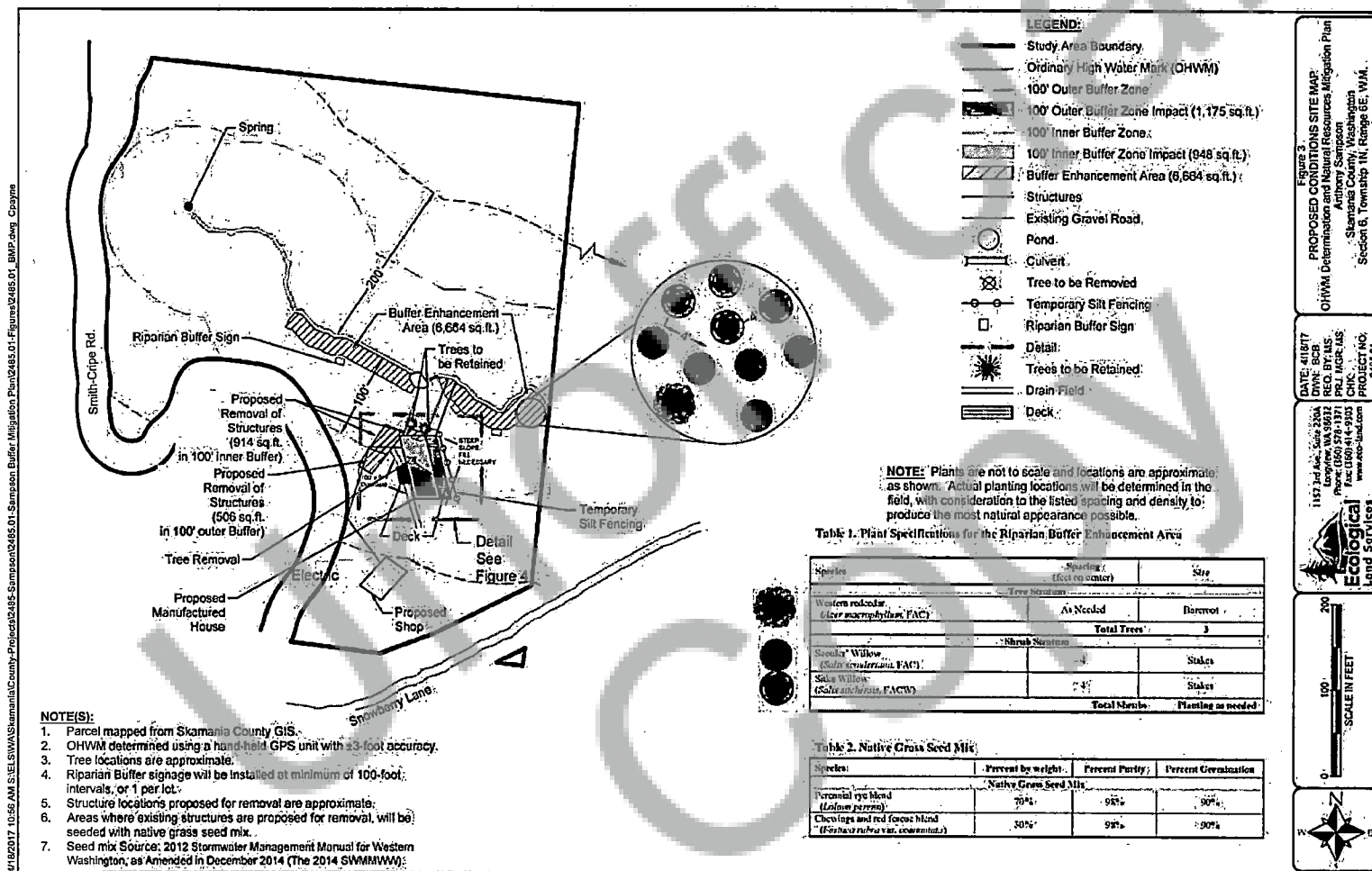
NSA-16-18 (Sampson)

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WILLAMETTE MERIDIAN, LYING EASTERLY OF THE CENTER LINE OF THE COUNTY  
ROAD NO. 1009 DESIGNATED AS THE SMITH-CRIPE ROAD.**

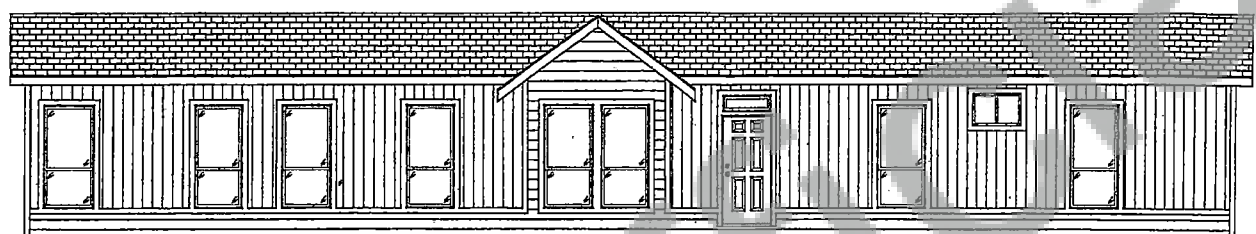
**EXCEPT PUBLIC ROADS.**

Unofficial  
Copy

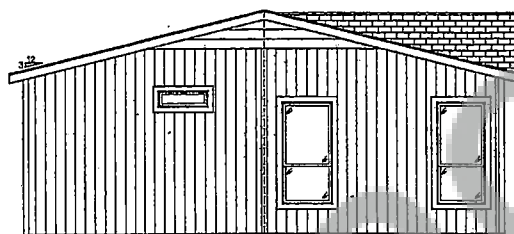
# Site Plan NSA-16-18 (Sampson)



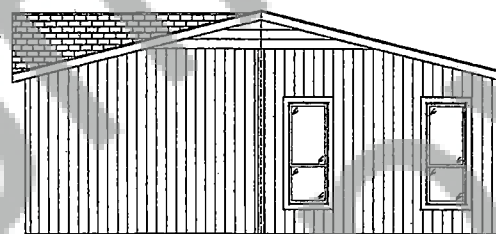
**Elevations**  
NSA-16-18 (Sampson)



Front View NORTH  
14'



Left View EAST  
14'



Right View WEST  
14'



Rear View SOUTH  
14'



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All Rights Reserved

Plant Location: 20-Millersburg  
Drawn By: X  
Date: 11-10-15  
Series: 400  
Model Number: HD30764D  
Page Number:  
Designation:

**ELEVATION**

Rev. By: --  
Revision: --


**Approvals**

P.E.


3rd Party:

**SER#**  
**11603**

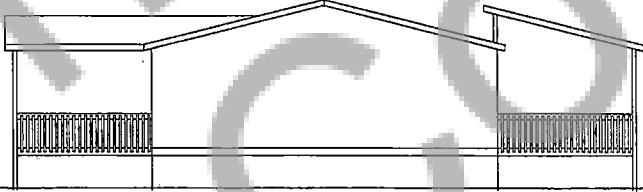
**Elevations**  
NSA-16-18 (Sampson)



Rear Elevation



Front Elevation



Side Elevations

Deck and Roof Elevations

Not to Scale

General Notes

**Trac Parcel Number:**  
**01060600030700**

Number	Revision / Name	Date

All drawings are the property of the Engineer and are not to be reproduced or used in any way without the written consent of the Engineer. Contractor shall check and verify all dimensions prior to construction and report any discrepancies to the Engineer.

Alt Elevations

172 Smith-Cripe Road  
Washougal, Wa 98571

Tony Sampson

Elevations & decks

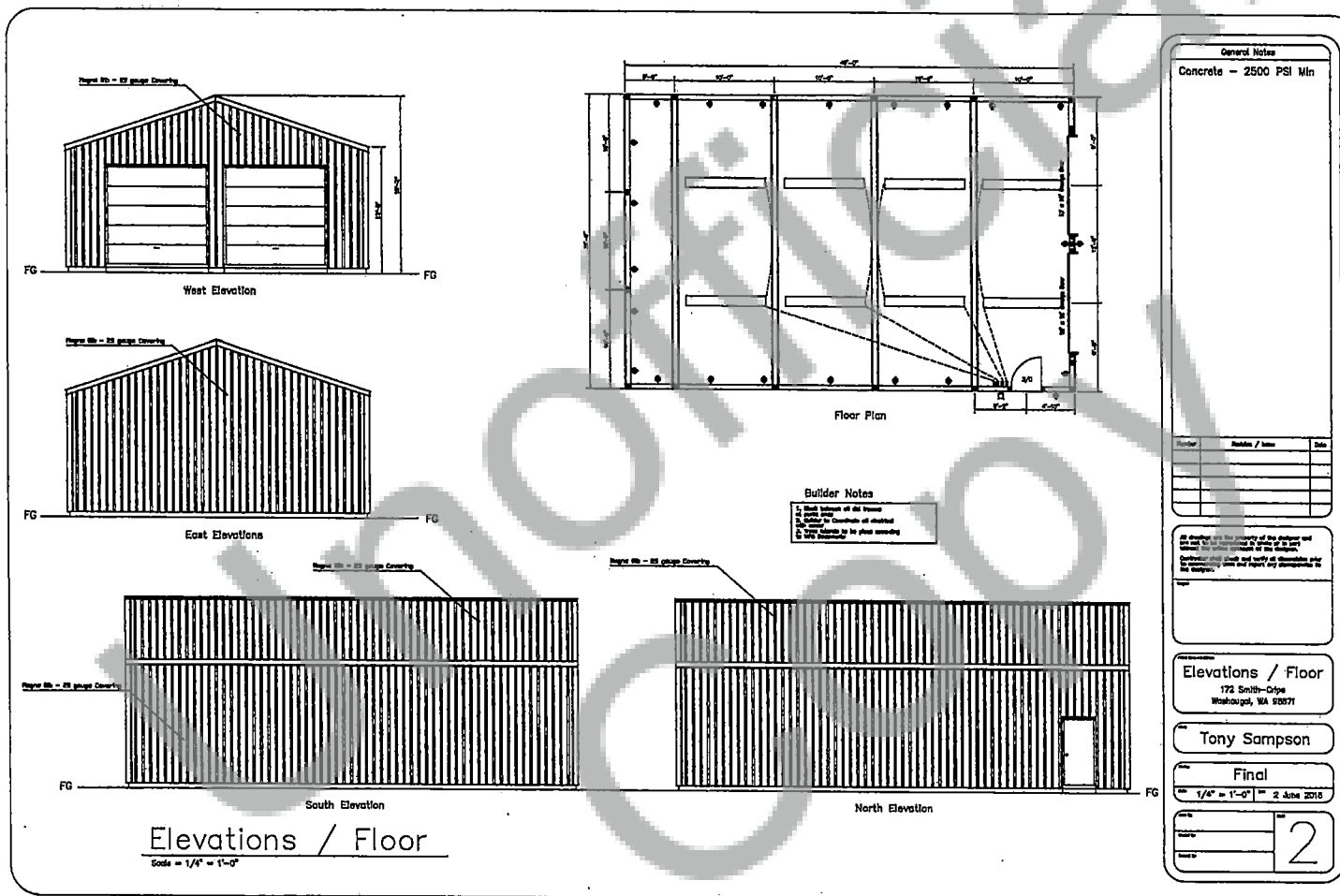
Not to Scale    17 Oct 2016

Drawn by

Scale

4

# Elevations NSA-16-18 (Sampson)





**Ordinary High Water Mark Determination  
and Natural Resource Mitigation Plan**

**for**

**Anthony Sampson**

**Skamania County, Washington**

*Prepared for:*

Anthony Sampson  
2108 NE Everett  
Camas, Washington 98607  
(360) 607-7438

*Prepared by:*

Ecological Land Services, Inc.  
1157 3<sup>rd</sup> Avenue, Suite 220A  
Longview, Washington 98632  
(360) 578-1371  
ELS #2485.01

Original February 2017  
Revised April 2017

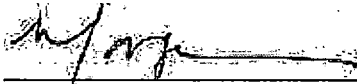
**SIGNATURES**

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



Joyce Madriz  
Biologist



Morgan Steele  
Biologist

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## EXECUTIVE SUMMARY

Ecological Land Services, Inc. (ELS) was contracted by Anthony Sampson to complete an ordinary high water mark (OHWM) determination and Natural Resource Mitigation Plan for the proposed development of a manufactured (MFG) home and shop. The project site is located on Skamania County Parcel Number 01060600030700, located in Section 6 of Township 1 North, Range 6 East of the Willamette Meridian, in Skamania County, Washington (Figure 1). The study area has been zoned as a Special Management Area by Skamania County. The OHWM determination and the Natural Resource Mitigation Plan are in accordance with the *Skamania County Code (SCC), Chapter 22.28 Natural Resource Protection—Special Management Areas* (2016).

A report was completed by ELS (February 2017) and submitted to the County, afterwards the Applicant received comments from Skamania County, U.S. Forest Service and Washington Department of Fish and Wildlife dated March 16, 2017, March 16, 2017, and February 14, 2017, respectively, the Applicant hired ELS to review the site if any developable area could be readjusted in order to address the agencies' comments. The Applicant cleared brush away from the stream and ELS redelineated the onsite stream. The southeastern portion of the OHWM of the stream was slightly altered and is reflected in the figures.

ELS staff conducting the OHWM determination have completed the Washington Department of Ecology's Coastal Training Program *How to Determine the Ordinary High Water Mark* and have made numerous OHWM determinations along large and small, tidal and non-tidal waterbodies within Washington State. ELS delineated the OHWM of one unnamed non-fish bearing, perennial stream and the location of the associated spring using a hand-held GPS unit with sub-meter accuracy on December 14, 2016, January 3, 2017, and March 23, 2017. According to *SCC Chapter 22.28.010(B)(4)(a)* (2016), the riparian buffer for the stream and the spring are 200 feet each.

The proposed project will consist of constructing a MFG home with two decks and a shop. The existing home will be removed. The proposed project will impact approximately 2,123 square feet of the riparian buffer zone of an unnamed non-fish bearing, perennial stream.

Originally, both buildings were proposed to impact the riparian buffer; however, only the proposed MFG home will impact the riparian buffer. Impacts for the MFG home will consist of approximately 948 square feet in the inner 50 percent (inner 100 feet) of the riparian buffer zone and 1,175 square feet in the outer 50 percent (outer 100 feet) of the riparian buffer zone. Riparian buffer impacts associated with the construction of the MFG home (2,123 square feet) will be permanent and entirely within previously disturbed areas. Due to the proximity of the proposed MFG home and shop, only one existing Douglas fir (*Pseudotsuga menziesii*) will be removed whereas previously, three trees were proposed for removal. Mitigation will consist of riparian buffer enhancement which includes the removal of the existing residential home, old metal scraps, old automotive body parts, tires, household appliances, two old conex boxes, and non-native invasive species, and the installation of native species adjacent to the stream and extend approximately 20 feet out. Willow stakes will be installed within the mitigation area as soils consist primarily of rocks and pebbles.

## ORDINARY HIGH WATER MARK DETERMINATION

### **INTRODUCTION**

This letter is to provide documentation for the ordinary high water mark (OHWM) determination completed by Ecological Land Services Inc. (ELS) on Skamania County Parcel Number 01060600030700, located in Section 6 of Township 1 North, Range 6 East of the Willamette Meridian, in Skamania County, Washington (Figures 1 and 2). The study area has been zoned as a Special Management Area by Skamania County. This report summarizes ELS' OHWM determination following the *Skamania County Code (SCC), Chapter 22.28 Natural Resource Protection—Special Management Areas* (2016). ELS staff conducting the OHWM determination have both completed the Washington Department of Ecology's Coastal Training Program *How to Determine the Ordinary High Water Mark* and have made numerous OHWM determinations along large and small, tidal and non-tidal waterbodies within Washington State.

### **SUMMARY OF ONSITE ASSESSMENT**

The project lies within the 170800010803 12<sup>th</sup> field Hydrologic Unit Code and Water Resources Inventory Area 28 (Salmon/Washougal, Lower Columbia-Sandy watershed). The property is accessed from Smith-Cripe Road. Surrounding land uses include rural, single-family residences to the north, Smith-Cripe Road to the west, and undeveloped forested areas to the south and east of the study area. The Department of Natural Resources (DNR) (2016) has mapped an onsite stream as a non-fish bearing, perennial (Type Np) stream and the *SCC Chapter 22.28.010(B)(4)* (2016) identifies the spring as a Type Np stream. The onsite Type Np stream flows west-east through the central portion of the study area (Photo 1). The stream is fed by a spring located in the northwest portion of the study area, which is also considered a Type Np stream (Photo 2). There is one residential home and three associated outbuildings currently located on the property; large, mature trees and shrubs can be found throughout the study area with open areas consisting of various grasses (Photos 3 and 4).

### **SUMMARY OF OFFICE ASSESSMENT**

The office assessment for the project consisted of reviewing recent aerial photographs to determine the presence or absence of side channels and other geomorphic features that may affect or influence the OHWM determination. The Skamania County GIS mapping system (2016) and DNR stream mapping (2016) were also reviewed for the presence of potential stream-associated channels and the location of the unnamed stream to aid in the determination. There were no observed side channels during the site visit.

### **DISCUSSION AND INTERPRETATION OF FIELD INDICATORS**

Breaks in topography, change in vegetation, and the presence and/or absence of snow were used to determine the OHWM in the field. Dominant vegetation below the OHWM includes water parsley (*Oenanthe sarmentosa*) and reed canarygrass (*Phalaris arundinacea*). Dominant vegetation above the OHWM includes sword fern (*Polystichum munitum*), common snowberry (*Symphoricarpos albus*), western redcedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*),

and red alder (*Alnus rubra*); non-native and invasive species such as English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*) were also found above the OHWM.

### **CONCLUSIONS**

ELS delineated the OHWM of the unnamed stream and the location of the associated spring using a hand-held GPS unit with sub-meter accuracy on December 14, 2016, January 3, 2017, and March 23, 2017. Significant changes in topography in conjunction with the differentiation of upland and hydrophytic vegetation were the main field indicators used to determine the OHWM. No side channels or stream-associated wetlands that may influence the determination were observed on aerials or during the site visit.

According to SCC 22.28.010(B)(4)(a) (2016) the onsite, unnamed stream and associated spring each possess a 200-foot buffer due to their status as perennial water bodies. Development and clearing activities are allowed within the 200-foot buffer zone by means of mitigation, per SCC 22.28.040(A)(1) (2016) if no reasonable alternative is plausible.

**Table 1. Buffers Associated with the Unnamed Stream and Spring**

Waterbody	Waterbody Type	Buffer <sup>1</sup>
Unnamed Stream	Perennial	200 feet
Spring	Perennial	200 feet

<sup>1</sup> Based on SCC 22.28.010(B)(4)(a).

## NATURAL RESOURCE MITIGATION PLAN

### **PROJECT DESCRIPTION**

The proposed project will consist of constructing a manufactured (MFG) home with two decks and one associated shop. The existing home will be removed. Access to the project will be provided by Smith-Cripe Road to the west. The proposed buildings will be constructed on existing gravel pads. The vegetation within the project site is disturbed and consists primarily of weedy forbs with two Douglas fir (*Pseudotsuga menziesii*) and one western redcedar (*Thuja plicata*) adjacent to the existing home. Most of the MFG home is proposed within the outer 50 percent (outer 100 feet) of the riparian buffer and the remaining portion will be within the inner 50 percent of the riparian buffer. The shop is relocated outside of the riparian buffer. The proposed MFG home will be approximately 2,280 square feet, the two decks will be 912 square feet and 240 square feet, and the proposed shop will be approximately 1,350 square feet in size.

### **ASSESSMENT OF IMPACTS IN THE PROJECT AREA**

The proposed project will impact approximately 2,123 square feet of the riparian buffer zone of an unnamed non-fish bearing, perennial stream. Total impacts for the MFG home will consist of 948 square feet within the inner 50 percent (inner 100 feet) of the riparian buffer zone and 1,175 square feet within the outer 50 percent (outer 100 feet) of the riparian buffer zone. Impacts associated with the construction of the MFG home will be permanent and entirely within previously disturbed areas. Two decks will be installed on the eastern and western parts of the proposed MFG home. No vegetation removal will occur due to deck installation therefore no impacts are calculated for the two decks. Due to the proximity of the proposed MFG home and shop, only one existing Douglas fir will be removed whereas previously, three trees were proposed for removal.

### **SITE DESCRIPTION**

There is currently one residential home and associated outbuildings located within the western portion of the study area. The property is accessed from Smith-Cripe Road to the west. Metal scraps, old tires, automotive body parts, household appliances, and two old conex boxes litter the project area. An unnamed, onsite stream flows west-east through the central portion of the study area. The stream is fed by a spring located in the northwest portion of the study area (Table 2). Dominant vegetation within the project site consists of low habitat diversity that includes Douglas fir, western redcedar, sword fern (*Polystichum munitum*), and weedy forbs. Surrounding land use includes rural, single-family residences to the north, Smith-Cripe Road to the west, and undeveloped forested areas to the south and east of the study area.

**Table 2. Critical Areas Summary**

Waterbody	Type	Buffer Zone <sup>1</sup> (feet)
Spring	Non-fish bearing, perennial	200
Unnamed stream	Non-fish bearing, perennial	200

<sup>1</sup> Based on SCC 22.28.010(B)(4)(a).

## **MITIGATION PLAN DESCRIPTION**

### **EXISTING CONDITIONS OF MITIGATION AREA**

Currently, the mitigation area is littered with metal debris and old automotive body parts. Dominant vegetation within the mitigation area adjacent to the stream consists of non-native and invasive vegetation with forested and shrub strata. The mitigation area is dispersed with Douglas fir and western redcedar. Himalayan blackberry primarily covers the area adjacent to the stream. Rocky soils were observed within 20 feet of the stream.

### **PROPOSED MITIGATION**

The proposed mitigation area will consist of the removal of non-native and invasive species, metal debris and old automotive body parts, seeding bare areas with a native grass seed mix noted in Table 6, and installation of Western redcedar, Hooker's willow (*Salix hookeriana*, FAC), and Sitka willow (*Salix sitchensis*, FACW) within bare area. The mitigation area will extend out 20 feet from the edge of the stream. Willow stakes were chosen for the mitigation area due to rocky soils observed adjacent to the stream. Up to three Western redcedars will be installed along the outer edges of the mitigation area compensating for the removal of one tree onsite.

The proposed plan has been designed with specific elements to avoid or minimize impacts to existing habitats of wildlife species or evidence of species that were observed onsite. The proposed Western redcedar and willows will provide nesting, roosting, and refuge habitat for birds and mammals. In ELS' opinion, the proposed mitigation more than compensates for the proposed impacts and the site will have an overall ecological lift than before the proposed project.

### **PRACTICAL ALTERNATIVE TEST**

Per *SCC Chapter 22.28.030 Practicable Alternative Test*, the Applicant has reviewed and demonstrated that there is no a practicable alternative to the proposed use as follows (code language is in italics and responses are in regular font);

*An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes. A practicable alternative test does not exist if a project applicant satisfactorily demonstrates all of the following:*

- A. *The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites;*

The proposed project cannot be reasonably accomplished using an alternative site within the study area because the project is proposed in an existing disturbed area where gravel pads are located and topography is relatively flat. The proposed project area is mostly open consisting primarily of gravel with non-native and invasive vegetation and weedy forbs whereas the surrounding area consists of forested and scrub-shrub vegetation.

There is no alternative to the proposed location of the MFG home due to the following constraints: the proposed project cannot be moved east as the MFG home would further

encroach the riparian buffer, cannot be moved west as the existing drain field is already abutting the MFG home (Figure 3 and 4), and cannot be moved further south because of topography; for example, if the proposed MFG home were moved even only 10 feet south, approximately 600 cubic yards of fill must be placed onsite within the riparian buffer for development, a geotechnical engineer would be hired, and a retaining wall would need to be installed within the riparian buffer. Therefore, the proposed project will result in the least amount of impacts and adverse effects on the stream and native habitat located onsite.

- B. The basic purpose of the use cannot be reasonably accomplished by reducing its proposed size, scope, configuration, or density, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites; and*

The project has been redesigned at a location farthest from the stream and spring where an existing gravel pad is located and vegetation and habitat have been previously disturbed. The proposed MFG home will be located 68 feet from the stream whereas the existing home is located 55 feet from the stream, therefore the proposed MFG home will be farther from the stream than the existing home is located from the stream, see Figure 4.

- C. Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the proposed use. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a management plan amendment to demonstrate that practicable alternatives do not exist.*

The proposed shop has been relocated outside the riparian buffer and the proposed MFG home has been relocated where a small portion of the MFG home will be within the existing foundation of the existing home.

Due to the topography of the site and the location of the existing gravel pads, the project is accommodating the constraints of the location to the extent practicable where no alternatives to the proposed project are feasible. The proposed project cannot be moved east as the MFG home would further encroach the riparian buffer; cannot be moved west as the drain field is located between the existing home and proposed MFG home; and cannot be moved further south because of topography. If the proposed MFG home were moved 10 feet south, approximately 600 cubic yards of fill must be placed onsite within the riparian buffer for development, a geotechnical engineer would be hired and a retaining wall would need to be installed within the riparian buffer. The proposed project will result in the least amount of impacts and adverse effects on the stream and native habitat located onsite.

#### **AVOIDANCE AND MINIMIZATION MEASURES**

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable riparian buffer impacts was taken into consideration. Project site options were explored for the proposed project, including different locations, but because of

steep topography, stream buffer, and drain field location, there were no locations that allowed feasible onsite development that completely avoided riparian buffer impacts. Early site plans impacted a larger portion of the riparian buffer; however, after three site plan designs, the proposed project was revised to best avoid and minimize impacts to the riparian buffer. The MFG home is relocated to include approximately 157 square feet of the foundation of the existing home and area of two existing conex boxes.

Originally, the proposed MFG home and shop were to impact 4,003 square feet; 3,432 square feet from the MFG home and 571 square feet from the shop, which included deck area as impact. Installation of the two proposed decks will not remove vegetation or disturb the ground therefore the areas of the decks are not included in the impact calculations. Overall, the Applicant has minimized impacts to the onsite stream through significant reduction of riparian buffer impacts, reduction of tree impacts, and relocated the proposed shop outside of the riparian buffer and the relocated the proposed MFG home farther from the stream than the existing home is from the stream.

The Natural Resource Mitigation Plan describes a series of measures that will be implemented to avoid, minimize, and compensate for inner and outer buffer impacts to the perennial stream. To avoid additional impacts to the riparian buffer during construction, the following avoidance and minimization measures will further reduce impacts to the riparian buffer and minimize habitat disruption beyond the extent required to undertake the proposal. The avoidance and minimization measures are as follows:

- Construction access and staging areas will avoid all critical areas onsite and will be located on existing gravel roads and pads.
- Best Management Practices (BMPs), including silt fencing or similar measures will be utilized to control sedimentation and general ground disturbance.
- Install temporary construction fencing as needed around the mitigation and construction areas to avoid further construction activity within the riparian buffer and riparian buffer enhancement areas to every extent practicable.

**Table 3. Type of Mitigation**

Impact Type	Buffer width (feet)	Impact Area (sq. ft.)	Mitigation			
			Type	Ratio	Activities	Area
Inner Buffer Zone	100	948	Buffer Enhancement	3.1:1	<ul style="list-style-type: none"> <li>▪ Removal of old household appliances, old structures, old automotive scraps, metal debris</li> <li>▪ Removal of non-native, invasive vegetation</li> <li>▪ Installation of native vegetation</li> </ul>	6,664 sq. ft.
Outer Buffer Zone	100	1,175	Buffer Enhancement			
Tree Removal	—	1 tree	Buffer Enhancement	3:1	<ul style="list-style-type: none"> <li>▪ Installation of native tree species within the inner riparian buffer zone</li> </ul>	3 Trees
<b>Total Buffer Enhancement</b>						<b>6,664 sq. ft.</b>

Stream buffer mitigation consists of enhancing the inner 20 feet of the riparian buffer at a 3.1 to 1 ratio through the removal of nonnative, invasive vegetation and installation of western redcedar and willows. The Skamania County Code does not specifically state mitigation ratios for stream buffer impacts or wetland buffer impacts; however, per SCC 22.28.040(I)(17) (2016), the wetland enhancement ratio (4 to 1) was taken into consideration in deciding the mitigation acreage in that wetlands and streams require more mitigation than buffers to compensate for impacts therefore a mitigation ratio can be lowered for riparian buffer impacts while still providing an overall ecological lift to the riparian buffer functions than before the proposed project.

### MITIGATION MEASURES

The Natural Resource Mitigation Plan addresses the mitigation measures set forth in the SCC 22.28.040(I) – *Natural resource mitigation plans* (2016), as follows:

*I. Mitigation measures to offset impacts to resources and/or buffers shall result in no net loss of water quality, natural drainage, fish/wildlife/plant habitat, and water resources by addressing the following:*

1. *Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable;*

The Natural Resource Mitigation Plan will take effect no later than one year after construction activities have been completed.

2. *All natural vegetation within the buffer zone shall be retained to the greatest extent practicable. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation buffers, livestock management, and noxious weed control. Within five years, at least seventy-five percent of the replacement vegetation must survive. All plantings must be with native plant species that replicate the original vegetation community;*

All natural vegetation within the buffer zone shall be retained to the greatest extent practicable through BMPs and the Natural Resource Mitigation Plan. One Douglas fir will be removed from the site as it is located in the center of the proposed MFG home location. The existing Douglas fir tree is surrounded by non-native vegetation and weedy forbs in a disturbed area where gravel pads are located. The proposed MFG home cannot be located elsewhere to avoid the tree impact due to many site constraints such as the locations of the existing gravel pads, the existing drain field, and topography.

The Natural Resource Mitigation Plan will mitigate for impacts to the buffer zone through buffer enhancement by installing native species, removing non-native and invasive vegetation, and by the removal of the existing home, old metal scraps, old automotive body parts, old tires, household appliances, and two old conex boxes. As part of the monitoring plan, at least 75 percent of installed native vegetation will survive including native recruits by Year 3 of the monitoring period.

3. *Habitat that will be affected by either temporary or permanent uses shall be rehabilitated to a natural condition. Habitat shall be replicated in composition, structure, and*

*function, including tree, shrub and herbaceous species, snags, pool-riffle ratios, substrata, and structures, such as large woody debris and boulders;*

The proposed project is in a previously disturbed area where a gravel pad is located. Habitat diversity and species richness are low within the proposed project area. The two proposed decks associated with the MFG home will not impact previously disturbed vegetation.

4. *If this standard is not feasible or practical because of technical constraints, a sensitive resource of equal or greater benefit may be substituted, provided that no net loss of sensitive resource functions occurs and provided the administrator, in consultation with the appropriate state and federal agency, determines that such substitution is justified;*  
This standard is feasible to accomplish through the Natural Resource Mitigation Plan.
5. *Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses. Replacement may be accomplished by seeds, cuttings, or other appropriate methods. Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least seventy-five percent of the replacement plants survive three years after the date they are planted;*  
There is no proposed removal of sensitive plants.
6. *Wetland creation mitigation shall be deemed complete when the wetland is self-functioning for five consecutive years. Self-functioning is defined by the expected function of the wetland as written in the mitigation plan. The monitoring report shall be submitted to the administrator to ensure compliance. The forest service, in consultation with appropriate state agencies, shall extend technical assistance to the administrator to help evaluate such reports and any subsequent activities associated with compliance;*  
The project does not propose any impacts to wetlands.
7. *Wetland restoration/enhancement can be mitigated successfully by donating appropriate funds to a nonprofit wetland conservancy or land trust with explicit instructions that those funds are to be used specifically to purchase protection easements or fee title protection of appropriate wetlands acreage in or adjacent to the Columbia River Gorge meeting the ratios given above in subsection (I)(17) of this section. These transactions shall be explained in detail in the mitigation plan and shall be fully monitored and documented in the monitoring report; and*  
The project does not propose any impacts to wetlands.
8. *Nonstructural controls and natural processes shall be used to the greatest extent practicable.*  
The project proposes nonstructural controls and natural processes to the greatest extent practicable through BMPs and the Natural Resource Mitigation Plan.
9. *Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.*

The project does not propose the placement of bridges, roads, pipelines, or utilities.

10. *Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to hydrologic and biologic functions. Culverts shall only be permitted if there are no practicable alternatives as demonstrated by the "Practicable Alternative Test."*

The project does not propose the placement of culverts.

11. *Fish passage shall be protected from obstruction.*

The proposed project will not directly impact the onsite stream or spring. There is no proposed in-water work.

12. *Restoration of fish passage should occur wherever possible.*

The proposed project will not directly impact the onsite stream or spring. There is no proposed in-water work.

13. *Show location and nature of temporary and permanent control measures that shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.*

Figure 4 shows the location of temporary silt fencing to minimize erosion and sedimentation, as stated in subsection "Avoidance and Minimization Measures."

14. *Groundwater and surface water quality will not be degraded by the proposed use. Natural hydrologic conditions shall be maintained, restored, or enhanced in such a manner that replicates natural conditions, including current patterns (circulation, velocity, volume, and normal water fluctuation), natural stream channel and shoreline dimensions and materials, including slope, depth, width, length, cross-sectional profile, and gradient.*

The project does not propose any in-water work.

15. *Those portions of a proposed use that are not water-dependent or that have a practicable alternative will be located outside of stream, pond, and lake buffer zones.*

There are no practicable alternatives as noted in the subsection "Practicable Alternative Test."

16. *Streambank and shoreline stability shall be maintained or restored with natural revegetation.*

As part of the buffer enhancement, non-native and invasive species will be removed, such as Himalayan blackberry, and native species will be planted within the buffer enhancement area, see Table 5.

17. *The size of restored, enhanced, and replacement (creation) wetlands shall equal or exceed the following ratios. The first number specifies the required acreage of replacement wetlands, and the second number specifies the acreage of wetlands altered or destroyed.*

*a. Restoration 2:1*

*b. Creation 3:1*

*c. Enhancement 4:1*

The project does not propose any impacts to wetlands.

## **OBJECTIVES AND PERFORMANCE STANDARDS**

The goal of the Natural Resource Mitigation Plan to replace any lost functions of riparian buffers due to proposed construction. To accomplish this, the following objectives and performance standards are appropriate to ensure the success of the onsite mitigation.

### **Vegetative Structure**

#### **Riparian Buffer Enhancement Area**

*Objective 1. Establish a multi-strata riparian buffer consisting of native shrubs and trees to compensate for impacts to the existing disturbed riparian buffer and to enhance vegetative structure and habitat functions.*

- ▶ *Performance Standard 1a.* Planted native trees and shrubs in the enhancement area will achieve at least 90 percent survival in Year 1. Dead plants will be replaced if this performance standard is not met.
- ▶ *Performance Standard 1b.* Planted native trees and shrubs in the enhancement area will achieve at least 80 percent survival in Year 2. Dead plants will be replaced if this performance standard is not met.
- ▶ *Performance Standard 1c.* Planted native trees and shrubs in the enhancement area will achieve at least 75 percent survival in Year 3. Dead plants will be replaced if this performance standard is not met.
- ▶ *Performance Standard 1d.* By Year 5, the enhanced riparian buffer will have a minimum 35 percent cover by native trees and shrubs which may include naturally recruited species. Dead plants will be replaced if this performance standard is not met.
- ▶ *Performance Standard 1e.* In all years, non-native invasive plant species, except for reed canarygrass, will not exceed 10 percent cover within the wetland buffer enhancement area.
- ▶ *Performance Standard 1f.* In all years, non-native invasive plant species infestations covering 200 square feet or more, but not sampled as a part of the monitoring methods, will be documented by species and location, and control measures will be implemented.
- ▶ *Performance Standard 1g.* In all years, state-listed Class A noxious weeds, non-native knotweeds (*Polygonum cuspidatum*, *P. polystachyum*, *P. sachalinense*, and *P. bohemicum*), and English ivy (*Hedera helix*) will be eradicated from the riparian buffer enhancement area.

### **Habitat Structure**

*Objective 2. Remove metal conex boxes, existing residential home, household appliances, old automotive body parts, metal scraps, and debris to improve habitat functions.*

- ▶ *Performance Standard 2a.* Remove metal scraps, two metal conex boxes, old tires, existing residential home, household appliances, and old automotive body parts within the project area and buffer enhancement area. This performance standard is completed when the metal

scraps and debris are removed and documented through photographs in the first annual monitoring report.

**Table 4. Performance Standards for Vegetation by Monitored Year**

	Percent Survival and Cover			
	Year 1	Year 2	Year 3	Year 5
<b>Tree/Shrub Strata</b>				
Survival	≥90%	≥80%	≥75%	—
Cover <sup>1</sup>	—	—	—	≥35%
<b>Shrub Strata</b>				
Survival	≥90%	≥80%	≥75%	—
Cover <sup>1</sup>	—	—	—	≥35%
<b>Invasive Plants</b>				
Cover of non-native, invasive plants, excluding reed canarygrass	<10%	<10%	<10%	<10%

<sup>1</sup> Includes naturally recruited species.

### Long Term Protection

*Objective 3. Provide signage between the development and the buffer enhancement area.*

- **Performance Standard 3a.** Install signs on metal or wood posts at minimum of 100-foot intervals or 1 per lot along the boundary of the critical areas bordering the project area. The signs will state language similar to the following: “critical area buffer” and “please respect native plants and wildlife, protection of this natural area is in your care.” This performance standard is completed when signs are installed and documented in the first annual monitoring report.

*Objective 4. Provide legally binding protection for the riparian buffer enhancement areas.*

- **Performance Standard 4a.** A conservation covenant or similar legal mechanism will be executed and recorded for the buffer enhancement area. The covenant, absent amendment by mutual agreement between the grantor and the County, will prohibit development of the area identified in the covenant, but will allow for maintenance and further mitigation opportunities. This performance standard shall be considered satisfied upon administrative approval of the covenant by the County, execution of the covenant by the grantor, and the covenant’s recording in Skamania County.

## **IMPLEMENTATION PLAN**

### **PLANTING SCHEDULE AND EQUIPMENT**

The native trees and shrubs will be installed in the riparian buffer enhancement area during the late fall to early spring when the plants are dormant and the soil moisture conditions are favorable for planting. The trees and shrubs are intended to create a multi-strata plant community that provides for wildlife habitat, protection, and food, and improves the existing, non-native

understory habitat onsite (Figure 4). The buffer enhancement area was chosen for the proximity to the stream and to maintain a continuous and native wildlife corridor with the offsite portion of the riparian buffer. The specified native trees and shrubs were chosen per the request of the Applicant and those species represent a riparian buffer with a mosaic of shrubs and small patches of trees (Knutson and Naef 1997). A portion of the bare area (approximately 1,420 square feet) where the conex boxes and existing home are located will be seeded with a native grass seed mix; however, the area will not be part of the buffer enhancement area due to the location of the septic and the owner's need to easily access the septic without disturbing the buffer enhancement area.

The following equipment may be used to prepare and install plants within the enhancement areas: brush hog, weed eater, tractor, rototiller, tree shovel, garden shovel, and power auger. Heavy equipment will avoid the drip zone of preserved and planted trees and shrubs to prevent soil compaction.

**Table 5. Plant Specifications for the Riparian Buffer Enhancement Area**

Species	Spacing (feet on center)	Size
<b>Tree Stratum</b>		
Western redcedar ( <i>Acer macrophyllum</i> , FAC)	As Needed	Bareroot
<b>Total Trees</b>		<b>3</b>
<b>Shrub Stratum</b>		
Scouler's willow ( <i>Salix scouleriana</i> , FAC)	4	Stakes
Sitka willow ( <i>Salix sitchensis</i> , FACW)	4	Stakes
<b>Total Shrubs</b>		<b>Planting as needed</b>

**Table 6. Native Grass Seed Mix**

Species	Percent by weight	Percent Purity	Percent Germination
<b>Native Grass Seed Mix</b>			
Perennial rye blend ( <i>Lolium perenn</i> )	70%	98%	90%
Chewings and red fescue blend ( <i>Festuca rubra</i> var. <i>commutata</i> )	30%	98%	90%

<sup>1</sup>Washington Department of Ecology. December 2014. *2012 Stormwater Management Manual for Western Washington, as Amended in December 2014* (The 2014 SWMMWW).

## **SPECIFICATIONS FOR SITE PREPARATION, PLANTING, AND MAINTENANCE**

### **Prepare Riparian Buffer Enhancement Area**

- Install silt fencing where necessary to control runoff from construction activities.

Install temporary construction fencing along the perimeters of the buffer enhancement areas bordering the development.

- Mechanically remove existing non-native species, namely Himalayan blackberry and English ivy within the buffer enhancement area. Selectively apply herbicide by hand as necessary to control regrowth of invasive plants.

#### **Install Critical Area Signs**

- Install durable, plastic critical area signs at a minimum of 100-foot intervals on metal or wood posts along the critical areas bordering the development.

#### **General Plant Specifications**

- Plant the native trees and shrubs during the late fall to early spring (October-March) at the spacing identified in Table 5.
- Install plants in bare areas after non-native and invasive species removal.
- All plant materials will be kept cool and moist prior to installation.
- All plant materials will have well developed roots and sturdy stems, with an appropriate root to shoot ratio.
- No damaged or desiccated roots or diseased plants will be accepted.

#### **Plant Bareroot/Containerized Trees**

- Dig the receiving hole several inches wider than the size of the root system.
- Position the planted species' root collar so that they are at or slightly above the level of the surrounding soil to allow for settling.
- Backfill the hole with soil.
- Gently compact the soil around the planted species to eliminate air spaces.
- Irrigate all newly installed plants as site and weather conditions warrant.

#### **Maintain Riparian Buffer Enhancement Areas**

The preserved and planted trees and shrubs will be maintained as often as necessary to ensure the specified performance standards are met. The maintenance includes the following:

- Inspect the plantings at least once annually, or more often as appropriate, and maintain to achieve the performance standards specified in the subsection titled "Objectives & Performance Standards."
- Irrigate planted trees and shrubs during the dry season for the first 2 to 3 years after planting. Adjust as necessary based on site and weather conditions.
- Remove competing vegetation from around the base of plant species during first 2 years after planting and as needed thereafter.
- Replace dead or failed plants to meet the minimum annual performance standards (Table 4). Replaced plants will be installed as described for the original installation.

Minor corrective actions will be undertaken as necessary as a part of routine maintenance and will be documented in the subsequent monitoring report.

Corrective actions include, but are not limited to, the following:

- Replant trees or shrubs.
- Implement a fertilizing schedule.
- Repair damaged limbs or prune dead branches.
- Substitute the anti-herbivore device, such as installing a different type of tree shelter, painting lower stems with sanded latex paint, or spraying herbivore deterrent.

### **MONITORING PLAN**

This Natural Resource Mitigation Plan establishes a 5-year monitoring plan with quantitative performance standards. The monitoring will commence the first growing season after the buffer enhancement areas are completed and extend for a 5-year period, beginning with Year 0 (as-built) and continuing to Years 1, 2, 3, and 5. The goal of the monitoring will be to determine if the previously stated performance standards are being met (Table 2). Reports in years 1, 2, 3, and 5 will be submitted to Skamania County by December 31 of each monitored year. The Year 1 monitoring report will include as-built figures depicting the plant installation.

#### **MONITORING PLOTS**

During the first annual monitoring event, monitoring plots will be established as follows:

- A minimum of two monitoring plots in the riparian buffer enhancement area.

The monitoring plots will be staked with metal t-posts and identification tags. Their locations will be identified by GPS and placed on an as-built site map that will accompany the monitoring reports. Permanent photo points will be established at each monitoring plot and directions documented on the site map.

#### **Vegetation**

To assess the status of the vegetation within the enhancement areas, the vegetation monitoring will measure the following:

1. Total survival of planted native trees and shrubs (to determine survival rate) within a 15-foot radius from the metal t-post.
2. Percent aerial cover of planted and naturally recruiting native trees and shrubs within a 15-foot radius from the metal t-post.
3. Percent aerial cover of non-native, invasive plants within a 15-foot radius from the metal t-post.
4. Change in the plant community over time (documented at each designated photo point).

#### **Fauna**

To assess the development of wildlife habitat within the enhancement areas, wildlife monitoring will document the following:

1. Insect use
2. Amphibian use
3. Bird use
4. Mammal use
5. Level of herbivory

## **MONITORING REPORT**

The annual monitoring reports will contain at least the following:

- Location map, as-built figure, and revised plant quantity table as needed;
- Historic description of project, including dates of plant installation, current year of monitoring, and restatement of performance standards;
- Description of monitoring methods;
- Documentation of critical area signs;
- Documentation of plant survival, cover, and overall development within the enhancement area;
- Assessment of non-native, invasive plant species and recommendations for management;
- Assessment of surrounding land use, use by humans, and use by wild and domestic animals;
- Observations of wildlife, including, insects, amphibians, birds, and mammals;
- Photographs from permanent photo points; and
- Summary of maintenance and contingency measures proposed for the next season and completed for the past season.

## **ADAPTIVE MANAGEMENT PLAN**

If the performance standards are not met by the third year of monitoring, or at an earlier time if necessary, an adaptive management plan will be developed and implemented. All adaptive management actions will be undertaken only after consulting and gaining approval from Skamania County. The Applicant (or Successor as assigned) will complete an adaptive management plan that describes 1) the need for adaptive management, 2) proposed actions, 3) time-frame for completing actions, and 4) any additional maintenance and monitoring, if necessary.

## **RESPONSIBLE PARTIES**

The Applicant or its Successors or assignees will be responsible for implementing this Natural Resource Mitigation Plan, which includes removing non-native, invasive species, planting native trees and shrubs, removing metal scraps, two old metal conex boxes, existing residential home, household appliances, old automotive body parts, and old tires within the project area and enhancement area, and physically and legally protecting the buffer enhancement area. Neither the Applicant nor any Successor or assignee shall be responsible for or be required to mitigate the effects of acts of nature that damage or kill trees, including fungal disease, wind-throw or ice storms. The Applicant or its Successors or assignees also will conduct the prescribed maintenance and monitoring during the five-year monitoring period or longer if warranted by contingency actions.

## **LIMITATIONS**

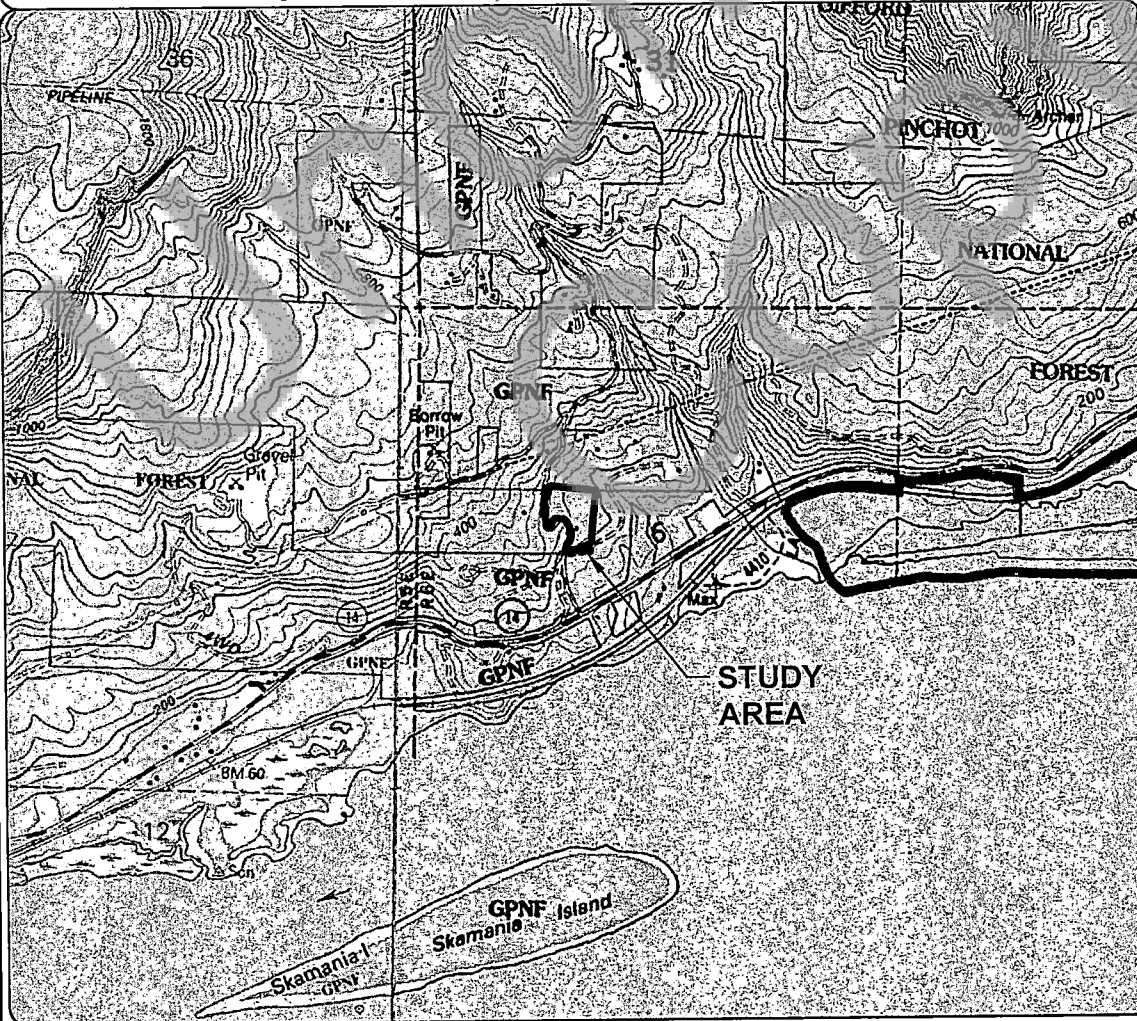
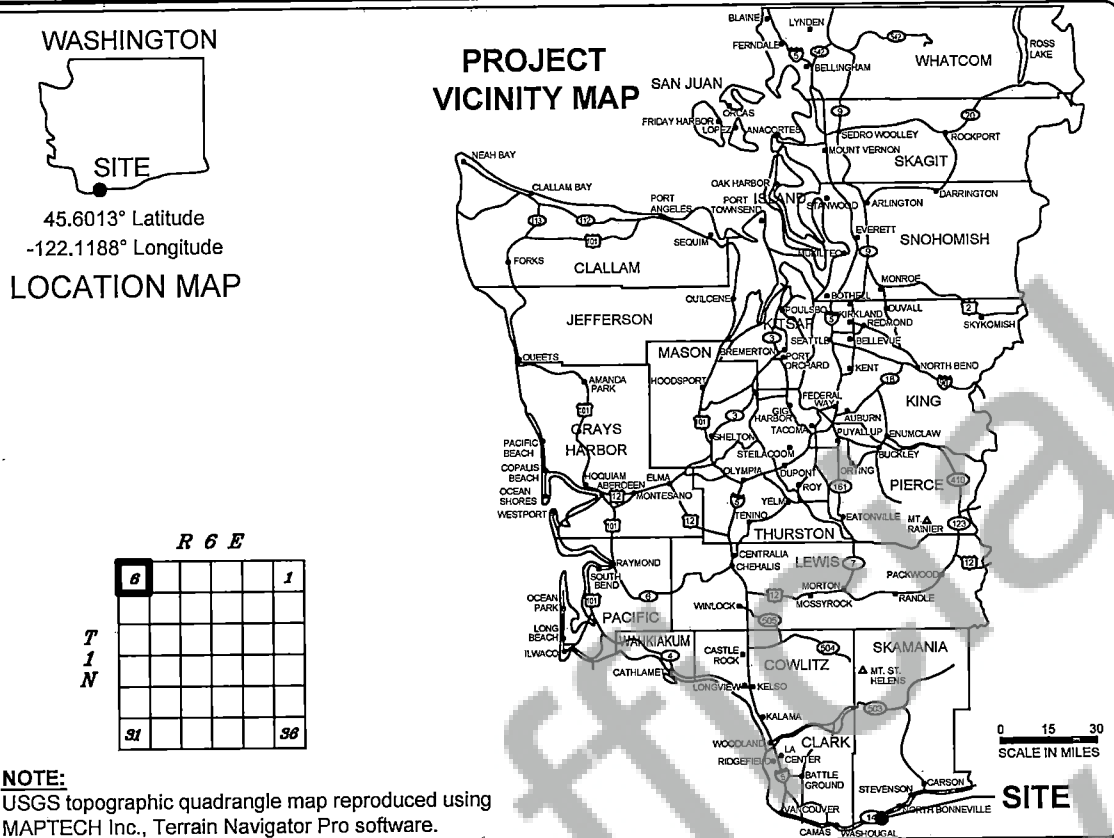
The conclusions listed above are based on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our conclusions; however, this should be considered a preliminary jurisdictional determination and should be used at your own risk until it has been reviewed and approved in writing by the appropriate regulatory agencies.

## **REFERENCES**

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**Figure 1**  
**VICINITY MAP**  
OHWM Determination and Natural Resources Mitigation Plan  
Anthony Sampson  
Skamania County, Washington  
Section 6, Township 1N, Range 6E, W.M.

**DATE:** 4/18/17  
**DWN:** BCB  
**REQ. BY:** MS  
**PRJ. MGR:** MS  
**CHK:**  
**PROJECT NO:** 2485.01

1157 3rd Ave., Suite 220A  
Longview, WA 98632  
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- NOTE(S):**
1. Aerial photograph provided by Google Earth™.
  2. OHWM determined using a hand-held GPS unit with  $\pm 3$ -foot accuracy.
  3. Buffer Zones per SCC Chapter 22.28.010 (B)(4)(a).

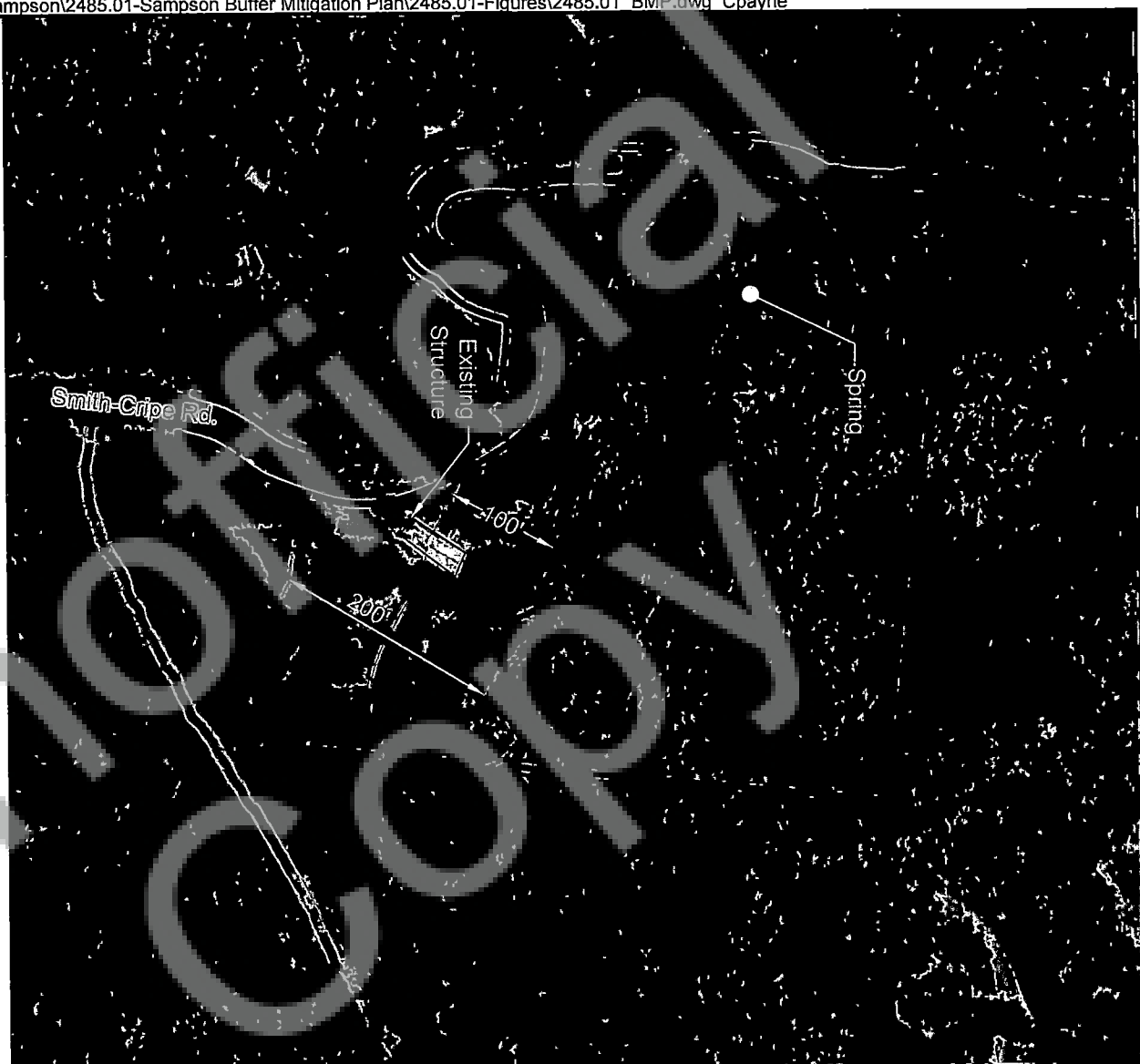
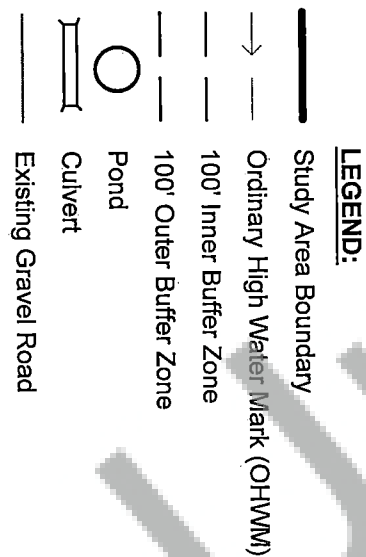
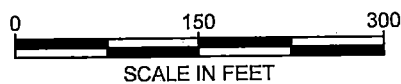


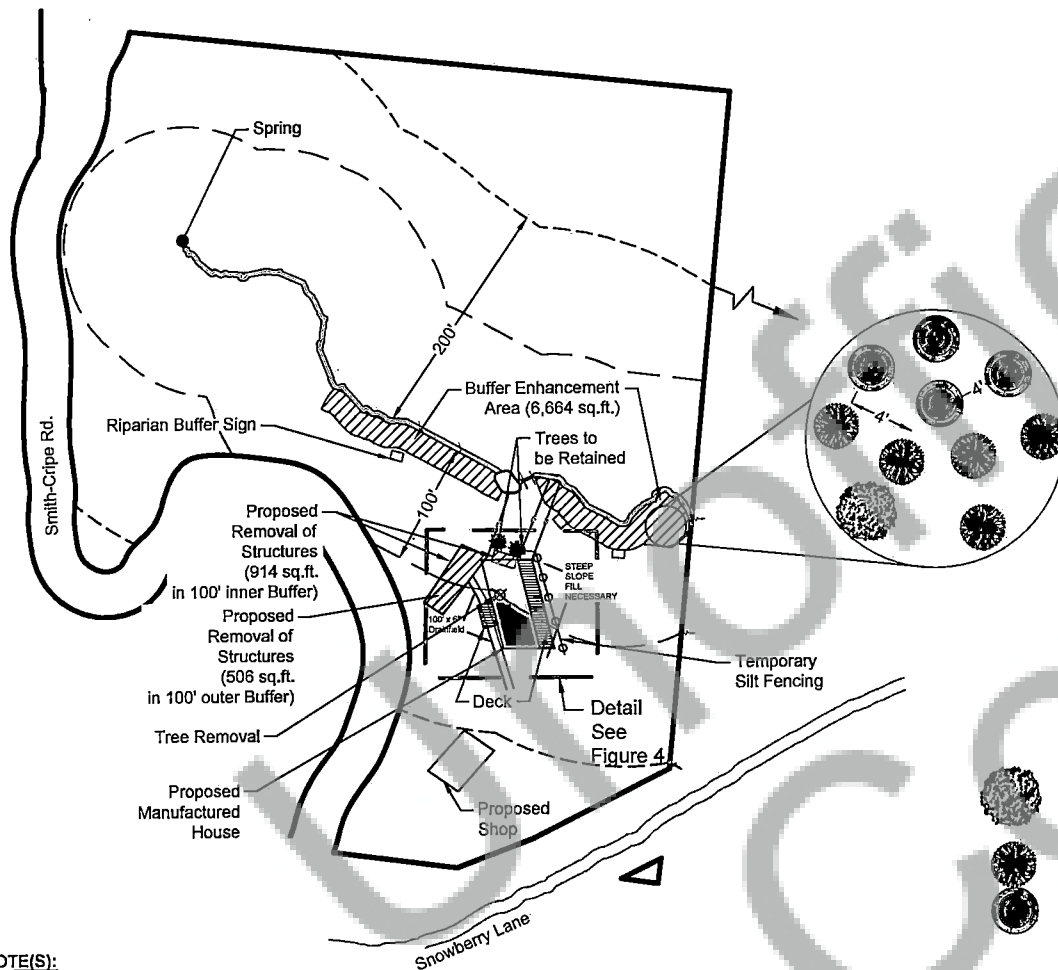
Figure 2  
**EXISTING CONDITIONS SITE MAP**  
 OHWM Determination and Natural Resources Mitigation Plan  
 Anthony Sampson  
 Skamania County, Washington  
 Section 6, Township 1N, Range 6E, W.M.



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 CHK:  
 PROJECT NO:  
 2485.01

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**NOTE(S):**

1. Parcel mapped from Skamania County GIS.
2. OHWM determined using a hand-held GPS unit with  $\pm 3$ -foot accuracy.
3. Tree locations are approximate.
4. Riparian Buffer signage will be installed at minimum of 100-foot intervals, or 1 per lot.
5. Structure locations proposed for removal are approximate.
6. Areas where existing structures are proposed for removal, will be seeded with native grass seed mix.
7. Seed mix Source: 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014 (The 2014 SWMMWW).

**LEGEND:**

- Study Area Boundary
- Ordinary High Water Mark (OHWM)
- 100' Outer Buffer Zone
- 100' Outer Buffer Zone Impact (1,175 sq.ft.)
- 100' Inner Buffer Zone
- 100' Inner Buffer Zone Impact (948 sq.ft.)
- Buffer Enhancement Area (6,664 sq.ft.)
- Structures
- Existing Gravel Road
- Pond
- Culvert
- Tree to be Removed
- Temporary Silt Fencing
- Riparian Buffer Sign
- Detail
- Trees to be Retained
- Drain Field
- Deck

**NOTE:** Plants are not to scale and locations are approximate as shown. Actual planting locations will be determined in the field, with consideration to the listed spacing and density to produce the most natural appearance possible.

**Table 1. Plant Specifications for the Riparian Buffer Enhancement Area**

Species	Spacing (feet on center)	Size
<b>Tree Stratum</b>		
Western redcedar ( <i>Acet macrophyllum</i> , FAC)	As Needed	Bareroot
<b>Total Trees</b>		<b>3</b>
<b>Shrub Stratum</b>		
Souler* Willow ( <i>Salix scouleriana</i> , FAC)	4	Stakes
Sitka Willow ( <i>Salix sitchensis</i> , FACW)	4	Stakes
<b>Total Shrubs</b>		<b>Planting as needed</b>

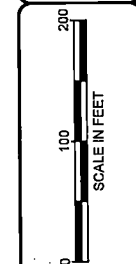
**Table 2. Native Grass Seed Mix**

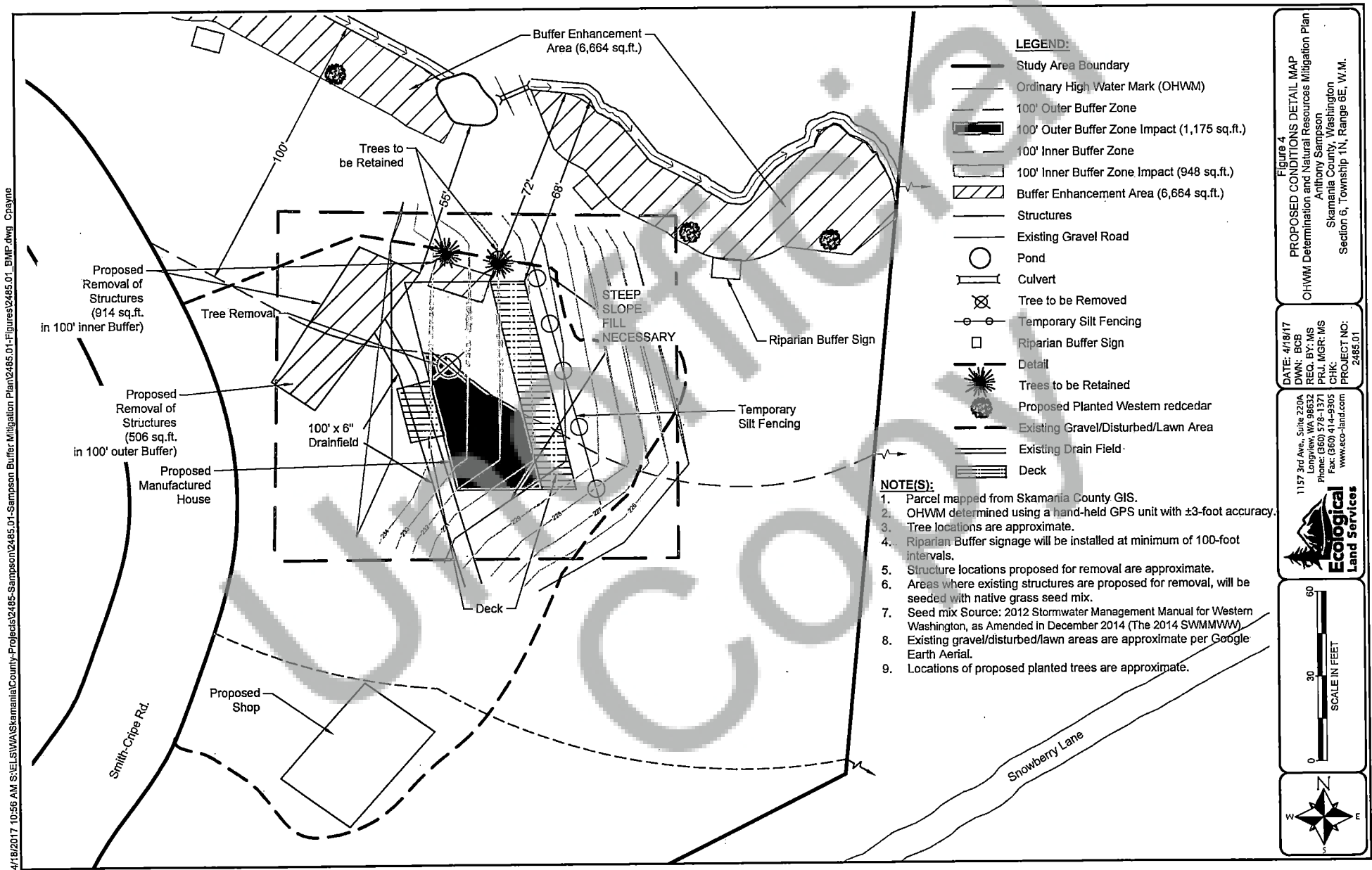
Species	Percent by weight	Percent Purity	Percent Germination
<b>Native Grass Seed Mix</b>			
Perennial rye blend ( <i>Lolium perenne</i> )	70%	98%	90%
Chewings and red fescue blend ( <i>Festuca rubra</i> var. <i>commutata</i> )	30%	98%	90%

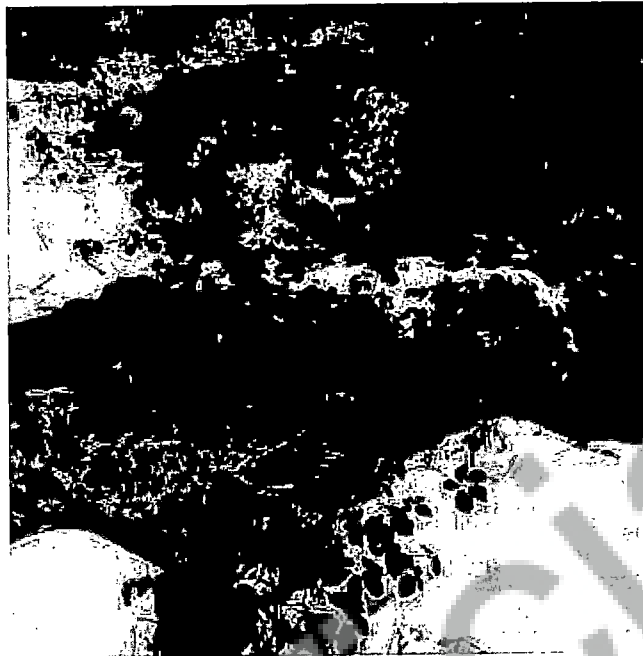
**Figure 3**  
**PROPOSED CONDITIONS SITE MAP**  
OHWM Determination and Natural Resources Mitigation Plan  
Anthony Sampson  
Skamania County, Washington  
Section 6, Township 1N, Range 6E, W.M.

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**Photo 1:** Photo taken facing southeast showing the stream immediately downstream of the spring.

**Photo 2:** Photo taken facing west showing the onsite spring.



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**SITE PHOTOS**  
Photoplate 1  
Sampson OHWM  
Skamania County, WA  
Section 6, Township 3 North, Range 6  
West, W.M.



**Photo 3: Photo taken facing northwest showing the existing single-family residence currently onsite.**

**Photo 4: Photo taken facing east showing an overall view of the study area.**



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**SITE PHOTOS**  
Photoplate 2  
Sampson OHWM  
Skamania County, WA  
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**Photo 5: Photo taken facing north showing two old conex boxes.**



**Photo 6: Photo taken facing northeast showing the existing pond with a culvert below the existing gravel road.**



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SITE PHOTOS  
Photoplate 3  
Sampson OHWM  
Skamania County, WA  
Section 6, Township 3 North, Range 6  
West, W.M.