

Return Address: Matt & Stephanie Wastradowski  
91 McDonald Road  
Washougal, WA 98671

**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:** Matt and Stephanie Wastradowski

**FILE NO.:** NSA-17-03

**DESCRIPTION:** Replacement of an existing single-family dwelling and barn with a new dwelling and barn. A new 250 ft. long x 12 ft.-wide driveway extension is proposed. The existing 950 sq. ft. dwelling will be converted into a storage building and the existing barn will be removed.

**LOCATION:** 91 McDonald Road, Washougal, Parcel no. #01-05-08-0-0-1501-00

**LEGAL:** See attached page 6

**ZONING:** SMA – Agriculture (A)

**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.

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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. Agricultural uses shall be limited to previously disturbed and regularly worked fields or areas on the subject property.
4. The existing dwelling shall be decommissioned and converted to an accessory building. The kitchen shall be removed within 30-days of issuance of certificate of occupancy for the replacement dwelling and is subject to inspection by the Community Development Department.
5. The existing tree cover and other vegetative landscaping screening the development from key viewing areas shall be retained.
6. 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.
7. 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).
8. 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:  
Siding: Miller – Sandy Shoes  
Trim: Miller – Connoisseur  
Stone: Country LedgeStone – Bucks County  
Roof: Malarkey – Heather  
Windows: Milgard – Tan  
The proposed color for the barn is not approved. The applicant shall paint the barn one of these approved colors, or submit an alternative color satisfying these requirements for review by the Community Development Department prior to construction.

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

9. 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, stone, and architectural composite roof shingles satisfy this requirement.
10. 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.
11. Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
12. Except as approved in this administrative decision, all riparian buffers shall be undisturbed.
13. 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.
14. The applicant shall submit a monitoring report after three years and a final monitoring report after five years. If after five years the restoration has not satisfied performance criteria, the monitoring process shall be extended.
15. 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.
16. The applicant shall perform all identified mitigation and monitoring requirements in the approved mitigation plan.
17. 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.
18. Best Management Practices shall be used throughout project construction.
19. 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.
  - 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

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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.

20. 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 15<sup>th</sup> day of August 2018, at Stevenson, Washington.



Alan Peters, AICP  
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-17-03 (Wastradowski)

**The Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.**

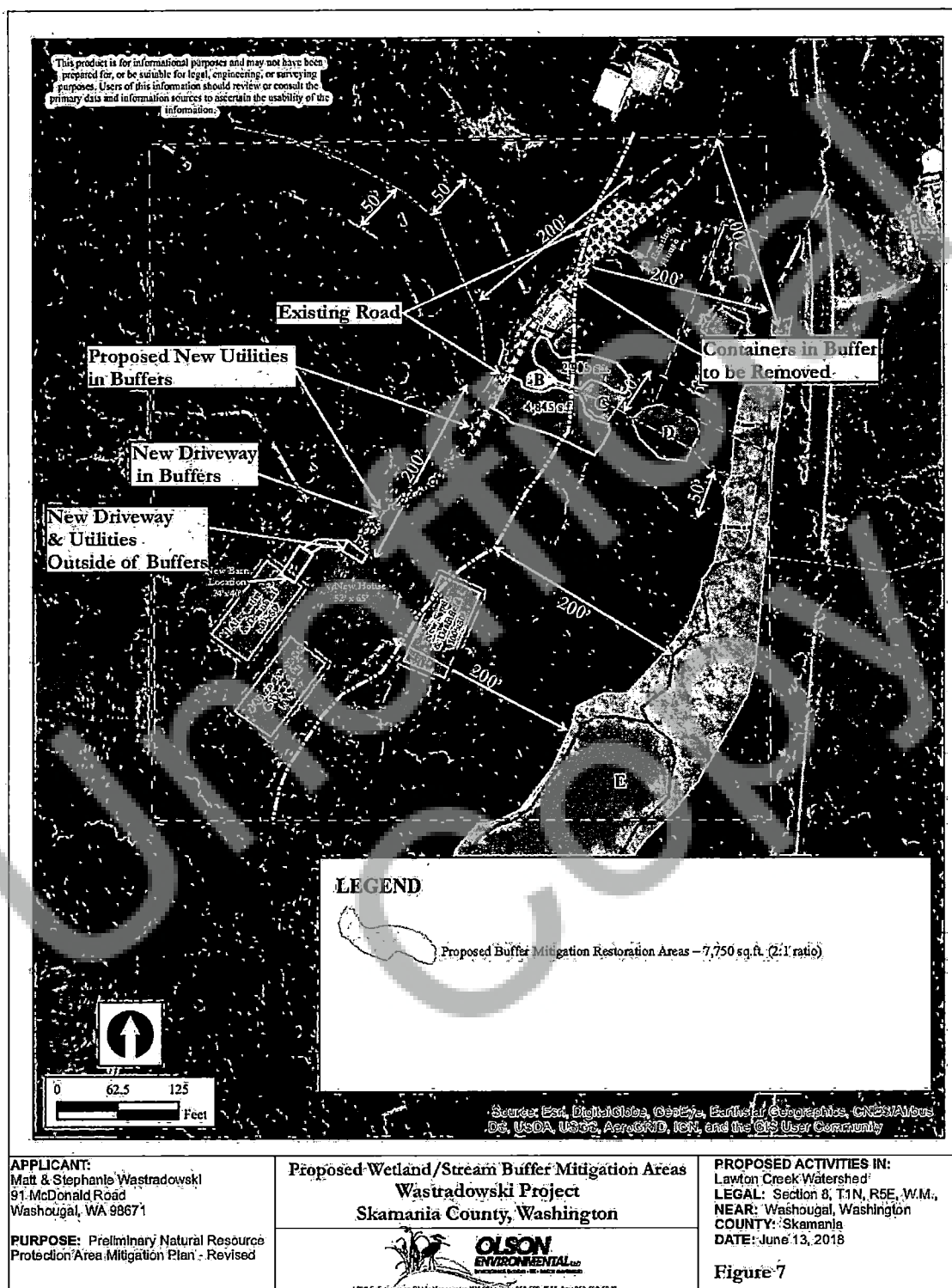
**EXCEPT that portion conveyed to Peter S. Hogan, et ux, by instrument recorded in Book 195, Page 50.**

Unofficial  
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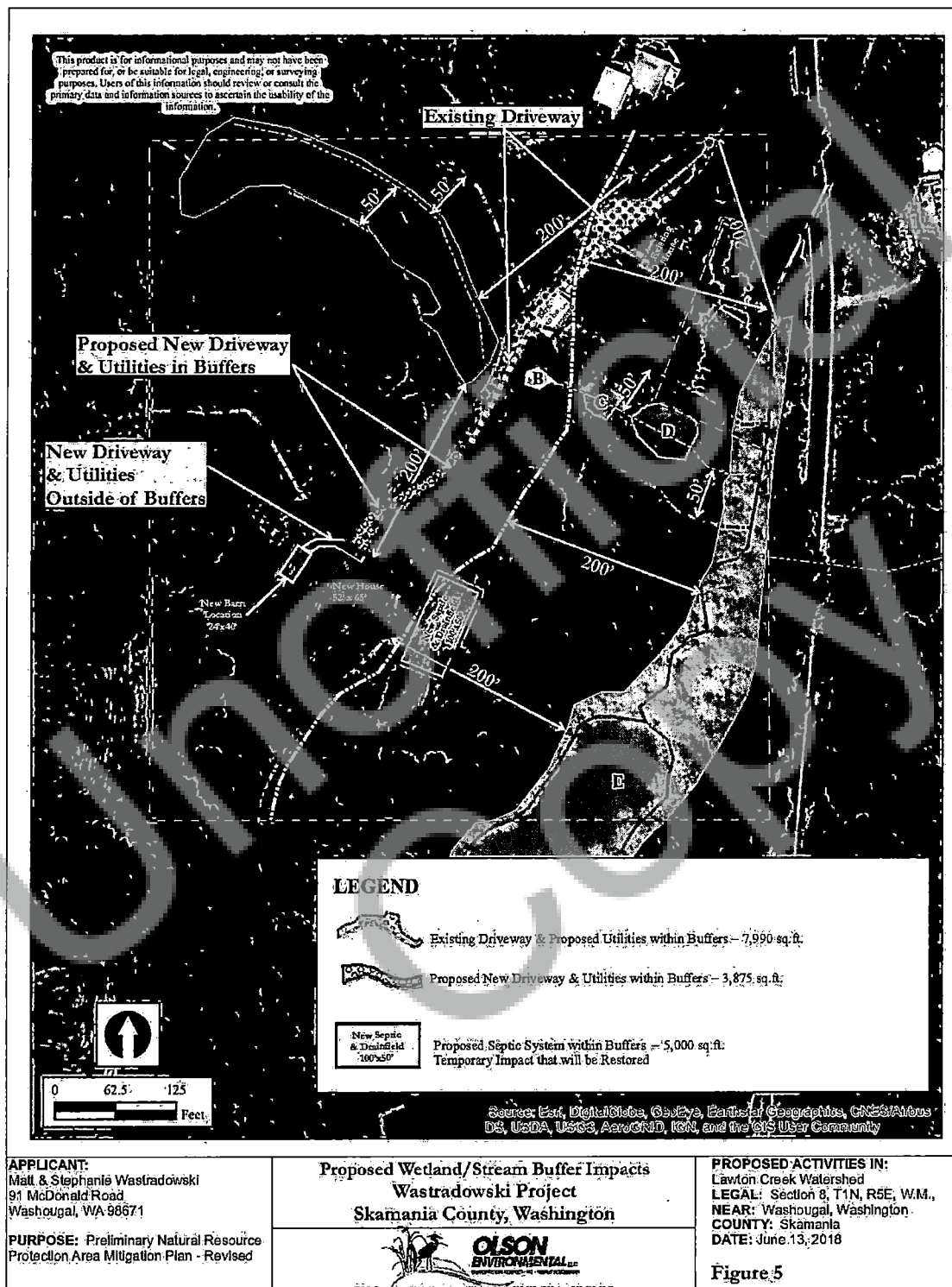
## Site Plan

NSA-17-03 (Wastradowski)



**Site Plan**

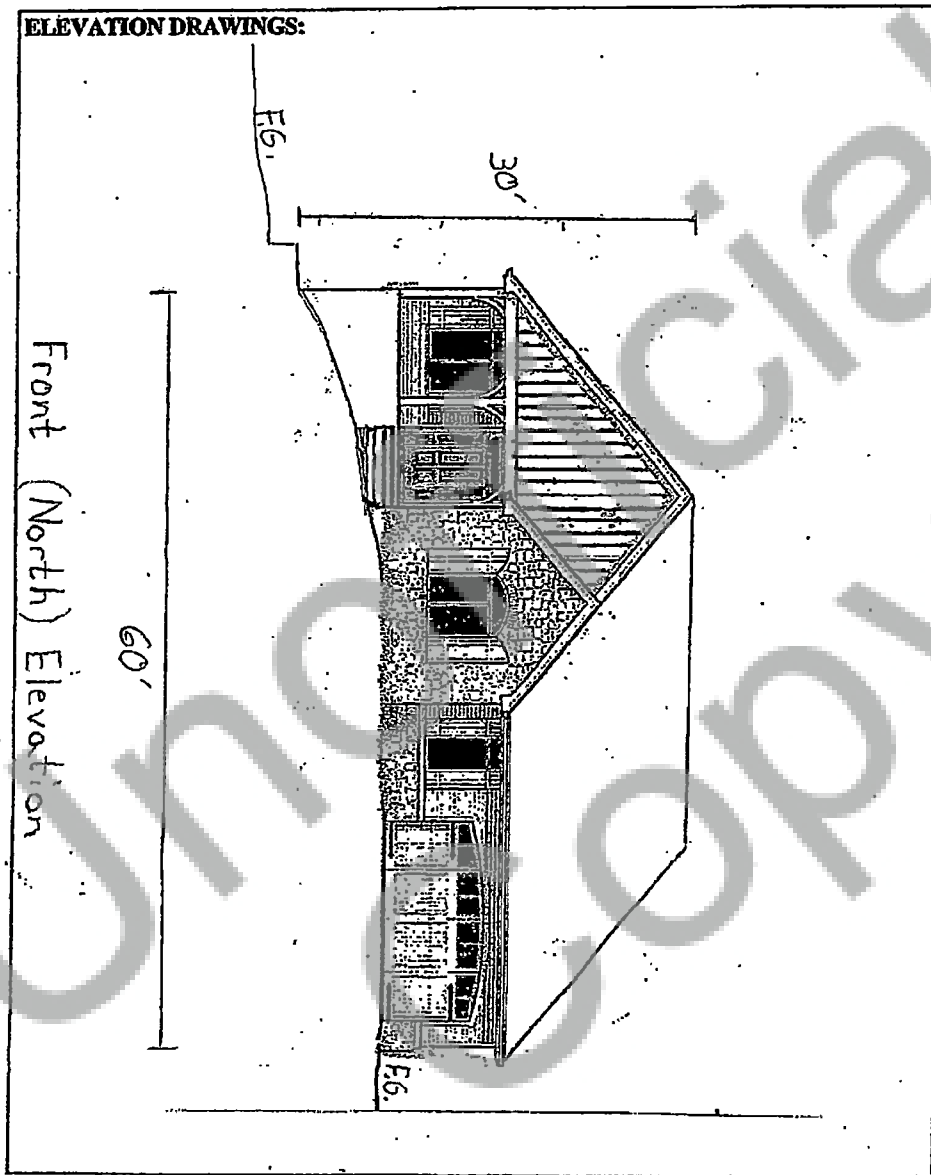
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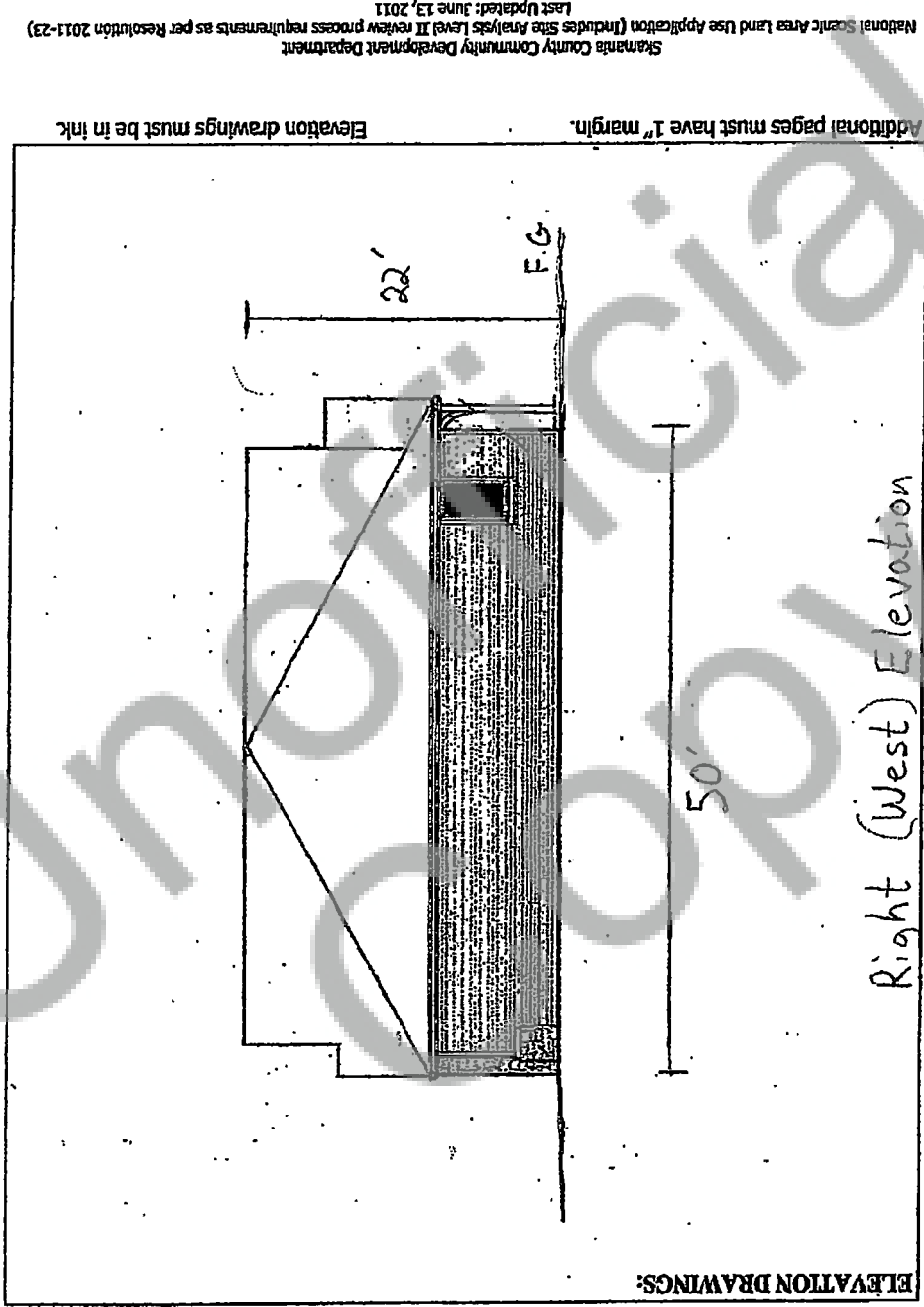
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NSA-17-03 (Wastradowski)



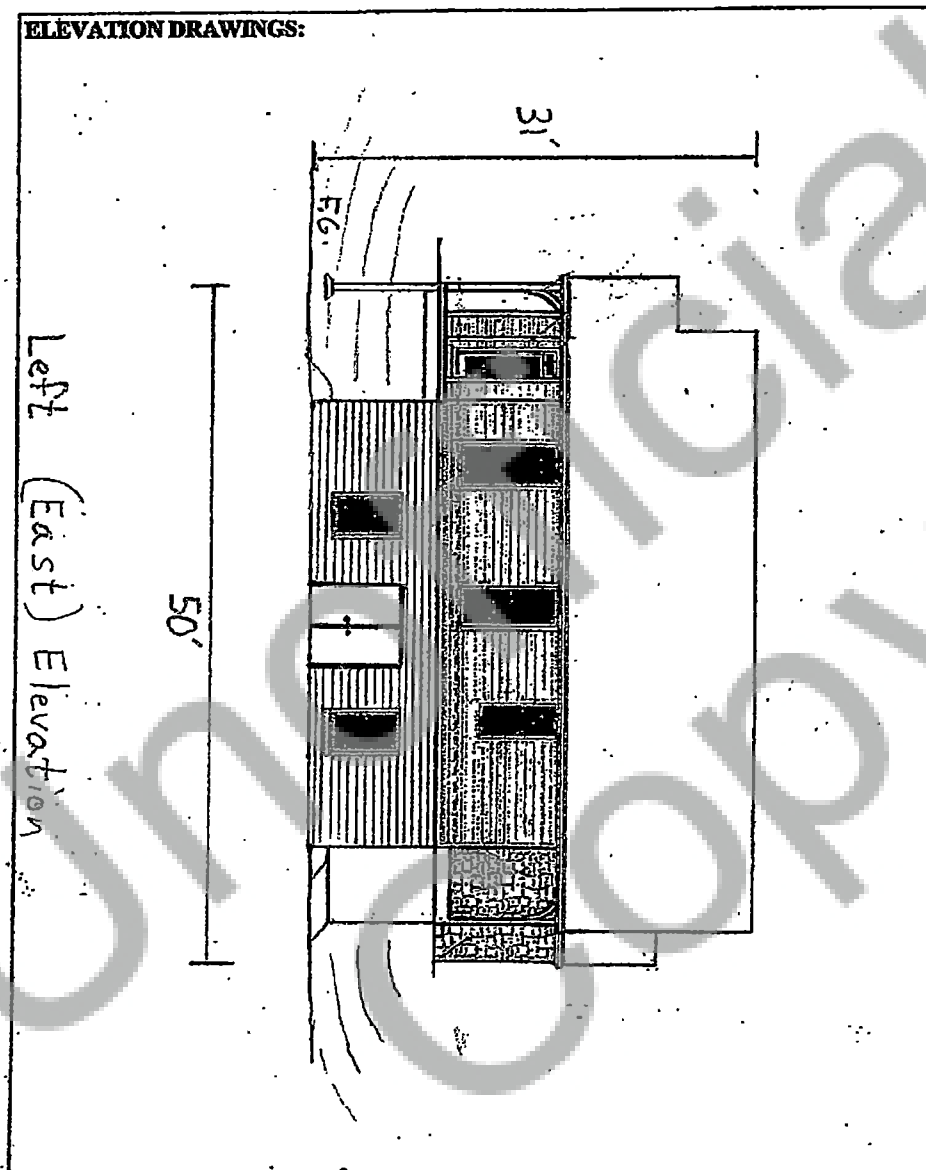
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Elevation drawings must be in ink.



## Elevations

NSA-17-03 (Wastradowski)

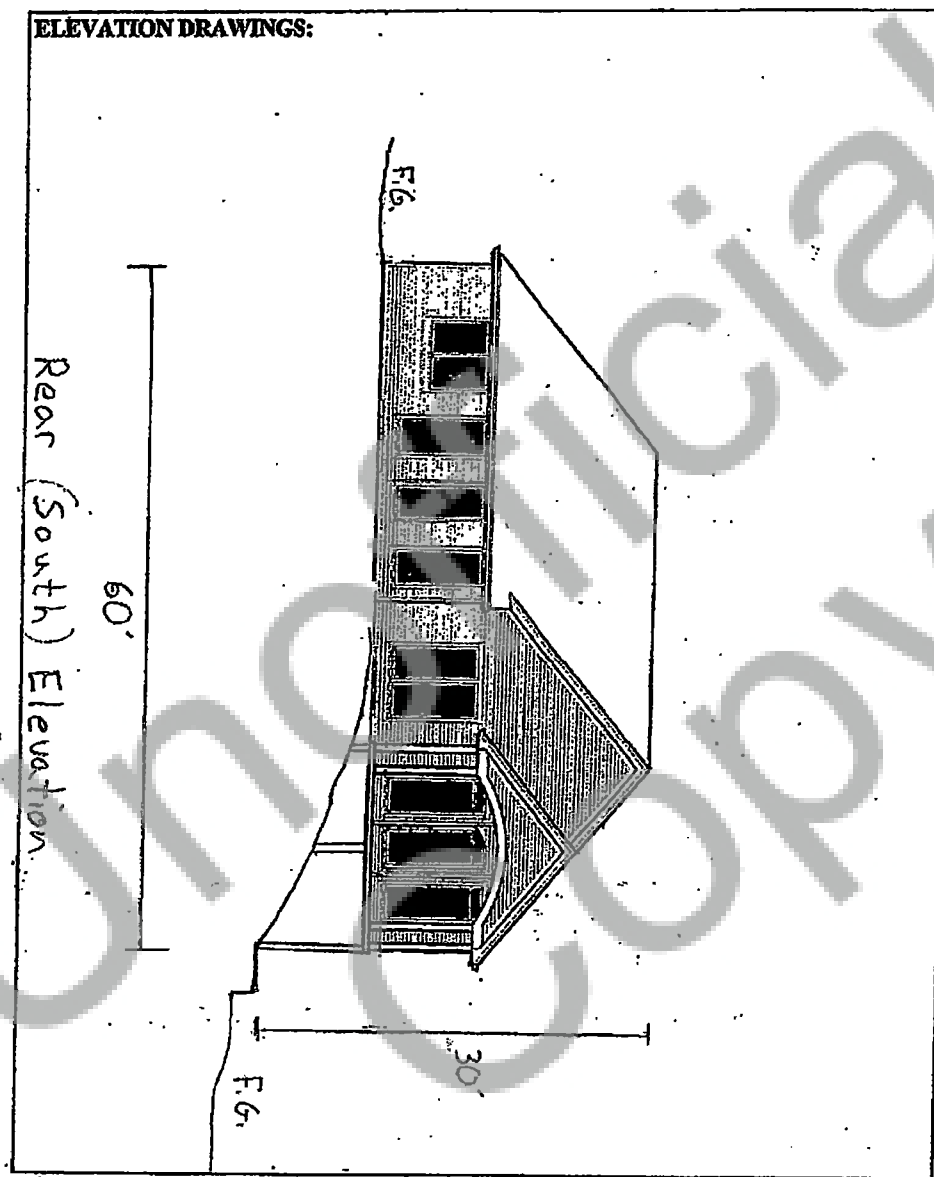


Additional pages must have 1" margin.

Elevation drawings must be in ink.

## Elevations

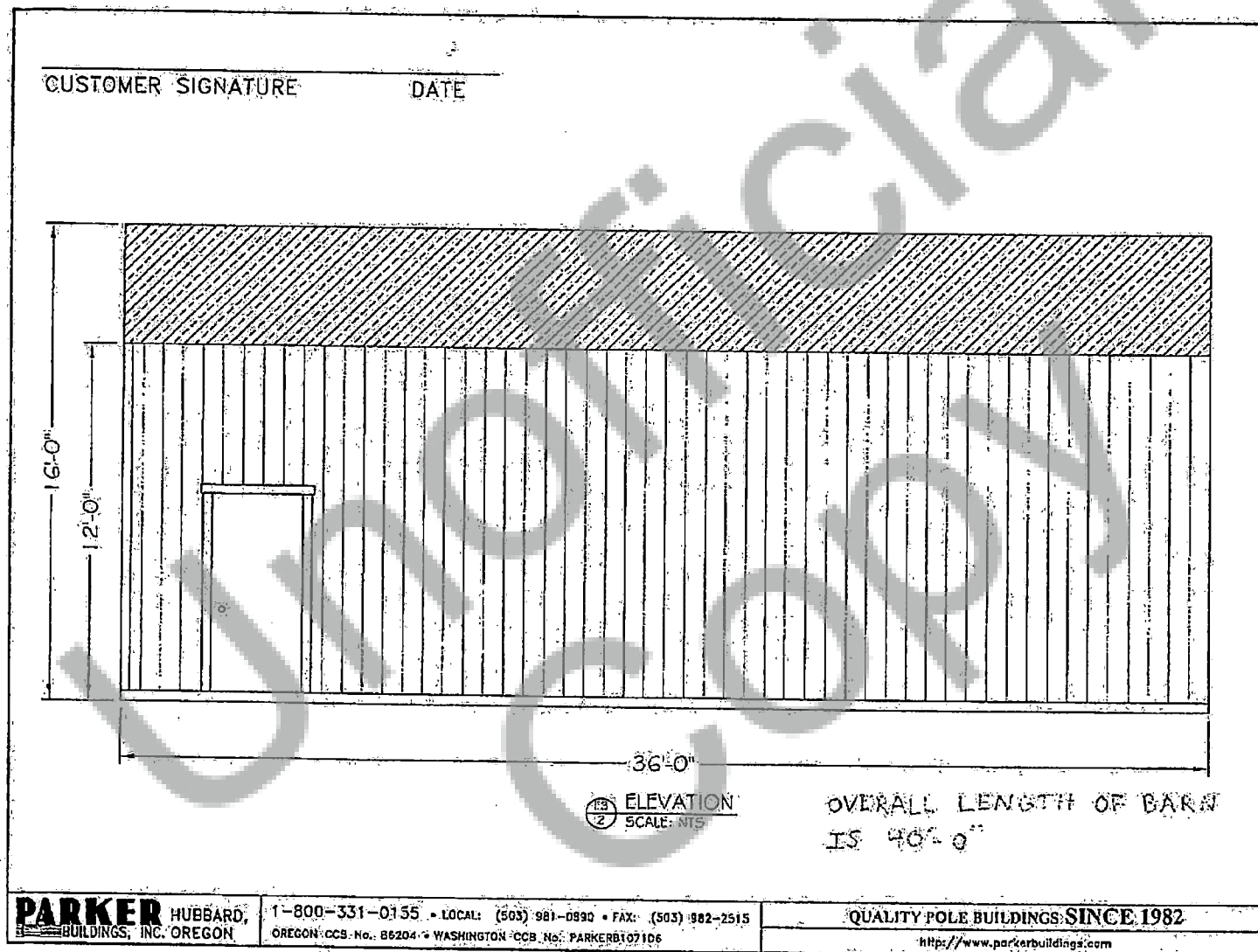
NSA-17-03 (Wastradowski)



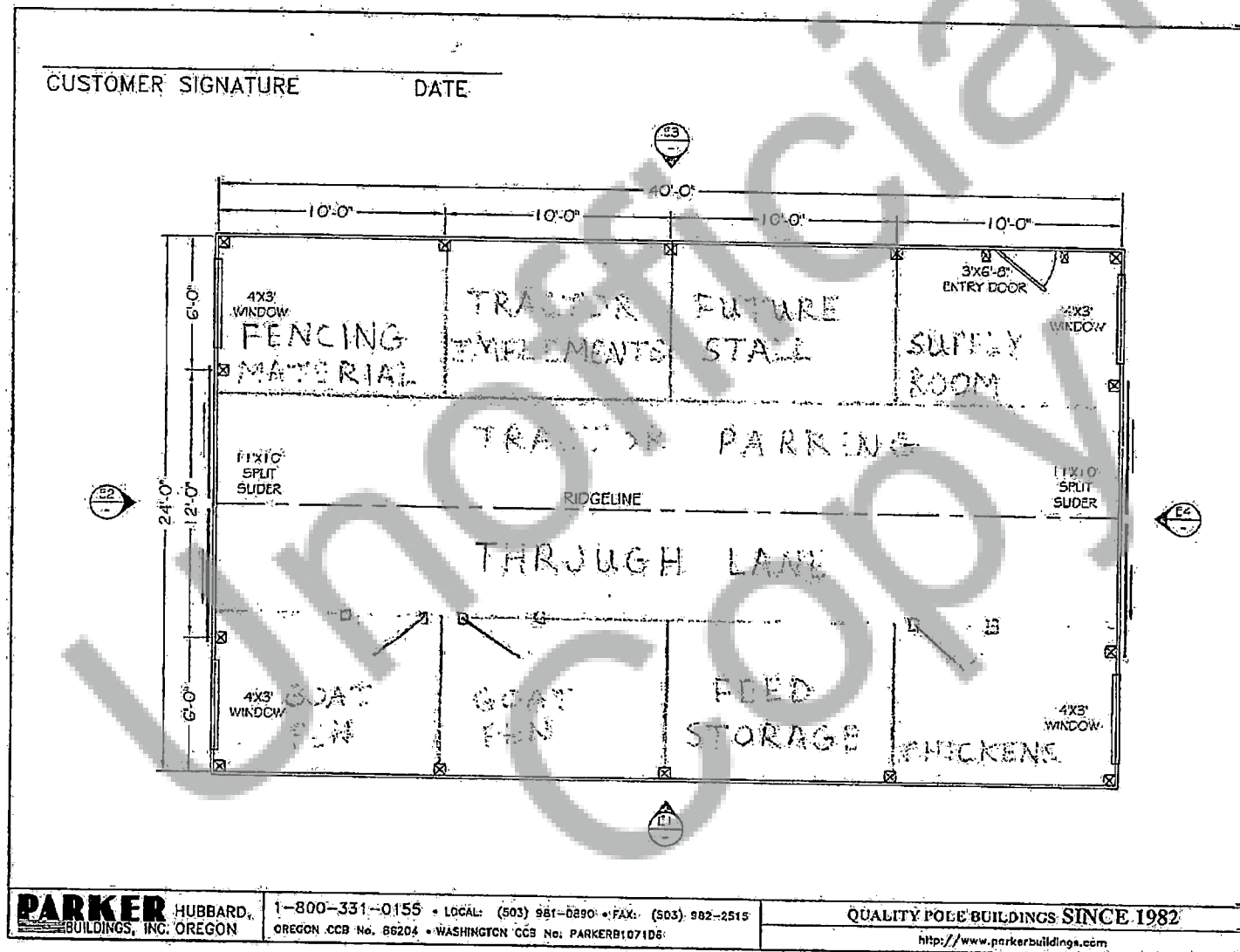
Additional pages must have 1" margin.

Elevation drawings must be in ink.

**Elevations**  
NSA-17-03 (Wastradowski)



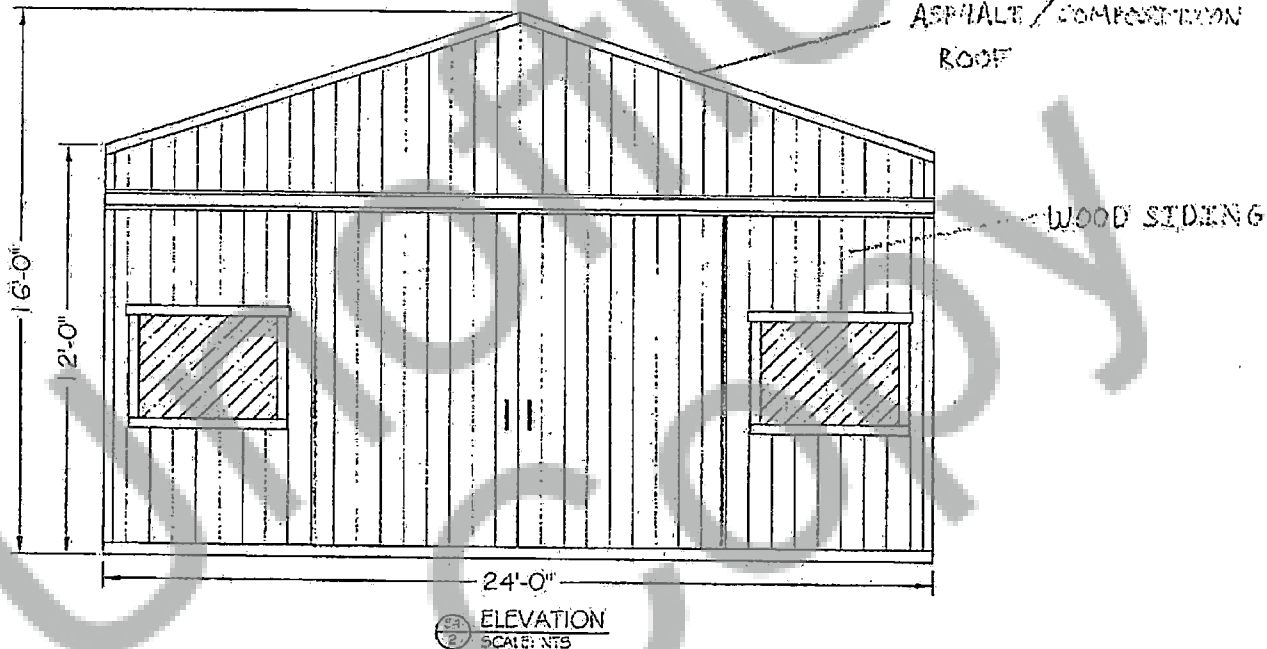
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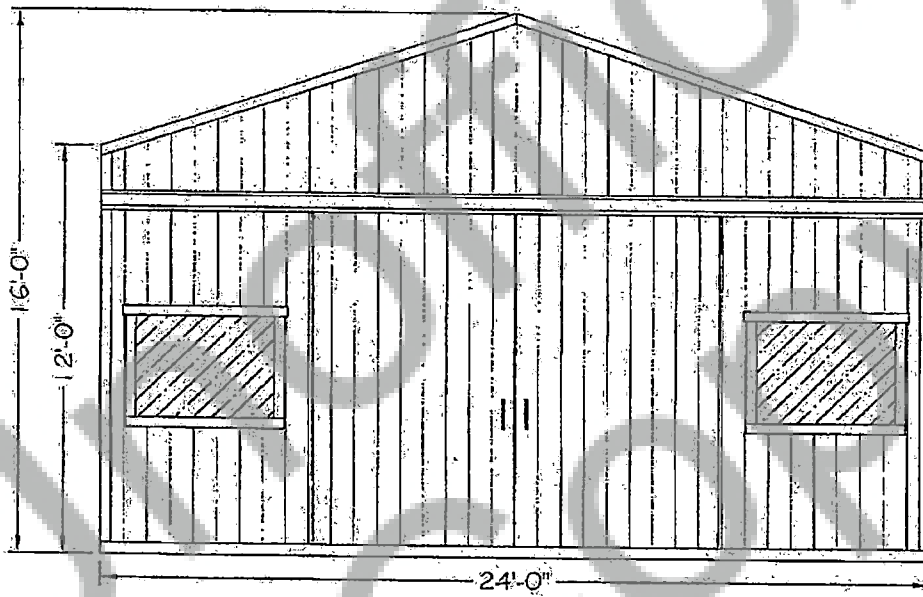


**Elevations**

NSA-17-03 (Wastradowski)

CUSTOMER SIGNATURE _____	DATE _____				
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<b>PARKER</b> HUBBARD, BUILDINGS, INC. OREGON	1-800-331-0155 • LOCAL: (503) 981-0890 • FAX: (503) 982-2515 OREGON CCB No. 86204 • WASHINGTON CCB No. PARKER8107106	<b>QUALITY POLE BUILDINGS SINCE 1982</b> <a href="http://www.parkerbuildings.com">http://www.parkerbuildings.com</a>			

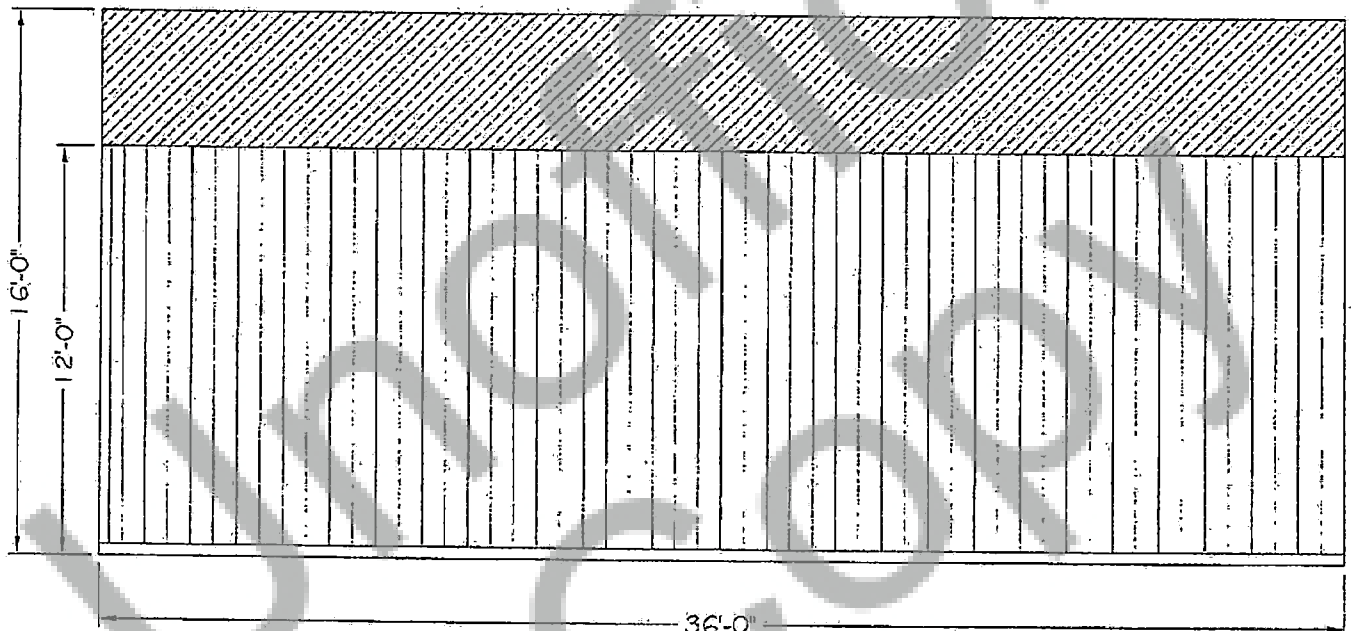
**Elevations**  
NSA-17-03 (Wastradowski)

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<b>PARKER</b> BUILDINGS, INC. OREGON	1-800-331-0155 • LOCAL: (503) 981-0890 • FAX: (503) 982-2515 OREGON CCB No. B6204 • WASHINGTON CCB No. PARKERB1071D6	QUALITY POLE BUILDINGS SINCE 1982 <a href="http://www.parkerbuildings.com">http://www.parkerbuildings.com</a>

**Elevations**  
NSA-17-03 (Wastradowski)

CUSTOMER SIGNATURE _____	DATE _____
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E1
2
 ELEVATION  
SCALE: NTS

OVERALL LENGTH OF BARN IS 40'-0"

<b>PARKER</b> HUBBARD, BUILDINGS, INC. OREGON	1-800-331-0155 • LOCAL: (503) 981-0890 • FAX: (503) 882-2515 OREGON CCB No. 86204 • WASHINGTON CCB No. PARKER3107106	QUALITY POLE BUILDINGS SINCE 1982 <a href="http://www.parkerbuildings.com">http://www.parkerbuildings.com</a>
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**91 McDonald Road  
Washougal, Washington**

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**GORGE SCENIC AREA – REVISED PRELIMINARY  
NATURAL RESOUCÉ PROTECTION MITIGATION  
PLAN– SPECIAL MANAGEMENT AREA –  
CHAPTER 22.28**



Prepared for:  
**Matt & Stephanie Wastradowski  
91 McDonald Road  
Washougal, WA 98671**

Prepared by:  
**Olson Environmental, LLC  
222 E. Evergreen Blvd.  
Vancouver, WA 98660  
(360) 693-4555**

June 13, 2018



**OLSON**  
**ENVIRONMENTAL LLC**  
ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION

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**PHOTO SHEETS – SITE PHOTOGRAPHS**

## PRELIMINARY NATURAL RESOURCE PROTECTION MITIGATION PLAN - REVISED

**Project:** Wastradowski Property  
**Applicant:** Matt & Stephanie Wastradowski  
**Location:** 91 McDonald Road, Washougal, Washington  
**Legal Description:** Sec. 8, T01N, R05E, W. M., Clark County  
**Serial Number(s):** 01050800150100  
**Local Jurisdiction:** Skamania County  
**Study Area Size:** 8.63 acres  
**Project Type:** Residential  
**Assessment by:** Kevin Grosz, PWS & Eli Schmitz  
**Site Visit(s):** April 27, 2017  
**Preliminary Report Date:** March 5, 2018  
**Revised Preliminary Report Date:** June 13, 2018

### **1.0 INTRODUCTION**

This report details a revised preliminary natural resource protection areas mitigation plan for the property located at 91 McDonald Road, Washougal, Washington by Olson Environmental, LLC (OE) (Fig. 1). The property is located within the Columbia River Gorge National Scenic Area (GNSA). The property is located within the Special Management Area of the GNSA. The study area encompasses parcel 01050800150100 which is approximately 9 acres. Currently, the property contains a house and outbuildings on the northern portion of the site. The property consists of a mixture of open grassland through the center of the site and forest on the remainder of the site. A pond is located in the southeast portion of the site. The site slopes from northwest to southeast (Fig. 2). OE identified five (5) wetlands and two (2) streams on the property that are regulated by Skamania County under Title 22, Chapter 22.28 (Natural Resource Protection – Special Management Areas). A report dated July 19, 2017, prepared by The Resource Company (now OE), details these natural resource protection areas and their associated buffers. A summary is provided below. The Applicant is proposing to construct a new house on the property that will require the installation of a driveway and utilities within the buffers the identified Natural Resource Protection Areas. This revised plan includes the removal of the existing barn and the location of the proposed new barn. No additional impacts are proposed by this revision.

### **2.0 EXISTING CONDITIONS**

The property contains a house, barn and several small outbuildings in the northeastern portion of the property as shown in Figure 3. The northwest and southeast portions of the site are a forest plant community. The central portion of the site is open grassland. Five wetlands and two streams occur on the property. A description of these natural resource protection areas follows:



## 2.1 WETLANDS

### Wetland A (0.53 ac., onsite) (Figs. 3/4)

Wetland A is a combination depressional/slope hydrogeomorphic (HGM) class wetland that occurs in the northwest corner of the study area. This wetland is contained within a well-defined drainageway. The eastern edge of the wetland is an impoundment that is controlled by a culvert under a driveway. A perennial stream flows along the northern edge of the wetland. This wetland contains forest, scrub/shrub and emergent plant communities with a sparse shrub layer. The forest plant community is dominated by red alder (*Alnus rubra* – FAC) and willow (*Salix* spp. – FAC). The shrub layer is predominantly salmonberry (*Rubus spectabilis* – FAC) and vine maple (*Acer circinatum* – FAC). Ground cover in the wetland is dominated by skunk cabbage (*Lysichiton americanus* – OBL), reed canarygrass (*Phalaris arundinacea* – FACW) and water parsley (*Oenanthe sarmentosa* – OBL). This Category III wetland is protected by a 200-foot buffer and the stream buffer is 50-feet.

### Wetlands B (0.01 ac., HGM Slope), C (0.02 ac., HGM Depressional) & D (0.07 ac., HGM Depressional) (Figs. 3/4)

Wetlands B, C and D are located below the culvert outfall from Wetland A. All three wetlands are of similar vegetation, soil and hydrology characteristics and are described together. Vegetation is dominated by reed canarygrass and tall false rye grass (*Schedornorus arundinaceus* – FAC). All three wetlands rated as Category IV wetlands and are protected by a 200-foot buffer. The stream that flows through these wetlands is protected by 50-foot buffer.

### Wetland E (0.87 ac., onsite)

Wetland E is a large wetland complex (HGM Depressional) along the eastern edge of the property (Figs. 3/4). The wetland contains a fairly large open water component that is the result of an earth dam offsite on the property to the south. The upper portion and edge of the open water area is forested. Vegetation is dominated by a red alder tree layer. The shrub layer is predominantly salmonberry and vine maple. The herbaceous layer is predominantly reed canarygrass. Blackberry (*Rubus* spp.) patches occur throughout the edge of the wetland.

## 2.2 STREAMS (FIGS. 3/4)

Two streams were identified on the property as shown in Figures 3 and 4. A Type F stream occurs in the eastern portion of the property and a perennial non-fish-bearing (Np) stream that is associated with the wetland in the northwest corner. This stream flows east into the Type F stream. Riparian habitat is associated with each of these streams and the pond in the southeast corner of the site. The riparian habitat extends outward 200 feet from the ordinary high water mark of each stream and the pond.

## 2.3 NON-WETLANDS

The non-wetland portions of the site contain open grassland and forest plant communities. Vegetation in the forest plant community consists of a big-leaf maple (*Acer macrophyllum* – FACU), Douglas-fir (*Pseudotsuga menziesii* – FACU) and red alder tree layer. The shrub layer is predominantly hazelnut (*Corylus cornuta* – FAC) and vine maple. Ground cover is dominated by sword fern (*Polystichum munitum* – FACU) and piggy back plant (*Tomiea menziesii* – FAC). Blackberry occurs throughout this plant community. Vegetation in the grassland community is dominated by orchardgrass (*Dactylis glomerata* – FAC), vernalgrass (*Anthoxanthum odoratum* – FAC) and tall false rye grass.

Photographs of the study and surrounding areas are shown in Photo-sheets 1 and 2.

## 3.0 PRACTICABLE ALTERNATIVE TEST (22.28.030)

The Applicant is proposing to construct a house in the southwestern portion of the property and install a septic system east of the proposed house as shown in Figure 5. The proposed house is located in the southwest portion of the site that is located outside of critical areas and their associated buffers as shown in Figure 4. To access the new house location a new gravel driveway will be constructed in the open field and the existing driveway will be covered with supplemental gravel. Utilities (water/electric) will be installed along the outer edge of the existing and proposed driveways as shown in Figure 5. The Applicant is proposing the septic system east of the house within a wetland and riparian buffer as shown in Figure 5. In addition, the Applicant is proposing to construct a new barn near the new house location (Fig. 5) outside of any wetland or habitat buffers. This barn will replace the existing barn (Fig. 5) that is located within critical area buffers. Access to the barn will be outside of any wetland or riparian buffers. According to SMC 22.28.010(D)(1) a proposed buffer zone disturbance must have no practicable alternative as determined by a practicable alternative test outlined in SMC 22.28.030. To meet this condition of the ordinance alternative sites were evaluated for the house location and the septic system as outlined below.

House location – two alternatives were evaluated for the house location to determine if a practicable alternative house site or access to the site were available as follows.

1. Demolition of the existing house and building on that location – the existing house is located within the 200-foot riparian and wetland buffers of the Type F stream and Wetland E. Construction of the proposed house in this location would require the removal of trees and shrubs within the buffer for the construction of the house and updating the septic system. Although the construction of the house in this location would eliminate the impact for the installation of the new road and utilities in the open grassland portion of the buffer (Fig. 5), it would require tree and shrub removal. The tree and shrub removal would be more of an impact to the buffers than crossing the open grassland area. Therefore, this alternative is not practicable.
2. House Access – Constructing driveways to the proposed house from either the north and west property lines of the east and west property lines will require crossing wetlands,

streams and their associated buffers (Fig. 6). Both of these access alternatives will have significantly more impacts to natural resource protection areas and buffers than the proposed home access driveway. Another alternative that was considered was access from the east-west road located approximately 725 feet south of the south property line. This alternative would require an access easement across the adjacent property. The adjacent properties were not evaluated for natural resource protection area. However, it appears that this site access alternative would require tree and shrub removal. In addition, there would be a cost for negotiating the easement with the adjacent property owner and legal establishment of the easement. None of the home site access alternatives will have less natural resource protection area impacts than the proposed access.

3. Septic System – The Applicant is proposing to install a new septic system east of the proposed house. This location is downslope from the house and will allow gravity flow to the septic system. The proposed location is within the riparian buffer for the Type F stream and the buffer for Wetland E. Two alternatives were considered that are located south and west of the proposed house (Fig. 7). Both of these alternatives are located in areas elevated above the house location and slope back towards the house. Both of these locations will require a pump system to move sewage from the house to the septic system. The septic system designer provided the following information. A pump system is at least \$3,000.00 plus the cost of design more than for the preferred location. Pump systems require a generator for use during power outages to keep the system functioning. The cost for a generator plus a transfer switch and installation is over \$4,000.00. Pump systems have more working parts that wear out and require repairs that are not required for a gravity system. There is also concern that due to the slope towards the house there could be leaching and drainage towards the home site. In addition, the Applicants would like the option to use this area for pasture and also tractor access to maintain the area. Due to the cost and other concerns, neither of these two alternatives septic sites are a practicable alternative.

#### **4.0 NATURAL RESOURCE PROTECTION AREAS IMPACTS AND MITIGATION (22.28.040)**

The Applicant is proposing to construct a new driveway within the 200-foot buffer for Wetland A (Fig. 5). The driveway will be approximately 6 inches deep and consist of gravel using pit run and ¾". The gravel will be placed on the existing impervious (gravel area) and the new proposed area as shown in Figure 5. As detailed above there is no practicable alternative to the house or septic system locations. The area proposed for the new driveway is an open grassland area that has been previously used as pasture for domestic livestock. Currently, this area is mowed periodically to maintain the grass. Vegetation in this area consists primarily of orchard grass, vernal grass, false tall rye grass, and blackberry. The impact area for the proposed driveway is 3,875 ft (Fig. 5) which is minimal area necessary to provide suitable access to the house location.

To compensate for the 3,875 ft of buffer impact, the Applicant will restore 7,750 ft of buffer in the areas shown in Figure 7. This restoration is at a 2:1 ratio to be consistent with the wetland restoration ratio listed in Section 22.28.040(I)(17)(a). The restoration

area currently is a blackberry thicket. This area will be cleared of blackberry and planted with native trees and shrubs as outlined below. The wetland restoration areas will be planted with native tree and shrub species at a ratio of 5 trees/10 shrubs per 1,000 sq. ft. A total of 78 trees and 39 shrubs will be planted within 7,750 ft buffer restoration area. Plant species and numbers are presented in Table 1 below. The restoration planting will be completed no later than one (1) year after the impacts to the buffer.

**Table 1. Wetland Restoration Area Plants Planting Specifications**

Species	Plant Form	Minimum Size	Minimum Spacing	Required Number
<b>Buffer Enhancement Area – Wetland Area (7,750 ft )</b>				
<b>Shrubs</b>				
Oregon Grape ( <i>Mahonia aquifolium</i> )	Bare Root	24 - 36"	6'	18
Red Flowering Current ( <i>Ribes sanguineum</i> )	Bare Root	24 - 36"	6'	15
Native willow ( <i>Salix</i> spp.)	Bare Root	24 - 36"	6'	25
Red-osier dogwood ( <i>Cornus alba</i> )	Bare Root	24 - 36"	6'	20
<b>Total Shrubs</b>				<b>78</b>
<b>Trees</b>				
Oregon ash ( <i>Fraxinus latifolia</i> )	Bare Root	24 - 36"	6'	15
Red alder ( <i>Alnus rubra</i> )	Bare Root	24 - 36"	6'	10
Western red cedar ( <i>Thuja plicata</i> )	Bare Root	24 - 36"	6'	5
Douglas-fir	Bare Root	24 - 36"	6'	9
<b>Total Trees</b>				<b>39</b>

The proposed septic system will be installed in the riparian buffer of the Type F stream and Wetland E buffer. The proposed septic system and drainfield will temporarily impact 5,000 ft of these buffers. Once the installation has been completed the area will be restored to near pre-installation contours and seeded with a native herbaceous cover similar to the one listed in Table 2.

**Table 2. Septic System Restoration Herbaceous Cover Planting**

Common Name	Botanical Name	% By Weight
California Brome	<i>Bromus carinatus</i>	50.0
Sheep Fescue	<i>Festuca ovina</i>	18.0
California Poppy	<i>Eschscholzia californica</i>	8.0
Indian Blanket	<i>Gaillardia pulchella</i>	5.5
Common Yarrow	<i>Achillea millefolium</i>	5.0
Tufted Hairgrass	<i>Deschampsia cespitosa</i>	5.0
Miniature Lupine	<i>Lupinus bicolor</i>	4.0

Prairie Junegrass	<i>Koeleria macrantha</i>	3.5
Dwarf Spurred Snapdragon	<i>Linaria maroccana</i>	1.0

Seeding Rate = 1lb/1000 ft

Additional planting specifications applicable to this plan are listed below.

Source of Plant Materials. All plants will be obtained from nurseries specializing in plant materials native to the Pacific Northwest.

Planting Time. Bare-root shrubs and trees should be planted between December 1 and March 31, when plants are dormant. If planting is conducted outside this time period, containerized plant stock will be used and extra care and watering may be needed to ensure that plants become adequately established.

Planting Guidelines. A hole, one foot in diameter and one foot deep, shall be excavated for bare root stock. The holes should be large enough to accommodate the plant roots without restriction. Plants will be held in place with the top of the root mass at ground level. Topsoil will be backfilled around the roots and lightly tamped to remove any air pockets in the soil. Mulch (2-3 inches deep) shall be applied around the base of each plant. Plant protectors will be placed around the base of the planted stock to inhibit girdling. Future maintenance should use scarification (by hand) to keep the 1-foot diameter area free of herbaceous vegetation until plants are well established. If the soils are not saturated, each plant should be watered at the time of planting. Supplemental watering (every two weeks during the summer season) may also be required to ensure plant survival and mitigation success.

#### **4.1 PERFORMANCE CRITERIA**

Performance measures and standards are used to provide a basis for evaluating whether the project's goals and objectives are being met. This plan established the following criteria as the basis for evaluating mitigation compliance and success. In order to meet the goals and objectives, the mitigation must meet the following criteria:

##### 1. Native Woody Species

Performance Standard #1 (final year monitoring). 75 percent survival of the replacement plants by the end of year 5.

#### **4.2 MONITORING AND MAINTENANCE**

The Applicant will submit a monitoring report to the County at a minimum of every three (3) years. The monitoring report will include milestones, successes, problems, and contingency actions. Photo-stations will be established within the restoration areas to be used as a tool to monitor the mitigation progress.

### 4.3 ADDITIONAL MITIGATION MEASURES

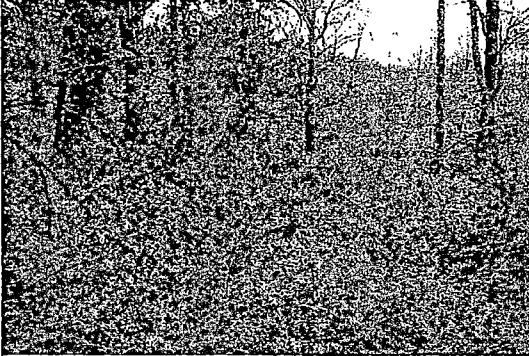

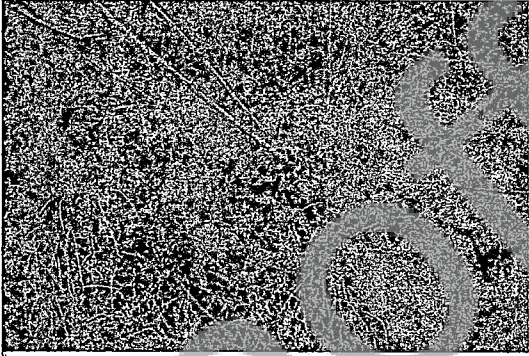

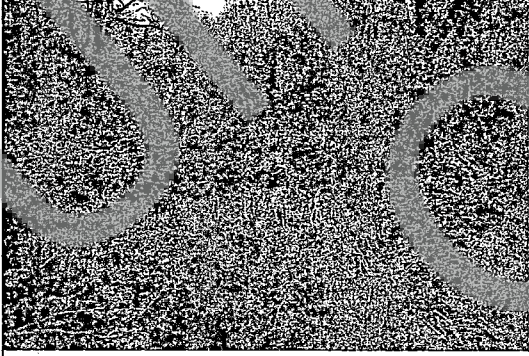


The following additional measures will be taken to avoid/minimize additional impacts to the site natural resource protection areas and their associated buffers:

1. All wetland, wetland buffer, and riparian buffer boundaries will be temporarily flagged in the field prior to construction.
2. Erosion control measures (e.g. straw bale sediment barriers or sediment fence) will be installed to prevent siltation from occurring in the critical areas during construction. At a minimum silt fence will be installed in the approximate area shown in Figure 8.
3. The erosion control measures will be removed once construction is completed and vegetation has become established.
4. The two storage containers (Fig. 7) will be removed from the buffer. This area will be seeded with a herbaceous seed cover mixture similar to that listed in Table 2.
5. The existing barn will be removed (Fig. 7). This area will be seeded with a herbaceous seed cover mixture similar to that listed in Table 2.



# Mitigation Plan Sheets

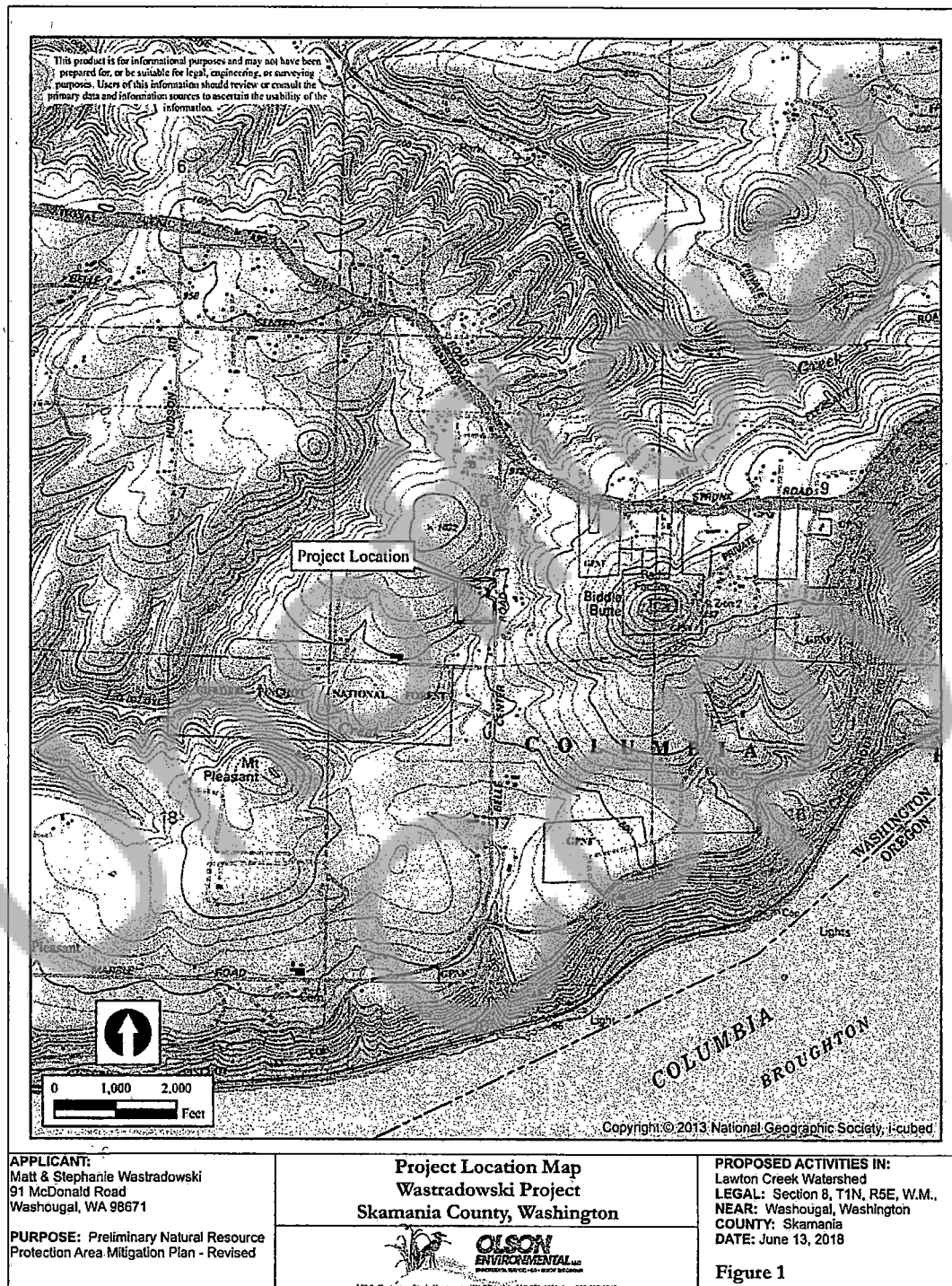
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<p><b>APPLICANT:</b>  Matt &amp; Stephanie Wastradowski  91 McDonald Road  Washougal, WA 98671</p> <p><b>PURPOSE:</b> Preliminary Natural Resource  Protection Area Mitigation Plan - Revised</p>	<p align="center"><b>Project Photographs</b>  <b>Wastradowski Project</b>  Skamania County, Washington</p> <div align="center">  <p><small>222 E. Evergreen Blvd., Vancouver, WA 98661-3153 Tel: 206-550-5287</small></p> </div>	<p><b>PROPOSED ACTIVITIES IN:</b>  Lawton Creek Watershed  <b>LEGAL:</b> Section 8, T1N, R5E, W.M.,  <b>NEAR:</b> Washougal, Washington  <b>COUNTY:</b> Skamania  <b>DATE:</b> June 13, 2018</p> <p><b>Photo Sheet 1</b></p>



## Mitigation Plan Sheets

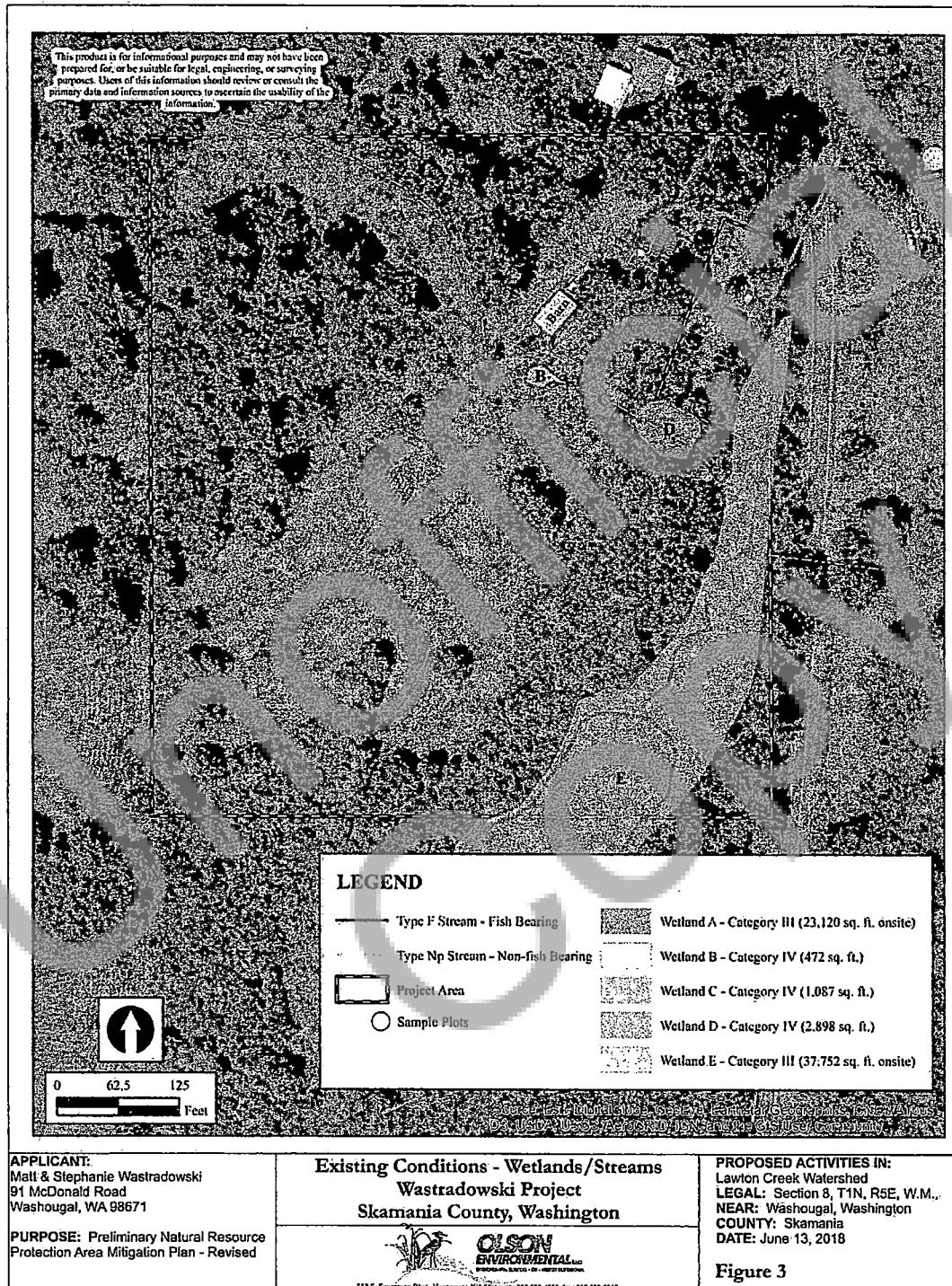
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## Mitigation Plan Sheets

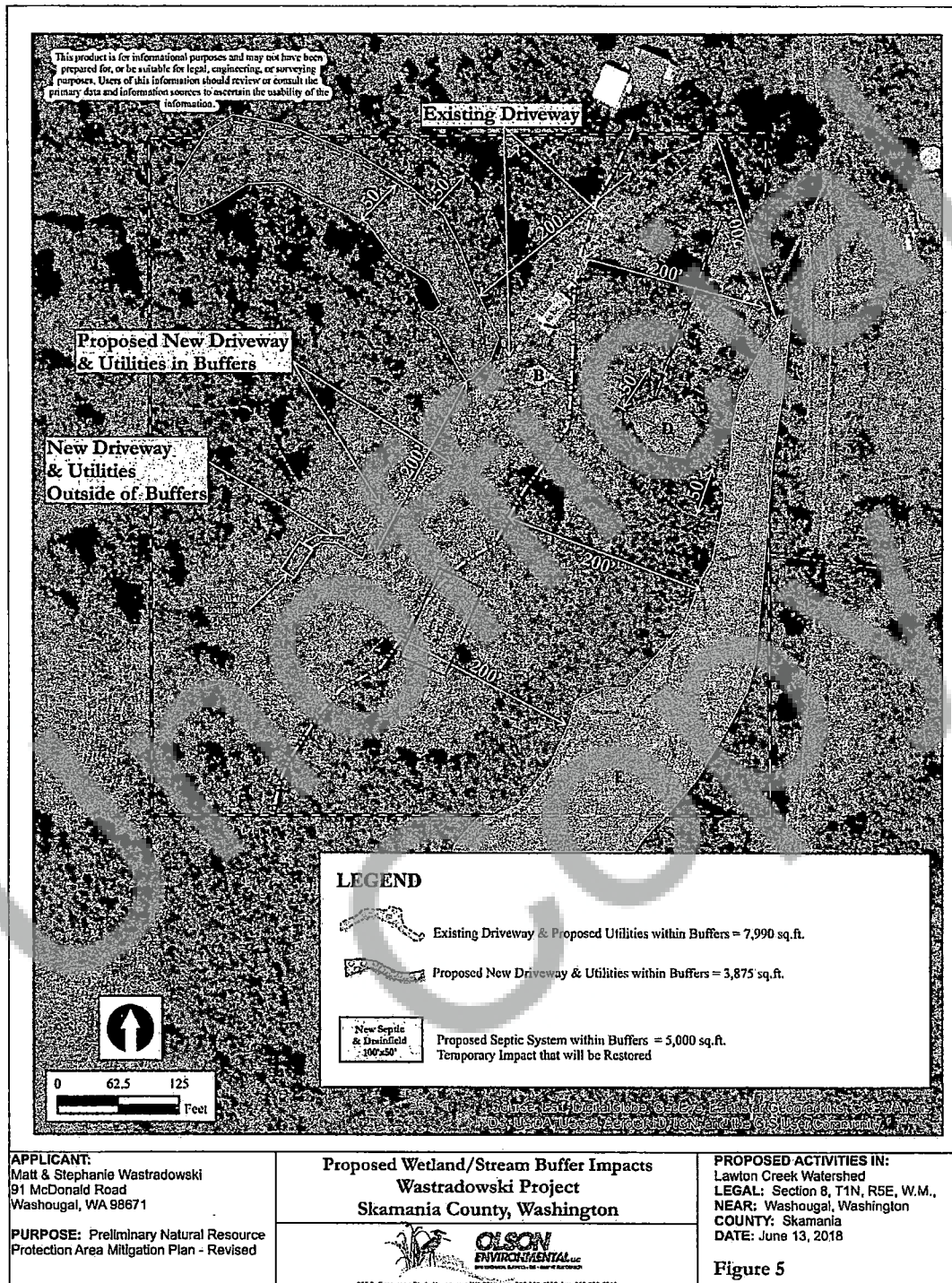
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## Mitigation Plan Sheets

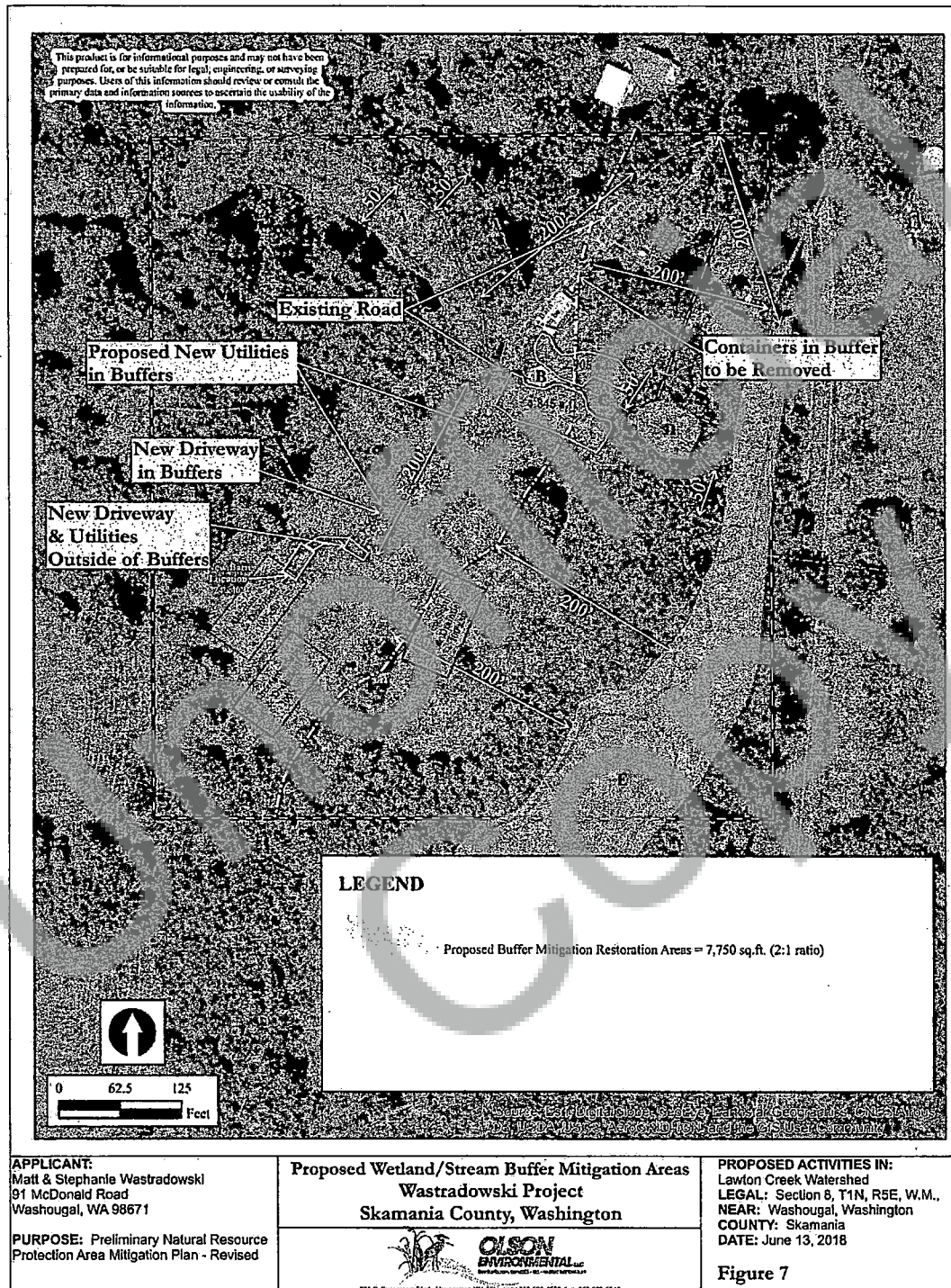
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## Mitigation Plan Sheets

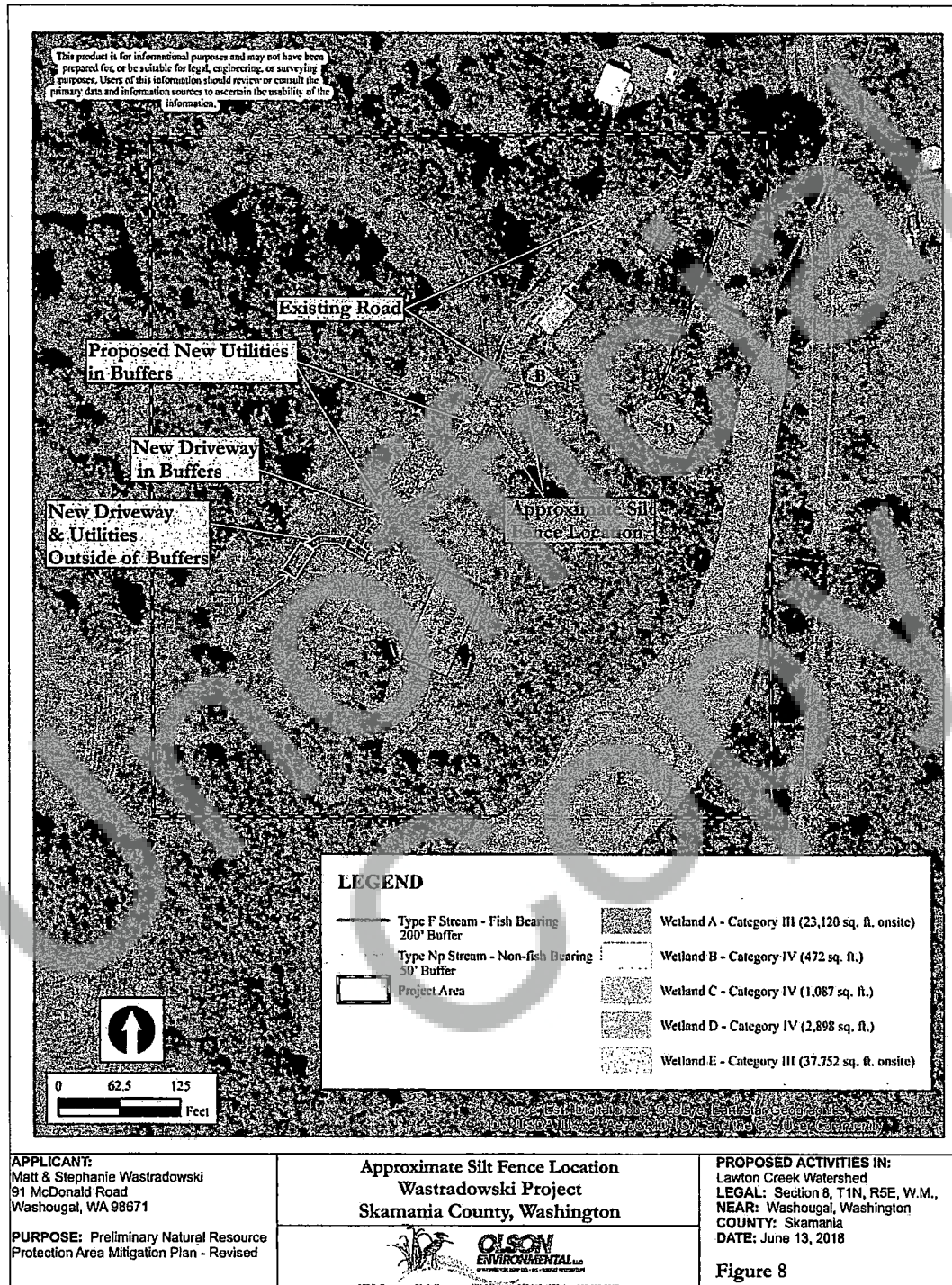
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## Mitigation Plan Sheets

NSA-17-03 (Wastradowski)





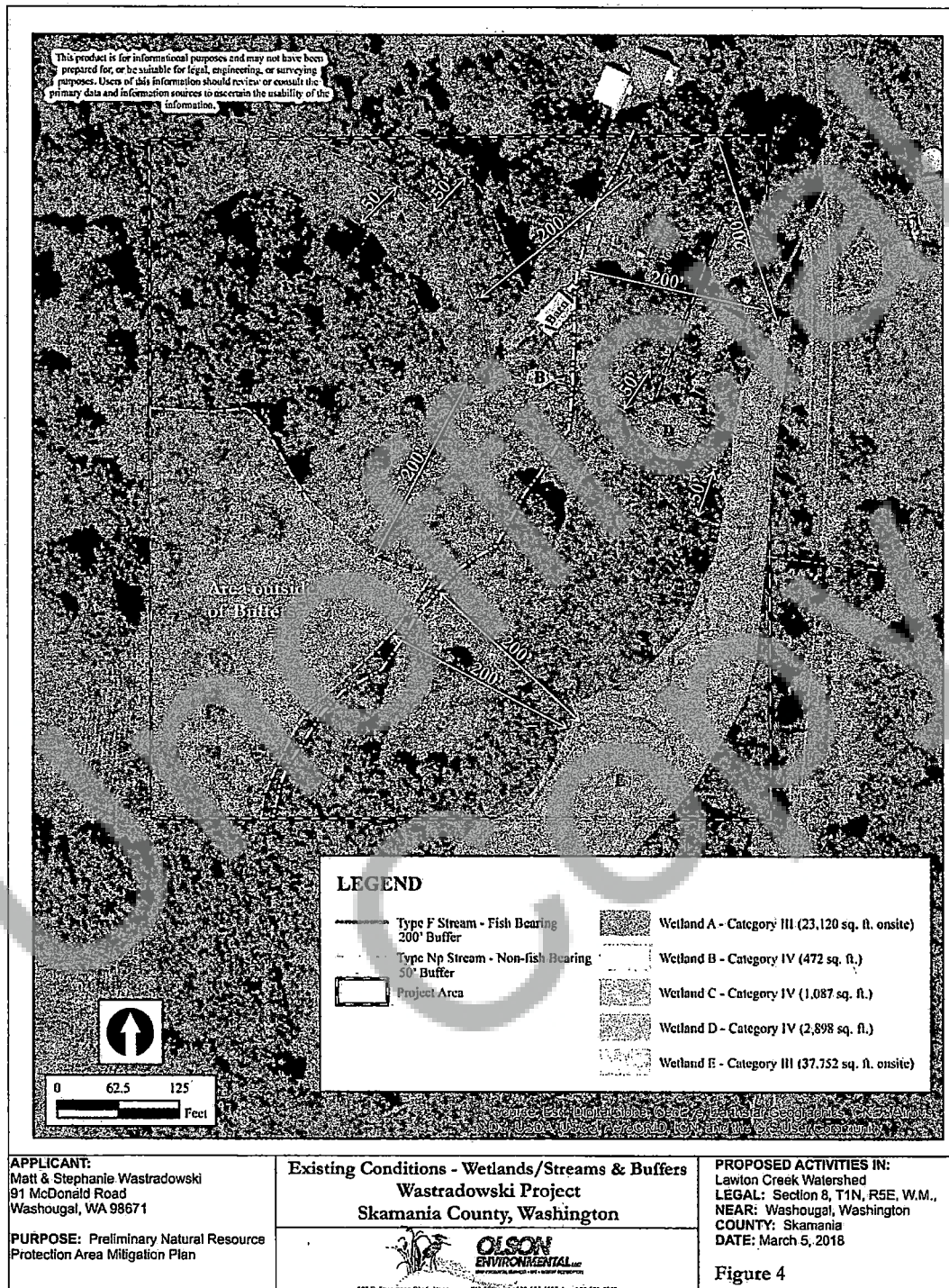
# **Mitigation Plan Sheets** NSA-17-03 (Wastradowski)





## Mitigation Plan Sheets

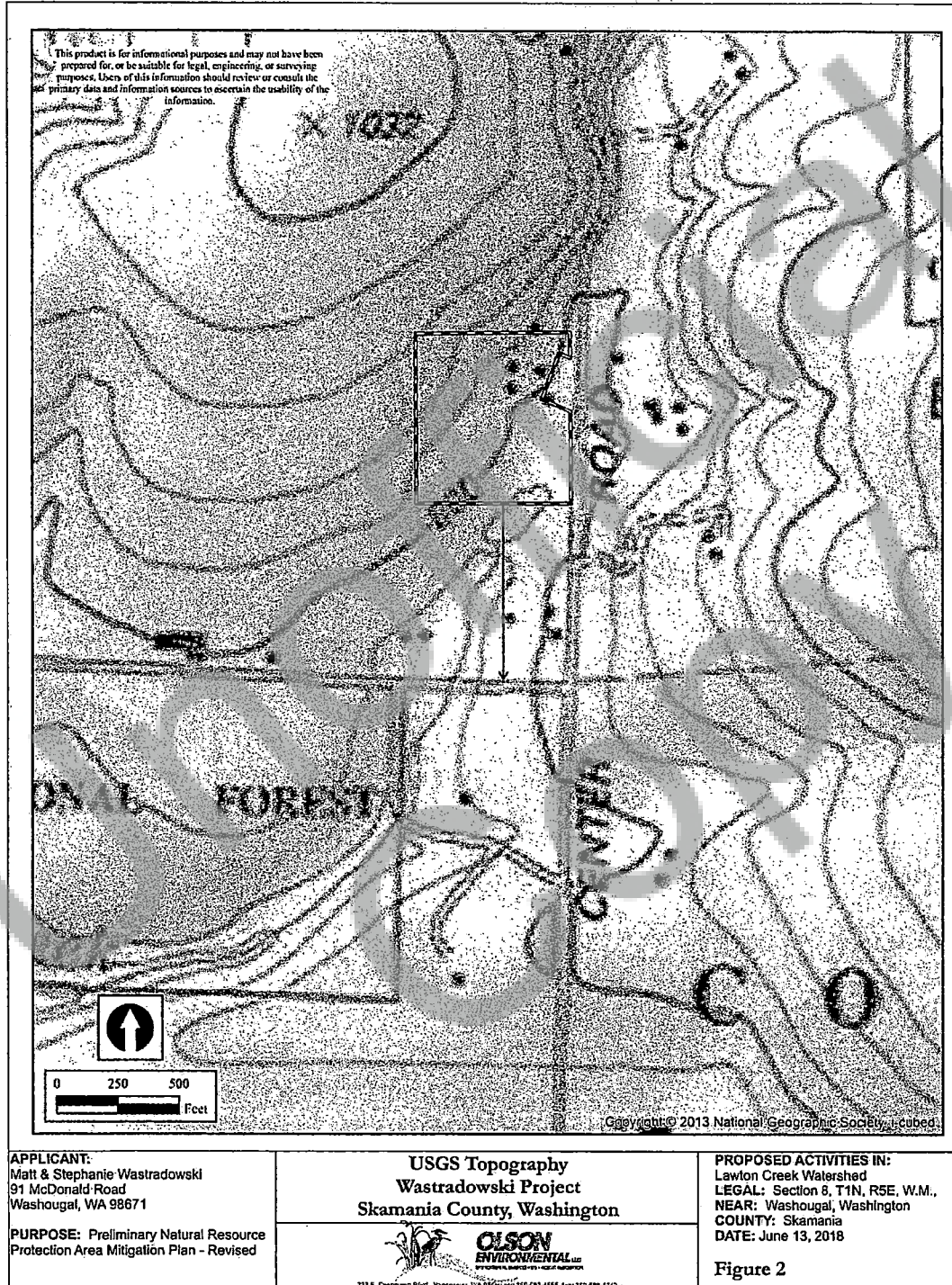
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## Mitigation Plan Sheets

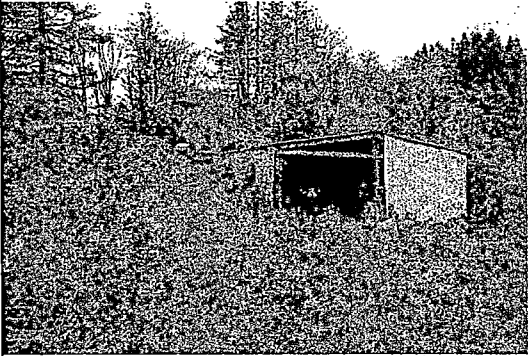
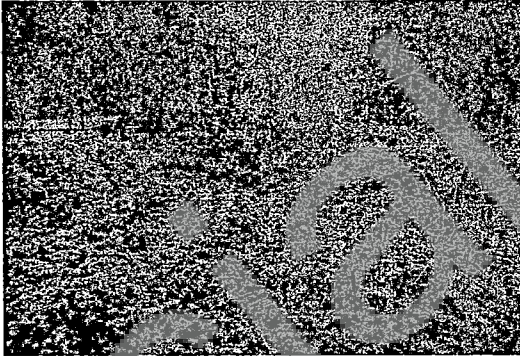





NSA-17-03 (Wastradowski)





# Mitigation Plan Sheets

NSA-17-03 (Wastradowski)

 		
 		
 		
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