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Return To:

Gregory A StaffordPO Box 256Stevenson WA 98648**WETLAND/HABITAT CONSERVATION AREA NOTICE**Grantor: Gregory A Stafford

Grantee: The Public

Tax Parcel #: 03 07 36 2 4 120100Legal Description: Lots 1, 2, 3, 4 & 5 of Roselawn  
Extension

**NOTICE:** This site contains likely wetland and/or habitat conservation areas. Restrictions on use or alteration of the site may exist. For more information contact the City of Stevenson Planning Department.

See also Habitat Assessment attached as Exhibit 'A'.

# Stafford Residence

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## HABITAT ASSESSMENT

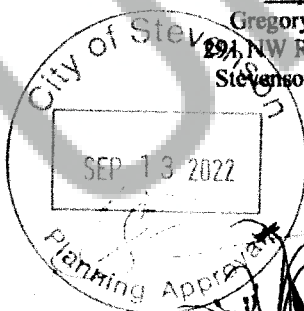


Prepared for:

Gregory A. Stafford  
691 NW Roosevelt Street  
Stevenson, WA 98648

Prepared by:

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



July 8, 2022

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

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## **HABITAT ASSESSMENT**

**Project:** Stafford Residence  
**Applicant:** Greg A. Stafford  
**Location:** 291 NW Roosevelt Street  
**Legal Description:** SE 1/4 of Section 36, E WM Meridian, Clark County  
**Serial Number(s):** 212787-000 (.34 ac)  
**Study Area Size:** .34 ac  
**Jurisdiction:** City of Stevenson  
**Watershed:** Rock Creek  
**WRIA** Wind-White Salmon Rivers (#29)  
**Zoning:** Single Family Residential (R1)  
**Assessment by:** Kevin Terlep and Brian Nikolas  
**Site Visit Dates:** July 1, 2022  
**Report Date:** July 8, 2022  
**Prepared By:** Kevin Terlep & Kevin L. Grosz, SPWS

### **1.0 INTRODUCTION**

This report details the results of a habitat assessment conducted on July 1, 2022 for Gregory A. Stafford by Olson Environmental, LLC (OE). The study area is located at 291 NW Roosevelt Street (Fig. 1). This report details the extent of habitat areas found within the study areas, as regulated locally by Stevenson Municipal Code (SMC) 18.13.095 (Fish and Wildlife Habitat Conservation Areas). The Applicant is proposing to construct an Accessory Dwelling Unit (ADU) on the southern portion of the property.

### **2.0 EXISTING CONDITIONS**

The project area is located at 291 NW Roosevelt Street (Fig. 1). The study area includes the entirety of the 0.34-acre property, which is identified by parcel number 212787-000. The study area is the Rock Creek Watershed, which is located within the Wind-White Salmon Rivers Water Resource Inventory Area (WRIA# 29). The site contains an existing house, outbuildings, rock landscaping, a maintained lawn and the site is fenced. A few trees are located in the area of the house and blackberry occurs along the perimeter of the property.

### **3.0 METHODS**

Prior to the on-site investigation, background resource information provided by the City of Stevenson, Skamania County and Washington Department of Natural Resources (DNR) were consulted to determine potential species and habitats that might be encountered within the study area. Information from these agencies included:

- Topographic Map (Fig. 2)
- WDNR Stream Types (Fig. 3)
- City of Stevenson Critical Areas Map (Fig. 4)

The WDNR Natural Heritage Program (NHP) was referenced to determine whether endangered, threatened, or rare plants have been identified near the study area.

The habitat assessment was conducted in accordance with SMC 18.13.095. The City of Stevenson's Critical Areas Ordinance for Fish and Wildlife Habitat Conservation Areas (FWHCA) was enacted to protect environmentally distinct, fragile, and valuable fish and wildlife habitat areas. The protected area include the following (SMC 18.13.095(B)(2)(a-f)):

1. Riparian Areas
2. State or Federally Designated Endangered, Threatened or Sensitive Species
3. State Priority Habitats and Areas Associated with State Priority Species
4. Areas of Rare Plant Species and High Quality Ecosystems
5. Local Species and Habitats of Importance
6. Other Required Areas

A site visit was conducted on July 1, 2022 in which the entire site was traversed on foot to determine the presence or absence of any of the above listed fish and wildlife habitat conservation areas. Results from the in-office review and the on-site habitat assessment are detailed below.

#### **4.0 RESULTS**

As discussed above, an in-office review of available fish, wildlife and plant data was conducted for areas within and near the project site prior to the site visit. This information was utilized to determine if priority habitats and/or ETR species were previously identified within the study site and to aid in surveying for these habitats and species. Upon completion of the in-office review, a site visit was conducted to identify any priority habitat conservation/species areas. The results of the office review and onsite investigation are discussed below.

**Riparian Areas** – An unnamed tributary to Kanaka Creek occurs on the property adjacent (east) to the study area (Fig. 4). The stream is a season non-fish bearing stream (Type Ns) that is deeply incised. The stream is not mapped by DNR's Water Typing Map (Fig. 3) but is identified on the City's Critical Areas Map (Fig. 4). Vegetation surrounding the stream consists of blackberry (*Rubus* spp.), Douglas-fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), Oregon grape (*Mahonia aquifolium*), English ivy (*Hedera helix*), hazelnut (*Corylus cornuta*), and sword fern (*Polystichum munitum*). The Ordinary High Water Mark (OHWM) of the stream was recorded using a GPS unit with an accuracy of 1 meter or less (Fig. 5). The location of the OHWM was determined

according to the guidelines of Washington State Department of Ecology's (Ecology) document - Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington. The method utilizes field indicators to determine the location at which the actions of presence of water influence soils and vegetation such that they are distinct from abutting uplands and the adjacent aquatic system. OHWM indicators for streams include but are not limited to wrack accumulation, over-bank deposits, and root scour. According to SMC Table 18.13.095-1, Type Ns streams are protected by a 50-foot riparian buffer (Fig. 5).

**State or Federally Designated Endangered, Threatened or Sensitive Species** – This FWHCA was not observed during the assessment process.

**State Priority Habitats and Areas Associated with State Priority Species** – Two Oregon white oaks (*Quercus garryana*) are located on the property and the other near the location of the proposed location of the ADU (Fig. 5). The canopy cover of the oak near the ADU is shown in Figure 5.

**Areas of Rare Plant Species and High Quality Ecosystems** – A review of DNR's Wetlands of High Conservation Value does indicated that rare plant species or high value quality ecosystems occur on or adjacent to the property. None were observed during the onsite visit.

**Local Species and Habitats of Importance** – The habitat type was not observed on the property.

**Other Required Areas** - The habitat type was not observed on the property.

## **5.0 REGULATORY ISSUES**

Two priority habitats, riparian and Oregon white oak, occur on the property. Regulatory issues for each of the priority habitats follows:

**Riparian** - The stream is a Type Ns stream with a 50-foot buffer (Fig. 5). The stream is offsite and the majority of the buffer is within the maintained yard of the study area. According to SMC 18.13.095(D)(3)(a&b) – Functionally Isolated Buffers are – Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a FWHCA and do not protect the FWHCA from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this chapter. If existing developments cause the buffer width of the remaining buffer to be less than 50% of the base buffer, both of the following conditions shall apply:

- a. If the reduced buffer exists in a degraded condition, the reduced buffer shall be enhanced in accordance with 18.13.095(D)(5) unless the area in question is utilized for activities consistent with water dependent uses.
- b. The buffer cannot be further reduced through averaging or onsite mitigation.

The stream is offsite and the majority of the riparian buffer onsite and offsite meets the definition of a functionally isolated buffer as described above. The onsite buffer area is lawn that is maintained from the fence across the property to the west. In addition, there is an access road in the southeast corner of the site (Fig. 5) that also isolates the riparian buffer. There is limited opportunity onsite to do enhancement that would provide protection for the stream since the stream is offsite and a wooden fence separates the properties. Approximately one-third of the ADU would encroach into the riparian buffer as shown in Figure 5. The ADU would be constructed approximately 39 linear feet from the OHWM of the stream (Fig. 5). It is OE's opinion that construction of the ADU would not cause significant impacts to the riparian buffer or the stream due to the existing conditions of the buffer.

**Oregon White Oak** – The proposed ADU does not encroach into the canopy cover as shown in Figure 5. As per SMC Table 18.13.091-2 the Applicant shall install temporary tree protection fencing prior to ground disturbance. No clearing, grading, trenching, staging, boring or any other activity is allowed within the dripline of the oak woodlands. If the site plan changes and there will impacts within the oak dripline the Applicant shall hire an arborist to determine the impacts and mitigation requirements.

## **6.0 BUFFER STANDARDS**

The following buffer standards shall apply as per SMC 18.13.057 as applicable.

### **18.13.057 - Protective Buffers—Standards**

A. Whenever protective buffers are required by this chapter, the following standards apply: Construction Staking. The outer edge of the buffer area shall be clearly staked, flagged, and fenced in the field and maintained throughout the duration of any construction activities. The markers may be combined with temporary erosion control fencing and shall be clearly visible, durable, and posted in the ground.

B. Notice on Deed. A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the restrictions of this chapter and to give notice of the requirements for engaging in regulated activities.

1. In the case of plats, short plats, and recorded site plans, the boundaries of critical areas and any protective buffers and a reference to the separately recorded conservation covenant shall be included on the face of such instrument.

2. At the administrator's discretion, a deed notice in a form approved by the city attorney may be accepted in lieu of a conservation covenant.

C. Permanent Demarcation.

1. A permanent and perpetual physical demarcation along the outer boundary of the buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the administrator.

2. In the case of plats or short plats, the administrator may require that critical areas and buffers be placed in a separate tract which may be held by an appropriate natural land resource manager, such as a land trust.



3. Permanent signs along the boundary of a buffer are required.

a.

Permanent signs shall be made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability. Signs must be posted at an interval of one every 50 feet, or one per lot if the lot is less than 50 feet wide, and must be maintained by the property owner in perpetuity. The signs shall be worded as follows or with alternative language approved by the administrator: "Protected Area. Do Not Disturb. Contact the City of Stevenson Regarding Uses, Restrictions, and Opportunities for Stewardship."

b. The signage provisions above may be modified as necessary to assure protection of sensitive features or wildlife. For highly visible areas or areas located along a public right-of-way, interpretive signs may be required in lieu of other signage.

D. Fencing.

1. The applicant shall install a permanent fence around a critical area or buffer when domestic grazing animals are present or may be introduced on site.

2. Fencing installed as part of a proposed activity or as required in this section shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to critical areas.

E. Planting. Whenever planting is required within a protective buffer, the following standards shall apply unless other standards are recommended by a qualified professional and approved as part of a restoration or mitigation plan:

1. Native plant material should be used.

2. Mitigation areas shall be planted within 1 year of any vegetation removal.

3. The minimum plant density should be 2 trees and 5 shrubs per 400 square feet.

4. Bare root plants at least 24 inches long and/or containerized stock at least 1 gallon in size are preferred for mitigation planting. Live stakes at least 36 inches long may be used for willow, dogwood and cottonwood species. Hydroseeding may be used as an alternative when the above planting methods are demonstrated to be unadvisable.

5. The base of each plant should be mulched at least 3 inches deep for a radius of at least 1 foot to inhibit weed growth, conserve water, and moderate soil temperature. The mulch should not be in contact with the plant stem.

F. Maintenance.

1. Except as otherwise specified or allowed in accordance with this Code, buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the monitoring period.

2. Unless waived by the administrator, a temporary irrigation system shall be installed for newly planted buffer areas. Such areas shall receive at least one inch of water once a week from April 15 to September 15 for the first 2 years of the monitoring period.

## **7.0 DISCLAIMER**

*The habitat boundaries and classifications shown in this report have been determined using the most appropriate field techniques and best professional judgement of the environmental scientist. It should be noted that the City of Stevenson and the*



***Washington Department of Fish and Wildlife have the final authority in determining the priority habitats under their jurisdictions.***

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**APPLICANT:**  
 Gregory A. Stafford  
 291 NW Roosevelt Street  
 Stevenson, WA 98648

**PURPOSE:** Habitat Assessment  
**OE Job#:** E20411.01

**Project Location - 291 NW Roosevelt Street**  
**Stafford Property**  
**Stevenson, Washington**

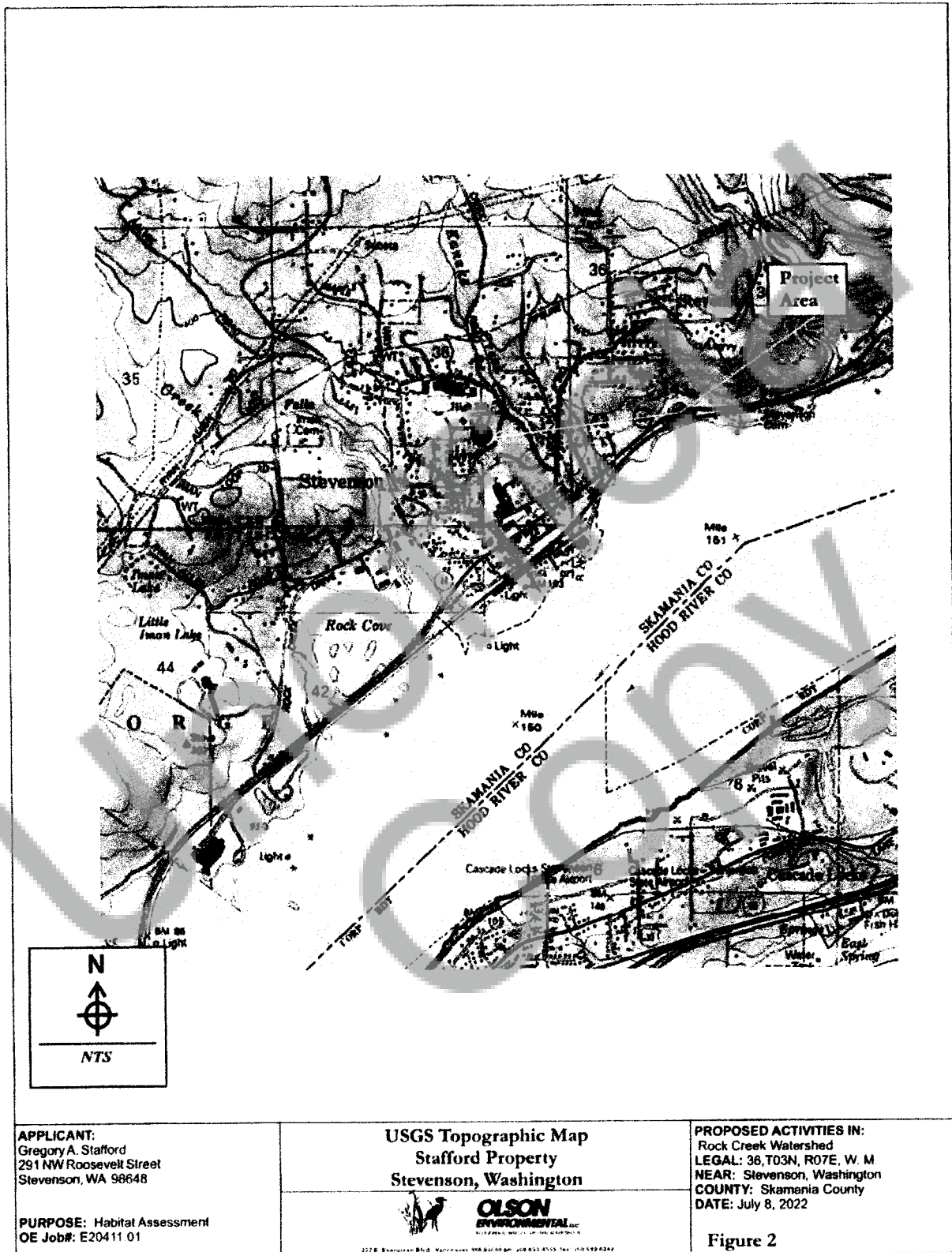


**OLSON**  
**ENVIRONMENTAL**  
INCORPORATED

222 E. Evergreen Blvd., Vancouver, WA 98684-3636 Tel: 360.531.0282

**PROPOSED ACTIVITIES IN:**  
 Rock Creek Watershed  
**LEGAL:** 36.T03N, R07E, W. M  
**NEAR:** Stevenson, Washington  
**COUNTY:** Skamania County  
**DATE:** July 8, 2022

**Figure 1**





**APPLICANT:**  
Gregory A. Stafford  
291 NW Roosevelt Street  
Stevenson, WA 98648

**PURPOSE:** Habitat Assessment  
OE Job#: E20411.01

**DNR Water Typing Map**  
**Stafford Property**  
**Stevenson, Washington**

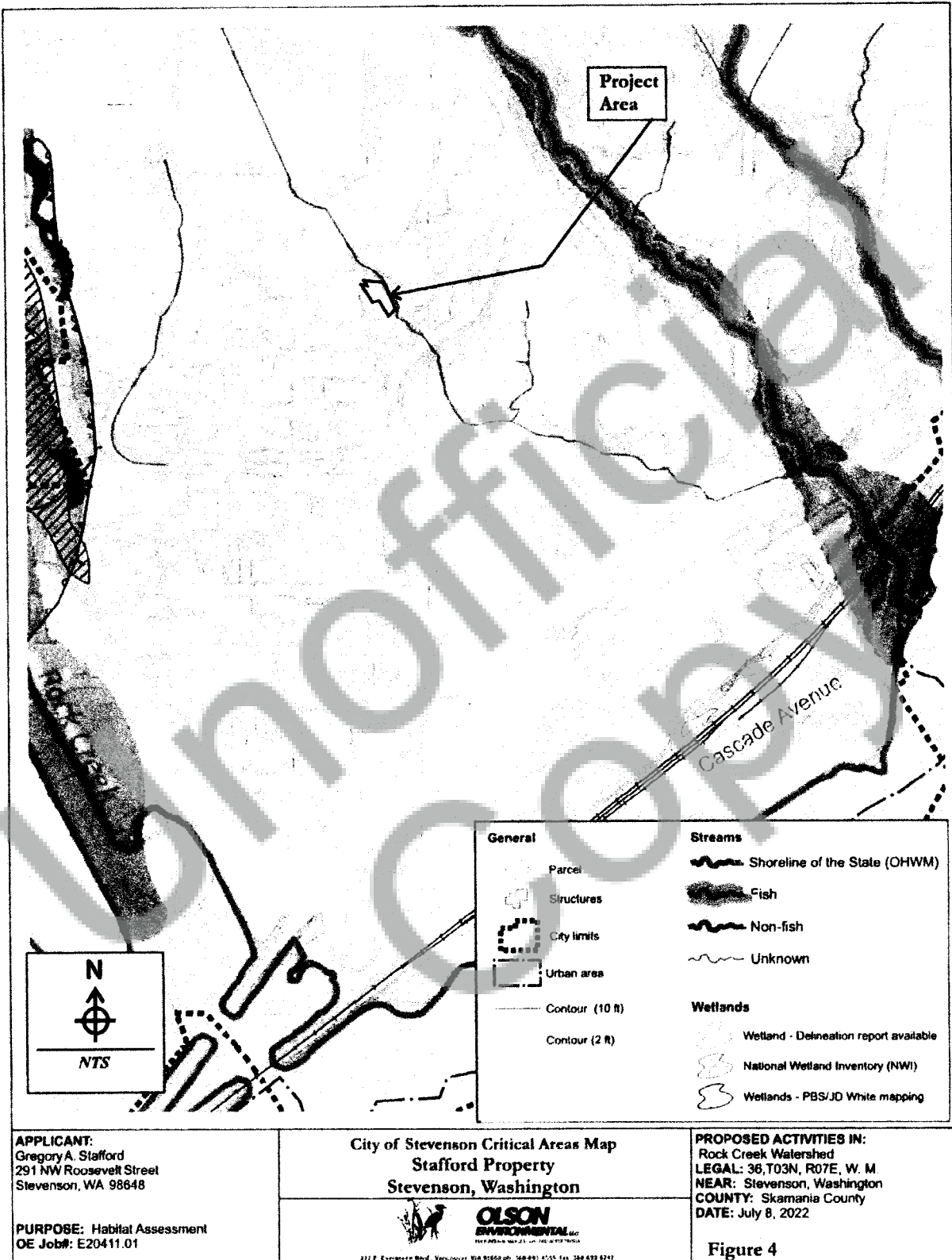


**OLSON**  
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2000 1st Avenue, Suite 200  
Stevenson, WA 98648

**PROPOSED ACTIVITIES IN:**  
Rock Creek Watershed  
**LEGAL:** 36, T03N, R07E, W. M.  
**NEAR:** Stevenson, Washington  
**COUNTY:** Skamania County  
**DATE:** July 8, 2022

**Figure 3**







**APPLICANT:**  
 Gregory A. Stafford  
 291 NW Roosevelt Street  
 Stevenson, WA 98648

**PURPOSE:** Habitat Assessment  
**OE Job#:** E20411.01

**Site Photographs  
 Stafford Property  
 Stevenson, Washington**



**OLSON**  
 ENVIRONMENTAL, INC.  
ANALYSTS • PLANNERS • DESIGNERS

2215 Evergreen Blvd., Vancouver, WA 98660 (509) 586-6300 (509) 586-6302

**PROPOSED ACTIVITIES IN:**  
 Rock Creek Watershed  
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**NEAR:** Stevenson, Washington  
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**Photo Sheet 1**





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 291 NW Roosevelt Street  
 Stevenson, WA 98648

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**Site Photographs  
 Stafford Property  
 Stevenson, Washington**



**OLSON**  
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**PROPOSED ACTIVITIES IN:**  
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**Photo Sheet 2**

