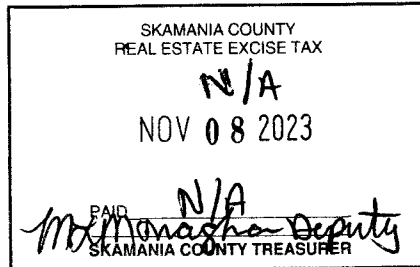




After Recording Return to:

City of Stevenson
7121 East Loop Road
PO Box 371
Stevenson, WA 98648
planning@ci.stevenson.wa.us
1 (509)427-5970



CONSERVATION EASEMENT

GRANTORS: Rick V. May (the "Grantor")

GRANTEE: CITY OF STEVENSON, a municipal corporation (the "Grantee")

Legal Description:

Abbreviated Form: A portion of the Shephard Donation Land Claim situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos: 03-07-36-4-4-0405-00 *dm 11/8/23*

This Conservation Easement is made this eighth day of November 2023 by Rick V. May having an address of 268 NW School Street, Stevenson WA, 98648, hereinafter referred to as "Grantor" in favor of the City of Stevenson, a municipal corporation and political subdivision of the State of Washington, having an address 7121 East Loop Road, PO Box 371, Stevenson, WA 98648, hereinafter referred to as "City" or "Grantee".

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in the City of Stevenson, Washington, more particularly described in Exhibit "A," attached hereto and incorporated by this reference.

WHEREAS, In satisfaction of condition 4 of the Critical Areas Permit decision by the City pertaining to the development of Grantor's property, the Grantor desires to preserve, in perpetuity, a portion of Grantor's property, more particularly as identified as the 26.25' to over 35' wide Riparian Buffer, as averaged, as represented by the map referenced in Exhibit "B", attached hereto and incorporated by this reference as the "Property"; and

NOW THEREFORE, in consideration of the mutual covenants, terms, conditions and restrictions contained herein, and in satisfaction of the City's Condition 4 of its Critical Area Permit review decision CAP 2023-02, May Habitat/Geologic Hazard Area 9-13-2023, Grantor or successors or assign hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity, over the Property identified in Exhibit "B", of the nature and character and to the extent hereinafter set forth as the "Conservation Easement". Grantor fully warrants title to said Property on the attached Exhibit "A" and as represented by the map referenced by the Exhibit "B," and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. The purpose of this Conservation Easement is to preserve and protect the functions and values of the riparian habitat resource by assuring that the Property will be retained forever in a natural state and to prevent any use of the Property that is otherwise inconsistent. Nothing in this easement shall encumber or affect any of Grantor's

rights relating to any portion of Grantor's property that is not depicted within the 26.25' to over 35' Riparian Buffer, as averaged, as represented by the map referenced by the Exhibit "B".

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and use are expressly prohibited:

(a) Construction or placing buildings, signs, billboards or other advertising, utilities or other structure on or above the ground. However, nothing in this easement shall prohibit Grantor from constructing buildings, structures, or other improvements, including construction of permanent demarcation and/or fencing installed along the outer edge of the Property in accordance with applicable city, state, and federal regulations.

(b) Dumping or placing as landfill any soil, material or other substance. Dumping or placing of trash, waste or unsightly or offensive materials. Material typically associated with habitat enhancement activities, such as topsoil or soil amendments, placed or stored in accordance with applicable City Codes and requirements shall not be prohibited.

(c) Removing or destroying trees, shrubs or other vegetation unless done in conjunction with a Critical Areas Permit from the City of Stevenson or other approval by the Grantee.

(e) Introduction of nonnative plants and nonnative invasive species on the Property, or the planting or introduction of any species of vegetation on the Protected property, except as deemed necessary by Grantee to preserve, protect or enhance the Purpose of this Conservation Easement.

(d) Activities which are detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.

(e) Division of the Property for residential development in the easement area.

3. Reserved Rights. Reserving unto Grantor, Grantor's successors and assigns, all rights accruing for its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times after at least forty-eight (48) hours advance written notice, to determine if Grantor or Grantor's successors and assigns are complying with the covenants and prohibitions contained in this Conservation easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. No delay or omission by the Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor, Grantor's successors and assigns will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property. This paragraph 6 shall not apply

CONSERVATION EASEMENT – Page 3

EXHIBIT A

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EXHIBIT A
Legal Description for Adjusted Lot 14
August 6, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the intersection of the West line of the Shepard Donation Land Claim with the Southerly Right of Way Line of Kanaka Creek Cut Off,, a 50.00-foot wide public roadway; thence along said Right of Way Line, N62°18'50"E, 126.46 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, S21°41'43"E, 139.42 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S58°42'12"W, 23.68 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S80°03'58"W, 150.15 to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the West line of the Shepard Donation Land Claim; thence along said line, N02°25'26"E, 109.09 feet to the Point of Beginning.

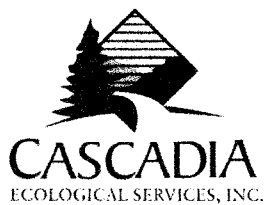
Containing 18,490 Square Feet (0.42 Acres).

Skamania County Assessor

Date 3/13/23 Parcel# 3-7-36-4-4-405

EXHIBIT B

Unofficial
Copy



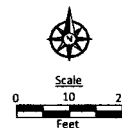
**Figure 2 of 2. Habitat Buffer Averaging Areas
Habitat Buffer Averaging Plan**

Project: May Residence
Parcel 03073644040200 (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648
Legal: S43, T3N, R7E of the Willamette Meridian
45.69751 N. lat. / -121.88546 W. Long.
County: Skamania

Cascadia Ecological Services, Inc.
14205 NW 56th Avenue, Vancouver, WA 98685
(360) 601-8631
www.cascadia-inc.com

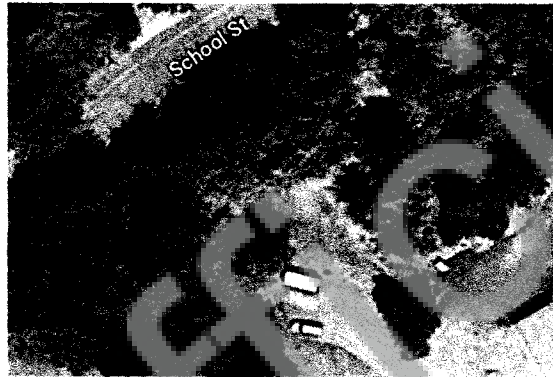
Date: 8/29/23

Client:
Rick May
P.O. Box 946
Stevenson, WA 98648
(503) 341-2932
rick@mayandassociates.net



CRITICAL AREAS REPORT

May Residence (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648



Prepared by:

Jim Barnes
Cascadia Ecological Services, Inc.
14205 NW 56th Avenue
Vancouver, WA 98685
(360) 601-8631

Applicant:

Rick May
P.O. Box 946
Stevenson, WA 98648
(503) 341-2932
rick@mayandassociates.net

Date: June 7, 2023



Executive Summary

The applicant is proposing to construct a new single-family residence on Adjusted Lot 14 located to the south of School Street and west of NW Kanaka Creek Road in the City of Stevenson, Washington. Lot 14 was split from Skamania County Parcel 03073644040200 through the boundary line adjustment process.

The City of Stevenson 2018 Critical Areas Map shows a type “unknown” stream crossing the west side of Lot 14. This stream is not mapped by the Washington Department of Natural Resources. The stream originates on properties to the north of School Street and flows onto the study area from a culvert underneath the street. The stream flows south through the property and eventually connects with Kanaka Creek off-site.

Per Chapter 18.13, Table 18.13.095-1 of the City of Stevenson Municipal Code, the stream would be classified as Type Ns (non-fish seasonal) and require a 50-foot buffer width. The surrounding banks of the stream contains descending slopes of about 30-45 percent and decreases to 5-10 percent with decreasing elevation. The Applicant retained the services of Rapid Soil Solutions to conduct a geotechnical study for the property. Their assessment concluded that the outer 15 feet of the existing 50-foot buffers do not provide significant bank stabilization functions. Therefore, the 35-foot setback is sufficient for the stream along its entire length of the subject site, instead of the 50-foot setback as required by the municipal code.

All significant trees (>12 inches DBH) within the 35-foot stream buffer were identified and will be retained by this project.

The project, as proposed, will not impact any critical areas or associated buffers and will result in no net loss to the habitat functions of the seasonal stream on the site. No sensitive plant, fish, or wildlife species are currently known to occur within the project corridor. This report documents the investigation, best professional judgment, and conclusions of CES.

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Appendices

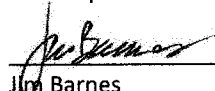
- Appendix A — Methods and Tools
- Appendix B — Background Information & Figures
- Appendix C — Site Photos

Acronyms and Abbreviations

Applicant	Rick May
CES	Cascadia Ecological Services, Inc.
NWI	National Wetlands Inventory
SMC	City of Stevenson Municipal Code
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WDNR	Washington Department of Natural Resources
WDFW	Washington State Department of Fish and Wildlife

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat assessment, permitting, and mitigation. This report was completed by Jim Barnes, president and owner of CES. The information contained in this report documents the investigation, best professional judgment and conclusions of CES. All assumptions made and relied upon are complete and accurate.



Jim Barnes
President
Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The applicant contracted with Cascadia Ecological Services, Inc. (CES) to complete a critical area report for a proposed new single-family residence to be constructed on Adjusted Lot 14. The purpose of the report is to identify and describe wetlands, streams, or other regulated critical areas within the confines of the study area. CES completed fieldwork for this project on June 5, 2023.

This report facilitates the applicant's efforts to:

1. Avoid or minimize impacts to critical areas during the design process.
2. Document wetland and stream boundary determinations for review by regulatory authorities.
3. Provide early indications to project engineers and designers of sensitive species within the study area.
4. Provide background information for critical area mitigation plans.

This report is anticipated to support a critical area permit locally through the City of Stevenson.

Chapter 2. Proposed Project

2.1 Location

Project Location: NW Kanaka Creek Road, Stevenson, WA 98648 (No situs address - Figure 1 of 6)

Parcel Numbers: 03073644040200 (Adjusted Lot 14)

Owner: Rick May

County: Skamania

Section, Township, Range: S43, T3N, R7E

Latitude/Longitude: 45.69751/-121.88546

2.2 Purpose and Description

The applicant is proposing construct a new single-family residence on Adjusted Lot 14 located to the south of School Street and west of NW Kanaka Creek Road in the City of Stevenson, Washington.

Chapter 3. Methods

This chapter summarizes the methods used to comply with federal, state, and local guidance (City of Stevenson, 2023). Wetlands and other natural habitats were assessed by traversing the property on foot. The wetland determinations were made using observable vegetation,

hydrology, and soils in conjunction with data from the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS, 2020), the USDA Web Soil Survey (USDA, 2023), and aerial photos. See Appendix B for maps showing soils, topography, and the wetland inventory. Wetlands were determined by using the methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). For the purposes of this report, CES used an Arrow 100 Submeter GNSS receiver to map critical area and significant tree locations. The identified critical areas given in this report have not been surveyed or verified by the City of Stevenson.

The location of the on-site stream is described in Chapter 4, and shown on figures in Appendix B.

Chapter 4. Existing Conditions

4.1 Study Area and Landscape Setting

The study area is vacant and undeveloped with local slopes dominated by low understory grass, thick shrubbery and trees. Trees on site exhibit straight to minor trunk curvature.

A seasonal non-fish bearing tributary stream to Kanaka Creek flows from north to south along the west side of the lot and eventually flows into the Columbia River.

The surrounding banks of the stream contain descending slopes of about 30-45 percent and decreases to 5-10 percent with decreasing elevation.

The northwestern boundary line of the study area encompasses about 223 feet off the southern edge of School Street. School Street is a residential street paved with asphalt concrete. The western side of the street contains a sidewalk and a curb. Currently no established sidewalk or curb are present on the eastern side of the street, to the north of the study area. The edge of the road is roughly 15-20 feet from the abrupt descent towards the northern boundary line of the property.

The stream emerges from a culvert emerges along the south side of School Street. The stream flows down a steep embankment which is partially armored with rock boulders before it enters a thicket of Armenian blackberries which continue for most of its length across the study area before entering a relatively open forest to the south off-site.

The majority of the surrounding land uses are mostly residential and there is a school nearby to the south.

The highest elevation on the subject site is situated along the northern boundary line, recorded as just over 280 feet above sea level. The slopes descend from this high point to about 235 feet at the southwestern corner of the study area. The proposed building envelope is situated into the hillside that contains slopes of about 5 to 15 percent.

Chapter 5. Critical Areas

5.1 Chapter 18.13.095 - Fish and Wildlife Habitat Conservation Areas

The City of Stevenson 2018 Critical Areas Map (City of Stevenson, 2023) shows a type “unknown” stream crossing the west side of Lot 14. This stream is not mapped by the Washington Department of Natural Resources. The stream originates on properties to the north of School Street and flows onto the study area from a culvert underneath the street. The stream flows south through the property and eventually connects with Kanaka Creek off-site. The stream is likely seasonal as the flow observed during the late spring site visit was relatively low.

The riparian zone of the stream is dominated by mature forest with an intact woody shrub and ground layer. A detailed list of plant species observed in the buffer is given in Appendix B. Habitat functions given the condition of the plant community are likely high.

Soils in the vicinity of the stream are mapped as 121 - Stabler loam, 8 to 30 percent slopes. Stabler soils are on high terraces and backslopes at elevations of 600 to 1,600 feet. Slopes are 0 to 65 percent. The soils formed in pyroclastic flows consisting of volcanic ash and pumice from Mt. St. Helens (USDA, 2023).

The city defines Type Ns Waters as streams that do not have surface flow during at least some portion of the year, and do not meet the physical criteria of a Type F stream. Type Ns Waters require a protective buffer width of 50 feet. The outer 15' of the 50' base buffer for Type Ns streams is intended to protect the bank stabilization function of the riparian area. If a geotechnical assessment is performed and indicates that areas of the base buffer between 35' and 50' do not provide significant bank stabilization functions, the width of such areas shall be excluded from the base buffer width.

Rapid Soil Solutions conducted a geotechnical study for the property. Their assessment concluded that the outer 15 feet of the existing 50-foot buffers do not provide significant bank stabilization functions. Therefore, the 35-foot setback is sufficient for the stream along its entire length of the subject site, instead of the 50-foot setback as required by the municipal code.

5.2 Washington Wetlands of High Conservation Value

Per a query of the Washington DNR Washington Wetlands of High Conservation Value website (WDNR, 2023) on June 7, 2023, the study area does not contain any wetland and riparian plant communities, rare plants, and rare nonvascular species that would be considered wetlands of high conservation value.

Chapter 6. Conclusion

The proposed footprint of the new home is highly constricted on the lot by boundary line setbacks, steep slopes, and stream buffers. As designed, the west side of the house is approximately 8 feet outside of the 35-foot stream buffer at its nearest point. Therefore, the project, as proposed, will not impact any critical areas or associated buffers. No net loss to the habitat functions of the seasonal stream on the site will occur from the project.

Chapter 7. References

- City of Stevenson. (2023, June 7). *2018 Critical Areas Map*. Retrieved from https://www.ci.stevenson.wa.us/sites/default/files/fileattachments/planning/page/2428/critical_area_map.pdf
- City of Stevenson. (2023, June 7). *Stevenson, Washington Code of Ordinances*. Retrieved from https://library.municode.com/wa/stevenson/codes/code_of_ordinances?nodeid=TIT18ENPR_CH18.13CRARNARELA_18.13.095CRARISWIHACOAR
- USDA. (2023, June 7). *Web Soil Survey*. Retrieved from Web Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- USFWS. (2020, February 6). *National Wetlands Inventory*. Retrieved from U.S. Fish and Wildlife Service National Wetlands Inventory: <https://www.fws.gov/wetlands/data/mapper.html>
- WDNR. (2023, June 7). *Washington Department of Natural Resources Wetlands of High Conservation Value Map Viewer*. Retrieved from <http://wadnr.maps.arcgis.com/apps/webappviewer/>

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Delineation	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)	https://www.fws.gov/western/mountain-valleys-coast-region-wetland-delineation-manual	Website
	USFWS / Cowardin Classification System	https://www.usfws.gov/land-management/conservation-planning/cowardin-classification-system	Website
	National Wetlands Inventory – Wetlands Mapper V2	https://wetlands.fws.gov/	Website
Wetland Classification	Washington State Wetland Rating System – 2014 Update	<u>Western Washington:</u> https://www.wa.gov/land-use/conservation/wetlands/washington-state-wetland-rating-system	Hruby, 2014. Washington State wetland rating system for Western Washington – Revised. Publication # 14-06-029.
	City of Stevenson Municipal Code – Critical Areas	https://www.cityofstevenson.com/DocumentCenter/View/1123/Chapter-18-13-100-Wetlands	Chapter 18.13.100 – Wetlands
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	<u>Forest Practices Water Typing:</u> https://www.dnr.wa.gov/forestry/forest-practices/water-typing <u>WAC 222-16-030:</u> https://www.wa.gov/legislation/wac/wac222-16-030 <u>Water Type Mapping:</u> https://www.dnr.wa.gov/forestry/forest-practices/water-typing	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
	City of Stevenson Critical Areas Protection Ordinance	https://www.cityofstevenson.com/DocumentCenter/View/1123/Chapter-18-13-095-Fish-and-wildlife-habitat-conservation-areas	Chapter 18.13.095 Fish and wildlife habitat conservation areas
Soils Data	USDA Web Soil Survey	https://websoilsurvey.sc.egov.usda.gov/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	https://www.wa.gov/land-use/conservation/priority-habitats-and-species	Website accessed on 6/6/2023. There are no mapped PHS features within the study area. Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	<u>Western Washington:</u> https://www.usfws.gov/land-management/conservation-planning/species-lists-by-county	Website
WA Wetlands of High Conservation Value	WA Wetlands of High Conservation Value Map Viewer	https://www.wa.gov/land-use/conservation/wetlands/wa-wetlands-of-high-conservation-value-map-viewer	Website

Appendix B — Background Information & Figures

Appendix B – Background Information: Existing Plant Species

Figures

Figure 1 of 6 – Vicinity Map

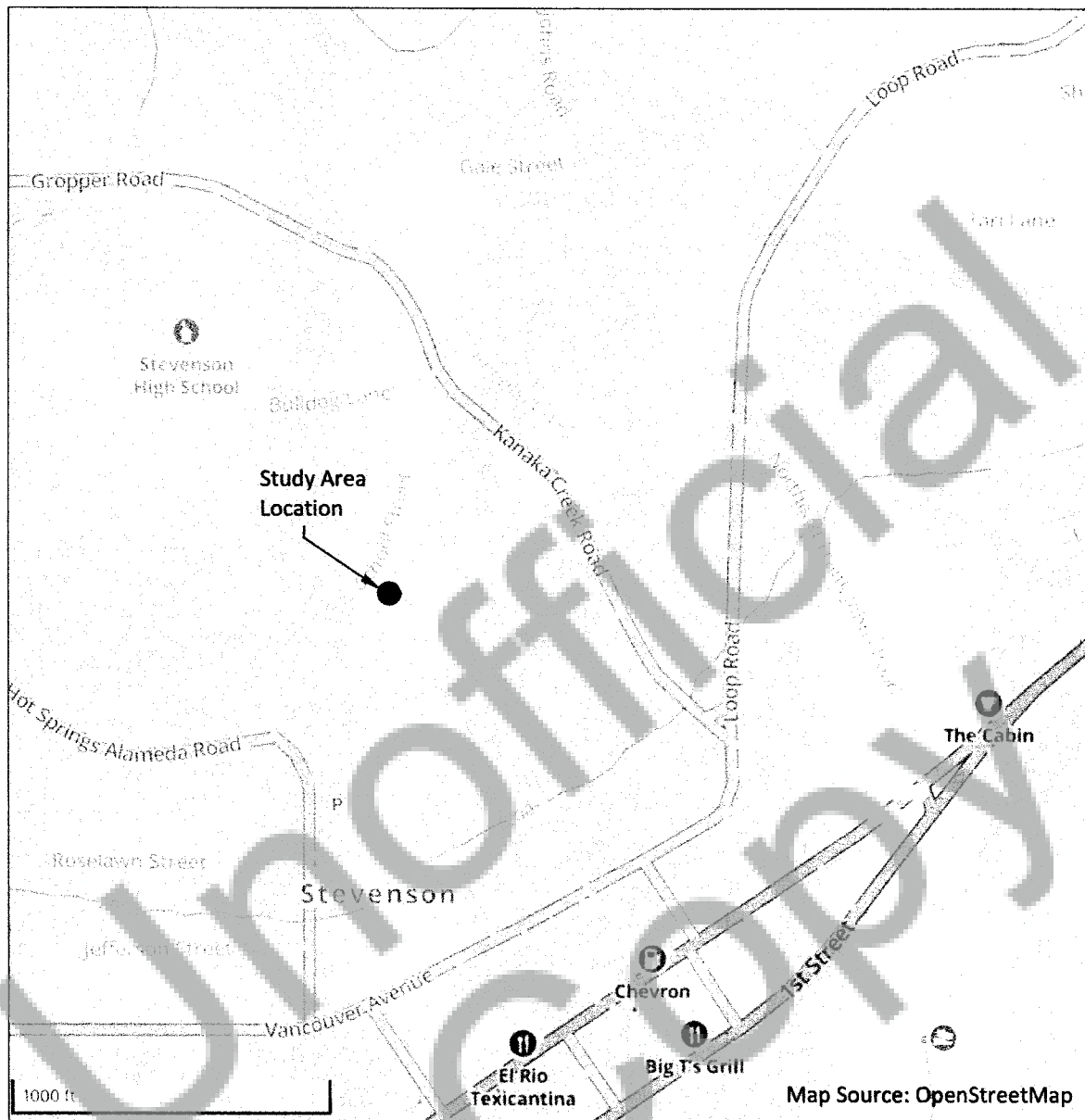
Figure 2 of 6 – Site Topographic Contours

Figure 3 of 6 – Soil Survey

Figure 4 of 6 – Wetland Inventory

Figure 5 of 6 – Identified Critical Areas and Buffers

Figure 6 of 6 – Locations of Significant Trees within 35 feet of Type Ns Stream



**Figure 1 of 6 - Vicinity Map
Critical Areas Report**

Project: May Residence
Parcel 03073644040200 (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648
Legal: S43, T3N, R7E of the Willamette Meridian
45.69751 N. lat. / -121.88546 W. Long.
County: Skamania

Cascadia Ecological Services, Inc.
14205 NW 56th Avenue, Vancouver, WA 98685
(360) 601-8631
www.cascadia-inc.com

Date: 6/9/23



Client:
Rick May
P.O. Box 946
Stevenson, WA 98648
(503) 341-2932
rick@mayandassociates.net



**Figure 2 of 6 - Site Topographic Contours
Critical Areas Report**

Project: May Residence
Parcel 03073644040200 (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648
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45.69751 N. lat. / -121.88546 W. Long.
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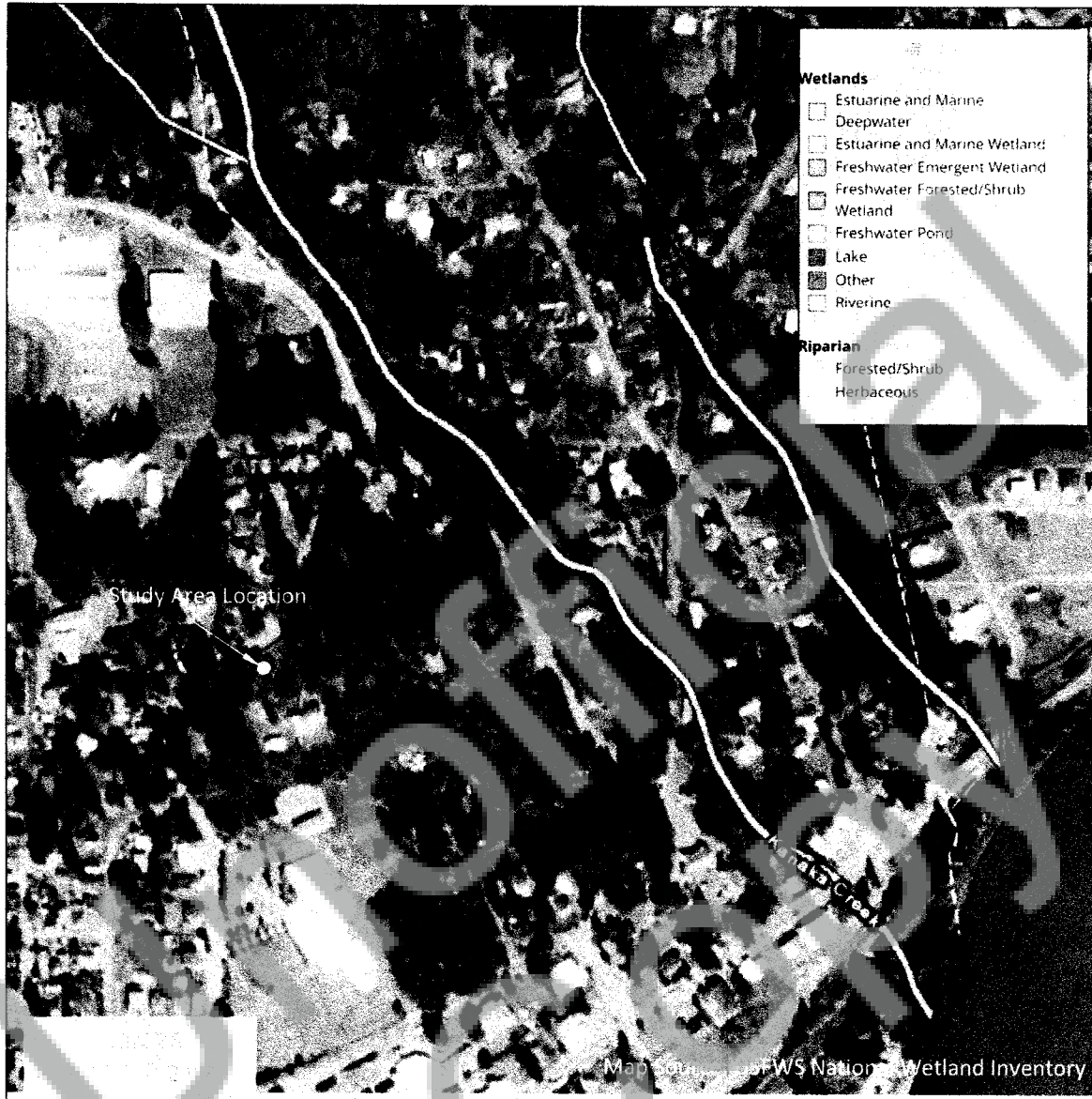
Date: 6/9/23



Client:
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(503) 341-2932
rick@mayandassociates.net



	<p>Figure 3 of 6 - Soil Survey Critical Areas Report</p> <p>Project: May Residence Parcel 03073644040200 (Adjusted Lot 14) NW Kanaka Creek Road, Stevenson, WA 98648 Legal: S43, T3N, R7E of the Willamette Meridian 45.69751 N. lat. / -121.88546 W. Long. County: Skamania</p>	 <p>Client: Rick May P.O. Box 946 Stevenson, WA 98648 (503) 341-2932 rick@mayandassociates.net</p>
	<p>Cascadia Ecological Services, Inc. 14205 NW 56th Avenue, Vancouver, WA 98685 (360) 601-8631 www.cascadia-inc.com</p>	



**Figure 4 of 6 - Wetland Inventory
Critical Areas Report**

Project: May Residence
Parcel 03073644040200 (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648
Legal: S43, T3N, R7E of the Willamette Meridian
45.69751 N. lat. /-121.88546 W. Long.
County: Skamania


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Date: 6/9/23



Client:
Rick May
P.O. Box 946
Stevenson, WA 98648
(503) 341-2932
rick@mayandassociates.net



 <p>CASCADIA ECOLOGICAL SERVICES, INC.</p>	<p>Figure 5 of 6 - Identified Critical Areas and Buffers Critical Areas Report</p> <p>Project: May Residence Parcel 03073644040200 (Adjusted Lot 14) NW Kanaka Creek Road, Stevenson, WA 98648 Legal: S43, T3N, R7E of the Willamette Meridian 45.69751 N. lat. / -121.88546 W. Long. County: Skamania</p>	<p>Client: Rick May P.O. Box 946 Stevenson, WA 98648 (503) 341-2932 rick@mayandassociates.net</p>
	<p>Cascadia Ecological Services, Inc. 14205 NW 56th Avenue, Vancouver, WA 98685 (360) 601-8631 www.cascadia-inc.com</p>	<p>Date: 6/9/23</p>



**Figure 6 of 6 - Locations of Significant Trees
within 35 feet of Type Ns Stream
Critical Areas Report**

Project: May Residence
Parcel 03073644040200 (Adjusted Lot 14)
NW Kanaka Creek Road, Stevenson, WA 98648
Legal: S43, T3N, R7E of the Willamette Meridian
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(360) 601-8631
www.cascadia-inc.com

Date: 6/9/23



Client:
Rick May
P.O. Box 946
Stevenson, WA 98648
(503) 341-2932
rick@mayandassociates.net

Appendix B: Background Information

Existing Plant Species

Table B-1. Dominant plant species occurring in the riparian buffer on the study area.

Scientific Name	Common Name	WIS*
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU
<i>Alnus rubra</i>	Red alder	FAC
<i>Prunus emarginata</i>	Bitter cherry	FACU
<i>Corylus cornuta</i>	Beaked hazelnut	FACU
<i>Acer circinatum</i>	Vine maple	FAC
<i>Oemlaria cerasiformis</i>	Indian plum	FACU
<i>Polystichum munitum</i>	Swordfern	FACU
<i>Helix hederæ</i>	English ivy	FACU
<i>Rubus armeniacus</i>	Armenian blackberry	FAC

* Wetland Indicator Status (WIS):

OBL	=	occurs in wetlands > 99% of time
FACW	=	occurs in wetlands 67-99% of time
FAC	=	occurs in wetlands 34-66% of time
FACU	=	occurs in wetlands 1-33% of time
UPL	=	occurs in uplands > 99% of time
NI	=	indicator status not known in this region
~	=	unsure as to FAC or FACU

Appendix C — Site Photos



Photo 1. Stream outlet onto site south of School Street facing west.

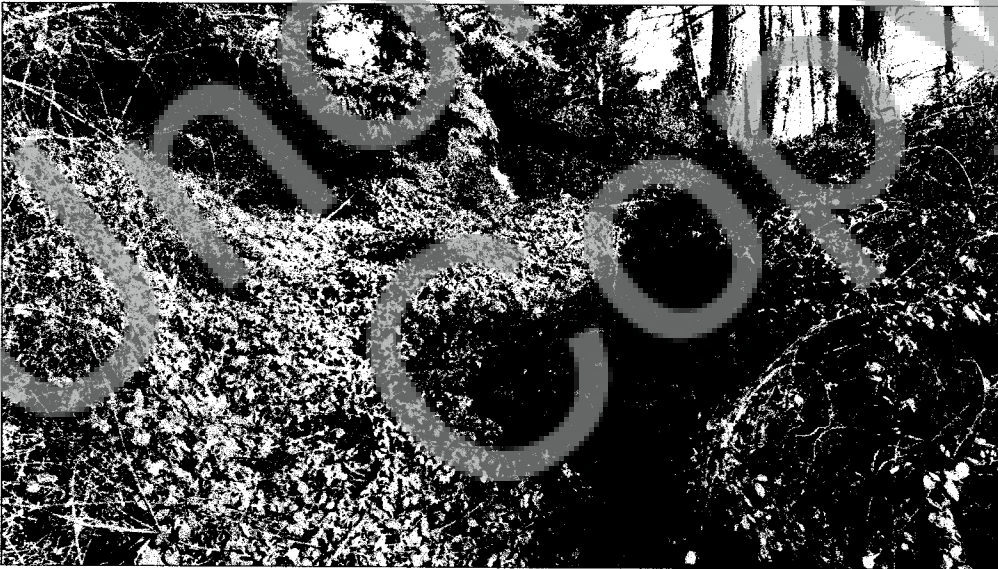


Photo 2. Facing north to culvert outlet at School Street. Riparian zone is dominated by blackberries.

Site Photos (cont.)



Photo 3. Riparian area in the southwest portion of the study area facing south.



Photo 4. Typical forested conditions in the west stream buffer zone.

May Residence (Adjusted Lot 14) Habitat Buffer Averaging Plan

Parcel 03073644040200

NW Kanaka Creek Road, Stevenson, WA 98648



Prepared by:

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Applicant:

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Date: August 29, 2023



Executive Summary

The applicant is proposing to construct a new single-family residence on Adjusted Lot 14 located to the south of School Street and west of NW Kanaka Creek Road in the City of Stevenson, Washington. Lot 14 was split from Skamania County Parcel 03073644040200 by the applicant.

The City of Stevenson 2018 Critical Areas Map shows a type “unknown” stream crossing the west side of Lot 14. This stream is not mapped by the Washington Department of Natural Resources. The stream originates on properties to the north of School Street and flows onto the study area from a culvert underneath the street. The stream flows south through the property and eventually connects with Kanaka Creek off-site.

Per Chapter 18.13, Table 18.13.095-1 of the City of Stevenson Municipal Code, the stream would be classified as Type Ns (non-fish seasonal) and require a 50-foot buffer width. The surrounding banks of the stream contains descending slopes of about 30-45 percent and decreases to 5-10 percent with decreasing elevation. The Applicant retained the services of Rapid Soil Solutions to conduct a geotechnical study for the property. Their assessment concluded that the outer 15 feet of the existing 50-foot buffers do not provide significant bank stabilization functions. Therefore, the 35-foot setback is sufficient for the stream along its entire length of the subject site, instead of the 50-foot setback as required by the municipal code.

All significant trees (>12 inches DBH) within the 35-foot stream buffer were identified and will be retained by this project.

The applicant proposes to utilize sections 18.13.095.D.2 of the City of Stevenson Municipal Code (City of Stevenson, 2023) to average portions of the habitat buffers on the project site.

The project, as proposed, will not result in a net loss to the habitat functions of the stream on the site. No sensitive plant, fish, or wildlife species are currently known to occur within the confines of the project area. This habitat buffer averaging plan documents the investigation, best professional judgment, and conclusions of CES.

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Appendices

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Acronyms and Abbreviations

CES	Cascadia Ecological Services, Inc.
SMC	Stevenson Municipal Code

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat assessment, permitting, and mitigation. This plan was completed by James Barnes, president and owner of CES. The information contained in this plan documents the investigation, best professional judgment and conclusions of CES. All assumptions made and relied upon are complete and accurate.

Jim Barnes
President
Cascadia Ecological Services, Inc.

Chapter 1. Introduction

Rick May (applicant) contracted with CES to complete a habitat buffer averaging plan for Parcel 03073644040200. The purpose of the plan is to address encroachments into the riparian habitat buffers along the east side of the stream on the property by a proposed new single-family residence.

This plan is anticipated to support critical area and building permits locally through the City of Stevenson.

Chapter 2. Proposed Project

2.1 Location

Project Location: NW Kanaka Creek Road, Stevenson, WA 98648 (No situs address - Figure 1 of 2)

Parcel: 03073644040200 (Adjusted Lot 14)

County: Skamania

Section, Township, and Range: S43, T3N, R7E of the Willamette Meridian

Latitude/Longitude: 45.69751/-121.88546

2.2 Purpose and Description

The applicant is proposing construct a new single-family residence on Adjusted Lot 14 located to the south of School Street and west of NW Kanaka Creek Road in the City of Stevenson, Washington.

2.3 Background Information

The project area is vacant and undeveloped with local slopes dominated by low understory grass, thick shrubbery and trees. Trees on site exhibit straight to minor trunk curvature.

The City of Stevenson 2018 Critical Areas Map (City of Stevenson, 2023) shows a type unknown seasonal stream crossing the west side of Lot 14. This stream is not mapped by the Washington Department of Natural Resources. This non-fish bearing stream is a tributary to Kanaka Creek and eventually flows into the Columbia River.

The surrounding banks of the stream contain descending slopes of about 30-45 percent and decreases to 5-10 percent with decreasing elevation.

The northwestern boundary line of the study area encompasses about 223 feet off the southern edge of School Street. School Street is a residential street paved with asphalt concrete. The western side of the street contains a sidewalk and a curb. Currently no established sidewalk or curb are present on the eastern side of the street, to the north of the study area. The edge of the road is roughly 15-20 feet from the abrupt descent towards the

northern boundary line of the property.

The stream emerges from a culvert emerges along the south side of School Street. The stream flows down a steep embankment which is partially armored with rock boulders before it enters a thicket of Armenian blackberries which continue for most of its length across the study area before entering a relatively open forest to the south off-site.

The majority of the surrounding land uses are mostly residential and there is a school nearby to the south.

The highest elevation on the subject site is situated along the northern boundary line, recorded as just over 280 feet above sea level. The slopes descend from this high point to about 235 feet at the southwestern corner of the study area. The proposed building envelope is situated into the hillside that contains slopes of about 5 to 15 percent.

Chapter 3. Methods

3.1 Buffer Averaging (SMC 18.13.095.D.2)

This chapter summarizes the methods used to comply with local guidance (City of Stevenson, 2023). The applicant proposes to average portions of the habitat buffers along the east side of the stream to a functionally equivalent area along the west habitat buffer. The area of buffer reduction consists of open grassland and blackberry thickets. The buffer addition area west of the creek consists of mature forest with a intact native shrub layer.

SMC 18.13.095.D.2 states that buffer averaging to allow reasonable use of a parcel may be permitted when all of the following are met:

- a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
- b. The averaged buffer will not result in degradation of the FWHCA's functions and values as demonstrated by the FWHCA report.
- c. The total buffer area after averaging is equal to the area required without averaging.
- d. The buffer at its narrowest point is never less than 75% of the required base buffer width.

The adjusted base habitat buffer along the east side of the stream where the house is to be constructed is 35 feet. The house construction footprint is also outside of the required buffer. Buffer averaging will allow for a yard area along the west side of the house which will not infringe on the habitat buffer after the house is completed. The applicant has designed the house to minimize impacts to the habitat to the maximum extent practicable, but buffer averaging will allow for any future buffer impacts to be eliminated by creating an adequate side yard area.

The proposed buffer averaging will not result in degradation of the FWHCA's functions and values because the area of buffer reduction is in grass and blackberries while the buffer addition area is mature forest.

The base habitat buffer width along the east side of the stream is 35 feet. This area will be reduced by 25 percent, or 8.75 feet to 26.25 feet in width. The total area of habitat buffer reduction is 868 ft². 8.75 feet will be added to the west 35-foot habitat buffer resulting in an adjusted buffer width of 43.75 feet or 886 ft².

Chapter 4. Critical Areas Permit Standard Requirements

4.1 Protective Buffers Standards (SMC 18.13.057)

Upon approval of the city development permit application, the applicant will implement the following in a timely manner:

1. **Construction Staking.** Construction staking shall take place before construction begins. 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.
2. **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. Applicant shall deliver a copy of the deed within 30 days of the city's approval of the development review application.
 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.
3. **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.

4. 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.

Chapter 5. References

City of Stevenson. (2023, August 29). *2018 Critical Areas Map*. Retrieved from https://www.ci.stevenson.wa.us/sites/default/files/fileattachments/planning/page/2428/critical_area_map.pdf

City of Stevenson. (2023, August 29). *Stevenson, Washington Code of Ordinances*. Retrieved from Stevenson, Washington Code of Ordinances (Title 18. Environmental Protection: https://library.municode.com/wa/stevenson/codes/code_of_ordinances?nodeId=TIT18ENPR_CH18.13CRARNARELA_18.13.09SCRARISWIHACOAR

Appendix A — Methods and Tools

Table A-1. Regulatory code section referenced to prepare the habitat buffer averaging plan.

Parameter	Method or Tool	Website	Reference
City of Stevenson Code of Ordinances	City of Stevenson Critical Areas Protection Ordinance	https://www.cityofstevenson.org/DocumentCenter/View/12546/Critical-Areas-Protection-Ordinance	Title 18. Environmental Protection

Appendix B — Figures

Figure 1 of 2 – Vicinity Map

Figure 2 of 2 – Habitat Buffer Averaging Areas

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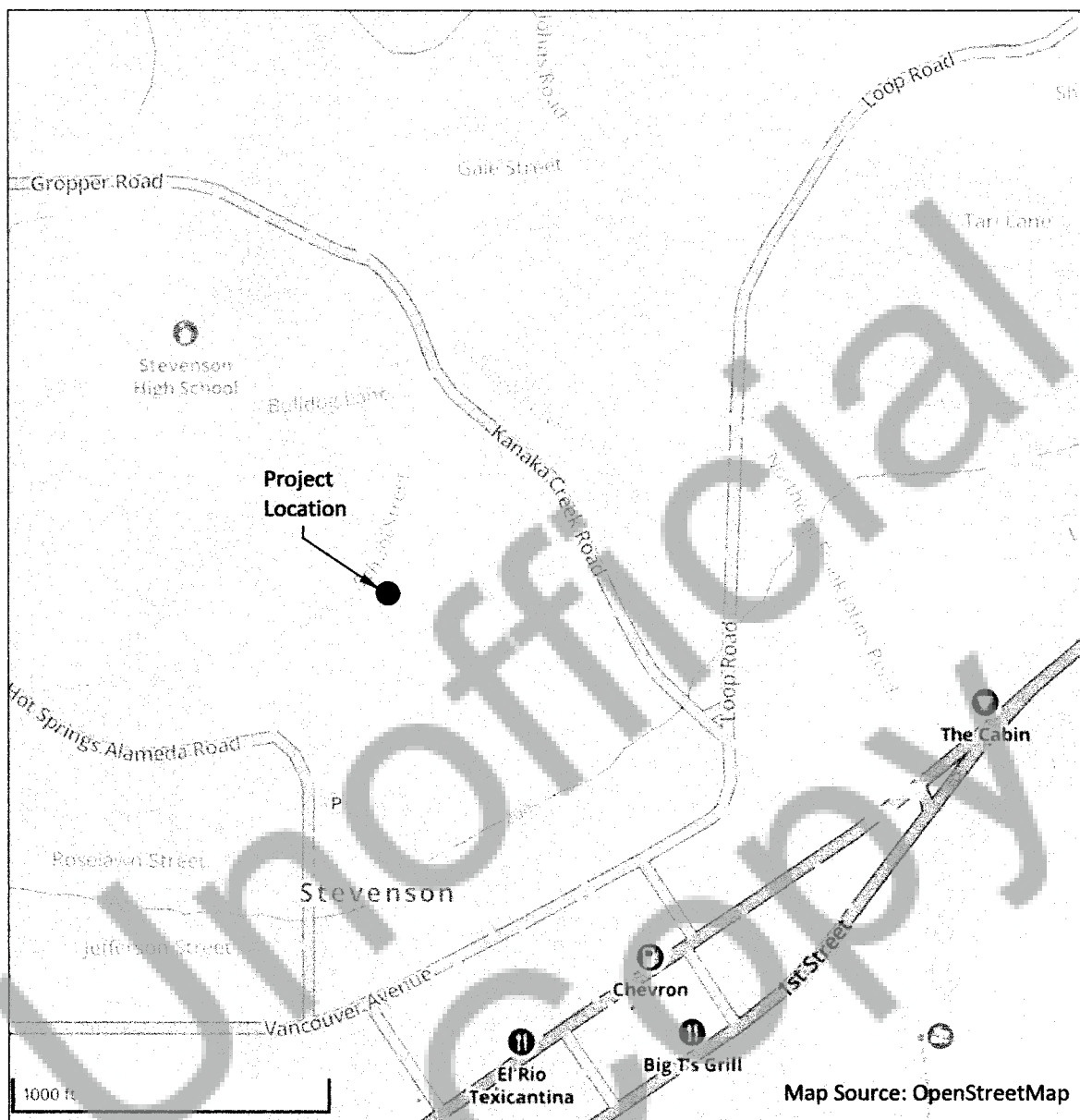


Figure 1 of 2 - Vicinity Map
Habitat Buffer Averaging Plan
 Project: May Residence
 Parcel 03073644040200 (Adjusted Lot 14)
 NW Kanaka Creek Road, Stevenson, WA 98648
 Legal: S43, T3N, R7E of the Willamette Meridian
 45.69751 N. lat. / -121.88546 W. Long.
 County: Skamania

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**Figure 2 of 2. Habitat Buffer Averaging Areas
Habitat Buffer Averaging Plan**

Project: May Residence
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