Exhibit 1

June 23, 2017

Limited Liability Company
303 Madison Ave. S., Ste 108
Bainbridge Island, WA 98110

Dear Applicant:

Thank you for meeting with City staff on June 20, 2017 to discuss your proposal to construct two single family residences (SFRs) on two lots at Fort Ward Estates. A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

General Information
Pre-Application Conference Date: June 20, 2017
Project Name and Number: Inhabit LLC Pre-App – PLN 50850 PRE
Project Description: Construct two SFRs on Lots 5 and 6 (Block 4) of Fort Ward Estates, on Soundview Drive NE. Lot 5 contains a mapped wetland on its eastern edge, and both lots are encumbered by associated wetland buffers.
Project Address: 2171 Soundview Dr. NE (Lot 5) and TBD (Lot 6)
Tax Parcel Number(s): 4146-004-005-0004 (Lot 5) and 4146-004-006-0003 (Lot 6)
Tax Parcel Size: 0.2 acres (Lot 5) and 0.16 acres (Lot 6)
Zoning/Comp Plan Designation: R-2
Planning Contact: Annie Hillier
Development Engineer: Janelle Hitch

Land Use Review Process
Applications Required
Reasonable Use Exception: BIMC 16.20.080 **–** A reasonable use exception (RUE) is intended to ensure reasonable use of a property when reasonable use of that property cannot be achieved through any other means. Given the extent of the water quality buffer and the inability to achieve reasonable use of the property through other means (i.e. buffer averaging, a habitat management plan, or a variance), an RUE appears to be the only way to develop the properties as proposed. Criteria for review and approval include a maximum total lot coverage of 1,200 square feet, and a mitigation plan in accordance with BIMC 16.20.110. **Variance (Major):** BIMC 2.16.120 – The major variance process may be used for deviation from zoning standards in BIMC Title 18 that the director determines exceed the threshold for minor variances under BIMC 2.16.060. A variance is authorized only for lot coverage, size of structure or size of

setbacks. As proposed, reducing the 25 ft. front yard setback to 5 ft. (Lot 6) and 10 ft. (Lot 5) would require major variances. Note: Development of single family residences would require building permit applications.
Fees
Planning Fees: $5,724 (VAR) + $1,272 (RUE) **per lot**
Health Fees: $109 **per lot**
Approval Body
Quasi-judicial decision by Hearing Examiner (BIMC Table 2.16.010-1)
Review and Recommendation
BIMC 2.16.100: SEPA Environmental Review* Director (review and recommendation) Planning Commission (optional) Public Hearing (report presented to hearing examiner) **Other required reviews and supplemental information**: Critical area report* (this includes the wetland delineation and mitigation plan) Kitsap Public Health District review Bainbridge Island Fire Department review Planning Division review Development Engineer review *The SEPA checklist and critical area report are application submittal requirements. See the Administrative Manual for additional submittal requirements (http://www.ci.bainbridge-isl.wa.us/DocumentCenter/View/100).

Bainbridge Island Municipal Code Requirements – Planning Checklist
BIMC 2.16 – Land Use Review Procedures
Review procedures for a Reasonable Use Exception are outlined in BIMC 2.16.100 and BIMC 16.20.080; review procedures for a Variance (major) are outlined in BIMC 2.16.120.
BIMC 16.04 – Environmental Policy
The projects are subject to the State Environmental Policy Act (SEPA) review as provided in Chapter 43.21C RCW and BIMC Chapter 16.04. One SEPA checklist will be required upon application submittal.
BIMC 16.12 – Shoreline Master Program
The subject properties are outside of shoreline jurisdiction.
BIMC 16.20 – Critical Areas

The subject properties are completely encumbered by a wetland and its associated buffers. As such, mitigation on-site does not appear to be an option. An application for an RUE requires a critical area report, including a mitigation plan prepared in accordance with BIMC Section 16.20.110 (Mitigation Plan Requirements). As discussed, the applicant proposed mitigation impacts on the adjacent City-owned property. City staff is inquiring into the possibility of mitigating wetland impacts on the property, and will follow-up with the applicant/agent accordingly. Please note, the RUE and VAR applications cannot be submitted without a mitigation proposal. Please note the RUE criteria for review and approval in BIMC 16.20.080.G, which include no reasonable alternative to the proposal; minimum impact to the wetland; and total lot coverage (building footprint) does not exceed 1,200 sq.ft. Staff also discussed the need for the applicant to demonstrate minimal impact to the wetland; and particularly a reduction in the amount of proposed lawn/yard area.
BIMC 18.09 – Use Regulations
Development of single family residences is a permitted use under BIMC 18.09.020, subject to the development standards as outlined in BIMC 16.20 Critical Areas.
BIMC 18.12 – Dimensional Standards
Lot Coverage: 20%* Front Yard Setback: 25 ft.** Side Yard Setback: 5 ft. min Total Side Yard Setback: 15 ft. Rear Yard Setback: 15 ft. Max Building Height: 30 ft. * Lot coverage restricted to 1,200 sq. ft. per RUE criteria for approval * *Seeking variance from front yard setback
BIMC 18.15 – Development Standards and Guidelines
Development shall comply with the parking standards as set forth in BIMC 18.15.020, which requires two spaces for each primary dwelling unit. Further it is recommended that hard surfaces be minimized by utilizing a shared driveway between lots. The general parking requirements outlined in BIMC 18.15.020.B also encourage two-track driveways (also known as Hollywood or wheel strip driveways).
BIMC 18.18 – Design Standards and Guidelines
Development of single family residences on the subject properties shall comply with the Fort Ward Design Guidelines (BIMC 18.18.030.J).
BIMC 20.04 – City Fire Code
The project shall comply with all applicable provisions of the adopted Fire Code (International Fire Code, 2015 Edition).

Department/Agency Comments
Development Engineer Comment:
Janelle Hitch provided the attached comment and can be reached at (206) 780-3783 or jhitch@bainbridgewa.gov. As discussed during the Preapplication conference, Janelle recommended revising the site plan to reduce hard surfaces to less than 5,000 sq.ft. Janelle also intends to provide information regarding the City-owned right-of-way in front of the two properties, and how this might impact the applicant's landscaping plans.
Bainbridge Island Fire District Comment:
Fire Marshal, Luke Carpenter, provided the attached comment and can be reached at (206) 842-7686 or lcarpenter@bifd.org.
Kitsap Public Health District Comment:
Steve Brown, Environmental Health Specialist, provided the attached comment and can be reached at (360) 337-5285 or steve.brown@kitsappublichealth.org.

The fee for a Reasonable Use Exception and a Variance (major) is $5,724 (VAR) + $1,272 (RUE) per lot, due at time of submittal. The Health District also requires $109 per lot for review, due at time of submittal as a separate check. Please review the City's new Administrative Manual (http://www.ci.bainbridge-isl.wa.us/DocumentCenter/View/100) for all submittal requirements. Once you are ready to submit an application for the Reasonable Use Exception and the Variance (major), contact Jay Harris at (206) 780-3770 or jharris@bainbridgewa.gov to schedule an intake appointment. If you have any questions, please contact me at (206) 780-3773 or ahillier@bainbridgewa.gov.

Sincerely,

Annie Hillier
Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

CITY OF BAINBRIDGE ISLAND
Department of Public Works

Memorandum

To: Annie Hiller, Planner

From: Janelle Hitch, P.E., Development Engineer JCH

Date: June 19, 2017

Re: Inhabit LLC Preapplication

Related Application Number: **PLN50850 PRE**

Project Description:

The proposed projects include construction of two single family residences on parcels constrained by a critical area. Each lot is likely required to get a Reasonable Use Exception (RUE) permit. The RUE is required to build within the buffer of a wetland- which is not allowed unless there is no feasible alternative. Although the properties are adjacent and under common ownership they are considered individual sites requiring individual RUE permits. However; "site" under the BIMC 16.20 Critical Areas is defined to include a series of lots under common ownership. Under BIMC 15.20 "Site" means the area defined by the legal boundaries of a parcel or parcels of land that is (are) subject to new development or redevelopment. If the parcels are considered one site, then the stormwater management plan must meet minimum requirement's 1 through 9 in the *2014 Stormwater Management Manual for Western Washington (SWMMWW)*. To minimize environmental impacts to the wetland and meet the intent of the critical areas code and the stormwater management code it is recommended that the site be considered the combination of the parcels.

Comments:

I have completed a review of the above referenced project materials received by the City of Bainbridge Island (COBI) on May 31, 2017. Please see the comments below for information on the proposed project.

Recommended SEPA Conditions of Approval:

1. A stormwater management plan is required and must meet minimum requirements 1 through 9 of the 2014 SWMMWW as adopted by the Bainbridge Island Municipal Code at the time of the first building permit application.
2. Minimize hard surfaces by utilizing a shared driveway between two lots.

3. Consider all Low Impact Development best management practices (BMPs) that will minimize impacts to the critical areas. Provide a discussion and determination of LID BMPs with the first building permit application.

Traffic Impact Fees:

1. The work will be subject to Transportation Impact Fees pursuant to BIMC 15.30 and City Ordinance 2015-07. The assessed fees shall be due and payable prior to issuance of the building permits.

Permitting:

1. A right-of-way permit from the City of Bainbridge Island Department of Public Works will be required prior to any work within the City right-of-way such as shoulder work or placement of the driveway.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review.

Bainbridge Island Fire Department

Memo

June 9, 2017

TO: Annie Hillier, Planning Department

FR: Assistant Chief Luke Carpenter, Fire Marshal

RE: Inhabit LLC PLN50850

The submittal has been reviewed resulting in the following comments:

1. The proposed project shall comply with all provisions of the adopted Fire Code.

2. Future development may require the installation of fire hydrant(s) or residential fire sprinklers to meet fire flow requirements.

KITSAP PUBLIC
HEALTH DISTRICT

345 6th Street, Suite 300
Bremerton, WA 98337
360-728-2235

Pre-application Checklist

Date: **June 12, 2017**

C.O.B.I. Planner: **Annie Hillier**

Applicant: **Inhabit LLC**

Project Name: **Inhabit LLC PRE**

The following items will need to be applied for/submitted to the Kitsap Public Health District before COBI will accept your permit application:

☒ Building Clearance for Sewered Properties (Sewered BC) prior to the issuance of the building permit.

2017 Fees: Short Plat (onsite) - $475.00 (9 lots or less), Plat (on-site) - 10 or more lots - $555.00 plus $41.00 per lot (after 10), Plat on sewer - $158.00, large lot subdivision - $109.00, BSA's – fees vary (contact the Health District)
Other Land Use Apps. - $218.00 (or $109.00 with copy of the submitted BSA or Building Clearance attached)
Site Plan Review - $109.00 (BSA required at time of submittal if on septic)
Building Clearance - $241.00, B.C. Exemption-$79.00, Commercial B.C. - $284.00-$393.00, Sewered B.C. - $66.00
$109.00 per hour may be billed for any additional time spent on project review.
See the Health District fee schedule for details.

This list may not address all Health District requirements. It is based only on the information provided.
Please call if you have any questions.

Steven J. Brown Environmental Health Specialist II (360)728-2277

Exhibit 2

CITY OF BAINBRIDGE ISLAND
MASTER LAND USE APPLICATION
P100

FOR OFFICIAL USE ONLY

City of Bainbridge Island
NOV 14 2017
Planning and Community Development

PROJECT # _____
PLANNER _____

Project Name:	~~Inhabit LLC PLN50850 PRE~~ Soundview Drive Lot 5 & 6 KT 11/14/17.
Parcel Number(s):	4146-004-005-0004 (Lot 5) and 4146-004-006-0003 (Lot 6)
Property Address:	2171 Soundview Dr. NE (Lot 5) and TBD (Lot 6)

Type of Application (check all that apply)

- ☐ Adjustments to an Approved Land Use:
  - ○ Major ○ Minor
- ☐ Administrative Code Interpretation
- ☐ Agricultural Conditional Use
- ☐ Agricultural Retail Plan
- ☐ Boundary Line Adjustment
- ☐ Buoy Application
- ☐ Clearing Permit
- ☐ Conditional Use Permit:
  - ○ Major ○ Minor
- ☐ Habitat Buffer Averaging
- ☐ Habitat Management Plan
- ☐ Housing Design Demonstration Project
- ☐ Pre-Application Conference
- ☑ Reasonable Use Exception
- ☐ Revision: Type_____
- ☐ Rezone:
  - ○ Site Specific ○ Area-Wide
- ☐ Shoreline Conditional Use
- ☐ Shoreline Exemption
- ☐ Shoreline Substantial Development
- ☐ Shoreline Variance
- ☐ Sign Permit
- ☐ Site Plan and Design Review:
  - ○ Major ○ Minor
- ☐ Special Use Review
- ☐ State Environmental Policy Act (SEPA)
- ☐ Subdivision – Large
- ☐ Subdivision – Long
- ☐ Subdivision – Short
  - ○ Preliminary
  - ○ Final
  - ○ ALT/ADJ/AMEND
- ☑ Variance:
  - ◉ Major ○ Minor
- ☐ Vegetation Management
- ☐ Wireless:
  - ○ EFM ○ WCF
- ☐ Other_____

Project Description:

Construct two SFRs on Lots 5 and 6 (Block 4) of Fort Ward Estates, on Soundview Drive NE. Lot 5 contains a mapped wetland on its eastern edge, and both lots are encumbered by associated wetland buffers.

Parcel #	Address	Property Owner
4146-004-005-0004	2171 Soundview Dr. NE	Inhabit LLC
4146-004-006-0003	TBD	Inhabit LLC

Project Contacts *(owner, surveyor, engineer, etc)*		
Property Owner: Inhabit LLC		
Address: 330 Madison Avenue S STE 108		
City: Bainbridge Island	State: WA	Zip: 98110
Email: jp@inhabitdevelopment.com		Phone: 206.780.6018
Name: Julian Prosser	Agency: Ecological Land Services, Inc	
Address: 8900 State Highway 3 SW	Function: Wetlands Biologist	
City: Bremerton	State: WA	Zip: 98312-4982
Email: joanne@eco-land.com		Phone: 360.674.7186
Name: Adam Wheeler	Agency: Browne Wheeler Engineers Inc	
Address: 241 Ericksen Avenue NE	Function: Civil Engineer	
City: Bainbridge Island	State: WA	Zip: 98110
Email: adam@brownewheeler.com		Phone: 206.842.0605
Name: Michael Staten, PE	Agency: Envirotech Engineering	
Address: PO Box 984	Function: Soils Engineer	
City: Belfair	State: WA	Zip: 98528
Email: envirotech@geotechnicalifo.com		Phone: 360.689.6045

Authorized Agent *(Please attach notarized Owner/Applicant Agreement Form)*		
Name: Amy Duerr Day	Agency: AMY L. DUERR DAY	
Address: 14329 Komedal Rd NE		
City: Bainbridge Island	State: WA	Zip: 98110
Email: ald@amyduerrday.com		Phone: 206. 498.7010

If additional parcels or contacts are required, please attach additional sheets

Submittal requirements for each application are described in the Administrative Manual for Planning Permits: http://www.bainbridgewa.gov/DocumentCenter/View/100.

Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application.

ELECTRONIC FILES AND FOUR (4) PAPER COPIES ARE REQUIRED FOR ALL SUBMITTED DOCUMENTS

Applications ***must be submitted in person, and by appointment only*** by either the owner or the owner's designated agent. Should an agent submit an application, a ***notarized Owner/Applicant Agreement*** must accompany the application. To schedule an appointment, please contact pcd@bainbridgewa.gov or call (206) 780-3750.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Julian Prosser		11.14.17
Print Name (Owner)	Signature (Owner)	Date
Julian Prosser		
Print Name (Owner)	Signature (Owner)	Date
Julian Prosser		
Print Name (Owner)	Signature (Owner)	Date
Julian Prosser		
Print Name (Owner)	Signature (Owner)	Date

Julian Prosser		
Print Name (Agent)	Signature (Agent)	Date

Exhibit 3

Wetland Delineation Report
and
Buffer Mitigation Plan
for
Fort Ward Lots 5 & 6
Bainbridge Island, Washington

Prepared for:

Julian Prosser
330 Madison Avenue, Suite 108
Bainbridge Island, WA 98110
(206) 550-9004

Prepared by:

Ecological Land Services, Inc.
1157 3rd Avenue, Suite 220A
Longview, Washington 98632
(360) 578-1371
Project Number 2405.01

September 13, 2017

TABLE OF CONTENTS

FIGURES & PHOTOPLATES

SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.

Joanne Bartlett, PWS
Senior Biologist

Laura Westervelt
Biologist

INTRODUCTION

Ecological Land Services, Inc. (ELS) was contracted by Julian Prosser to conduct a wetland boundary delineation and report for Fort Ward Estates Lots 5 and 6, which is comprised of parcel numbers 4146-004-005-0004 and 4146-004-006-0003, within a portion of Section 11, Township 24 North, Range 2 East of the Willamette Meridian, in Bainbridge Island, Washington (Figure 1). This report summarizes findings of the wetland delineation according to the *City of Bainbridge Island Municipal Code (BIMC), Chapter 16.20.160* (2007) for delineation methodology, wetland categorization, and required buffer widths.

METHODOLOGY

The wetland delineation followed the Routine Determination Method according to the U.S. Army Corps of Engineers, *Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0* (U.S. Army Engineer Research and Development Center 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland, but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (USACE), as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by Bainbridge Island.

To determine the current presence or absence of wetlands on this property, ELS biologists collected data on vegetation, hydrology, and soils. The delineation site visit was conducted on June 10, 2016 during which, one wetland was delineated east of Lot 6 and along the east property line of Lot 5. There was also a delineation site visit conducted on lots 2, 3, and 4 to the south on September 9, 2016, which continued the wetland boundary to the southern extent. The boundary of the wetland was delineated using consecutively numbered fluorescent flagging labeled "WETLAND DELINEATION." Wetland boundaries were determined through breaks in topography, changes in vegetation, and evidence of surface hydrology. Vegetation, hydrology, and soil data was collected at four test plots to verify the wetland boundary delineations (Appendix A). The wetland boundary was mapped using a Trimble handheld Global Positioning System (GPS) unit to show the extent of the wetland on the site map (Figure 2).

SITE DESCRIPTION

Lots 5 and 6 are located on the east side of Soundview Drive NE (Photoplate 1) in the Fort Ward Estates area of Bainbridge Island (Figure 1). They are rectangular-shaped parcels with Lot 6

oriented north to south and Lot 5 oriented west to east (Figure 2). The properties are level on the west side and slope down gradually into a shallow depression on the east half (Photoplates 2 and 3). The properties are undeveloped, but the level areas near the road are being mowed and utilized by neighboring residents for storage of vehicles. The two lots are composed mainly of disturbed upland forest (Photoplates 1, 2, 4, and 5) with a deciduous tree canopy occurring in places. The shrub layer is extremely dense below the sparse trees and creates an impenetrable barrier. The adjacent properties are undeveloped, with the exception of the properties across Soundview Drive which are developed residentially. The right-of-way of Belfair Avenue lies north of Lot 6 but is unimproved and used as a pedestrian path.

The wetland was identified and delineated east of Lot 6 extending south along the east edge of Lot 5 (Figure 2). Wetland A is situated in a depressional trough bordered by residential development on the southeast and south sides. It is a depressional system dominated by a combination of forested, scrub/shrub, and emergent vegetation communities (Photoplates 3, 4, and 5). The wetland has a seasonally flooded hydroperiod with northerly water flow into a culvert at the north end that conveys water into wetlands north of Belfair Avenue (Photoplate 4).

The project will propose 2 single family residences, one on each lot. A mitigation plan has been prepared to address the impacts associated with constructing the homes within the water quality buffer. Mitigation is proposed as a combination of onsite enhancement and replacement of the culvert. The culvert was not installed at the proper grade and is angled up to the north so water only leaves the wetland during periods of high precipitation events (Figure 9).

VEGETATION

Wetland Vegetation

Wetlands A is comprised of forested, scrub/shrub, and emergent communities. There were no trees at Test Plot 1 in Wetland A but the adjacent tree canopy is dominated by western red cedar (*Thuja plicata*, FAC) and bitter cherry (*Prunus emarginata*, FACU). The shrub layer was dominated by dense rose spirea (*Spiraea douglasii*, FACW) and Nootka rose (*Rosa nutkana*, FAC) with Himalayan blackberry (*Rubus armeniacus*, FAC) occurring in Test Plot 4. Lower percentages of pacific willow (*Salix lucida ssp. lasiandra*, FACW), English hawthorn (*Crataegus monogyna*, FAC), and English holly (*Ilex aquifolium*, FACU) occur in wetland test plots. Lady fern (*Athyrium cyclosorum*, FAC), creeping buttercup (*Ranunculus repens*, FACW), and large-leaf avens (*Geum macrophyllum*, FACU) dominate the herbaceous layer with lower percentages of sword fern (*Polystichum munitum*, FACU), horsetail (*Equisetum arvense*, FAC), velvet grass (*Holcus lanatus*, FAC), soft rush (*Juncus effusus*, FACW), and American vetch (*Vicia americana*, FAC) also present.

Upland Vegetation

The upland areas onsite are composed of forested and shrub communities. The upland test plots did not include trees, however the adjacent forest was dominated by western red cedar, red alder (*Alnus rubra*, FAC), and big leaf maple (*Acer macrophyllum*, FACU). Shrub vegetation in upland test plots is dominated by Nootka rose, English hawthorn, and Himalayan blackberry with lower occurrences of evergreen blackberry (*Rubus laciniatus*, FACU). The herbaceous layer is dominated by sword fern, velvet grass, and orchard grass (*Dactylis glomerata*, FACU) with lower

percentages of trailing blackberry (*Rubus ursinus*, FACU), veronica (*Veronica americana*, OBL), horsetail, fringe cup (*Tellima grandiflora*, FACU), bird's foot trefoil (*Lotus corniculatus*, FAC), soft rush, and large-leaf avens also present.

The dominant vegetation found onsite is recorded on the attached wetland determination data forms (Appendix A). The indicator status, following the common and scientific names, indicates how likely a species is to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) – Almost always occur in wetlands.
- **FACW** (facultative wetland) – Usually occur in wetlands, but may occur in non-wetlands.
- **FAC** (facultative) – Occur in wetlands and non-wetlands.
- **FACU** (facultative upland) – Usually occur in non-wetlands, but may occur in wetlands.
- **UPL** (obligate upland) – Almost never occur in wetlands.
- **NI** (no indicator) – Status not yet determined.

SOILS

As referenced on the U.S.D.A. Natural Resources Conservation Service (NRCS 2015) website, Cathcart silt loam, 2 to 8 percent slopes (7) is mapped across both lots (Figure 4). Cathcart soils are not classified as hydric (NRCS 2014) and do not have inclusions of hydric soil map units. Areas mapped as hydric soils do not necessarily mean that an area is or is not a wetland—hydrology, hydrophytic vegetation, and hydric soils must all be present to classify an area as a wetland.

Wetland Soils

The evaluated wetland soils at Test Plots 1 and 4 were composed of silt loam to clay loam with black to dark grayish brown (10YR 2/1 to 10YR 4/2) soil matrix colors. Redoximorphic features were observed at 5 to 15 percent of the matrix and having dark yellowish-brown to yellowish-brown (10YR 3/5 to 10YR 5/8) colors. The soil profiles meet the criteria for hydric soil indicators F3 because of the depleted matrix chromas and presence of redoximorphic features.

Upland Soils

The evaluated upland soils at Test Plots 2 and 3 consisted of gravelly silt loam to silt loam with brown to dark grayish-brown (10YR 3/2 to 10YR 4/2) soil matrix colors. The upland soil profiles appear to meet the criteria for hydric soil indicator F3 because depleted matrix chromas were recorded. However, the soil profiles were determined to be non-hydric because the profiles lacked redoximorphic features and closely match the description for Cathcart silt loam, which is not classified as hydric. These areas are determined to be upland due to the lack of hydrophytic vegetation and/or wetland hydrology.

HYDROLOGY

Hydrology was not observed in Wetland A during the June 2016 site visit but there were indicators of surface water at the north end during the growing season. Although surface water was not present in the wetland, the soil sample was glistening at Test Plot 4 indicating that the soil remains

damp. The source of hydrology to Wetland A is mainly direct precipitation and surface water runoff from adjacent developed properties. It appears that Wetland A fills with rain water and runoff during the winter and spring to a depth that allows flow of water north through the culvert at the north end (under Belfair Avenue). The culvert appears to be angled slightly with the higher end at the north, which prevents water flow until the wetland is flooded beyond its boundaries (Figure 9). This is evident when previous delineation maps are compared over time. The culvert conveys water into the wetland north of Belfair Avenue. The wetland north of Belfair Avenue is part of a series of wetlands that extend northerly to the north end of Fort Ward Estates. The wetlands discharge into a stream that flows northerly to Blakely Harbor. Water was not present in the upland areas and there was no evidence of wetland hydrology.

NATIONAL WETLAND INVENTORY

The National Wetlands Inventory (NWI) does not map wetlands on or within 250 feet of the property (Figure 5). The findings of the ELS delineation do not agree with the NWI mapping because wetland is present along the east edges of the two lots. The NWI maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

BAINBRIDGE ISLAND CRITICAL AREAS

The Bainbridge Island Critical Areas map (BI 2015) maps wetland outside the east boundary of Lot 6 and extending onto the east boundary of Lot 5 (Figure 6), which represents Wetland A. The ELS biologists agree with the general mapping of wetland (Figure 2).

CONCLUSIONS

WETLAND CATEGORIZATION

The wetland is situated in a depression having emergent, scrub/shrub, and forested vegetation classes and a seasonally flooded hydroperiod. The wetland was rated according to *Washington State Wetlands Rating System for Western Washington-2014 Update* (Rating System) (Hruby 2014). Wetland A received 17 points on the rating form and is considered a Category III, Depressional system rated based on functions (Appendix B).

CRITICAL AREA REGULATIONS

The *BIMC Chapter 16.20.160* specifies buffers based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use in accordance with the 2014 wetland rating system. The *BIMC* has not been revised to meet the 2014 rating system scores so does not reflect the new point totals for determining the buffer widths based on habitat scores. However, Ecology has developed guidance for converting 2004 wetland rating system habitat scores to the 2014 wetland rating system habitat scores. Water quality buffers are required for all wetlands and habitat buffer widths are required for wetlands scoring moderate to high habitat functions on the rating form. Wetland A is a Category III wetland that received a moderate score for habitat function. Because these lots are less than 1 acre in size, development on both are considered high intensity land use, which increases the width of the water quality and habitat buffers. *BIMC* requires an 80-foot water quality buffer and a 70-foot habitat buffer because of the

moderate habitat score and the high intensity land use proposal. The 150-foot buffer extends beyond the west property boundaries and across Soundview Boulevard. However, buffers do not extend beyond improved roads that serve more than one home; the buffer width for Wetland A extends only to Soundview Boulevard. Therefore, the total buffer width provided to Wetland A is 110 feet. A 15-foot building and impervious surface setback is also specified from the edge of critical area buffers.

Buffer reductions are permitted by the *BIMC Section 16.20.050* through the buffer averaging process. The buffer is reduced in one location and increased in another by the same square footage to create a buffer that averages the required buffer width. The *BIMC* also permits reductions of the habitat buffers for wetlands if it can be documented that the reduction will provide a buffer that result in adequate protection for the wetland. A habitat management plan and buffer mitigation are required as part of this reduction process. Buffer reductions for water quality buffers are permitted only through the formal variance or Reasonable Economic Use Exception processes.

REASONABLE USE EXCEPTION

The project proposes building one single family home on each lot. The two lots are entirely encompassed by the current wetland buffers, right-of-ways, and front yard setbacks. The required water quality and habitat buffers extend beyond the west lot boundaries so no habitat buffer occurs on these lots. Administrative options for buffer reduction do not apply to water quality buffer widths. Even if administrative reductions were permitted, it would not allow enough buildable area to accommodate the proposed homes. Therefore, in order to accommodate homes on each lot, the water quality buffer will need to be reduced by the Reasonable Use Exception process. Buffer mitigation is required to compensate for the buffer reduction per the *BIMC 16.20.050*.

SITE DEVELOPMENT PROPOSAL

The project proposes construction of a single family home on each lot as close to Soundview Drive as possible (Figure 3). The entirety of each lot is encompassed by wetland buffers, the right-of-way of Soundview Drive, and front/side yard setbacks. Any construction on the lots will impact the water quality buffer. The wetland was rated as a Category III with a moderate habitat score (5 points) and so requires a total buffer of 150 feet. The homes will be situated within the 150-foot wetland buffer where the vegetation is dominated by grasses and non-native invasives, which primarily include Himalayan blackberry (Photoplate 1). Combined, the homes will represent a total of 6,114 square feet of impact to the wetland buffer. The driveway, walkways, and hardscaping associated with both houses represent 2,400 square feet of pervious pavement. While the typical requirement for buffer mitigation is a ratio of 1:1, the project on these lots cannot meet this requirement because the reduced buffer only totals 4,578, for a ratio of 1.33:1, impact to enhancement. There is also little opportunity on the lots to improve buffer conditions because it is so densely vegetated with Nootka rose and hawthorn trees. Therefore, the mitigation will include a combination of onsite buffer enhancement around the proposed homes and replacement of the culvert under Belfair Avenue. Replacing the culvert will restore the hydrologic continuity of this wetland to the wetland north of Belfair Avenue (Figure 9). Buffer enhancement will include planting of native vegetation (small trees, shrubs, and herbaceous vegetation) around the house with a line of lower growing conifer trees (shore pine) and a split-

rail fence along the buffer boundary. The houses on these lots, encompassed by wetland buffer, will result in permanent impacts to the buffer function but will have minimal impact on the wetland. The proposed home sites will result in removal of non-native shrubs and grass from 10,692 square feet of the wetland buffer, 4,578 square feet of which will be replanted upon completion. The minimum buffer width occurs on Lot 5 because the lot is oriented west to east whereas; Lot 6 is oriented north to south. The homes will be situated 23 feet from the wetland boundary on Lot 5 and 32 feet on Lot 6.

MITIGATION SEQUENCING

The 150-foot wetland buffer covers the two lots and extends beyond Soundview Drive. The proposed homes with driveways will occupy 6,114 square feet (the two lots combined) of the buffer. The houses are also constrained by the setbacks required from the property lines, which include a 15-foot side yard setback to the north and south. Additionally, there is a 25-foot front yard setback from the Soundview Drive right-of-way, which significantly reduces the area available for home construction on these lots. As part of the mitigation process, projects proposed within a wetland buffer are required to address the mitigation sequencing process to assess whether the project can avoid, minimize, rectify, or reduce impacts before identifying compensation or mitigation measures.

Avoiding Impacts: The undeveloped lots are vegetated by somewhat disturbed upland plant communities along the west halves. The east halves are encompassed by dense upland and wetland shrub communities. The proposed house locations are composed of grasses and non-native shrubs and are strewn with vehicles from the adjacent residences. The project proposes no work in the wetland itself and so avoids impacts to the wetland environment. The project cannot avoid impacts to the buffer because the properties are completely composed of buffers and setbacks.

Minimizing Impacts: The project is minimizing the impacts by proposing the houses as close to Soundview Drive as allowed by the setbacks in a portion of the buffer that has low function. In addition, reduction of the front yard setback is proposed to minimize the impacts to the wetland and buffer. Both houses have been positioned so that they are as far from the wetland as possible and the footprints have been minimized to the extent possible. The location and orientation of the house is in keeping with the Fort Ward Design Guidelines. The homes use the same design and orientation to provide small affordable housing units and to keep construction costs low.

Rectifying the Impacts: The project represents a permanent impact to the buffer so cannot rectify the impacts to the affected habitats.

Reducing or Eliminating the Impacts: The project cannot reduce or eliminate the impacts by preservation and maintenance.

Compensating for the Impacts: The project cannot avoid, rectify, or reduce the impact to the wetland buffer but has minimized the impact to the extent possible by proposing the houses as far from the wetland boundary as possible. Because the proposal cannot avoid all impacts to the wetland buffer, mitigation in the form of buffer enhancement is proposed. The enhancement plan

Reducing or Eliminating the Impacts: The project cannot reduce or eliminate the impacts by preservation and maintenance.

Compensating for the Impacts: The project cannot avoid, rectify, or reduce the impact to the wetland buffer but has minimized the impact to the extent possible by proposing the houses as far from the wetland boundary as possible. Because the proposal cannot avoid all impacts to the wetland buffer, mitigation in the form of buffer enhancement is proposed. The enhancement plan will involve installation of native plants around the houses after they are constructed to represent as natural a buffer setting as possible. In addition, a line of conifer trees will be installed along the buffer edge to improve the noise and light screening function of the buffer. The mitigation also includes replacement of the culvert under Belfair Avenue currently used as a pedestrian path. Replacement will reconnect historically connected wetland systems on both sides of the road.

Other options for mitigation were explored as part of the project proposed immediately south on Lots 2, 3, and 4 of Soundview Drive. These options included contacting the Bainbridge Island Land Trust to determine whether there were opportunities available for mitigation on properties controlled by the land trust. The land trust determined that they had no avenue for accepting funds or assistance with restoration or enhancement on local properties. The city owned lands adjacent to the lots are also not available for mitigation opportunities. Therefore, the combination mitigation plan was selected for a comparable ratio based on the functional lift achieved by reconnecting the wetlands on both sides of Belfair Avenue hydrologically in addition to onsite buffer enhancement.

BUFFER MITIGATION PLAN

The inner 80 feet of wetland buffer is densely vegetated with Nootka rose and English hawthorn trees that provide a very protective buffer for the depressional wetland. The mitigation plan proposes to focus on increasing species diversity by planting around the future homes and minimizing the cover by the houses. Invasive plant removal will be conducted where feasible and necessary in the dense shrub buffer during implementation of the plan. The native trees, shrubs, and herbaceous plants will be installed around the proposed homes once construction is completed (Figure 10). The split rail fence will be installed at the edge of the reduced buffer following completion of the homes. The existing buffer vegetation is very dense and impenetrable from the future building sites on each lot. The installation of shore pines at the edge of the buffer is intended to provide another level of protection for the wetland from the future homes as well as increase coniferous diversity. The placement of the fence is intended to provide a clear demarcation of the critical area and buffer to prevent continual access by future residents.

The mitigation plan also includes specifications for replacement of the culvert under Belfair Avenue to provide a better hydrologic connection between the wetlands that lie within Fort Ward Estates. Because of the size and orientation of the lots as well as the condition of the existing buffer vegetation, mitigation options are limited to the areas immediately adjacent to the proposed homes. The limited mitigation options make it difficult to provide a 1:1 ratio that will adequately compensate for the buffer impact. Therefore, a portion of the proposed mitigation will involve replacement of the culvert under Belfair.

Wetland Functional Lift

The wetlands in Fort Ward Estates were historically part of one larger system that upon development of the area were divided into somewhat individual wetlands by roads (Belfair Avenue to the north of these lots and Richardson Street to the northeast). During construction, culverts were placed beneath the roads but the one at Belfair was placed too high in elevation so did not allow the continued flow of water into the northern wetland areas. Due to the lack of hydrological continuity caused by the improperly installed culvert, the original area of wetland south of Belfair Avenue has expanded considerably (Figure 9). It appears that a larger culvert was installed several years ago but it remains slightly higher in elevation than the bottom of the wetland south of Belfair so has not restored hydrologic continuity. The wetland does not appear to have expanded as a result of the new culvert but it has not allowed the wetland to restore to its original limits.

B-twelve Associates, Inc. conducted a delineation of the wetlands within Fort Ward Estates in 1992. The boundary identified in 1992 is significantly smaller than the boundary identified by Wiltermood Associates, Inc. (Wiltermood) in 2006. The boundary identified during the 2006 delineation is located east of the 2017 boundary indicating that the wetland had expanded between 1992, 2006, and 2017 site visits. These early delineation maps show the wetland south of Belfair was smaller than it is currently further indicating that the culvert did not permit the wetland to remain in its historic configuration and that this area of wetland was physically and hydrologically disconnected from the other wetlands.

By improving the connection between the onsite wetland and the wetlands to the north, there will be improvements in hydrologic connectivity, wildlife passage, and increased diversity within the northern wetlands. When water is allowed to spread across both wetlands there will be an increase in the ability of each wetland to function as one system for water quality improvement and water quantity storage. It is recommended that the culvert be at least 24 inches across and is either partially buried or bottomless. This will improve wildlife connectivity between the wetlands and allow small animals such as frogs to move across the historic range. The wetland north of Belfair Avenue is dominated by a dense community of soft rush. The increase in plant species diversity as a result of seed sources reaching more areas will improve the water quality of the runoff that enters the wetlands. The onsite wetland has greater plant species diversity and once the culvert is replaced, the seeds from these plants will spread into the northern wetlands and thereby increase the vegetation diversity.

Replacing the culvert will involve construction activities to occur very near and partially in the wetlands. However, one construction is complete; the area will return to pre-construction conditions and begin improving as discussed above. Vegetation along Belfair Avenue is dominated by Himalayan blackberry and the soils are composed of densely compacted gravel. The work will only impact the soils on Belfair Avenue and will avoid disturbance of wetland soils to the extent possible. The result of culvert replacement may shrink the boundary of the wetland over time, however it will not shrink beyond its original boundary as delineated in 1992 (Figure 9). Despite the potential for shrinking, the water quality and habitat functional lifts associated with culvert replacement outweigh the potential loss of area.

Buffer Functional Lift

The existing buffer is densely vegetated by native trees and shrubs that are for the most part deciduous. There are few if any conifer tree species in the buffer because of the dense nature of the

deciduous shrubs. The buffer has high functions because of the dense shrubs but lacks diversity because there are only a few plant species including Nootka rose, hardhack, and hawthorn. Planting of native vegetation around the future homes will increase the vegetation diversity as well as provide additional screening function to the existing buffer vegetation. Shore pines will be planted along the edge of the buffer to further improve the function of the buffer vegetation. The trees will be especially beneficial in the winter months after the deciduous shrubs and small trees lose their leaves. Therefore, the installation of conifer trees will increase the function of the buffer as well as the diversity of the plants within the buffer.

Stormwater Assessment

The stormwater generated on the developed lots will be somewhat mitigated by planting native trees and shrubs around each proposed home as well as through the use of LID methods that will minimize the impact to water quality and quantity issues in the wetlands. Most of the water generated on the developed lots will be on rooftops and because it is considered clean water, it can be discharged toward the wetland buffer via splash blocks. The water will receive additional filtration through the densely vegetated buffer area as well as the native plantings around each home. Therefore, the proposed homes will not impose any new or additional water quality impacts to the wetlands. Although it appears because of the development, that there will be an increase in the water generated onsite and discharged into the wetland. Because the lots are composed of dense silt loam and silty clay loam that have become compacted over a long period of time, they basically represent impervious surfaces. For this reason, the homes will represent a replacement of impervious surfaces and will not result in a significant increase the quantity of water generated don these lots. In addition, the replacement of impervious surfaces will ensure that the wetland receives the same amount of water that it does currently and will not result in a significant reduction in the source of water. Replacement of the culvert at an appropriate elevation will establish a connection with the northern wetlands, which will result in each wetland providing adequate storage and release of water.

Specifications for Site Preparation

The tasks listed below will achieve the wetland buffer mitigation goals and objectives. These tasks are listed in the order they are anticipated to occur; however, some tasks may occur concurrently or may precede other tasks due to site and procedural constraints.

Buffer Enhancement Area

1. Stake or flag the proposed planting areas to precisely identify where invasives will be removed and native plants installed.
2. Remove existing invasive vegetation from the wetland buffer prior to installation of the native plants.
3. Install plantings according to the schedule and specifications proposed herein.

Goals, Objectives, and Performance Standards

Project Goal: Improve wetland buffer functions to compensate for buffer reduction.

Objective 1: Control invasive species.

Performance Standard 1(a): During Years 1 through 7, invasive species will be removed and suppressed in the buffer as often as necessary to meet a performance standard of no greater than

10 percent cover by invasive species. Percent cover will be recorded annually and included in monitoring reports.

Objective 2: Improve native plant cover within the native shrub buffer community.
Performance Standard 2(a): The project will maintain 100 percent survival of installed plants during the entire 7-year monitoring period. Plant species number will be recorded annually and compared with as-built conditions for inclusion in yearly monitoring reports.

Objective 3: Increase native plant cover within the buffer and around the existing homes.
Performance Standard 3(a): There will be increasing cover by native plant species in the enhanced wetland buffer over the 7-year monitoring period.

The yearly percent cover in the areas around the house shall be:

- Year 1 - 15 to 20 percent by native volunteer and installed plants
- Year 2 - 20 to 25 percent by native volunteer and installed plants
- Year 3 - 25 to 30 percent by native volunteer and installed plants
- Year 5 – 40 to 50 percent by native volunteer and installed plants
- Year 7 - 50 to 60 percent by native volunteer and installed plants

Plant species percentages will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Performance Standard 3(b): Shore pines grow relatively slowly so the cover is expected to increase slowly over the seven year monitoring period. The trees shall be monitored for increasing heights over the monitoring period as follows:

- Year 1-up to 1.5 feet tall
- Year 2-up to 2.5 feet tall
- Year 3-up to 3.5 feet tall
- Year 5-up to 5 feet tall
- Year 7-up to 6 feet tall

Tree height will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Specifications for Planting

The plants specified for installation are intended to diversify the existing plant community and improve wetland buffer function. The plants proposed around the future homes will allow the homes to be situated within a vegetated buffer dominated by native species, which improve the function of the buffer as well as minimizing the impacts to the overall buffer area. The shore pines grow relatively slowly, and if maintained, will form a natural hedge of conifers that will provide additional noise and light screening from the future homes. Their installation is intended to improve upon the ground-level buffer function by increasing the density of conifer trees alongside the existing native shrub community. The proposed location of the plants is presented in the mitigation planting plan (Figure 10).

Plant Materials

Potted Stock

1. 1 and 2-gallon potted plants will be purchased from a native plant nursery.
2. Potted stock will have a minimum size of 1.5 to 3 feet tall.
3. Potted stock will be kept in a shaded area prior to being planted.
4. The potted stock will have well-developed roots and sturdy stems with an appropriate root- to-shoot ratio.
5. No damaged or desiccated roots or diseased plants will be accepted.
6. Unplanted stock will be properly stored at the end of each planting day to prevent desiccation.
7. The project biologist will be responsible for inspecting potted stock prior to and during planting and culling unacceptable plant materials.

Planting Specifications

Removal of invasive plants can begin at any time following issuance of the permits by the city and planting will take place during the winter months when the plants are dormant. Plants will be installed as roughly indicated on the attached planting plan (Figure 10) or in small groupings to mimic the natural environment and to enhance species survival. Table 1 provides a list of plants proposed for installation within the buffer based on the square footage of the planting areas. Plantings will be spaced to allow for removal of invasive plants and each planting may be protected by weed mat or similar product to prevent the re-growth of invasive plants.

Table 1. Plant specifications for buffer mitigation area.

Species Name	Spacing (feet from center)	Minimum Size	Quantity
Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	12
Vine maple (*Acer circinatum*)	10-15	Bareroot	4
Mock orange (*Philadelphus lewisii*)	8	Bareroot	4
Pacific rhododendron (*Rhododendron macrophyllum*)	6	1-gallon, potted	4
Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	14
Salal (*Gaultheria shallon*)	5	Bareroot	14
Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	8
Sword fern (*Polystichum munitum*)	3	Bareroot	20
Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	24
False Solomon's seal (*Smilacina racemosa*)	3	Bareroot	12
American dog violet	1	4" pot	12

(*Viola labridorica*)			
Beach strawberry (*Fragaria chiloensis*)	1	4” pot	10
Wood sorrel (*Oxalis oregana*)	1	4” pot	14
		Total Plantings	**152**

Planting Methods

1. Plant the specified trees in the winter 201-2018 (or subsequent winter) or after construction activities are completed, as listed in Table 1. Planting after construction is completed is recommended to avoid impacting the plants during construction. Space the trees roughly 10 feet apart along the edge of the buffer and just inside the split-rail fence. Plant the trees with a tree shovel or comparable tool.
2. Place the trees in the planting holes so that their roots are able to extend down entirely and do not bend upward or circle inside the hole.
3. Position the root crowns so that they are at, or slightly above, the level of the surrounding soil.
4. Firmly compact the soil around the planted species to eliminate air spaces.
5. Install anti-herbivory devices, such as seedling protection tubes or mesh protection netting, around the stems of planted species when appropriate, and secure them with stakes.
6. Irrigate all newly installed plants as site and weather conditions warrant.

MAINTENANCE

Maintenance of the planting areas will occur for seven years and will involve removing invasive plant species, irrigating planted species, and reinstalling failed plantings, as necessary. The maintenance may include the following activities:

1. Remove and control non-native and/or invasive vegetation from within the wetland buffer a minimum of two times during the growing season for the first five years.
2. Irrigate planted species as necessary during the dry season, approximately July 1 through October 15. ELS biologists recommend that watering occur at least every two weeks during the dry season for the first three years. The most successful method of watering plants is using a temporary above-ground irrigation system set to a timer to ensure the plants are regularly watered.
3. Replace dead or failed plants as described for the original installation to meet the minimum annual survival rate and percent cover performance standards.

MONITORING PLAN

The buffer mitigation areas will be monitored annually for a 7-year period following plant installation. Monitoring reports will be submitted to the City of Bainbridge Island by December 31 of each monitored year. The goal of monitoring is to determine if the previously stated performance standards are being met. The buffer mitigation area will be monitored once during the growing season, preferably during the same two-week period each year to better compare

the data. During the first annual monitoring and maintenance event, representative monitoring photo stations will be selected to provide yearly photos of the planted area. The entirety of the planted area will be monitored each year and no individual monitoring units will be established.

Vegetation

Vegetative monitoring will document the development of the natural evergreen hedge along the edge of the buffer as well ass plantings between the homes. The following information will be collected in the planted area:

- Height and survival of installed trees.
- Species composition of herbs, shrubs, and trees, including non-native, invasive species.
- Photo documentation of vegetative changes over time.

Fauna

General observations will be recorded and photographs will be taken of wildlife during site visits to the site for monitoring. Observations of insects and other invertebrates, amphibians, reptiles, fish, birds, and mammals will be recorded and documented in the annual monitoring reports. Use of the on-site buffer areas by any priority species also will be noted.

Monitoring Report Contents

The annual monitoring reports will contain at least the following:

- Location map and representational drawing.
- Historic description of project, including dates of plant installation, current year of monitoring, and restatement of goals, objectives, and performance standards.
- Description of monitoring methods.
- Documentation of plant cover and overall development of plant communities.
- Assessment of non-native, invasive plant species and recommendations for management.
- Observations of wildlife, including, amphibians, invertebrates, reptiles, birds, and mammals
- Photographs from permanent photo points.
- Summary of maintenance and contingency measures proposed for the next season and completed for the past season.

CONTINGENCY PLAN

If the performance standards are not met by the seventh year following project completion, or at an earlier time if specified above, a contingency plan will be developed and implemented. All contingency actions will be undertaken only after consulting and gaining approval from the City of Bainbridge Island. The applicant will be required to complete a contingency plan that describes (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary. Yearly

plant replacement will be conducted if the survival rate falls below 100 percent during the monitoring year.

SITE PROTECTION

The enhanced buffer area will be owned, maintained, and managed by the landowners, unless such responsibilities are assigned to another entity. The owners will be responsible for maintenance and monitoring of the planting areas for the prescribed 7-year period.

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. There are no other warranties, express or implied. The services preformed were consistent with our agreement with our client. This report is prepared solely for the use of our client and may not be used or relied upon by a third party for any purpose. Any such use or reliance will be at such party's risk.

The opinions and recommendations contained in this report apply to conditions existing when services were performed. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report. ELS does not warrant the accuracy of supplemental information incorporated in this report that was supplied by others.

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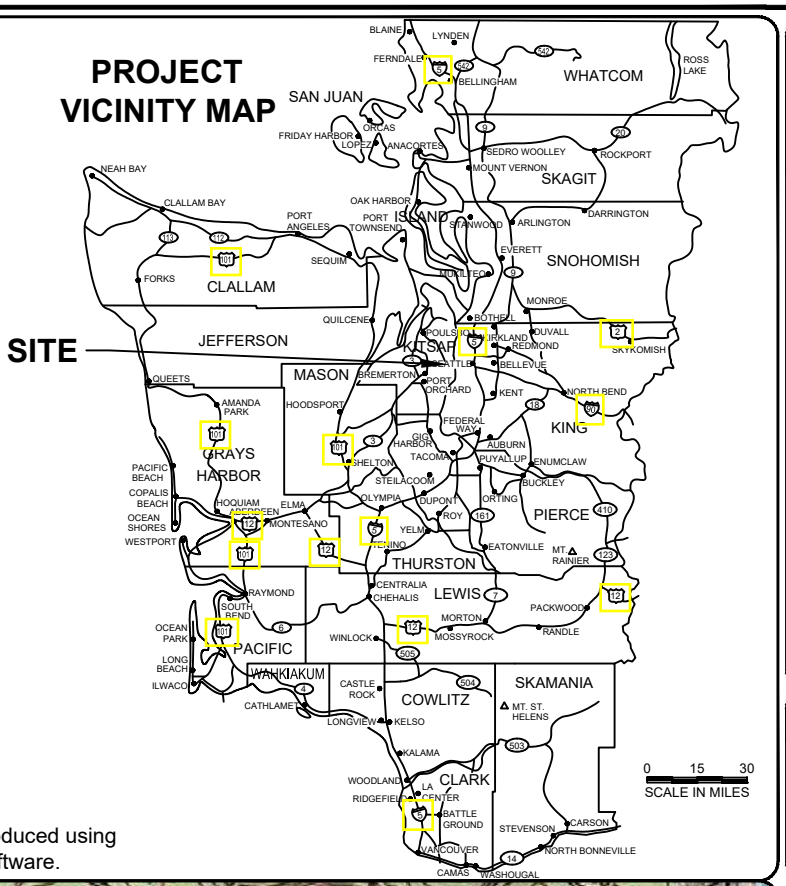
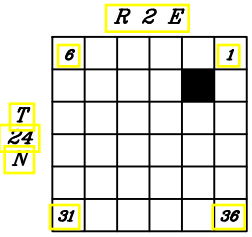
47.5834° Latitude
-122.5215° Longitude

LOCATION MAP

PROJECT VICINITY MAP





NOTE:
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

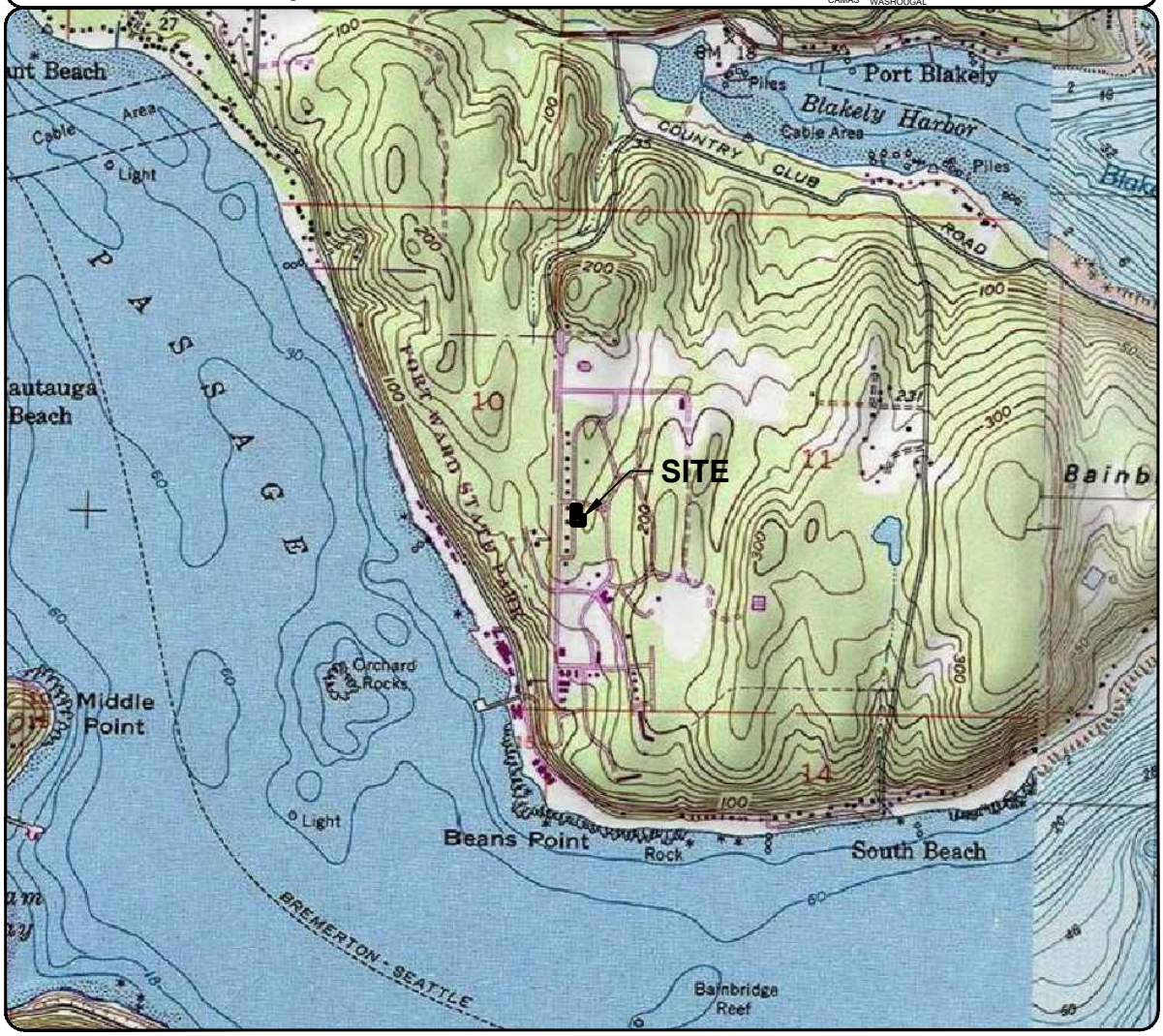


Figure 1
VICINITY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/17
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
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Ecological Land Services

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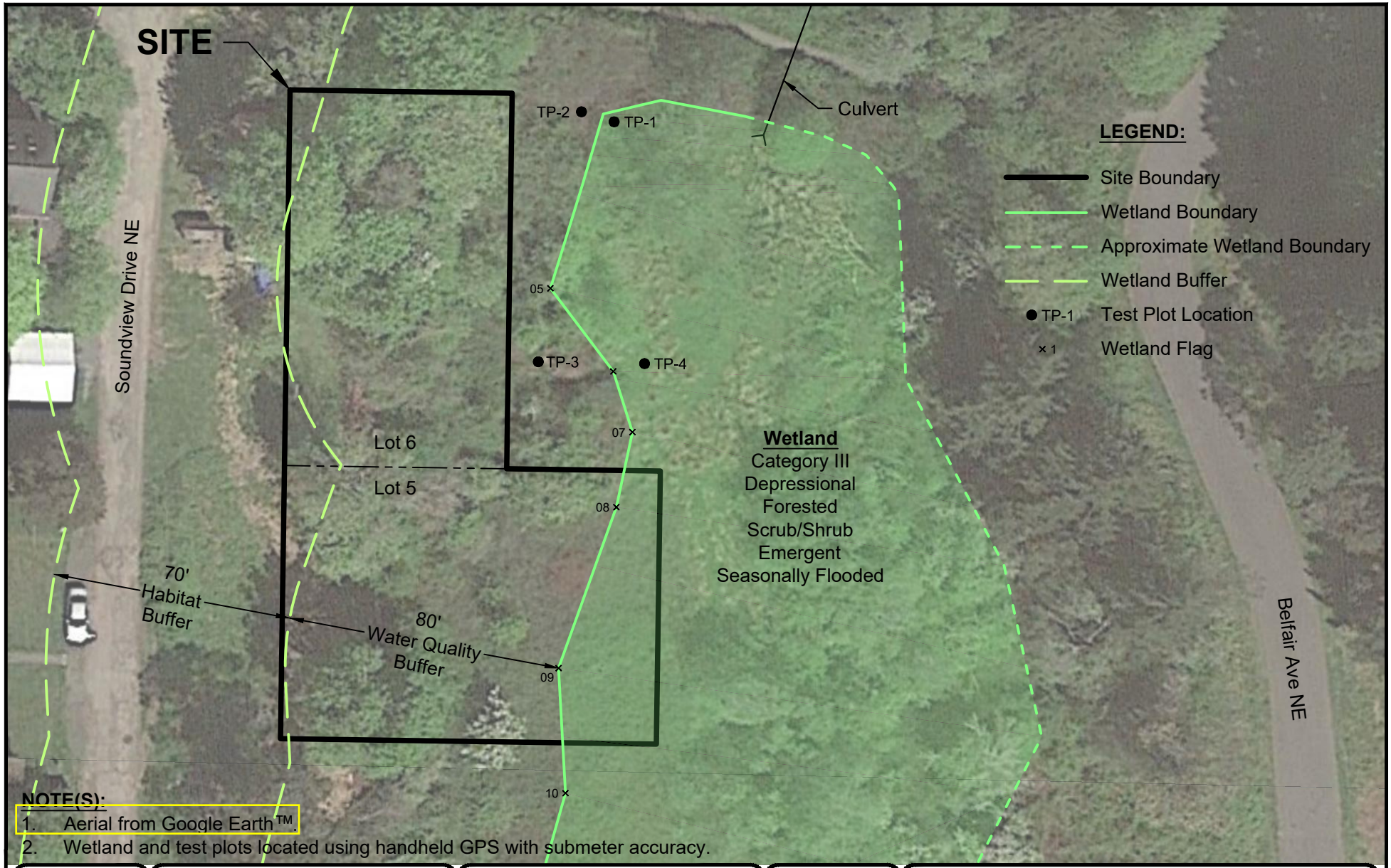

NOTE(S):

1. Aerial from Google Earth™.
2. Wetland and test plots located using handheld GPS with submeter accuracy.

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DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

Figure 2
SITE MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

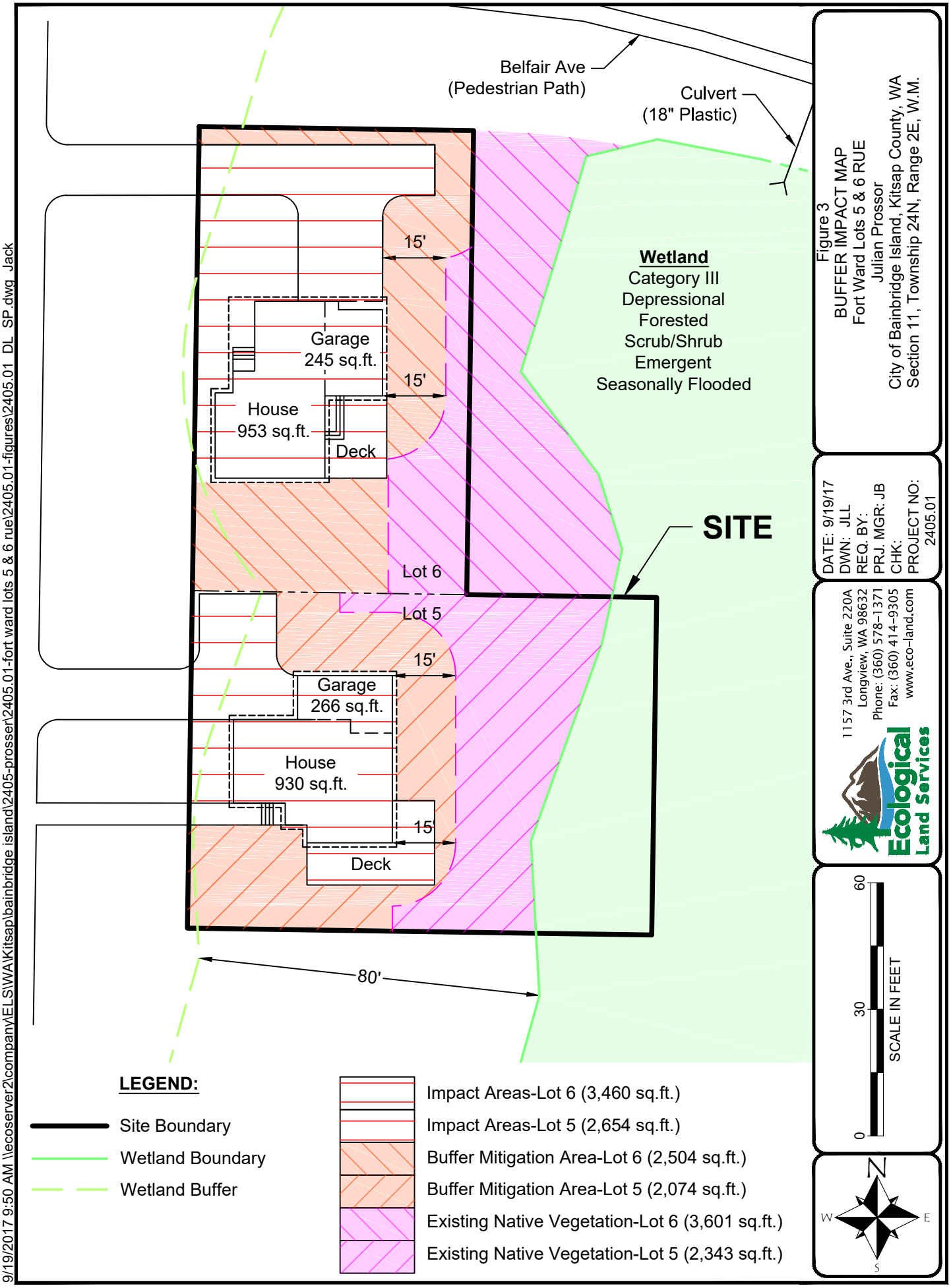

Figure 3
BUFFER IMPACT MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 9/19/17
DWN: JLL
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Longview, WA 98632
Phone: (360) 578-1371
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LEGEND:

7 Cathcart silt loam, 2 to 8 percent slopes. Not hydric.

NOTE(S):

1. Map provided on-line by NRCS at web address: *http://websoilsurvey.nrcs.usda.gov/app/*

Figure 4
SOIL SURVEY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/17
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

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N W E S

No mapped wetlands indicated onsite by US Fish & Wildlife Service.

NOTE(S):

1. Map provided on-line by US Fish & Wildlife Service at web address: *http://www.fws.gov/wetlands/data/index.html*

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Figure 5
NATIONAL WETLANSD INVENTORY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

LEGEND:

Wetlands

NOTE(S):

1. Map provided on-line by the City of Bainbridge Island at web address: *http://apps.bainbridgewa.gov:8080/PublicGIS/*

Figure 6
BAINBRIDGE ISLAND CRITICAL AREAS MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/17
DWN: JLL
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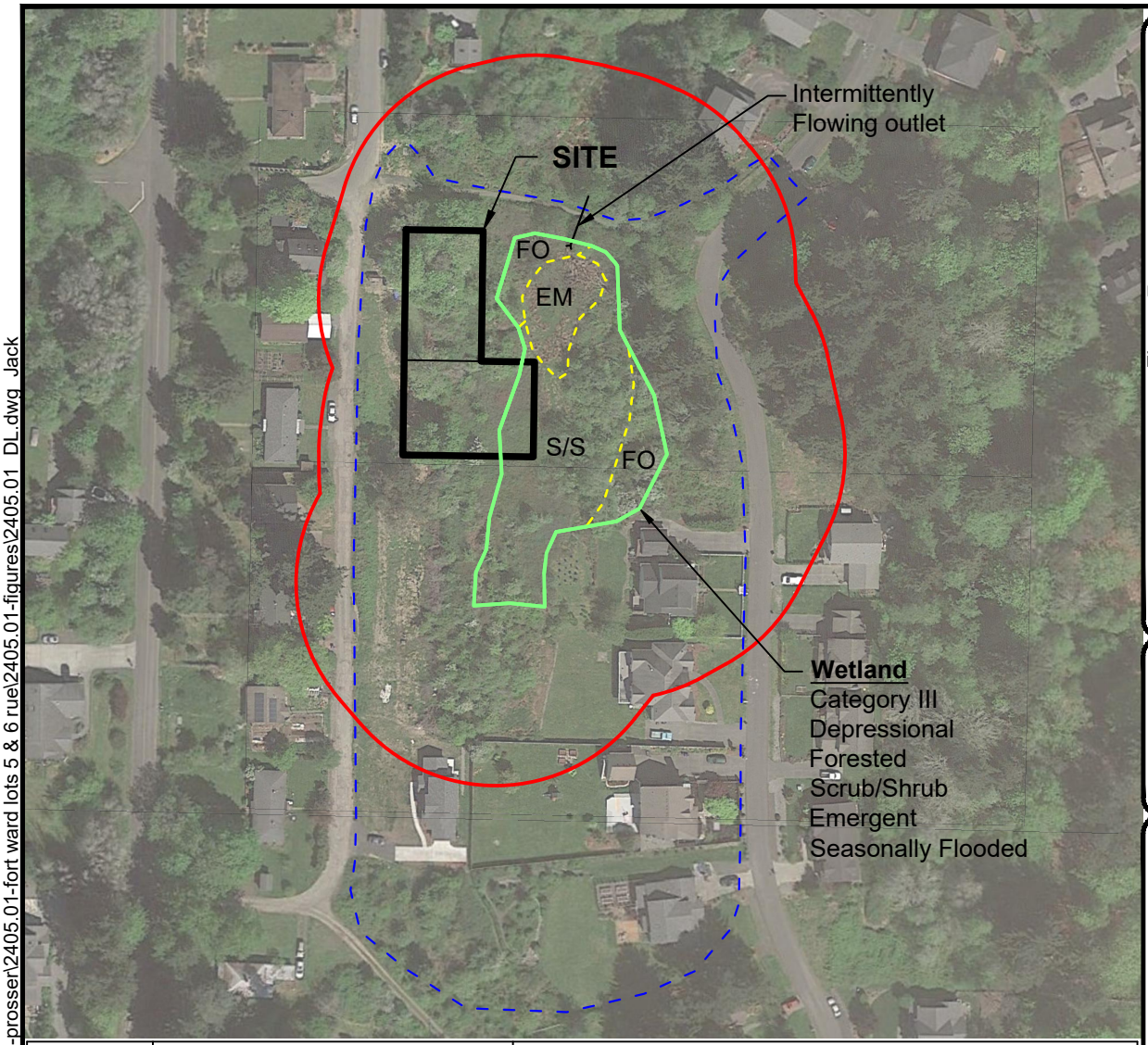

Rating Question	Description	Answers specific to Wetland being rated
D 1.1, D 4.1	Location of Outlet	Wetland has an intermittently flowing outlet
D 1.3	Distribution of persistent plants	Persistent, ungrazed plants > ½ of the area
D. 1.4	Area of seasonally flooded	Area seasonally ponded > ½ of the wetland
D 2.2	Boundary of area w/in 150' of the wetland in land uses that generate pollutants	>10% of the area within 150' in land uses that generate pollutants
D 5.2	Boundary of area w/in 150' of the wetland in land uses that generate excess runoff	> 10% of the area within 150 feet in land uses that generate excess runoff
D 4.3	Contributing Basin- Contribution of wetland to storage in the watershed	Area of the basin is less than 10 times the area of the wetland
D 5.3	Contributing Basin covered in intensive land uses	>25% of the basin is covered in intensive human land uses
H 1.1	Cowardin Plant Classes	Emergent, Scrub/Shrub, Forested
H 1.2	Hydroperiods	Seasonally flooded
H 1.4	Interspersion of habitats	Moderate Interspersion of habitat

LEGEND:

Wetland Unit Boundary
Vegetation Class Division
Contributing Basin
150' Wetland Offset

S/S Scrub/shrub
FO Forested
EM Emergent

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 7
WETLAND RATING FORM-150' OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/17
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LEGEND:

- Wetland Unit Boundary
- Contributing Basin
- A — Accessible Habitat (0.1%)
- U — Undisturbed Habitat (12.0% *Includes Accessible Habitat)
- H — High Intensity Land Use (33.9%)
- M/L — Moderate/Low Intensity Land Use (54.1%)

H 2.1 - Accessible habitat < 10% of 1 km Polygon (0.1%).
H 2.2 - Undisturbed habitat 10-50% and > 3 patches (39.1%).
H 2.3 - ≤ 50% of polygon is high land use intensity.

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 8
WETLAND RATING FORM-1 KM OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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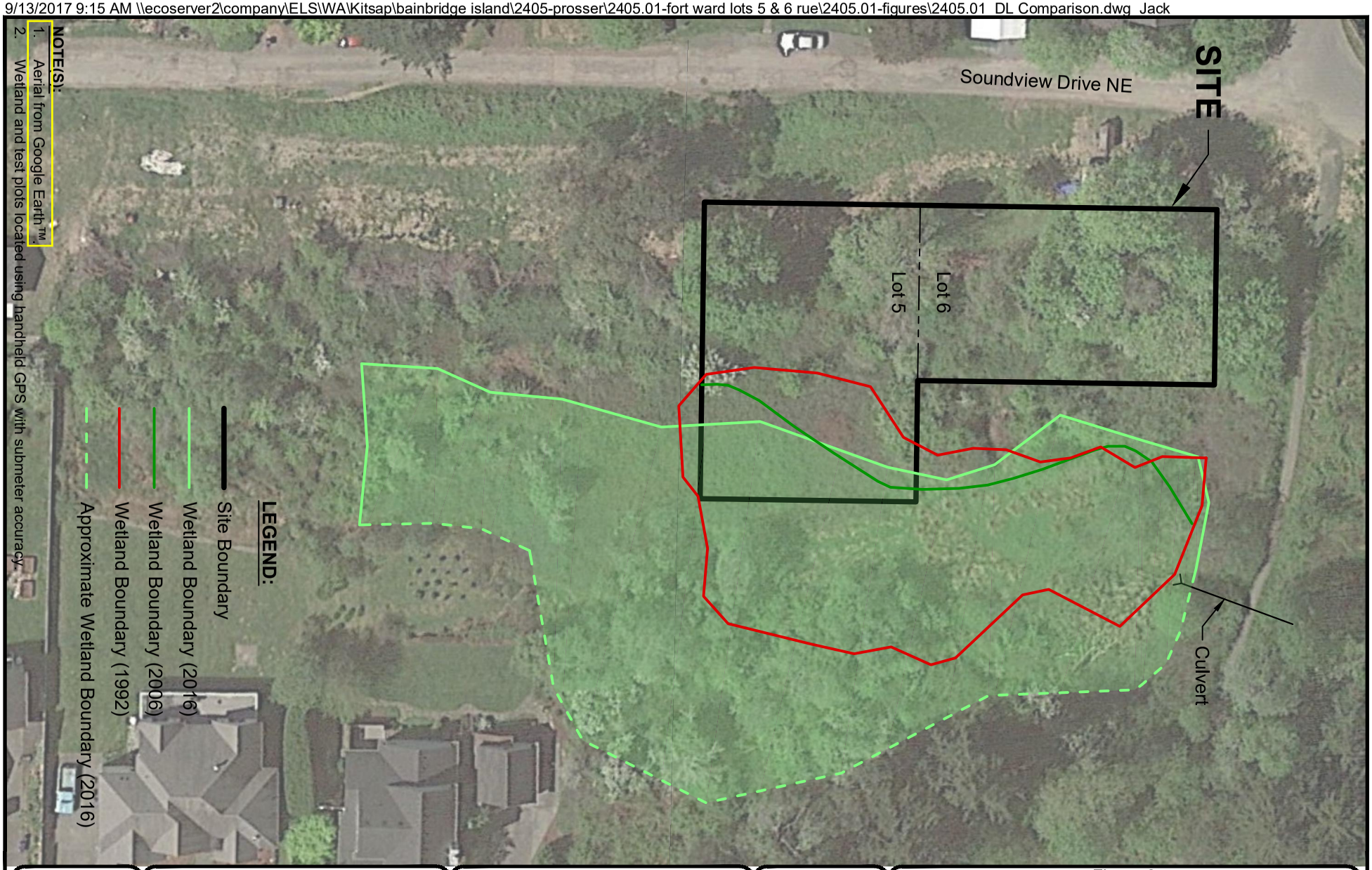

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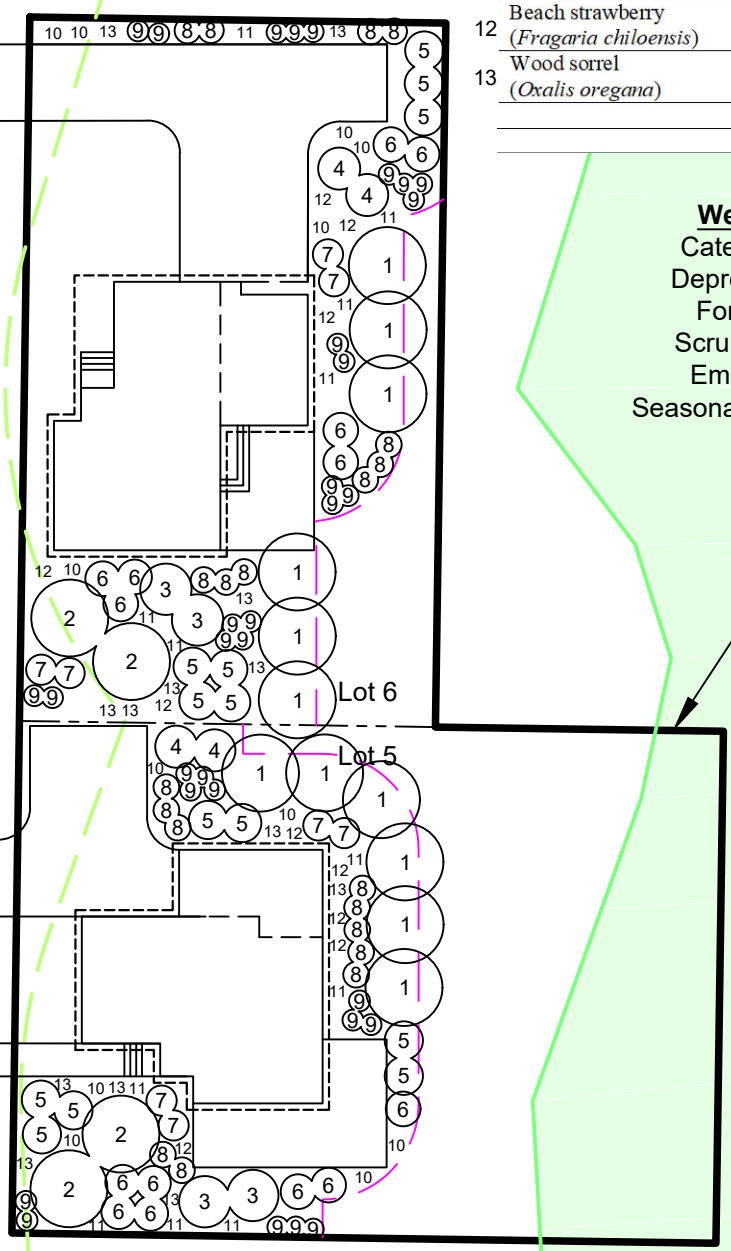
Figure 9
WETLAND COMPARISON MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

LEGEND:

- Site Boundary
- Wetland Boundary
- Wetland Buffer

	Species Name	Spacing (feet from center)	Minimum Size	Quantity
1	Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	12
2	Vine maple (*Acer circinatum*)	10-15	Bareroot	4
3	Mock orange (*Philadelphus lewisii*)	8	Bareroot	4
4	Pacific rhododendron (*Rhododendron macrophyllum*)	6	1-gallon, potted	4
5	Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	14
6	Salal (*Gaultheria shallon*)	5	Bareroot	14
7	Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	8
8	Sword fern (*Polystichum munitum*)	3	Bareroot	20
9	Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	24
10	False Solomon's seal (*Smilacina racemosa*)	3	Bareroot	12
11	American dog violet (*Viola labridorica*)	1	4" pot	12
12	Beach strawberry (*Fragaria chiloensis*)	1	4" pot	10
13	Wood sorrel (*Oxalis oregana*)	1	4" pot	14
			Total Plantings	**152**



Wetland
Category III
Depressional
Forested
Scrub/Shrub
Emergent
Seasonally Flooded

SITE

Figure 10
MITIGATION PLAN OVERVIEW
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 9/27/17
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PROJECT NO: 2405.01

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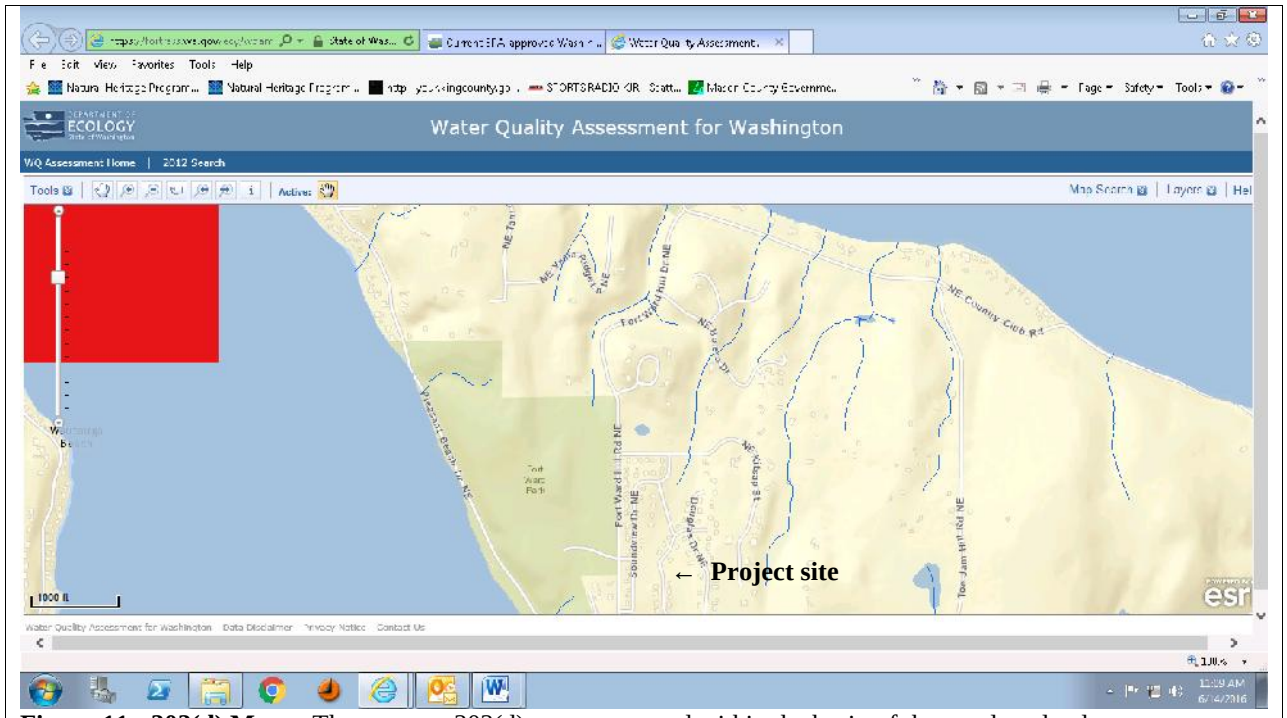

Figure 11a-303(d) Map: There are no 303(d) waters mapped within the basin of the rated wetland.

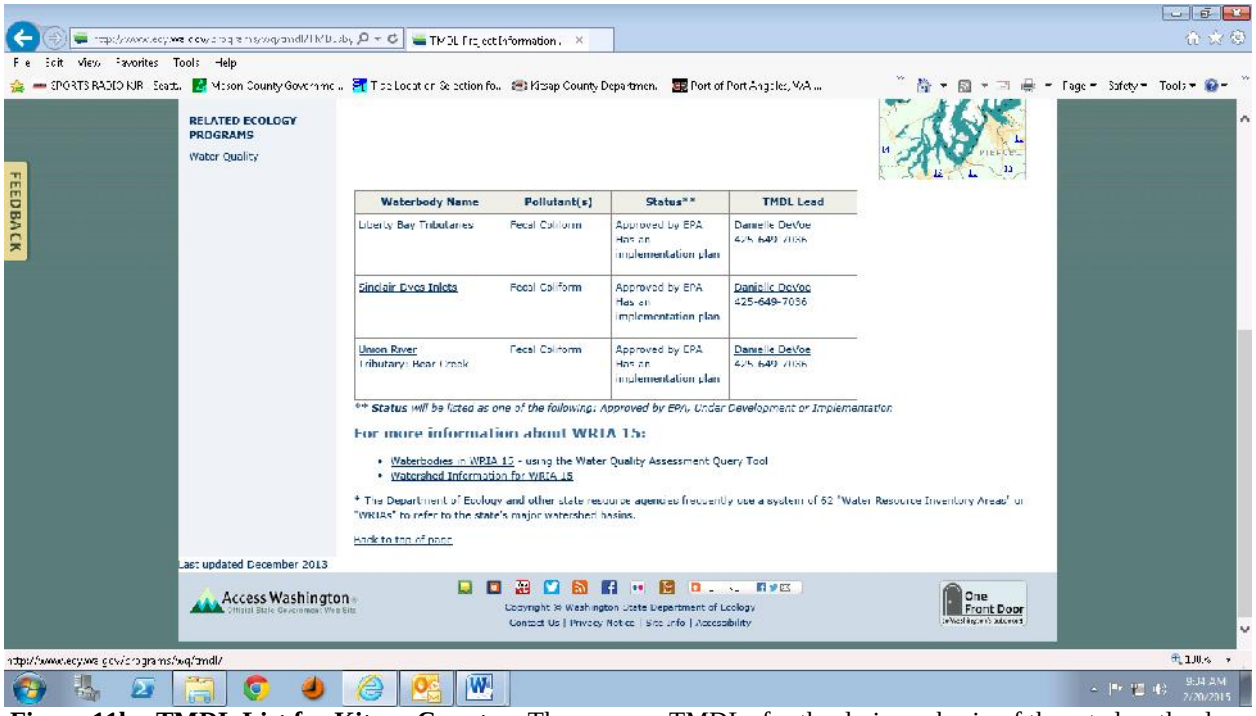

Figure 11b: TMDL List for Kitsap County. There are no TMDLs for the drainage basin of the rated wetland.

Ecological Land Services	1157 3rd Ave., Suite 220A Longview, WA 98632 Phone: (360) 578-1371 Fax: (360) 414-9305	DATE: 6/14/16 DWN: JB PRJ. MGR JB PROJ.#: 2405.01	**Figure 11-Wetland Rating Figure-303(d)/TMDL** Project Name: Fort Ward Lots 5 and 6 Client: Prosser Kitsap County, Washington

Photo 1 was taken from the northwest corner of Lot 5 facing east. It looks down Belfair Avenue, which is an unimproved right-of-way that is currently used as a pedestrian path. This path borders the north property boundary of Lot 5.

Photo 2 was taken from the same location as Photo 1 and looks southeast at the upland vegetation that occurred near the mowed, level area of Lot 5.

Photo 3 was taken from the same location as Photos 1 and 2 facing south. It shows some of the boats that had been parked on the Soundview Drive right of way, which is currently unimproved. This Soundview Drive NE lies to the right of the frame.

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Photoplate 1
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 4 was taken near the middle of the mown area on the west side of Lot 5 facing north. It looks at the same boats pictured in Photo 3 (Photoplate 1).

Photo 5 was taken from the same location as Photo 4 and looks east at the upland vegetation and another example of the neighbors using the vacant lots.

Photo 6 was taken from the same location as Photos 4 and 5 facing south. It looks at the thick shrub layer that began at the boundary of Lots 5 and 6 and continued to the southern boundary of Lot 6.

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Photoplate 2
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 7 was taken from the northern extent of Wetland A facing southeast. It demonstrates the vegetation that was growing in this area of wetland.

Photo 8 was taken from the same location as Photo 7 and looks south at the wetland vegetation. This portion of Wetland A was emergent only.

Photo 9 was taken from the same location as Photos 7 and 8 facing west. It looks toward the forested portion of Wetland A, which was dominated by pacific willows.

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Photoplate 3
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 10 was taken of the culvert that outlets Wetland A to the north. It was positioned at the very north end of the wetland and conveys water under the pedestrian path picture in Photo 1 (Photoplate 1).

Photo 11 was taken of the area where Test Plot 1 was conducted. It was located inside the northern wetland boundary where the vegetation was thick with tall shrubs.

Photo 12 was taken of the area where Test Plot 2 was conducted. It was located upslope of Test Plot 1 in the forested upland.

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Photoplate 4
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 13 was taken of the area where Test Plot 3 was conducted. It was located in an open area of upland west of the boundary.

Photo 14 was taken of the area where Test Plot 4 was conducted. It was located inside the western wetland boundary where the vegetation was dominated by emergent species.

Photo 15 was taken from the middle of the wetland facing north. Test Plot 4 is visible in the foreground and the forested portion from Photo 11 (Photoplate 4) is visible in the background.

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Photoplate 5
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 16 was taken from the same location as Photo 15 (Photoplate 5) facing east. It shows the emergent portion of the wetland in the foreground and the forested portion in the background.

Photo 17 was taken from the same location as Photos 15 and 16 facing southeast. The center of the depression had no woody vegetation present.

Photo 18 was taken from the same location as Photos 15, 16, and 17 facing west. It looks towards the thick shrub area of Wetland A.

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DATE: 6/20/16
DWN: LHW
PRJ. MGR JB
PROJ.#: 2405.01

Photoplate 6
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

APPENDIX A

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 1

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A is a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 1 was located at the northwest corner of the wetland boundary where the vegetation was forested with three layers.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Spiraea douglasii*	35	yes	FACW
2. *Rosa nutkana*	20	yes	FAC
3. *Salix lucida ssp. lasiandra*	15	no	FACW
4. *Crataegus monogyna*	15	no	FAC
5. *Ilex aquifolium*	10	no	FACU
50% = 47.5, 20% = 19	95	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Athryium filix-femina*	20	yes	FACW
2. *Ranunculus repens*	10	yes	FACW
3. *Geum macrophyllum*	10	yes	FAC
4. *Polystichum munitum*	5	no	FACU
5. *Equisetum arvense*	5	no	FAC
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 25, 20% = 10	50	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 50			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	5	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 1

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					silty cl loam	no redoximorphic features
8-10	10 YR 2/1	95	10YR 3/6	5	C	M	silty cl loam	
10-16	10YR 4/2	90	10YR 4/6	10	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer beginning within 10 inches and is at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as a sparsely vegetated concave surface and the occurance of oxidized rhizospheres along living roots.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 2

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 2 was located in the forested area outside of the northwest boundary of Wetland A in conjunction with wetland Test Plot 1.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	50	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 35, 20% = 14	70	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Polystichum munitum*	35	yes	FACU
2. *Rubus ursinus*	15	no	FACU
3. *Veronica americana*	15	no	OBL
4. *Equisetum arvense*	10	no	FAC
5. *Tellima grandiflora*	5	no	FACU
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 40, 20% = 16	80	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 20			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	67	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 2

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					silt loam	No redoximorphic features
10-16	10 YR 4/2	100					silt loam	No redoximorphic features

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 3

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 3 was located in the forested area outside of the west boundary of Wetland A in conjunction with wetland Test Plot 4.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	20	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. *Rubus armeniacus*	15	yes	FAC
4. *Rubus laciniatus*	5	no	FACU
5. _____	_____	____	____
50% = 30, 20% = 12	60	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Holcus lanatus*	35	yes	FAC
2. *Dactylis glomerata*	25	yes	FACU
3. *Rubus ursinus*	20	no	FACU
4. *Lotus corniculatus*	20	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Polystichum munitum*	10	no	FACU
7. *Equisetum arvense*	5	no	FAC
8. *Ranunculus repens*	5	no	FACW
9. *Geum macrophyllum*	5	no	FACU
10. _____	_____	____	____
11. _____	_____	____	____
50% = 70, 20% = 28	140	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	4	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	80	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					gr si loam	No redoximorphic features
10-16	10 YR 4/2	100					gr si loam	No redoximorphic features
								gr gravelly
								si silt

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 4

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A was a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 4 was located in the emergent portion of Wetland A near the west wetland boundary line.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rubus armeniacus*	10	yes	FAC
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 5, 20% = 2	10	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Ranunculus repens*	75	yes	FACW
2. *Equisetum arvense*	25	no	FAC
3. *Vicia americana*	20	no	FAC
4. *Holcus lanatus*	15	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Athryium filix-femina*	10	no	FACW
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 80, 20% = 32	160	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 0			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	2	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 4

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	no redoximorphic features
6-11	10 YR 2/1	95	10YR 3/6	5	C	PL	silty cl loam	
11-16+	10YR 4/2	85	10YR 5/8	15	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as glistening in the soil.

APPENDIX B

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 9-13-16

Rated by J. Bartlett Trained by Ecology? X Yes ___No Date of training 11/14

HGM Class used for rating Depressional Wetland has multiple HGM classes?___Y X N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.

Source of base aerial photo/map Google Earth/COBI Critical Areas Map

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 – 27

_____**Category II** – Total score = 20 – 22

X **Category III** – Total score = 16 – 19

_____**Category IV** – Total score = 9 – 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
			Circle the appropriate ratings	
Site Potential	H **M** L	H **M** L	H **M** L	
Landscape Potential	H **M** L	**H** M L	H **M** L	
Value	H M **L**	H **M** L	H M **L**	**TOTAL**
Score Based on Ratings	5	7	5	17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	**2, 6**
Hydroperiods	D 1.4, H 1.2	**2, 6**
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	**2, 6**
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	**6**
Map of the contributing basin	D 4.3, D 5.3	**6**
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	**7**
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	**8**
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	**8**

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A___

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**
NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

   NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have ***more than 2 HGM classes*** *within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	**2**
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	**0**
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^{1}/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^{1}/_{10}$ of area points = 0	**3**
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	**4**
Total for D 1 Add the points in the boxes above	**9**

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

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	**1**
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	**1**
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	**0**
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source Yes = 1 No = 0	**0**
Total for D 2 Add the points in the boxes above	**2**

Rating of Landscape Potential If score is:___**3 or 4 = H** __X__**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	**0**
Total for D 3 Add the points in the boxes above	**0**

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

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	**2**
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	**3**
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	**5**
Total for D 4 Add the points in the boxes above	**10**

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

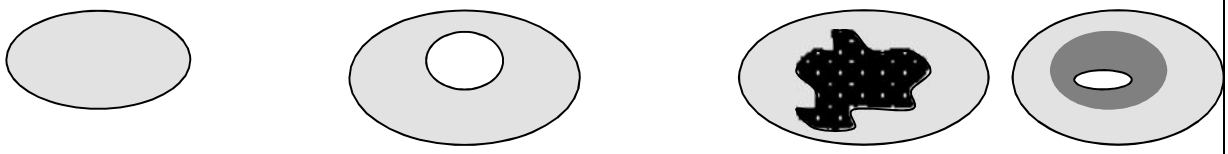
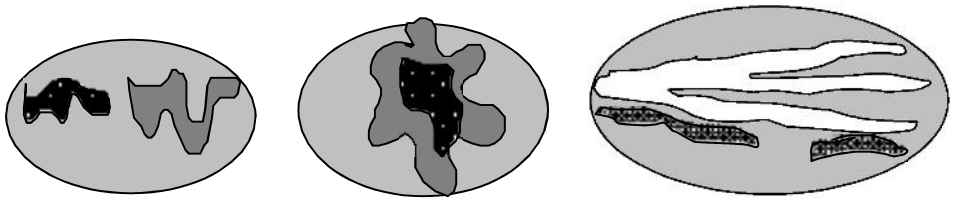
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	**1**
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	**1**
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	**1**
Total for D 5 Add the points in the boxes above	**3**

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

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. **points = 1** Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	**1**
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	**0**
Total for D 6 Add the points in the boxes above	**1**

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

Wetland name or number A___

These questions apply to wetlands of all HGM classes. **HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 __X__Emergent — 3 structures: points = 2 __X__Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 __X__Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	**2**
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 __X__Seasonally flooded or inundated — 3 types present: points = 2 ____Occasionally flooded or inundated — 2 types present: points = 1 ____Saturated only — 1 type present: points = 0 ____Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	**0**
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0	**1**
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points — **Low** = 1 point — **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points 	**2**

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ____Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ____Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* X___At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* X___Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	**2**
Total for H 1 Add the points in the boxes above	**7**

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 0.1 **+** [(% moderate and low intensity land uses)/2] 0 **= 0.1** % If total accessible habitat is: > $^{1}/_{3}$ (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	**0**
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 12 **+** [(% moderate and low intensity land uses)/2] 27 **= 39.1** % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	**1**
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	**0**
Total for H 2 Add the points in the boxes above	**1**

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

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.*

Site meets ANY of the following criteria: points = 2

- ___ It has 3 or more priority habitats within 100 m (see next page)
- ___ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)
- ___ It is mapped as a location for an individual WDFW priority species
- ___ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources
- ___ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1

Site does not meet any of the criteria above points = 0

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

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A___

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

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

Wetland name or number A

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

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Exhibit 4

Envirotech Engineering
Geotechnical ◦ Environmental ◦ Drainage ◦ Roadway

October 9, 2017

Julian Prossor
Inhabit LLC
330 Madison Ave S, Suite #103
Bainbridge Island 98110

RE: Soils Report for Two Adjacent Residential Properties, Lot 5 and Lot 6
Soundview Drive NE, (4146-004-005-0004 & 4146-004-006-0003)
Bainbridge Island, Washington

To Whom It May Concern:

Envirotech Engineering (Envirotech) completed this soils report for the referenced properties. A site visit was conducted on October 8, 2017 in order to observe the soil conditions, and assess the feasibility of drainage facilities, and the suitability of the founding soils for use as bearing strata. Information collected from site observations, and field testing was completed by Michael Staten, P.E. with Envirotech.

Shallow probing was completed on both properties between Soundview Drive and the wetland. A layer of unconsolidated fill, with a maximum observed depth of approximately 24 inches covered the buildable areas of the two lots with decreasing fill to the north on lot 6. Natural, undisturbed soils beneath the fill consisted of primarily silty clay with gravel (CL-ML), and some sand. The fines content exhibited medium plasticity. The fill and native soils were field measured to be soft/ loose. Relative density was assessed by measuring the resistance of hand tools within several locations of the planned building foundation. Soil discoloration (mottling) was observed within 6 inches to 12 inches below the existing ground surface. Groundwater was encountered at depths between 8 inches and 3 feet below the existing ground surface.

Stormwater infiltration facilities are not feasible for the residential properties. This is due to seasonal groundwater and permanent groundwater existing at shallow depths of less than 1-foot beneath potential drainage facilities. We recommend that dispersion or other stormwater management means are employed for all three residential developments.

It is concluded that the existing bearing soils and conditions are not suitable for foundation construction. Envirotech recommends that a structural pressure of no more than 1500 psf for foundation widths of at least 15 inches are placed atop ground improvement as provided herein. In addition, finished floors and crawl spaces should be above high water elevations per code. Ground improvement should include stripping the organic laden topsoil, fill, and any other deleterious materials located within and at least 3 feet beyond all planned foundation footprints. Exposed soils should be proof-rolled or otherwise densified with heavy construction equipment during the dry season until unyielding conditions exist. Engineered fill of a compacted depth of at least 20 inches shall be placed and compacted within the project area.

Both imported fill and existing on-site granular fill may be used as compacted fill for supporting foundations. Engineered fill should be free of roots and other organics, rocks over 6 inches in size, or any

PO Box 984
Belfair, Washington 98528
Off: 360-275-9374
Cell: 360-689-6045

other deleterious matter. Because of moisture sensitivity, importing and compacting engineered fill may be more economical than compacting disturbed native soils. Engineered fill may be a commercial 5/8" minus material. Alternatively, a fill shall include having the soils retained on the No. 4 sieve crushed (angular), and should consist of the following gradation:

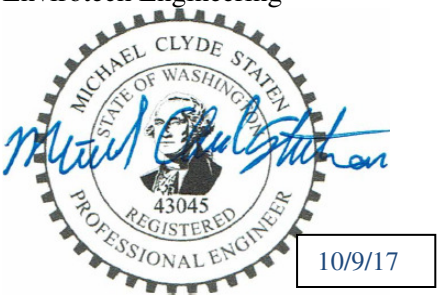
U.S. Standard Sieve	% Finer (by weight)
6"	100
3"	80 – 100
No. 4	20 – 60
No. 200	0 - 8

Table 1
Partical Size Distribution of Engineered Fill

Compaction shall be achieved in compacted lifts not to exceed 12 inches for engineered fill. Each lift should be uniformly compacted to at least 95% of the modified Proctor maximum dry density (ASTM D 1557) and within 3% of optimum moisture content. Each lift surface should be adequately maintained during construction in order to achieve acceptable compaction and inter-lift bonding.

The foundation system may undergo a maximum of 1.0 inch total settlement, and a maximum differential settlement of 0.75 inch. If excessive moisture is permitted within the excavation, or the founding subgrade is significantly disturbed prior to constructing the concrete footings, an additional geotechnical inspection is required. If you have any questions or need any further assistance, please contact Michael Staten at 360-275-9374.

Sincerely,
Envirotech Engineering



Michael Staten, P.E.
Project Director

Exhibit 5

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PLN 50850

A. background [help]

1. Name of proposed project, if applicable: [help]
PLN 50850
SOUNDVIEW DRIVE WRSA

2. Name of applicant: [help]
JULIAN PROKOPOP
INHABIT LLC

3. Address and phone number of applicant and contact person: [help]
2330 MADISON AVE S #108
BAINBRIDGE ISLAND, WA 98110

4. Date checklist prepared: [help]
11.13.17

5. Agency requesting checklist: [help]
C.O.B.I.

6. Proposed timing or schedule (including phasing, if applicable): [help]
APPROVALS Q4 2017 - Q1 2018
CONST. Q2 - 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

WETLAND MITIGATION REPORT
PREPARED BY E.L.S. 9.13.17

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

NO

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10. List any government approvals or permits that will be needed for your proposal, if known. [help]

RUE, MAJOR VARIANCE

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

BUILD 2 S.F. HOMES ON
ADJACENT LOTS 5 + 6
FORT WARD, BAINBRIDGE ISLAND

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

LOTS 5 + 6 SOUNDVIEW DR NE
SEE SITE PLAN FOR LEGAL

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other _____

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b. What is the steepest slope on the site (approximate percent slope)? [help]

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

UNCONSOLIDATED FILL ABOVE
SILTCLAY + GRAVEL
NO SOIL REMOVAL PLANNED

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

STRUCTURAL FILL WILL BE
IMPORTED FOR THE BUILDING
PAD

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

UNLIKELY GIVEN TOPOGRAPHY
OF THE SITE

g. About what percent of the site will be covered with impervious surfaces after project
construction (for example, asphalt or buildings)? [help]

LOT 6 ± 48%
LOT 5 ± 30%

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h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

A T.E.S.C. PLAN WILL BE IMPLEMENTED DURING CONST.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

DIESEL EXHAUST DURING CONST.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

NONE PROPOSED

3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

YES, UNNAMED WETLAND TO EAST OF PROJECT - SEE ELS REPORT

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2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

YES, PLEASE SEE ELIS MITIGATION REPORT

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

NO

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b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

NONE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

STORMWATER FROM ROOFS + DRIVES WILL BE COLECTED + DISPERSED TO THE EXIST. WETLAND ON THE EAST

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

ONLY TO THE EXTENT THEY ARE PRESENT IN RUN-OFF

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

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

- LIMITING BUILDING FOOTPRINT
- PERVIOUS PAVING
- COLLECTING & DISPERSING STORM WATER

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

✓ deciduous tree: alder, maple, aspen, other
___ evergreen tree: fir, cedar, pine, other
✓ shrubs
✓ grass
___ pasture
___ crop or grain
___ Orchards, vineyards or other permanent crops.
✓ wet soil plants: cattail, buttercup, skunk cabbage, other
___ water plants: water lily, eelgrass, milfoil, other
___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

GRASS, SHRUBS & INVASIVES WILL BE REMOVED FROM THE BUILD. PADS

c. List threatened and endangered species known to be on or near the site. [help]

NONE KNOWN

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d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

SEE ATTACHED MITIGATION PLAN BY ELS

e. List all noxious weeds and invasive species known to be on or near the site.

BLACKBERRY, SCOTCH BROOM, GRASS

5. **Animals**

a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other :

b. List any threatened and endangered species known to be on or near the site. [help]

NONE KNOWN

c. Is the site part of a migration route? If so, explain. [help]

NO

d. Proposed measures to preserve or enhance wildlife, if any: [help]

NONE PROPOSED

e. List any invasive animal species known to be on or near the site.

SCOTCH BROOM, BLACKBERRY, GRASS

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6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

PROPANE WILL BE USED FOR HEATING

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [help]

NO

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [help]

PROJECT WILL BE BUILT TO WASH STATE ENERGY CODE

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [help]

NO

1) Describe any known or possible contamination at the site from present or past uses.

NONE KNOWN

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the

vicinity.

NONE KNOWN

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NONE KNOWN

4) Describe special emergency services that might be required.

N.A.

5) Proposed measures to reduce or control environmental health hazards, if any:

N.A.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

NORMAL TRAFFIC NOISE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

NOISE IMPACTS DURING CONST.

3) Proposed measures to reduce or control noise impacts, if any: [help]

LIMIT WORK HOURS DURING CONST.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

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N.A.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

N.A.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N.A.

c. Describe any structures on the site. [help]

NONE

d. Will any structures be demolished? If so, what? [help]

N.A.

e. What is the current zoning classification of the site? [help]

R-2

f. What is the current comprehensive plan designation of the site? [help]

FORT WARD OVERLAY

g. If applicable, what is the current shoreline master program designation of the site? [help]

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N.A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

YES, WETLAND

i. Approximately how many people would reside or work in the completed project? [help]

APPROX 4 PEOPLE PER HOUSE

j. Approximately how many people would the completed project displace? [help]

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

N.A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

DESIGN + SCALE OF HOMES IS COMPATIBLE W/ EXIST. HOMES

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N.A.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

2 SINGLE FAMILY HOMES. MARKET RATE

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

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NONE

c. Proposed measures to reduce or control housing impacts, if any: [help]

NONE PROPOSED

10. **Aesthetics**

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

30'
WOOD SIDING

b. What views in the immediate vicinity would be altered or obstructed? [help]

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

N.A.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

NORMAL RESIDENTIAL LIGHTING

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

NO

c. What existing off-site sources of light or glare may affect your proposal? [help]

NONE KNOWN

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

LEFT COLUMN TO BE COMPLETED BY APPLICANT. FOR STAFF USE ONLY

EXTERIOR FIX TURRS WILL BOE SHELLDED

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

WALKING TRAILS FORT WARD

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

N.A.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

N.A.

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c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

N.A.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N.A.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

SITE FRONTS ON PUBLIC STREET, SOUNDVIEW DR N.E.
SEE SITE PLAN

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

YES, KITSAP TRANSIT BUS
APPROX 1/4 MILE

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

2 SPACES PER HOUSE -
NONE ELIMINATED

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

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NO

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

ASSUMING 4 TRIPS/DAY,
8 TRIPS TOTAL.
NORMAL COMMUTING TIMES

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

h. Proposed measures to reduce or control transportation impacts, if any: [help]

NONE PROPOSED

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

RESIDENTS WILL USE
NORMAL PUBLIC SERVICES,
SCHOOLS, TRANSIT, ETC.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

NONE PROPOSED

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16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

PSE - ELECTRICITY
WATER - KITSAP PUD
SEWAR - SEWAR DIST #7
REFUSE - POI DISPOSAL

C. Signature [HELP]

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

Signature: _____

Name of signee JULIAN PROSSOR

Position and Agency/Organization ARCHITECT/OWNER

Date Submitted: 11.14.17

CHECKLIST REVIEWED BY:

_____

Project Manager, Department of Planning and Community Development

Exhibit 6

November 14th, 2007

Julian Prossor
Architect/Principal
Inhabit LLC
330 Madison Ave S
Suite #108
Bainbridge Island, WA 98110

Ms. Annie Hillier
Planner
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110

Reasonable Use Exception (RUE) Written Statement:
PLN 50850
Lot 5 & 6 Soundview Ave NE: Fort Ward

Our proposal is to build one single family home each on lots 5 & 6 Soundview Drive NE. These existing lots are located east of an existing mapped wetland (See attached report from ELS).

On both lots, the wetland and/or buffer encumbers the entire site. The small size of the lots (7150 Sq. Ft & 8800 Sq. Ft) mean that other techniques such as buffer averaging can't be used to create building pads. Instead the RUE process is the only mechanism that the can be used to create buildable lots.

The wetland and buffer were existing conditions and not created by myself or the previous owners.

If chapter 16.20 of the City of Bainbridge island Municipal Code was applied, these lots would be rendered unbuildable, Therefore the only practical way to build on these lots is through a RUE. There is no other option.

Our proposal consists of building one single family home on each lot. Each house has a 1200 Sq. footprint. Additionally, through careful architectural design each house is designed to blend into the existing neighborhood context. The houses and associated drives are modest in scope and represent the minimum necessary impacts to the existing wetland/Buffer.

Our environmental consultant, Joanne Bartlet of ELS has proposed a well thought out mitigation plan that to the maximum extent feasible mitigates the impacts on-site as well as replacing the existing culvert under the Belfair Ave trail to provide a functional lift for the existing wetland. Replanting native vegetation and removing invasive will also enhance the existing habitat.

Our proposal also does not pose an unreasonable threat to public health, safety or welfare on or off the site and is consistent with other COBI building and zoning regulations.

November 14th, 2007

Julian Prossor
Architect/Principal
Inhabit LLC
330 Madison Ave S
Suite #108
Bainbridge Island, WA 98110

Ms. Annie Hillier
Planner
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110

PLN 50850: Variance Narrative

Lot 5 & 6 Soundview Ave NE: Fort Ward

Our proposal is to build one single family home each on lots 5 & 6 Soundview Drive NE. These existing lots are located east of an existing mapped wetland (See attached report from ELS).

In order to minimize the impact to the existing buffer/wetland we are requesting a variance to decrease the size of the front yard. We are proposing a 5' front yard setback for both lots. Because of the depth of the existing right of way in this location, we feel that the visual impact of the front yard setback will not be noticeable. Instead the houses will be consistent with the other homes on the street.

Additionally, since the homes to the south of our proposal (Lots, 2,3,4) have already been granted a front yard variance, our proposed homes will present an attractive streetscape with a consistent front yard depth.

The homes will be screened by plantings as shown on the planting plan.

Exhibit 7

CITY OF
BAINBRIDGE ISLAND

Site Assessment Review

Application

Project Information	
X Project Name:	SOUNDVIEW DRIVE LOT 5
Site Address:	2171 SOUNDVIEW
Assessor's Parcel Numbers:	4146 004 005 0004
X **Applicant Information**	
Property Owner (or Purchaser) Name:	Inhabit LLC (JULIAN PROSSER)
Email:	JP@inhabitdevelopment.com
Phone:	206.780.6018
X **Authorized Representative or Engineer**	
Name:	Amy Duerr Day
Company:	AMY L. DUERR DAY, ASID
Email:	ald@amyduerrday.com
Phone:	206.498.7010

Section 1: SAR Exemptions

- ☐ *Projects only requiring stormwater minimum requirement #2. Please include a copy of figures #1 and #2 from the reference section showing how your project meets this exemption. Go to section 6.*
- ☐ *Projects exempt per BIMC 15.19.040:*
  - ☐ *Commercial Agriculture*
  - ☐ *Forest Practices*
  - ☐ *Road Maintenance*
  - ☐ *New Non-motorized Shoulder Improvement*
  - ☐ *Underground Utilities*
- ☒ *Planning "projects" that have completed an application for the preapplication process between January 1, 2017 and September 30, 2017. Go to section 6.*
- ☐ *Projects proposed on parcels created by Land Use Action (subdivision, short-plats, etc) may be exempt from submission requirements under BIMC 15.19. If your project is located within one of the developments listed in the SAR Exemption List* AND *your project meets* ALL *the conditions of approval for that development, complete the following information. Go to section 6.*

CITY OF
BAINBRIDGE ISLAND

Site Assessment Review

Application

Section 5: LID Assessment

POTENTIAL LID BMP MATRIX				
	Feasibility/Infeasibility Evaluation			
For each LID BMP [a] being evaluated, use the infeasibility criteria in to determine whether the LID BMP is infeasible for your project. Document the result of that evaluation here.	**Feasible**	**Infeasible**	**Not Applicable**	**If infeasible, provide justification [b]**
Bioretention/Rain Gardens				
Concentrated Flow Dispersion				
Downspout Dispersion				
Full Dispersion				
Minimal Excavation Foundations				
New Trees				
Perforated Stubout Connection				
Permeable Pavement				
Post-Construction Soil Quality and Depth				
Rain Water Harvesting				
Retain Existing Trees				
Sheet Flow Dispersion				
Vegetated Roofs				

[a] Refer to attached descriptions or Chapter V-5.3.1 of the 2014 Stormwater Management Manual for Western Washington for descriptions of the LID measures.

[b] Use the criteria specified in Appendix H of the Kitsap County Stormwater Design Manual (see attached reference material). Complete COBI Form B109b and summarize in section 5.

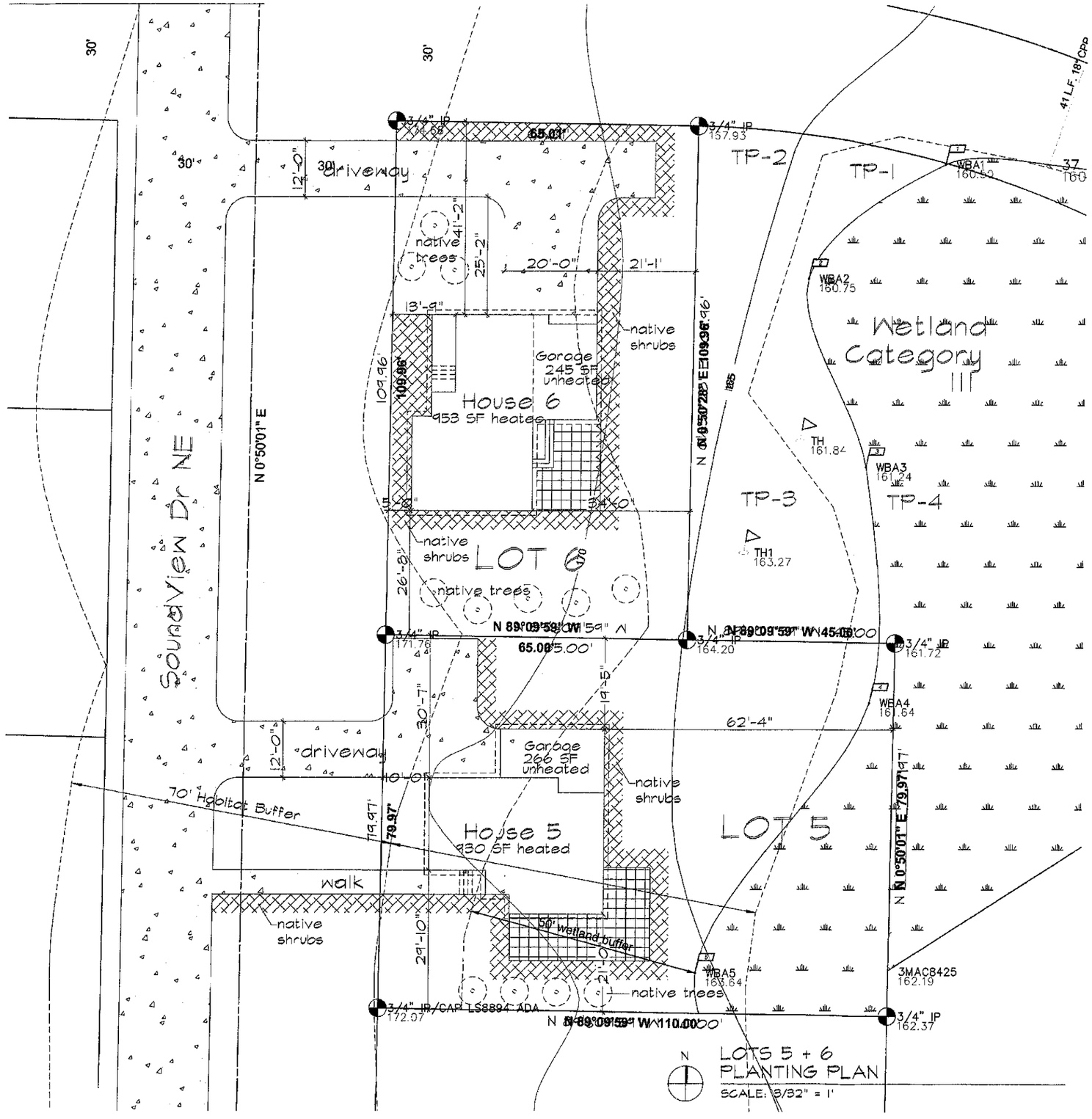
Section 6: Signature and Certification

I the undersigned certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.

Signed

11-14-17
Date

Exhibit 8



PROJECT INFORMATION

Lot 6

Address	Soundview Dr. NE, Bainbridge Island, WA 98110
APN	41460040050004
Legal	Lot 6 BLOCK 4, FORT WARD ESTATES DIVISION 1, AS RECORDED IN VOLUME 9 OF PLATS PAGE 51, RECORDS OF , KITSAP COUNTY WASHINGTON
Sq. Ft.	1200 sq. ft. footprint allowed under reasonable use guidelines lot - 7150 sq. ft. house - 198 sq. ft.
Utilities	KPUD (connection fees paid)

Lot 5

Address	Soundview Dr. NE, Bainbridge Island, WA 98110
APN	41460040060003
Legal	Lot 5 BLOCK 4, FORT WARD ESTATES DIVISION 1, AS RECORDED IN VOLUME 9 OF PLATS PAGE 51, RECORDS OF , KITSAP COUNTY WASHINGTON
Sq. Ft.	1200 sq. ft. footprint allowed under reasonable use guidelines lot - 8800 sq. ft. house - 196 sq. ft.
Utilities	KPUD (connection fees paid)

VICINITY MAP

City of Bainbridge Island
NOV 21 2017
Planning and Community Development

inhabit LLC
architecture · permitting · consulting

project
Lot 5 & 6 - RUE/VAR
Concept Plan

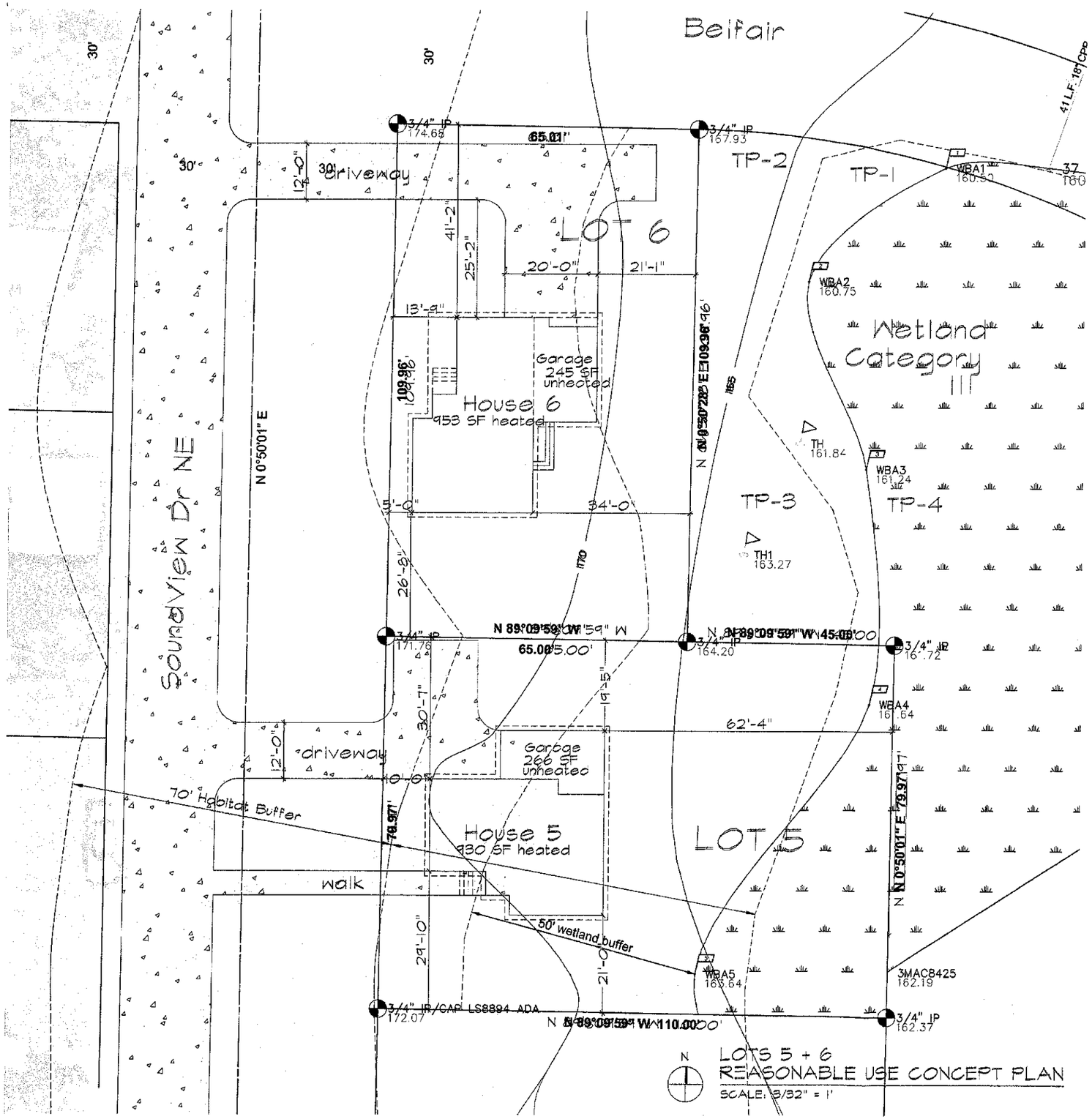
address
Sound View Dr NE
Bainbridge Island, WA

drawn by
BW

date
5/26/2017

contents
SITE PLAN

sheet
A0.0



LOTS 5 + 6
REASONABLE USE CONCEPT PLAN
SCALE: 3/32" = 1'

PROJECT INFORMATION

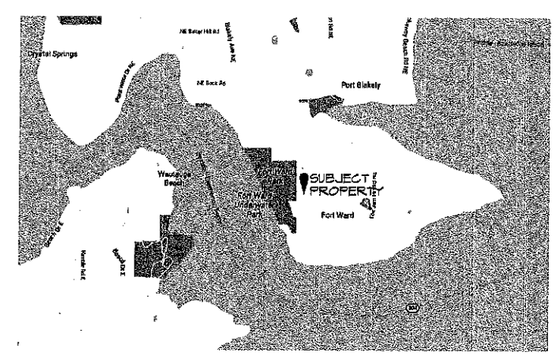
Lot 6

Address	Soundview Dr. NE, Bainbridge Island, WA 98110
APN	4146004005000 4
Legal	Lot 6 BLOCK 4, FORT WARD ESTATES DIVISION 1, AS RECORDED IN VOLUME 9 OF PLATS PAGE 51, RECORDS OF , KITSAP COUNTY WASHINGTON
Sq. Ft.	1200 sq. ft. footprint allowed under reasonable use guidelines lot - 7150 sq. ft. house - 1198 sq. ft.
Utilities	KPUD (connection fees paid)

Lot 5

Address	Soundview Dr. NE, Bainbridge Island, WA 98110
APN	4146004006000 3
Legal	Lot 5 BLOCK 4, FORT WARD ESTATES DIVISION 1, AS RECORDED IN VOLUME 9 OF PLATS PAGE 51, RECORDS OF , KITSAP COUNTY WASHINGTON
Sq. Ft.	1200 sq. ft. footprint allowed under reasonable use guidelines lot - 8800 sq. ft. house - 1196 sq. ft.
Utilities	KPUD (connection fees paid)

VICINITY MAP



City of Bainbridge Island
NOV 21 2017
Planning and Community Development

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project
Lot 5 & 6 - RUE/VAR
Concept Plan

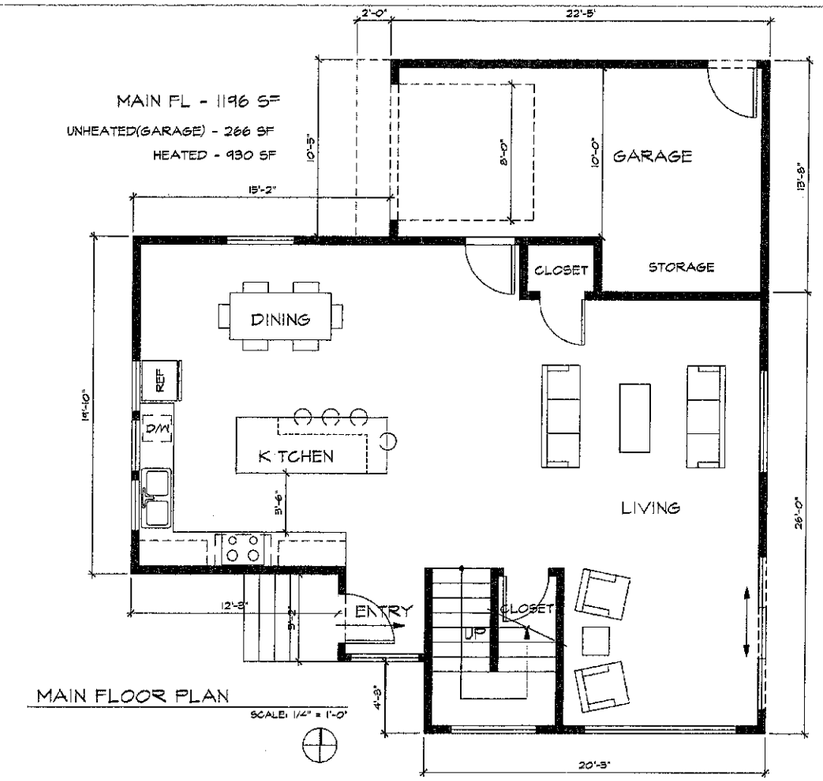
address
Sound View Dr NE
Bainbridge Island, WA

drawn by
BW

date
5/26/2017

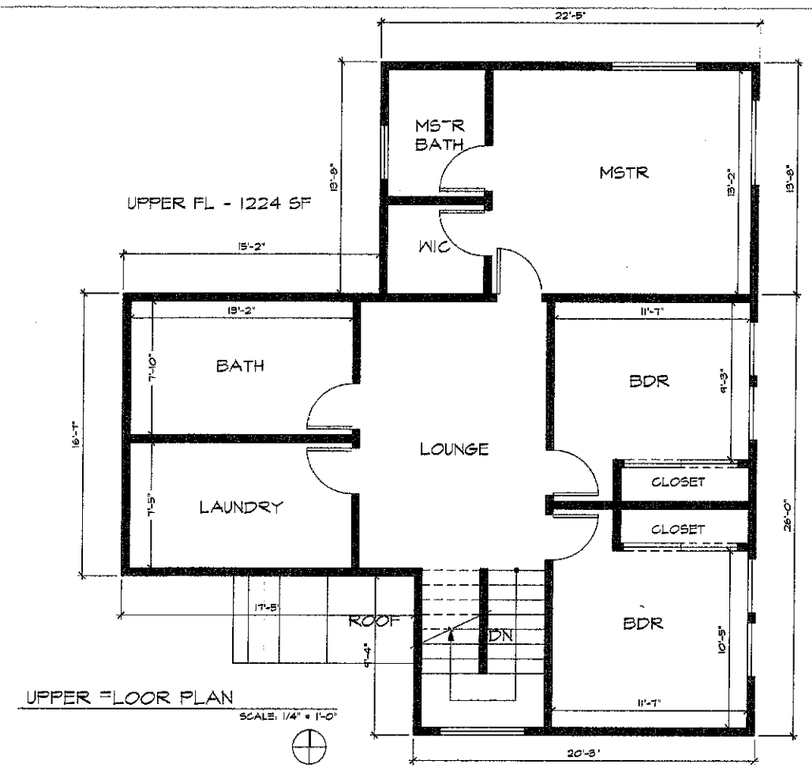
contents
SITE PLAN

sheet
A0.0



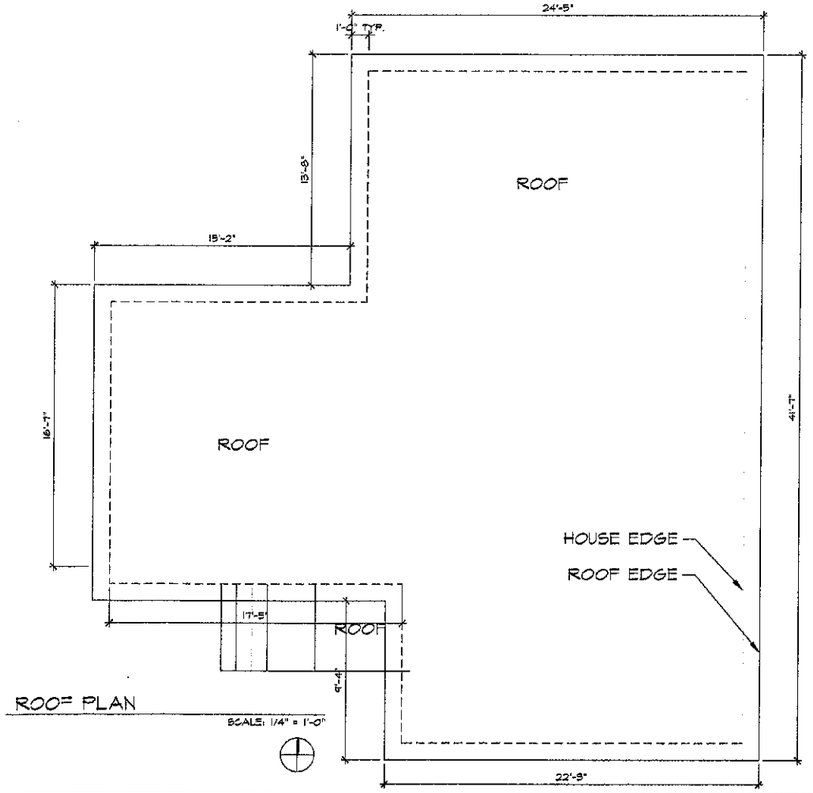
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

City of Bainbridge Island
NOV 21 2017
Planning and Community Development

City of Bainbridge Island
NOV 21 2017
Planning and Community Development

inhabit LLC
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project
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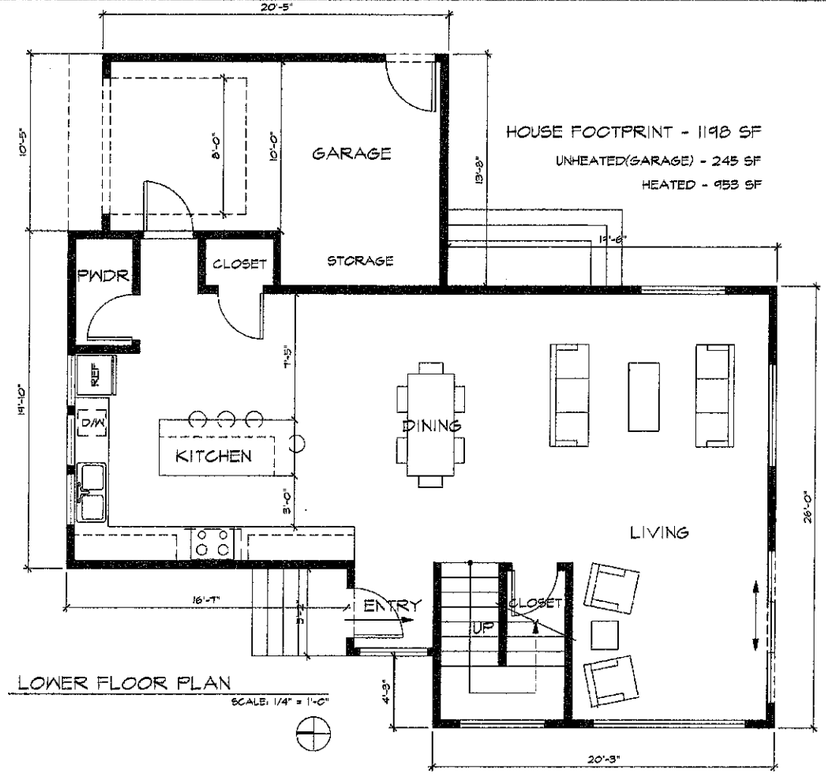
BW

date
5/26/2017

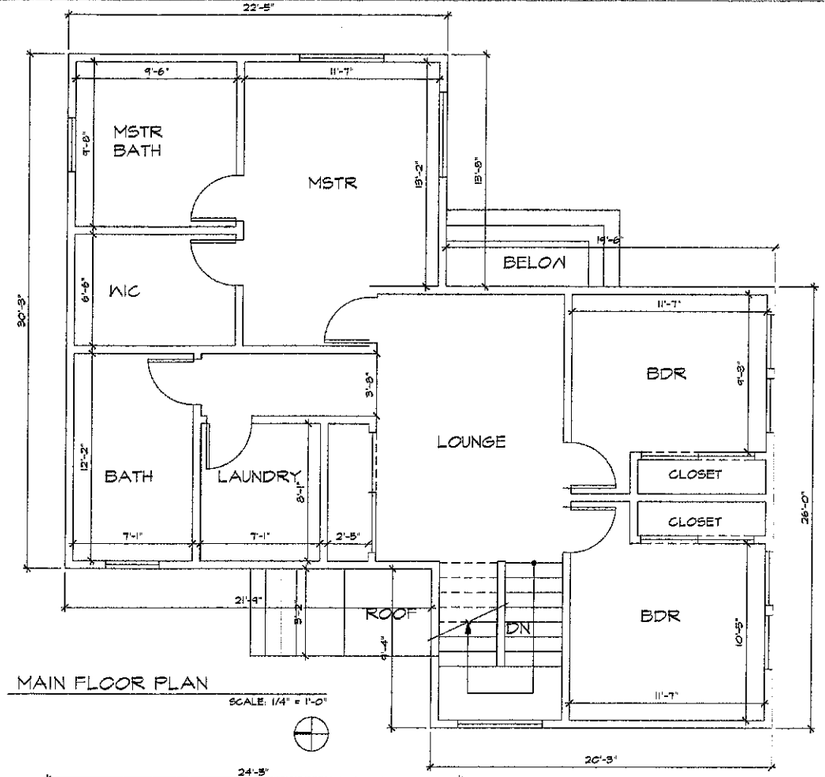
contents
FLOOR PLAN

sheet
A1.0



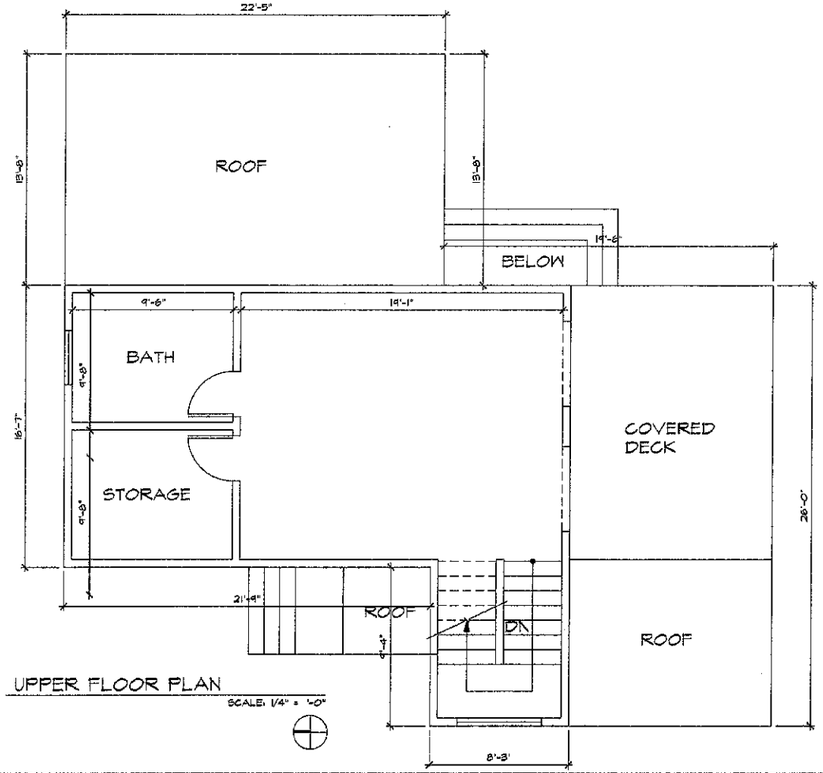
LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



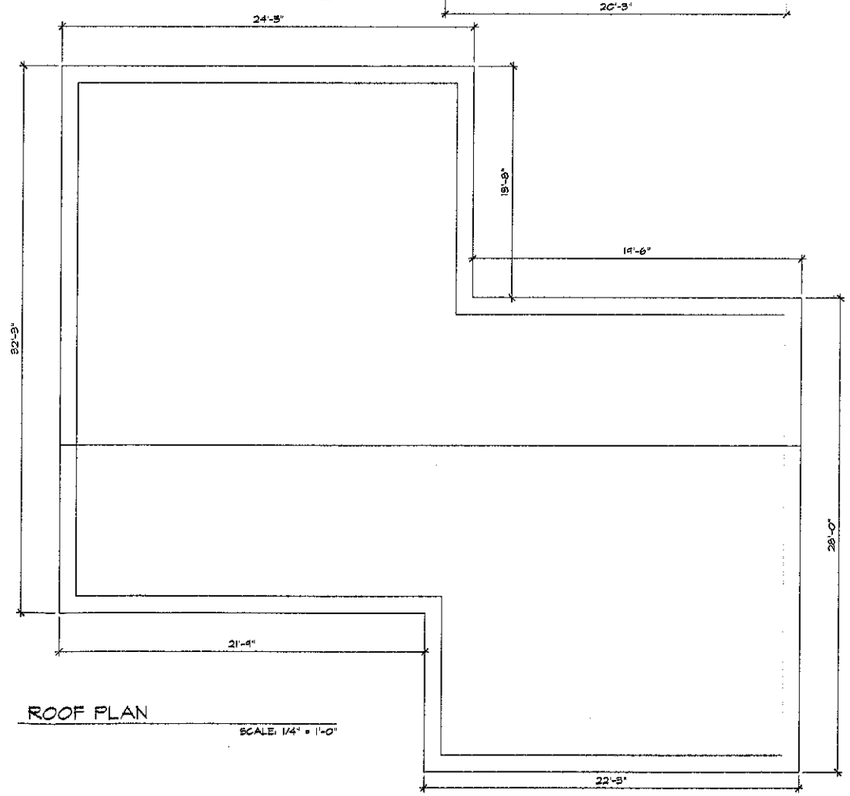
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

City of Bainbridge Island
NOV 21
Planning and Community Development

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project
Lot 5 & 6 - RUE/VAR
Concept Plan

address
Sound View Dr NE
Bainbridge Island, WA

drawn by
BW

date
5/26/2017

contents
FLOOR PLAN

sheet
A1.0

Exhibit 9

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF COMPLETE APPLICATION

December 12, 2017

Re:	Reasonable Use Exception
File Name:	**SOUNDVIEW DRIVE LOT 5 RUE**
Project Number:	**PLN50850A RUE**
Submitted:	November 14, 2017

The application for the above referenced project is complete in accordance with the submittal requirements located in the Bainbridge Island Administrative Manual. A determination of a complete application does not preclude the department from requesting additional information or studies; **given the proposed mitigation in City right-of-way, a request for additional information from the Public Works Department is forthcoming.**

Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(K), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. The City will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Thank you,

Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov
Project Manager

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF COMPLETE APPLICATION

December 12, 2017

Re:	Variance
File Name:	**SOUNDVIEW DRIVE LOT 5 VARIANCE**
Project Number:	**PLN50850A VAR**
Submitted:	November 14, 2017

The application for the above referenced project is complete in accordance with the submittal requirements located in the Bainbridge Island Administrative Manual. A determination of a complete application does not preclude the department from requesting additional information or studies.

Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(K), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. The City will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Thank you,

Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov
Project Manager

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF COMPLETE APPLICATION

December 12, 2017

Re:	Reasonable Use Exception
File Name:	**SOUNDVIEW DRIVE LOT 6 RUE**
Project Number:	**PLN50850**B **RUE**
Submitted:	November 14, 2017

The application for the above referenced project is complete in accordance with the submittal requirements located in the Bainbridge Island Administrative Manual. A determination of a complete application does not preclude the department from requesting additional information or studies; **given the proposed mitigation in City right-of-way, a request for additional information from the Public Works Department is forthcoming.**

Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(K), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. The City will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Thank you,

_____

Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov
Project Manager

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

NOTICE OF COMPLETE APPLICATION

December 12, 2017

Re:	Variance
File Name:	**SOUNDVIEW DRIVE LOT 6 VARIANCE**
Project Number:	**PLN50850B VAR**
Submitted:	November 14, 2017

The application for the above referenced project is complete in accordance with the submittal requirements located in the Bainbridge Island Administrative Manual. A determination of a complete application does not preclude the department from requesting additional information or studies.

Pursuant to *Bainbridge Island Municipal Code* Section 2.16.020(K), the applicant must post a legal notice of application on the property within five days of the publication of notice. The city will provide the notice boards and posting instructions, you must provide the stake/post. The City will contact you when the notice boards are prepared.

Correspondence concerning this application should make reference to both the file number and file name shown above.

Thank you,

Annie Hillier, (206) 780-3773, ahillier@bainbridgewa.gov
Project Manager

Exhibit 10

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal

December 15, 2017

Inhabit Limited Liability Company
330 Madison Ave S Ste 108
Bainbridge Island, WA 98110-2544

Re: **Information Request**
File Name: Soundview Drive Lot 5 & 6 RUE
File Numbers: PLN50850A RUE & PLN50850B RUE

Dear Applicant,

Thank you for submitting applications for two RUE's, as a part of your proposal to develop single-family residences on Lots 5 and 6 of Soundview Drive. After reviewing the proposal, the City requests responses to the following points:

General comments:

- The applicant provided a brief narrative as to how the RUE criteria are met. However, there is not enough information to determine if these two approval criteria are met by the proposal:
  - There is no reasonable alternative to the proposal; and
  - The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property.
- The lot coverage for each parcel is below 1200 square feet, but a separate driveway and a deck is proposed for each house. A shared driveway should be considered (both from a wetland and stormwater impact perspective) and whether or not decks are "the minimum necessary to allow reasonable use of the property." Decks are not a primary appurtenance. It also appears that the configuration of the house on Lot 6 could be revised to put the garage in the front, thereby reducing the area of the driveway and turnaround (as is proposed for Lot 6).
- The site plan appears to include two wetland edges, with different buffers measured from each one. Please clarify the wetland boundary, and include both buffers (water quality and habitat buffer).

Regarding the wetland report and mitigation plan:

- Where is the stormwater from the driveway (pollutant generating surface) going?
- Objective 1 of the mitigation plan should be clarified as to where it applies – just the existing native vegetation, just the proposed planted area, or both? It should be both.
- The mitigation plan should include a performance standard and contingency action/s for the culvert replacement component.
- The plant quantities do not seem adequate per Sound Native Plants plant calculator (http://soundnativeplants.com/nursery/plant-quantity-calculator/). Plant spacing noted in plant list is not accurately reflected on planting plan. Please revise the planting plan accordingly.
- Plant species are not located to minimize off-site impacts of development. If minimizing light and noise is the goal, this should be reflected in the plant type and location nearest to where these impacts will occur (driveway, deck).
- The mitigation plan for the lots to the south include split rail fence. The fencing should be coordinated with this proposal.
- If the comments mentioned above result in revisions to the wetland report and mitigation plan, please also consider removing the redundancy on the top of page 7.

To facilitate completion of the permit review, please respond to the comments and revise application materials accordingly, within 60 days *(until all requested information is received permit processing time will be tolled)*. Please ensure consistency between all application materials (SEPA checklist, wetland report and mitigation plan, project narrative, and plan-sets). Failure to respond may result in cancellation of the application in accordance with the following provision:

> *BIMC 2.16.020.H. Voiding of application due to inactivity. A land use application, whether determined to be complete or incomplete, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, or additional information within 60 days of the request. The planning director may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting department. (Ord. 2004-12 § 1, 2004)*

Please do not hesitate to contact me if you have any further questions.

Sincerely,

Annie Hillier, Planner

Exhibit 11

Ann Hillier

From: Clinton, Brandon C CIV USARMY CENWS (US) <Brandon.C.Clinton@usace.army.mil>
Sent: Tuesday, December 19, 2017 7:22 AM
To: Ann Hillier
Cc: Heard, Kathryn E CIV (US)
Subject: RE: permitting question from the City of Bainbridge Island

Good morning Ann,

Thanks for your email. Corps authorization is generally required for, among other things, work occurring below Mean High Water in navigable 'waters of the U.S.' under Section 10 of the Rivers and Harbors Act, and the discharge of dredged or fill material below Mean Higher High Water (tidal) or Ordinary High Water (non-tidal) in all 'waters of the U.S.' under Section 404 of the Clean Water Act.

Generally for culvert work, if the stream associated with the culvert flows intermittently or perennially and the work involves a discharge of material below OHW, the work requires Corps authorization. Depending on the scope and purpose of the proposal, many culvert replacement or repair projects can be authorized under the Nationwide Permit program using a Nationwide Permit 14 (Linear Transportation Projects) or 3 (Maintenance).

Depending on the species present, you may be required to prepare a Biological Evaluation that assesses impacts to Endangered Species Act-listed fish, amphibian, bird, or mammal species in the project area, a cultural resource report, and/or a mitigation plan for permanent or temporary stream or wetland impacts. We require a Pre-Construction Notification to begin the permit review process (like an application), and generally receive PCNs in the form of the JARPA. Katie Heard (cc'd) is the Corps project manager for Kitsap County and can coordinate with you further if you have additional questions before you submit your application.

Thanks,
Brandon

-----Original Message-----
From: Ann Hillier [mailto:ahillier@bainbridgewa.gov]
Sent: Monday, December 18, 2017 8:22 AM
To: Clinton, Brandon C CIV USARMY CENWS (US) <Brandon.C.Clinton@usace.army.mil>
Subject: [EXTERNAL] permitting question from the City of Bainbridge Island

Good Morning,

I received your contact information from a colleague of mine, Christy Carr. I am a relatively new Planner at the City of Bainbridge, and am trying to get a sense of when permits from USACE are required. Specially, I have a project that involves the proposed repair of a culvert in City right-of-way, that connects a wetland system in the Fort Ward area of the island. Can you help me determine what kind of permit the applicant might need to apply for from USACE?

Thank you,

Annie Hillier

City Planner

Blockedwww.bainbridgewa.gov <Blockedhttp://www.bainbridgewa.gov/>

facebook.com/citybainbridgeisland/

206.780.3773 (office) 206.780.0955 (fax)

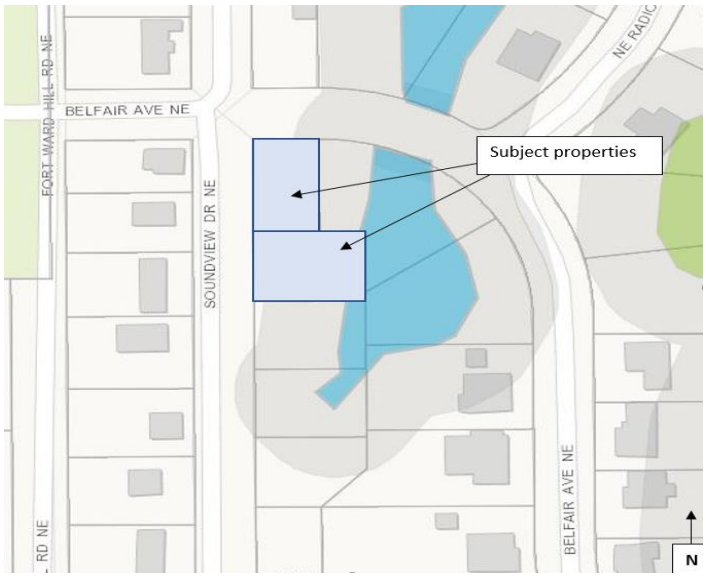
Exhibit 12

NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of Bainbridge Island has received the following land use applications:

Date of Issuance:	December 22, 2017
Project Name & Number:	**Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR) and Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR)**
Project Type:	Reasonable Use Exception and Variance
Applicant:	Inhabit Limited Liability Company
Owner:	Inhabit Limited Liability Company
Project Site & Tax Parcel:	Lot 5: 2171 Soundview Dr. NE, TA# 41460040050004 & Lot 6: *no situs address*, TA# 41460040060003
Project Description:	Construct two SFRs on Lots 5 and 6 (Block 4) of Fort Ward Estates, on Soundview Drive NE. Lot 5 contains a mapped wetland on its eastern edge, and both lots are encumbered by associated wetland buffers. Requesting variance from front setback.
Environmental Review:	This proposal is subject to State Environmental Policy Act (SEPA) review as provided in *WAC 197-11-800*. The City, acting as lead agency expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the **optional DNS process** provided in *WAC 197-11-355*, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The Proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.
Comment period:	The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SEPA review. Additionally, any person may participate in a public hearing, if any, and my request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by January 5, 2018.**

If you have any questions, contact: Annie Hillier, Planner
Department of Planning
& Community Development
280 Madison Avenue North
Bainbridge Island, WA
98110
(206) 780-3773 or
ahillier@bainbridgewa.gov



Owner	Address	City	State
ANSTIS FLORENCE GWENELLE TRUSTEE	2405 55TH ST SW	Everett	WA
BAINBRIDGE ISLAND METROPOLITAN PARKS & REC DIST	7666 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA
BIELMAN MATTHEW & BEKA	2033 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
BITTMAN TRISH KIM	2101 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
BLACKER ROAN & LETICIA	2017 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
BURRIS LARRY V & SUSAN M	4650 CRYSTAL SPRINGS DR	BAINBRIDGE ISLAND	WA
CARROLL MARY ELIZABETH	2175 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA
CHENEY JAMES C & JILL N	2405 55TH ST SW	Everett	WA
CHENEY ROGER ALLEN & BARBARA FAYE ANSTIS	2213 NE VICTORIAN LN UNIT A	BAINBRIDGE ISLAND	WA
CIBULA TIMOTHY S & SHARON M	2385 ROBERTSON AVE NE	BAINBRIDGE ISLAND	WA
COLE THOMAS A II & GAIL L	PO BOX 11489	BAINBRIDGE ISLAND	WA
COOK GREGORY & WADE ARLENE	9620 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA
COWAN MARK S & CAROL S	9625 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA
DENNISON JAMES B & ALISON J	2025 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
DIETSCH MICHAEL	4035 85TH AVE SE	MERCER ISLAND	WA
DOHERTY SEAN T & CHRISTINA	9684 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA
DOMBROWSKI MARY V	2412 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
FARLEY PATRICK M & JOHNSON VANESSA	2130 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
FULLER BARBARA LYNN	2285 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
FULWELL ROBERT & AIMEE	1437A NW 62ND ST	SEATTLE	WA
GATZKE ALAN & FERRIN	2123 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
GOODWIN RUSSELL B & BARBARA J TTEES	8511 NAPLES DR	Huntington Beach	CA
HEMPHILL TIMOTHY & LAURA	3273 PLEASANT BEACH DR NE	BAINBRIDGE ISLAND	WA
HENRY RHONDA L	2100 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
INHABIT LIMITED LIABILITY COMPANY	330 MADISON AVE S STE 108	BAINBRIDGE ISLAND	WA
JANUSZ DIANE	2148 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
KLINEFELTER JAMES H & LYNN S	2030 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
KRAMER JOSH & WEAVER KATHIE	2215 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA
LEE SARAH MARGARET	1948 PARK VIEW DR NE	BAINBRIDGE ISLAND	WA
MACFARLANE MARY J	2213 NE VICTORIAN LN APT C	BAINBRIDGE ISLAND	WA
MAES ADRIAN ANTHONY	2314 S WILKESON ST	TACOMA	WA
MARX FLORENCE MARY TRUSTEE	7104 265TH ST NW APT 410	STANWOOD	WA
MARX WILLIAM H JR	7104 265TH ST NW APT 410	STANWOOD	WA

Owner	Address	City	State
MILLER JACQUELINE M & TIMOTHY D	2135 FORT WARD HILL RD NE	BAINBRIDGE ISLAND	WA
MONTA JOAN L TRUST	1736 164TH NE	BELLEVUE	WA
OLSEN JAMES & MARY	2412 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
OLSEN JAMES M & DOMBROWSKI MARY V	2412 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
PARKER JOHN E & CHRISTINE L	1249 OXFORD PL	Morgantown	WV
PICKLE SCOTT A & MICHELE L	9771 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA
POEHNER CAPULET WOODSTONE & QUAINTON SARAH MCMILLAN TTEES	2267 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA
PROPERTY BIZNESS 4 LLC	2112 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA
PUGLIA CHRISTEN & BARRETT CHRISTOPHER T	2154 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
REPYAK DAVID C	14723 1ST LN NE UNIT 103	DUVALL	WA
Resident	2225 Fort Ward Hill Rd NE	Bainbridge Island	WA
Resident	2232 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2274 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2324 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2333 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2074 Soundview Dr NE	Bainbridge Island	WA
Resident	2132 Soundview Dr NE	Bainbridge Island	WA
Resident	2178 Soundview Dr NE	Bainbridge Island	WA
Resident	2075 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2105 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2137 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2171 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2106 FORT WARD HILL RD NE	BAINBRIDGE ISLAND	WA
Resident	2145 Belfair Ave NE	Bainbridge Island	WA
Resident	2011 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
Resident	2193 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA
Resident	2044 Belfair Ave NE	Bainbridge Island	WA
Resident	2156 BELFAIR AVE NE	Bainbridge Island	WA
Resident	9647 NE Radio School Rd	Bainbridge Island	WA
ROUS CHAD J & SARAH M	9642 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA
RURAL AMERICAN PROPERTIES INC	21241 VENTURA BLVD STE 276	WOODLAND HILLS	CA
SAFFORD DUANE & EILEEN	2224 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA
SAKURAI ANDREW K	2363 ROBERTSON AVE NE	BAINBRIDGE ISLAND	WA

Owner	Address	City	State
SISCOE JOHN P & CAROLYN G	2300A SOUNDVIEW DR	BAINBRIDGE ISLAND	WA
STEWART JEFFREY B & HULET CHRISTINA M	14778 SIVERTSON RD NE	BAINBRIDGE ISLAND	WA
THOMPSON BERNARD F	19050 ANGELINE AVE NE	SUQUAMISH	WA
THORNTON MAXWELL & VALERIE	2179 FORT WARD HIL RD NE	BAINBRIDGE ISLAND	WA
VICTORIAN LANE OF BAINBRIDGE ISLAND CONDO ASSOC	PO BOX 11274	BAINBRIDGE ISLAND	WA
WHITSON RICHARD & ERIN	6565 ISLAND CENTER RD NE	BAINBRIDGE ISLAND	WA
WURZER LYNNE D TRUSTEE	2772 MONTECITO DR	FALLBROOK	CA
YOUNG JOHN & PARVIN ESTHER	9307 MANDUS OLSON RD NE	BAINBRIDGE ISLAND	WA

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Legal Invoice

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Bainbridge Island Review

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Affidavit of Publication

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Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Bainbridge Island Review a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of BIR789843 NOA PLN50850 A&B as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/22/2017 and ending on 12/22/2017 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $133.40.

Dicy Sheppard

Subscribed and sworn before me on this 22nd day of December, 2017.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

Notary Public in and for the State of Washington.

City of Bainbridge Island-LEGALS | 80604980
CARLA LUNDGREN

CLASSIFIED ADVERTISING

PROOF/RECEIPT

NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of Bainbridge Island has received the following land use applications:

Date of Issuance: December 22, 2017

Project Name & Number: Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR) and Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR)

Project Type: Reasonable Use Exception and Variance

Applicant: Inhabit Limited Liability Company

Owner: Inhabit Limited Liability Company

Project Site & Tax Parcel: Lot 5: 2171 Soundview Dr. NE, TA# 41460040050004 & Lot 6: *no situs address*, TA# 41460040060003

Project Description: Construct two SFRs on Lots 5 and 6 (Block 4) of Fort Ward Estates, on Soundview Drive NE. Lot 5 contains a mapped wetland on its eastern edge, and both lots are encumbered by associated wetland buffers. Requesting variance from front setback.

Environmental Review: This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency expects to issue a Determination of Nonsignificance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The Proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Comment period: The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SEPA review. Additionally, any person may participate in a public hearing, if any, and my request a copy of any decision. For consideration under SEPA environmental review, comments must be submitted by January 5, 2018.

If you have any questions, contact:

Annie Hillier
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3773 or ahillier@bainbridgewa.gov

Date of publication: 12/22/17

(BIR789843)

Exhibit 13

Email 1 (Fulwell)

Ann Hillier

From: rob.fulwell@gmail.com on behalf of Rob Fulwell <rob@fulwell.com>
Sent: Saturday, December 30, 2017 7:57 AM
To: Ann Hillier
Subject: re: Soundview Drive Lot 5 RUE & Variance and Soundview Drive Lot 6 RUE & Variance

To whom it may concern,

We have a wetland and associated buffers in this location for good reason and I see no overriding justification for granting a variance in this case.

The protected areas in this neighborhood are already under siege and we need to do our utmost to honor their purpose.

In my opinion, this is an attempt on the part of a developer to make a quick buck and the result will be a property with continuing water and pest problems for any unfortunate buyer who does not understand their purchase.

Thank you for your attention,

Rob Fulwell

Email 2 (Siscoe)

Ann Hillier

From: globe@zipcon.com
Sent: Friday, January 5, 2018 2:23 PM
To: Ann Hillier
Cc: globe@zipcon.net
Subject: Comment 0n Soundview Dr Lot 5 & variance (PLN50850A RUE & PLN50850B VAR &

Soundview DR LOT 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR).
Project site and Tax parcel LOT 5: 2171 Soundview dr NE TA # 41460040050004 &Lot 6: no situs address* TA # 41460040060003.

I believe no variance should be granted to the builders of these two lots bypassing the front setbacks. The setbacks has encouraged front gardens pleasant as well as sound buffers to neighbor and walker bys. It creates a continuous visual garden. To abruptly change the ambiance of our neighborhood because of this refusal to follow existing rules and practices would create a blight in a crucial part of our neighborhood. And the front setback rule has been used ever since the founding of Fort Ward Estates and created a cohesive looking neighborhood. There is no reason to change it. It is not crucial to a builder enjoying his property which was bought with the full knowledge acceptance of the setback rule. It is a bad precedence to set.

Everyone else in Fort Ward has followered the setback rule and it has resulted in a delightful residential neighborhood encouraging high pedestrian involvement on Soundview, and Belfair. The lots are on Belfair which is the gateway to Fort Ward Park which is heavily used by all ages. It is where the school bus has stop and is the major entry way onto the residential areas from Fort ward Hill Road.

The builders by buying these two lots which ere among the last to sell and were the cheapest in this area because of their wetlands associations acknowledged their acceptance of the building guidelines involving front setbacks and rules by their purchasing. Now they wish to change the rules and the whole scope of the neighborhood. I do not believe it should be granted. Building a smaller new home of 1200 sq ft or so is not a hardship.
There is downsizing in homes now. I see in the real estate ads many home of that size and smaller selling for upwards $600,00 selling in Winslow. Their house will have many new features which will be attractive. We shouldn't put our neighbor hood in jeopardy for something unnecessary.

The builders are not prevented the enjoyment of their property by not granting a variance which could ruin the neighborhood and establish a an unfortunate precedence to be used by others in more dubious circumstance.

The City has a duty to not just uphold an existing rule " the front setback rule which has been in existence in Fort Ward ever since the beginning of Fort Ward Estates and then some. I am sure some because of selfish reasons want to change it but is a good rule that has created an livable neighborhood many want to live in and should be maintained.

Please keep me in touch with this request and its process.
thank you for your attention,
Also let me know you received my comment.
Carolyn Siscoe,
2330 Soundview Dr NE #A
Bainbridge Island, Wa 98110
206-842 8265

Email 3 (Dombrowski)

26 December 2017

Re: Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR) and Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE and PLN50850B VAR)

To Whom It May Concern;

I am writing to oppose/condition granting of the above-referenced RUEs and VARs as follows:

- The southern block of Soundview Drive NE does not yet align with the northern block of Soundview Drive NE. Relocation of the southern block of Soundview must be accomplished before any other work is considered. Property owners on both the east and west sides of Soundview Drive deserve equal setbacks from the center line of the ROW.
- Relocation of Soundview Drive is a safety issue. Vehicles making the turn from Belfair Drive right onto Soundview must make a sharp turn with limited visibility. Proper location of the southern block of Soundview to the center of the ROW will ameliorate the limited visibility at that corner.
- The subject properties lie within wetlands/wetland buffers. Extreme caution need be taken not to damage the wetlands lying between Soundview and Radio School Road. Building envelopes which respect both the setback from the ROW and the wetlands/wetland buffer dwindle the building envelopes into nonexistence. If permission is given to build, the smallest possible footprint may be granted. The area under consideration has in existence a number of "tiny houses". A permit to build a tiny house will best mirror existing development in the Fort and conform to wetland buffer/setback from ROW..
- Both Lots 5 and 6 have been in continuous use for 30 years (?) by residents living in proximity to Lots 5 and 6. These residents express a claim to eminent domain. Thus, title to the lots is clouded and must be cleared before relief from setback and buffer restrictions is granted.

Thank you for your consideration of these factors. I look forward to your response.

Yours truly,

Mary Victoria Dombrowski
2412 Soundview Drive NE
Bainbridge Island WA 98110
maryvdombrowski@gmail.com

Email 4 (Safford)

I am writing to oppose the application for a RUE and variance for Soundview Lots 5 and 6 (PLN50850A RUE & PLN50850A VAR and PLN50850B RUE and PLN50850B VAR).

This is not the first time variances have been sought for these substandard lots. In the spring of 2004, for example, applications similar to the current ones were submitted. Obviously, that development did not happen.

Both lots 5 and 6 lie primarily in the wetland or wetland buffer. The wetland does not recognize borders of property lines, yet it has been chipped away at since the current sewer system made building on surrounding lots possible. Lots to the east of these lots were built on based on inaccurate wetland mapping, thus further degrading the wetlands and buffers. Lots directly south of lots 5 and 6 are being developed, with reduction of buffers. Allowing building on lots 5 and 6 will further degrade this wetland. The entire wetland is at risk of being destroyed bit by bit.

In their SEPA checklist, the current applicant implies that the boundaries of the wetland are due to the culvert being misplaced. Certainly, human activity has impacted the wetland! The roadbed through the wetland (Belfair trail) was put in by the military without regard to the wetland. Before that, the wetland ran continuously from approximately Parkview, north to Port Blakely. Before the current culvert was put in, the wetland was even larger. Here's what the wetland was like before the current culvert:

Replacing the current culvert will not "restore" the wetland, but reduce it's impact on the lots in question.

The southern section of Soundview Drive is not properly sited. The eastern edge of the road is actually where the middle of the road should be, thus giving the east side properties the illusion of a depth of approximately fifteen feet more. This essentially increases the usable yard of the eastern lots, while the western lots are left without the fifteen foot right of way. Additionally, misalignment of the road at the intersection of Belfair and Soundview creates a sharp turn and limits visibility. The trail that connects Soundview to Radio School Road is heavily used by children going to and from the school bus and by people accessing the park. As development on Soundview increases traffic, this becomes more and more dangerous.

The City of Bainbridge Island is currently reviewing the Critical Areas Ordinance. It is likely that changes to the ordinance could effect the wetland and these lots. Doesn't it make sense to wait to make a decision on these lots until the ordinance is adopted?

Also please find attached my letter to Christy Carr of COBI regarding the RUE VAR for the lots to the south of lots 5 and 6. All of these issues remain, although maybe even more severely due to the proximity of the lots to the wetland, road, and intersection, as well as the smaller size of the lots. At the hearing for that application, the hearing examiner stated that he believed these lots should not be developed, but felt his hands were tied. Perhaps, since lots 5 and 6 are even more encumbered by the wetlands than those to the south, there is a way to protect them.

Most sincerely,

Eileen Hurley Safford
2224 Soundview Drive NE
Bainbridge Island, WA 98110
842-8181
ehsafford@icloud.com

December 1, 2016

Christy Carr, AICP
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island WA 98110

Re: Rural American PLN15354 RUE VAR

Dear Ms. Carr:

I am writing to implore your department to NOT grant any reduction of wetland buffers or setbacks for the lots on Soundview Drive.

This wetland presents unique challenges. The property in and around this wetland was divided into tiny lots in the 1960's just before zoning was enacted that would have made such small lots impossible. In the 1990's, when the sewer plant was about to be built rendering previously undevelopable lots buildable, many contiguous lots were put into individual ownership in hopes of maintaining the maximum number of homes possible. Thus, the wetland covers or abuts dozens of tiny lots and even some roads. If each lot is allowed to reduce or eliminate the buffer, the entire wetland will eventually be developed and degraded to some extent.

Furthermore, this particular section of the wetland has already been compromised. The houses built on its east side (on Belfair) were permitted based on an inaccurate map (this is in the city record) and therefore there was no consideration of the setback or buffers. Thus, those lots were developed with no regard to the wetland and with no protection of the wetland.

Owners of home bordering the wetland on the east side, as well as those whose homes were built in other wetland areas in Fort Ward, have had to go to extensive and expensive measures to protect their property. They continue to rely on sump pumps and other measures to protect their homes from nature.

Other wetlands in the area, notably the on Kitsap, Soundview, and Fort Ward Hill, have already been compromised or eliminated. The soil in Fort Ward area is clay and thus the water either stays on the surface or runs off. One goal of the EPA's wetland management is to have no net loss of water in a watershed. With the degradation or loss of these wetlands, the water in this area has no place to go but down the surrounding slopes.

The road on south Soundview is in the wrong place. The center of the road should be 15 feet to the east, 15 feet into the already small lots on the east side of Soundview. The setback due to the road already gives a deceptive idea of the size of the building envelope. In addition, the current road will not support the trucks and construction vehicles needed to develop these lots, let alone the increased traffic of more homes. Will the developer bear the cost of rebuilding the road?

These lots on Soundview have changed ownership several times since they were first sold in the sixties. Previous owners have not been able to develop these lots and have eventually resold them. With each change of ownership, the price has escalated, yet these lots are still relatively inexpensive. They are inexpensive and basically unbuildable because of all the problems they have. The current owners were fully aware that they were buying substandard lots that were encumbered by wetlands when they bought them.

Other substandard lots on Soundview have been developed in line with setbacks and buffers. Property owners have built smaller structures, chose not to develop, or even in one case moved an existing building in order to maintain setbacks and buffers.

We all know the importance of wetlands and why they must be protected. Why even have wetland buffers if variances are allowed? Please do not allow any more degradation of wetlands, particularly the one between Soundview and Belfair.

Most sincerely,

Eileen Hurley Safford
2224 Soundview Drive NE
Bainbridge Island, WA 98110
842-8181
ehsafford@icloud.com

Exhibit 14

WETLAND DELINEATION REPORT AND BUFFER MITIGATION PLAN FOR FORT WARD LOTS 5 & 6

January 17, 2018

Fort Ward Lots 5 & 6 RUE

Bainbridge Island, Washington

Prepared for

Inhabit LLC
330 Mdaison Avenue South,
Suite 108
Bainbridge Island, Washington 98110
(206) 550-9004

Prepared by

Ecological Land Services

1157 3rd Avenue South, Suite 220A • Longview, WA 98632

(360) 578-1371 • Project Number 2405.01

TABLE OF CONTENTS

FIGURES & PHOTOPLATES

SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.

Joanne Bartlett, PWS
Senior Biologist

Laura Westervelt
Biologist

INTRODUCTION

Ecological Land Services, Inc. (ELS) was contracted by Julian Prosser to conduct a wetland boundary delineation and report for Fort Ward Estates Lots 5 and 6, which is comprised of parcel numbers 4146-004-005-0004 and 4146-004-006-0003, within a portion of Section 11, Township 24 North, Range 2 East of the Willamette Meridian, in Bainbridge Island, Washington (Figure 1). This report summarizes findings of the wetland delineation according to the *City of Bainbridge Island Municipal Code (BIMC), Chapter 16.20.160* (2007) for delineation methodology, wetland categorization, and required buffer widths.

METHODOLOGY

The wetland delineation followed the Routine Determination Method according to the U.S. Army Corps of Engineers, *Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0* (U.S. Army Engineer Research and Development Center 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland, but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (USACE), as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by Bainbridge Island.

To determine the current presence or absence of wetlands on this property, ELS biologists collected data on vegetation, hydrology, and soils. The delineation site visit was conducted on June 10, 2016 during which, one wetland was delineated east of Lot 6 and along the east property line of Lot 5. There was also a delineation site visit conducted on lots 2, 3, and 4 to the south on September 9, 2016, which continued the wetland boundary to the southern extent. The boundary of the wetland was delineated using consecutively numbered fluorescent flagging labeled "WETLAND DELINEATION." Wetland boundaries were determined through breaks in topography, changes in vegetation, and evidence of surface hydrology. Vegetation, hydrology, and soil data was collected at four test plots to verify the wetland boundary delineations (Appendix A). The wetland boundary was mapped using a Trimble handheld Global Positioning System (GPS) unit to show the extent of the wetland on the site map (Figure 2).

SITE DESCRIPTION

Lots 5 and 6 are located on the east side of Soundview Drive NE (Photoplate 1) in the Fort Ward Estates area of Bainbridge Island (Figure 1). They are rectangular-shaped parcels with Lot 6

oriented north to south and Lot 5 oriented west to east (Figure 2). The properties are level on the west side and slope down gradually into a shallow depression on the east half (Photoplates 2 and 3). The properties are undeveloped, but the level areas in the Soundview Drive right-of-way are being mowed and utilized by neighboring residents for storage of vehicles. The two lots are composed mainly of disturbed upland forest (Photoplates 1, 2, 4, and 5) with a deciduous tree canopy. The shrub layer is extremely dense below the sparse trees and creates an impenetrable barrier. The adjacent properties are undeveloped, with the exception of the properties across Soundview Drive which are developed residentially. The right-of-way of Belfair Avenue lies north of Lot 6 but is unimproved and used as a pedestrian path.

The wetland was identified and delineated east of Lot 6 extending south along the east edge of Lot 5 (Figure 2). Wetland A is situated in a depressional trough bordered by residential development on the southeast and south sides. It is a depressional system dominated by a combination of forested, scrub/shrub, and emergent vegetation communities (Photoplates 3, 4, and 5). The wetland has a seasonally flooded hydroperiod with northerly water flow into a culvert at the north end that conveys water into wetlands north of Belfair Avenue (Photoplate 4).

The project will propose one single family residences on each lot. Because the required wetland buffers (mainly the water quality buffer) encompasses the entire buildable portion of each lot, the homes will require permitting through the Reasonable Use Exception (RUE). A mitigation plan has been prepared to address the impacts associated with constructing the homes within the water quality buffer. Mitigation is proposed as a combination of onsite enhancement and replacement of the culvert beneath Belfair Avenue. The culvert was not installed at the proper grade and is angled up to the north so water only leaves the wetland during periods of high precipitation events (Figure 9). The improperly installed culvert has caused the wetland on these lots to expand over time and has at least in part created the buffer issues on these lots. The connection to wetland areas north of Belfair Avenue will improve the function of the onsite wetland as well as the wetlands to the north.

VEGETATION

Wetland Vegetation

Wetland A is comprised of forested, scrub/shrub, and emergent communities. There were no trees at Test Plot 1 in Wetland A but the adjacent tree canopy is dominated by western red cedar (*Thuja plicata*, FAC) and bitter cherry (*Prunus emarginata*, FACU). The shrub layer was dominated by dense rose spirea (*Spiraea douglasii*, FACW) and Nootka rose (*Rosa nutkana*, FAC) with Himalayan blackberry (*Rubus armeniacus*, FAC) occurring in Test Plot 4. Lower percentages of pacific willow (*Salix lucida ssp. lasiandra*, FACW), English hawthorn (*Crataegus monogyna*, FAC), and English holly (*Ilex aquifolium*, FACU) occur in wetland test plots. Lady fern (*Athyrium cyclosorum*, FAC), creeping buttercup (*Ranunculus repens*, FACW), and large-leaf avens (*Geum macrophyllum*, FACU) dominate the herbaceous layer with lower percentages of sword fern (*Polystichum munitum*, FACU), horsetail (*Equisetum arvense*, FAC), velvet grass (*Holcus lanatus*, FAC), soft rush (*Juncus effusus*, FACW), and American vetch (*Vicia americana*, FAC) also present.

Upland Vegetation

The upland areas onsite are composed of forested and shrub communities. The upland test plots did not include trees, however the adjacent forest was dominated by western red cedar, red alder (*Alnus rubra*, FAC), and big leaf maple (*Acer macrophyllum*, FACU). Shrub vegetation in upland test plots is dominated by Nootka rose, English hawthorn, and Himalayan blackberry with lower occurrences of evergreen blackberry (*Rubus laciniatus*, FACU). The herbaceous layer is dominated by sword fern, velvet grass, and orchard grass (*Dactylis glomerata*, FACU) with lower percentages of trailing blackberry (*Rubus ursinus*, FACU), veronica (*Veronica americana*, OBL), horsetail, fringe cup (*Tellima grandiflora*, FACU), bird's foot trefoil (*Lotus corniculatus*, FAC), soft rush, and large-leaf avens also present.

The dominant vegetation found onsite is recorded on the attached wetland determination data forms (Appendix A). The indicator status, following the common and scientific names, indicates how likely a species is to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) – Almost always occur in wetlands.
- **FACW** (facultative wetland) – Usually occur in wetlands, but may occur in non-wetlands.
- **FAC** (facultative) – Occur in wetlands and non-wetlands.
- **FACU** (facultative upland) – Usually occur in non-wetlands, but may occur in wetlands.
- **UPL** (obligate upland) – Almost never occur in wetlands.
- **NI** (no indicator) – Status not yet determined.

SOILS

As referenced on the U.S.D.A. Natural Resources Conservation Service (NRCS 2015) website, Cathcart silt loam, 2 to 8 percent slopes (7) is mapped across both lots (Figure 4). Cathcart soils are not classified as hydric (NRCS 2014) and do not have inclusions of hydric soil map units. Areas mapped as hydric soils do not necessarily mean that an area is or is not a wetland—hydrology, hydrophytic vegetation, and hydric soils must all be present to classify an area as a wetland.

Wetland Soils

The evaluated wetland soils at Test Plots 1 and 4 were composed of silt loam to clay loam with black to dark grayish brown (10YR 2/1 to 10YR 4/2) soil matrix colors. Redoximorphic features were observed in 5 to 15 percent of the matrix and having dark yellowish-brown to yellowish-brown (10YR 3/4 to 10YR 5/8) colors. The soil profiles meet the criteria for hydric soil indicators F3 because of the depleted matrix chromas and presence of redoximorphic features.

Upland Soils

The evaluated upland soils at Test Plots 2 and 3 consisted of gravelly silt loam to silt loam with brown to dark grayish-brown (10YR 3/2 to 10YR 4/2) soil matrix colors. The upland soil profiles appear to meet the criteria for hydric soil indicator F3 because depleted matrix chromas were recorded. However, the soil profiles were determined to be non-hydric because the profiles lacked redoximorphic features and closely match the description for Cathcart silt loam, which is not

classified as hydric. These areas are determined to be upland due to the lack of hydrophytic vegetation and/or wetland hydrology.

HYDROLOGY

Hydrology was not observed in Wetland A during the June 2016 site visit but there were indicators of surface water at the north end during the growing season. Although surface water was not present in the wetland, the soil sample was glistening at Test Plot 4 indicating that the soil remains damp. The source of hydrology to Wetland A is mainly direct precipitation and surface water runoff from adjacent developed properties. It appears that Wetland A fills with rain water and runoff during the winter and spring to a depth that allows flow of water north through the culvert at the north end (under Belfair Avenue). The culvert appears to be angled slightly with the higher end at the north, which prevents water flow until the wetland is flooded beyond its boundaries (Figure 9). This is evident when previous delineation maps are compared over time (Figure 9). The culvert conveys water into the wetland north of Belfair Avenue. The wetland north of Belfair Avenue is part of a series of wetlands that extend northerly to the north end of Fort Ward Estates. The wetlands discharge into a stream that flows northerly to Blakely Harbor. Water was not present in the upland areas and there was no evidence of wetland hydrology.

NATIONAL WETLAND INVENTORY

The National Wetlands Inventory (NWI) does not map wetlands on or within 250 feet of the property (Figure 5). The findings of the ELS delineation do not agree with the NWI mapping because wetland is present along the east edges of the two lots. The NWI maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

BAINBRIDGE ISLAND CRITICAL AREAS

The Bainbridge Island Critical Areas map (BI 2015) maps wetland outside the east boundary of Lot 6 and extending onto the east boundary of Lot 5 (Figure 6), which represents Wetland A. The ELS biologists agree with the general mapping of wetland (Figure 2).

CONCLUSIONS

WETLAND CATEGORIZATION

The wetland is situated in a depression having emergent, scrub/shrub, and forested vegetation classes and a seasonally flooded hydroperiod. The wetland was rated according to *Washington State Wetlands Rating System for Western Washington-2014 Update* (Rating System) (Hruby 2014). Wetland A received 17 points on the rating form and is considered a Category III, Depressional system rated based on functions (Appendix B).

CRITICAL AREA REGULATIONS

The *BIMC Chapter 16.20.160* specifies buffers based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use in accordance with the 2014 wetland rating system. The *BIMC* has not been revised to meet the 2014 rating system scores so does not reflect the new point totals for determining the buffer widths based on habitat scores.

However, Ecology has developed guidance for converting 2004 wetland rating system habitat scores to the 2014 wetland rating system habitat scores. Water quality buffers are required for all wetlands and habitat buffer widths are required for wetlands scoring moderate to high habitat functions on the rating form. Wetland A is a Category III wetland that received a moderate score for habitat function. Because these lots are less than 1 acre in size, development on both are considered high intensity land use, which increases the width of the water quality and habitat buffers. The *BIMC* requires an 80-foot water quality buffer and a 70-foot habitat buffer because of the moderate habitat score and the high intensity land use proposal. The 150-foot buffer extends beyond the west property boundaries and across Soundview Drive. However, buffers do not extend beyond improved roads that serve more than one home; the buffer width for Wetland A extends only to Soundview Drive. Therefore, the total buffer width provided to Wetland A is 110 feet. A 15-foot building and impervious surface setback is also specified from the edge of critical area buffers.

Buffer reductions are permitted by the *BIMC Section 16.20.050* through the buffer averaging process. The buffer is reduced in one location and increased in another by the same square footage to create a buffer that averages the required buffer width. The *BIMC* also permits reductions of the habitat buffers for wetlands if it can be documented that the reduction will provide a buffer that result in adequate protection for the wetland. A habitat management plan and buffer mitigation are required as part of this reduction process. Buffer reductions for water quality buffers are permitted only through the formal variance or Reasonable Economic Use Exception processes.

REASONABLE USE EXCEPTION

The project proposes building one single family home on each lot. The two lots are entirely encompassed by the current wetland buffers, right-of-ways, and front yard setbacks. The required water quality and habitat buffers extend beyond the west lot boundaries so no habitat buffer occurs on these lots. Administrative options for buffer reduction do not apply to water quality buffer widths. Even if administrative reductions were permitted, it would not allow enough buildable area to accommodate the proposed homes. Therefore, in order to accommodate homes on each lot, the water quality buffer will need to be reduced by the Reasonable Use Exception process. Buffer mitigation is required to compensate for the buffer reduction per the *BIMC 16.20.050*.

SITE DEVELOPMENT PROPOSAL

The project proposes construction of a single family home on each lot as close to Soundview Drive as possible (Figure 3). The entirety of each lot is encompassed by wetland buffers, the right-of-way of Soundview Drive, and front/side yard setbacks. Any construction on the lots will impact the water quality buffer. The wetland was rated as a Category III with a moderate habitat score (5 points) and so requires a total buffer of 150 feet. The homes will be situated within the 150-foot wetland buffer where the vegetation is dominated by grasses and non-native invasives, which primarily include Himalayan blackberry (Photoplate 1). Combined, the homes represent 6,114 square feet of impact to the wetland buffer. The driveway, walkways, and hardscaping associated with both houses represent 2,400 square feet of pervious pavement. The use of pervious pavement reduces the amount of runoff that can pick up pollutants during wet conditions. The stormwater will infiltrate directly into the soil beneath the pavement and filter

through the soil before reaching the wetland. While the typical requirement for buffer mitigation is a ratio of 1:1, the project on these lots cannot meet this requirement because the reduced buffer only totals 4,578, for a ratio of 0.75:1, impact to enhancement. There is also little opportunity on the lots to improve buffer conditions because it is densely vegetated with Nootka rose and hawthorn trees. Therefore, the mitigation will include a combination of onsite buffer enhancement around the proposed homes and replacement of the culvert under Belfair Avenue. Replacing the culvert will restore the hydrologic continuity of this wetland to the wetland north of Belfair Avenue (Figure 9). Buffer enhancement will include planting of native vegetation (small trees, shrubs, and herbaceous vegetation) around the house with a line of lower growing conifer trees (shore pine) and a split-rail fence along the buffer edge. The houses on these lots, encompassed by wetland buffer, will result in permanent impacts to the buffer function but will have minimal impact on the wetland. The proposed home sites will result in removal of non-native shrubs and grass from 10,692 square feet of the wetland buffer, 4,578 square feet of which will be replanted upon completion. The minimum buffer width occurs on Lot 5 because the lot is oriented west to east whereas; Lot 6 is oriented north to south. The homes will be situated 23 feet from the wetland boundary on Lot 5 and 32 feet on Lot 6.

MITIGATION SEQUENCING

The 150-foot wetland buffer covers the two lots and extends beyond Soundview Drive. The proposed homes with driveways will occupy 6,114 square feet (the two lots combined) of the buffer. The houses are also constrained by the setbacks required from the property lines, which include a 15-foot side yard setback to the north and south. Additionally, there is a 25-foot front yard setback from the Soundview Drive right-of-way, which significantly reduces the area available for home construction on these lots. As part of the mitigation process, projects proposed within a wetland buffer are required to address the mitigation sequencing process to assess whether the project can avoid, minimize, rectify, or reduce impacts before identifying compensation or mitigation measures.

Avoiding Impacts: The undeveloped lots are vegetated by somewhat disturbed upland plant communities along the west halves. The east halves are encompassed by dense upland and wetland shrub communities. The proposed house locations are composed of grasses and non-native shrubs with several vehicles from the adjacent residences with the road right-of-way. The project proposes no work in the wetland itself and so avoids impacts to the wetland environment. The project cannot avoid impacts to the buffer because the properties are completely composed of buffers and setbacks.

Minimizing Impacts: The project is minimizing the impacts by proposing the houses as close to Soundview Drive as allowed by the setbacks in a portion of the buffer that has low function. In addition, reduction of the front yard setback is proposed to minimize the impacts to the wetland and buffer. Both houses have been positioned so that they are as far from the wetland as possible and the footprints have been minimized to the extent possible. The use of pervious pavement for the driveways and walkways will minimize the amount of runoff as well as the opportunity for runoff to pick up pollutants. The location and orientation of the house is in keeping with the Fort

Ward Design Guidelines. The homes use the same design and orientation to provide small affordable housing units and to keep construction costs low.

Rectifying the Impacts: The project represents a permanent impact to the buffer so cannot rectify the impacts to the affected habitats.

Reducing or Eliminating the Impacts: The project cannot reduce or eliminate the impacts by preservation and maintenance.

Compensating for the Impacts: The project cannot avoid, rectify, or reduce the impact to the wetland buffer but has minimized the impact to the extent possible by proposing the houses as far from the wetland boundary as possible. Because the proposal cannot avoid all impacts to the wetland buffer, mitigation in the form of buffer enhancement is proposed. The enhancement plan will involve installation of native plants around the houses after they are constructed to represent as natural a buffer setting as possible. In addition, a line of conifer trees will be installed along the buffer edge to improve the noise and light screening function of the buffer. The mitigation also includes replacement of the culvert under Belfair Avenue currently used as a pedestrian path. Replacement will reconnect historically connected wetland systems on both sides of the road.

Other options for mitigation were explored as part of the project proposed immediately south on Lots 2, 3, and 4 of Soundview Drive. These options included contacting the Bainbridge Island Land Trust to determine whether there were opportunities available for mitigation on properties controlled by the land trust. The land trust determined that they had no avenue for accepting funds or assistance with restoration or enhancement on local properties. The city owned lands adjacent to the lots are also not available for mitigation opportunities. Therefore, the combination mitigation plan was selected for a comparable ratio based on the functional lift achieved by reconnecting the wetlands on both sides of Belfair Avenue hydrologically in addition to onsite buffer enhancement.

BUFFER MITIGATION PLAN

The inner 80 feet of wetland buffer is densely vegetated with Nootka rose and English hawthorn trees that provide a very protective buffer for the depressional wetland. The mitigation plan proposes to focus on increasing species diversity by planting around the future homes and minimizing the cover by the houses. Invasive plant removal will be conducted where feasible and necessary in the dense shrub buffer during implementation of the plan. The native trees, shrubs, and herbaceous plants will be installed around the proposed homes once construction is completed (Figure 10). The split rail fence will be installed at the edge of the reduced buffer following completion of the homes (Figure 10). The existing buffer vegetation is very dense and impenetrable from the future building sites on each lot. The installation of shore pines at the edge of the buffer is intended to provide another level of protection for the wetland from the future homes as well as increase coniferous diversity. The placement of the fence is intended to provide a clear demarcation of the critical area and buffer to prevent continual access by future residents.

The mitigation plan also includes specifications for replacement of the culvert under Belfair Avenue to provide a better hydrologic connection between the wetlands that lie within Fort Ward

Estates. Because of the size and orientation of the lots as well as the condition of the existing buffer vegetation, mitigation options are limited to the areas immediately adjacent to the proposed homes. The limited mitigation options make it difficult to provide a 1:1 ratio that will adequately compensate for the buffer impact. Therefore, a portion of the proposed mitigation will involve replacement of the culvert under Belfair.

Wetland Functional Lift

The wetlands in Fort Ward Estates were historically part of one larger system that upon development of the area were divided into somewhat individual wetlands by roads (Belfair Avenue to the north of these lots and Richardson Street to the northeast). During construction, culverts were placed beneath the roads but the one at Belfair was placed too high in elevation so did not allow the continued flow of water into the northern wetland areas. Due to the lack of hydrological continuity caused by the improperly installed culvert, the original area of wetland south of Belfair Avenue has expanded considerably (Figure 9). It appears that a larger culvert was installed several years ago but it remains slightly higher in elevation than the bottom of the wetland south of Belfair so has not restored hydrologic continuity. The wetland does not appear to have expanded as a result of the new culvert but it has not allowed the wetland to restore to its original limits.

B-twelve Associates, Inc. conducted a delineation of the wetlands within Fort Ward Estates in 1992. The boundary identified in 1992 is significantly smaller than the boundary identified by Wiltermood Associates, Inc. (Wiltermood) in 2006. The boundary identified during the 2006 delineation is located east of the 2017 boundary indicating that the wetland had expanded between 1992, 2006, and 2017 site visits. These early delineation maps show the wetland south of Belfair was smaller than it is currently further indicating that the culvert did not permit the wetland to remain in its historic configuration and that this area of wetland was physically and hydrologically disconnected from the other wetlands.

By improving the connection between the onsite wetland and the wetlands to the north, there will be improvements in hydrologic connectivity, wildlife passage, and increased diversity within the northern wetlands. When water is allowed to spread across both wetlands there will be an increase in the ability of each wetland to function as one system for water quality improvement and water quantity storage. It is recommended that the culvert be at least 24 inches across and is either partially buried or bottomless. This will improve wildlife connectivity between the wetlands and allow small animals such as frogs to move across the historic range. The wetland north of Belfair Avenue is dominated by a dense community of soft rush. The increase in plant species diversity as a result of seed sources reaching more areas will improve the water quality of the runoff that enters the wetlands. The onsite wetland has greater plant species diversity and once the culvert is replaced, the seeds from these plants will spread into the northern wetlands and thereby increase the vegetation diversity.

Replacing the culvert will involve construction activities to occur very near and partially in the wetlands. However, one construction is complete; the area will return to pre-construction conditions and begin improving as discussed above. Vegetation along Belfair Avenue is dominated by Himalayan blackberry and the soils are composed of densely compacted gravel. The work will only impact the soils on Belfair Avenue and will avoid disturbance of wetland soils to the extent possible. The result of culvert replacement may shrink the boundary of the wetland over time, however it will not shrink beyond its original boundary as delineated in 1992 (Figure 9).

Despite the potential for shrinking, the water quality and habitat functional lifts associated with culvert replacement outweigh the potential loss of area.

Buffer Functional Lift

The existing buffer is densely vegetated by native trees and shrubs that are for the most part deciduous. There are few if any conifer tree species in the buffer because of the dense nature of the deciduous shrubs. The buffer has high functions because of the dense shrubs but lacks diversity because there are only a few plant species including Nootka rose, hardhack, and hawthorn. Planting of native vegetation around the future homes will increase the vegetation diversity as well as provide additional screening function to the existing buffer vegetation. Shore pines will be planted along the edge of the buffer to further improve the function of the buffer vegetation. The trees will be especially beneficial in the winter months after the deciduous shrubs and small trees lose their leaves. Therefore, the installation of conifer trees will increase the function of the buffer as well as the diversity of the plants within the buffer.

Stormwater Assessment

The stormwater generated on the developed lots will be somewhat mitigated by planting native trees and shrubs around each proposed home as well as through the use of LID methods that will minimize the impact to water quality and quantity issues in the wetlands. Pervious pavement will be used to allow stormwater to infiltrate, rather than runoff and pick up pollutants. Most of the water generated on the developed lots will be on rooftops and because it is considered clean water, it can be discharged toward the wetland buffer via splash blocks. The water will receive additional filtration through the densely vegetated buffer area as well as the native plantings around each home. Therefore, the proposed homes will not impose any new or additional water quality impacts to the wetlands. Although it appears because of the development, that there will be an increase in the water generated onsite and discharged into the wetland. Because the lots are composed of dense silt loam and silty clay loam that have become compacted over a long period of time, they basically represent impervious surfaces. For this reason, the homes will represent a replacement of impervious surfaces and will not result in a significant increase the quantity of water generated on these lots. In addition, the replacement of impervious surfaces will ensure that the wetland receives the same amount of water that it does currently and will not result in a significant reduction in the source of water. Replacement of the culvert at an appropriate elevation will establish a connection with the northern wetlands, which will result in each wetland providing adequate storage and release of water.

Specifications for Site Preparation

The tasks listed below will achieve the wetland buffer mitigation goals and objectives. These tasks are listed in the order they are anticipated to occur; however, some tasks may occur concurrently or may precede other tasks due to site and procedural constraints.

Buffer Enhancement Area

1. Stake or flag the proposed planting areas to precisely identify where invasives will be removed and native plants installed.
2. Remove existing invasive vegetation from the wetland buffer prior to installation of the native plants.
3. Install plantings according to the schedule and specifications proposed herein.

Goals, Objectives, and Performance Standards

Project Goal: Improve wetland buffer functions to compensate for buffer reduction.

Objective 1: Control invasive species.

Performance Standard 1(a): During Years 1 through 7, invasive species will be removed and suppressed in all onsite portions of the buffer as often as necessary to meet a performance standard of no greater than 10 percent cover by invasive species. Percent cover will be recorded annually and included in monitoring reports.

Objective 2: Improve native plant cover within the native shrub buffer community.

Performance Standard 2(a): The project will maintain 100 percent survival of installed plants during the entire 7-year monitoring period. Plant species number will be recorded annually and compared with as-built conditions for inclusion in yearly monitoring reports.

Objective 3: Increase native plant cover within the buffer and around the existing homes.

Performance Standard 3(a): There will be increasing cover by native plant species in the enhanced wetland buffer over the 7-year monitoring period.

The yearly percent cover in the areas around the house shall be:

- Year 1 - 15 to 20 percent by native volunteer and installed plants
- Year 2 - 20 to 25 percent by native volunteer and installed plants
- Year 3 - 25 to 30 percent by native volunteer and installed plants
- Year 5 – 40 to 50 percent by native volunteer and installed plants
- Year 7 - 50 to 60 percent by native volunteer and installed plants

Plant species percentages will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Performance Standard 3(b): Shore pines grow relatively slowly so the cover is expected to increase slowly over the seven year monitoring period. The trees shall be monitored for increasing heights over the monitoring period as follows:

- Year 1-up to 1.5 feet tall
- Year 2-up to 2.5 feet tall
- Year 3-up to 3.5 feet tall
- Year 5-up to 5 feet tall
- Year 7-up to 6 feet tall

Tree height will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Objective 4: Improve connectivity of wetland habitat in Fort Ward Estates.

Performance Standard 4(a): Plant species from either side of Belfair Avenue will mingle between the two portions of Wetland A and the larger culvert will encourage the passage of wildlife. Observations on the north and south side, as well as within, the new culvert will be made during each monitoring site visit and any actual or evident use by wildlife will be recorded.

Specifications for Planting

The plants specified for installation are intended to diversify the existing plant community and improve wetland buffer function. The plants proposed around the future homes will allow the homes to be situated within a vegetated buffer dominated by native species, which improve the function of the buffer as well as minimizing the impacts to the overall buffer area. The shore pines grow relatively slowly, and if maintained, will form a natural hedge of conifers that will provide additional noise and light screening from the future homes. Their installation is intended to improve upon the ground-level buffer function by increasing the density of conifer trees alongside the existing native shrub community. The proposed location of the plants is presented in the mitigation planting plan (Figure 10).

Plant Materials

Potted Stock

1. 1 and 2-gallon potted plants will be purchased from a native plant nursery.
2. Potted stock will have a minimum size of 1.5 to 3 feet tall.
3. Potted stock will be kept in a shaded area prior to being planted.
4. The potted stock will have well-developed roots and sturdy stems with an appropriate root- to-shoot ratio.
5. No damaged or desiccated roots or diseased plants will be accepted.
6. Unplanted stock will be properly stored at the end of each planting day to prevent desiccation.
7. The project biologist will be responsible for inspecting potted stock prior to and during planting and culling unacceptable plant materials.

Planting Specifications

Removal of invasive plants can begin at any time following issuance of the permits by the city and planting will take place during the winter months when the plants are dormant. Plants will be installed as roughly indicated on the attached planting plan (Figure 10) or in small groupings to mimic the natural environment and to enhance species survival. Table 1 provides a list of plants proposed for installation within the buffer based on the square footage of the planting areas. Plantings will be spaced to allow for removal of invasive plants and each planting may be protected by weed mat or similar product to prevent the re-growth of invasive plants.

Table 1. Plant specifications for buffer mitigation area.

Species Name	Spacing (feet from center)	Minimum Size	Quantity
Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	15
Vine maple (*Acer circinatum*)	10-15	Bareroot	10
Mock orange (*Philadelphus lewisii*)	8	Bareroot	10
Pacific rhododendron (*Rhododendron*	6	1-gallon, potted	12

macrophyllum)			
Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	16
Salal (*Gaultheria shallon*)	5	Bareroot	20
Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	12
Sword fern (*Polystichum munitum*)	3	Bareroot	26
Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	28
False Solomon's seal (*Smilacina racemosa*)	3	Bareroot	20
American dog violet (*Viola labridorica*)	1	4" pot	20
Beach strawberry (*Fragaria chiloensis*)	1	4" pot	15
Wood sorrel (*Oxalis oregana*)	1	4" pot	20
		Total Plantings	**224**

Planting Methods

1. Plant the specified trees in the winter 2018-2019 (or subsequent winter) or after construction activities are completed, as listed in Table 1. Planting after construction is completed is recommended to avoid impacting the plants during construction. Space the trees roughly 10 feet apart along the edge of the buffer and just inside the split-rail fence. Plant the trees with a tree shovel or comparable tool.
2. Place the trees in the planting holes so that their roots are able to extend down entirely and do not bend upward or circle inside the hole.
3. Position the root crowns so that they are at, or slightly above, the level of the surrounding soil.
4. Firmly compact the soil around the planted species to eliminate air spaces.
5. Install anti-herbivory devices, such as seedling protection tubes or mesh protection netting, around the stems of planted species when appropriate, and secure them with stakes.
6. Irrigate all newly installed plants as site and weather conditions warrant.

MAINTENANCE

Maintenance of the planting areas will occur for seven years and will involve removing invasive plant species, irrigating planted species, and reinstalling failed plantings, as necessary. The maintenance may include the following activities:

1. Remove and control non-native and/or invasive vegetation from within the wetland buffer a minimum of two times during the growing season for the first five years.
2. Irrigate planted species as necessary during the dry season, approximately July 1 through October 15. ELS biologists recommend that watering occur at least every two weeks

during the dry season for the first three years. The most successful method of watering plants is using a temporary above-ground irrigation system set to a timer to ensure the plants are regularly watered.

3. Replace dead or failed plants as described for the original installation to meet the minimum annual survival rate and percent cover performance standards.

MONITORING PLAN

The buffer mitigation areas will be monitored annually for a 7-year period following plant installation. Monitoring reports will be submitted to the City of Bainbridge Island by December 31 of each monitored year. The goal of monitoring is to determine if the previously stated performance standards are being met. The buffer mitigation area will be monitored once during the growing season, preferably during the same two-week period each year to better compare the data. During the first annual monitoring and maintenance event, representative monitoring photo stations will be selected to provide yearly photos of the planted area. The entirety of the planted area will be monitored each year and no individual monitoring units will be established.

Vegetation

Vegetative monitoring will document the development of the natural evergreen hedge along the edge of the buffer as well ass plantings between the homes. The following information will be collected in the planted area:

- Height and survival of installed trees.
- Species composition of herbs, shrubs, and trees, including non-native, invasive species.
- Photo documentation of vegetative changes over time.

Fauna

General observations will be recorded and photographs will be taken of wildlife during site visits to the site for monitoring. Observations of insects and other invertebrates, amphibians, reptiles, fish, birds, and mammals will be recorded and documented in the annual monitoring reports. Use of the on-site buffer areas by any priority species also will be noted.

Monitoring Report Contents

The annual monitoring reports will contain at least the following:

- Location map and representational drawing.
- Historic description of project, including dates of plant installation, current year of monitoring, and restatement of goals, objectives, and performance standards.
- Description of monitoring methods.
- Documentation of plant cover and overall development of plant communities.
- Assessment of non-native, invasive plant species and recommendations for management.
- Observations of wildlife, including, amphibians, invertebrates, reptiles, birds, and mammals
- Photographs from permanent photo points.
- Summary of maintenance and contingency measures proposed for the next season and completed for the past season.

CONTINGENCY PLAN

If the performance standards are not met by the seventh year following project completion, or at an earlier time if specified above, a contingency plan will be developed and implemented. All contingency actions will be undertaken only after consulting and gaining approval from the City of Bainbridge Island. The applicant will be required to complete a contingency plan that describes (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary. Yearly plant replacement will be conducted if the survival rate falls below 100 percent during the monitoring year.

SITE PROTECTION

The enhanced buffer area will be owned, maintained, and managed by the landowners, unless such responsibilities are assigned to another entity. The owners will be responsible for maintenance and monitoring of the planting areas for the prescribed 7-year period.

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. There are no other warranties, express or implied. The services preformed were consistent with our agreement with our client. This report is prepared solely for the use of our client and may not be used or relied upon by a third party for any purpose. Any such use or reliance will be at such party's risk.

The opinions and recommendations contained in this report apply to conditions existing when services were performed. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report. ELS does not warrant the accuracy of supplemental information incorporated in this report that was supplied by others.

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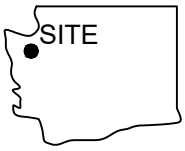
FIGURES AND PHOTOPLATES

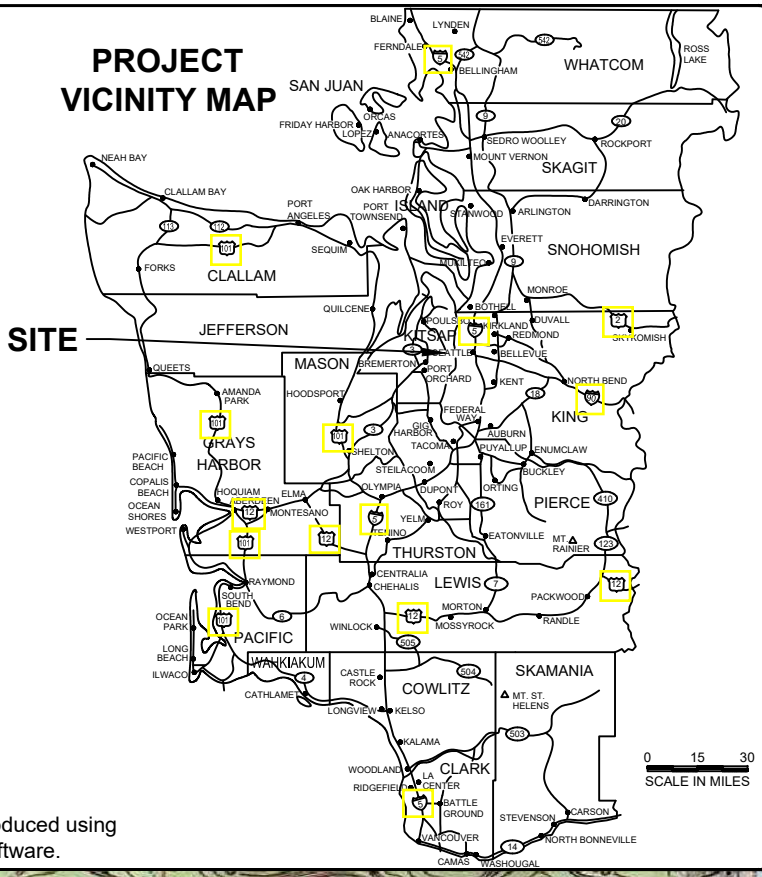
WASHINGTON

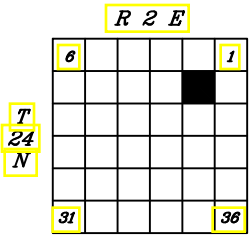


47.5834° Latitude
-122.5215° Longitude

LOCATION MAP

PROJECT VICINITY MAP





NOTE:
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

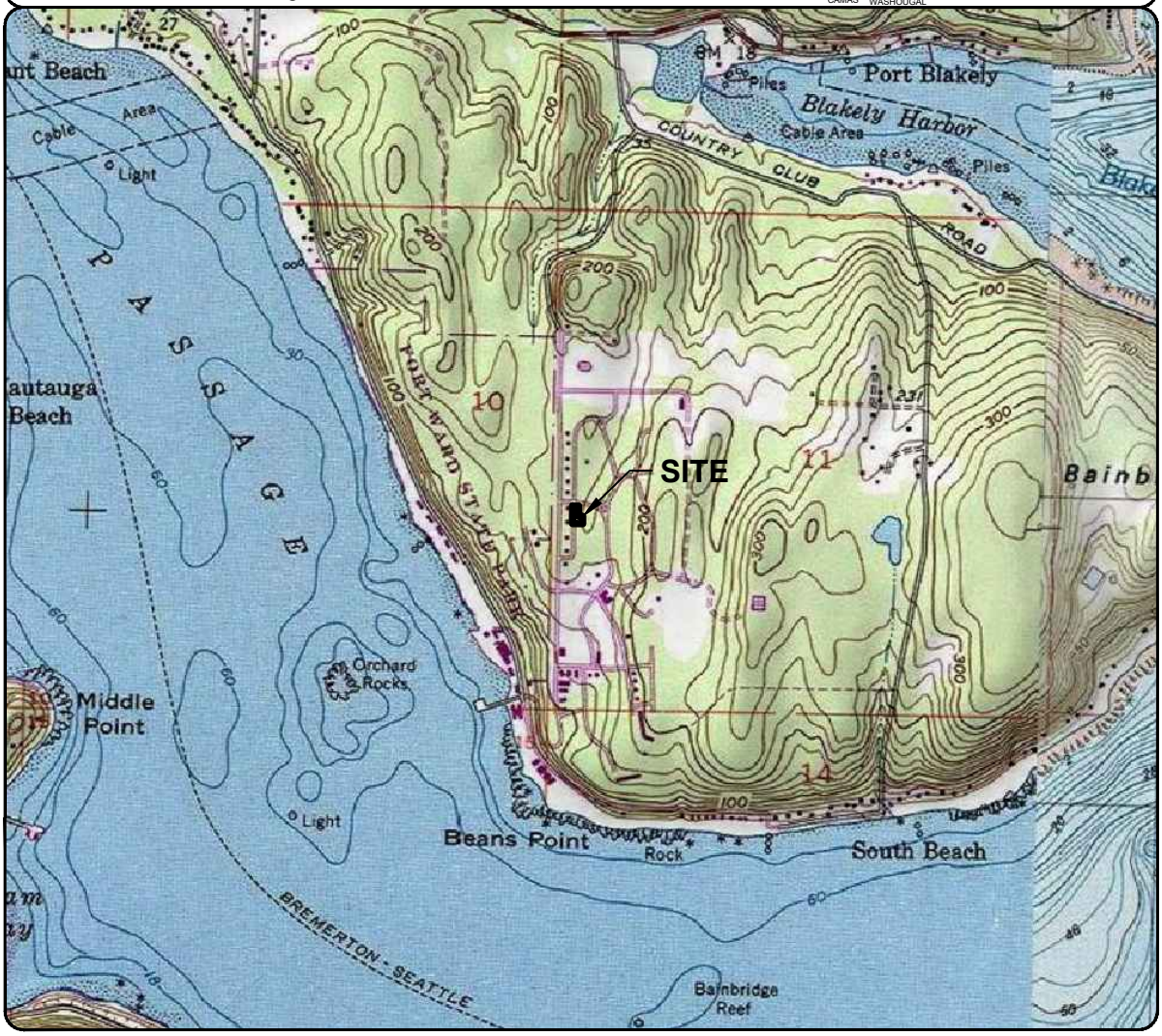


Figure 1
VICINITY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 1/17/18
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

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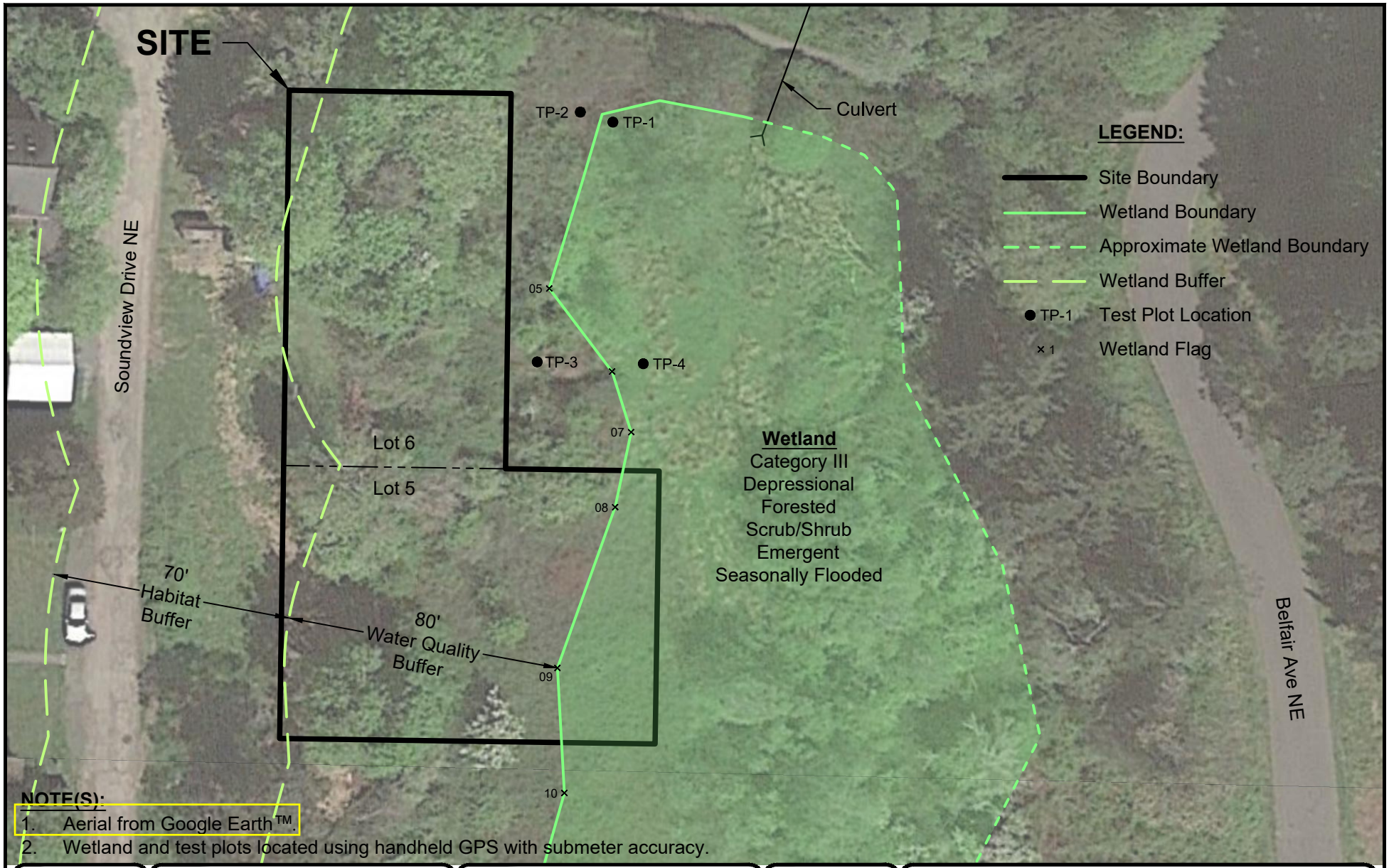

NOTE(S):
1. Aerial from Google Earth™.
2. Wetland and test plots located using handheld GPS with submeter accuracy.

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Figure 2
SITE MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

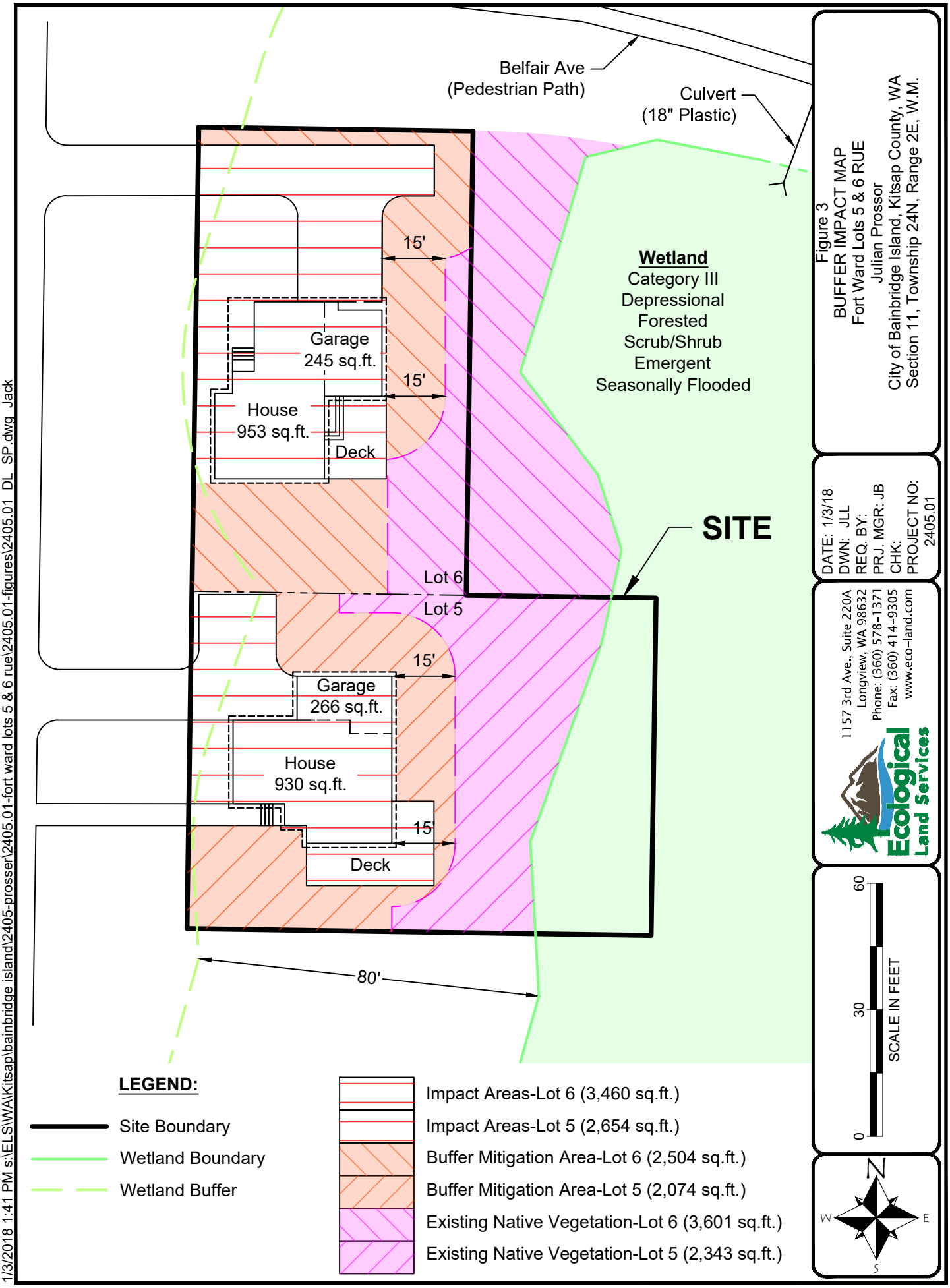

Figure 3
BUFFER IMPACT MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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LEGEND:

7 Cathcart silt loam, 2 to 8 percent slopes. Not hydric.

NOTE(S):

1. Map provided on-line by NRCS at web address: *http://websoilsurvey.nrcs.usda.gov/app/*

Figure 4
SOIL SURVEY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 1/17/18
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No mapped wetlands indicated onsite by US Fish & Wildlife Service.

NOTE(S):

1. Map provided on-line by US Fish & Wildlife Service at web address: *http://www.fws.gov/wetlands/data/index.html*

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Figure 5
NATIONAL WETLANSD INVENTORY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

LEGEND:

Wetlands

NOTE(S):

1. Map provided on-line by the City of Bainbridge Island at web address: *http://apps.bainbridgewa.gov:8080/PublicGIS/*

Figure 6
BAINBRIDGE ISLAND CRITICAL AREAS MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 1/17/18
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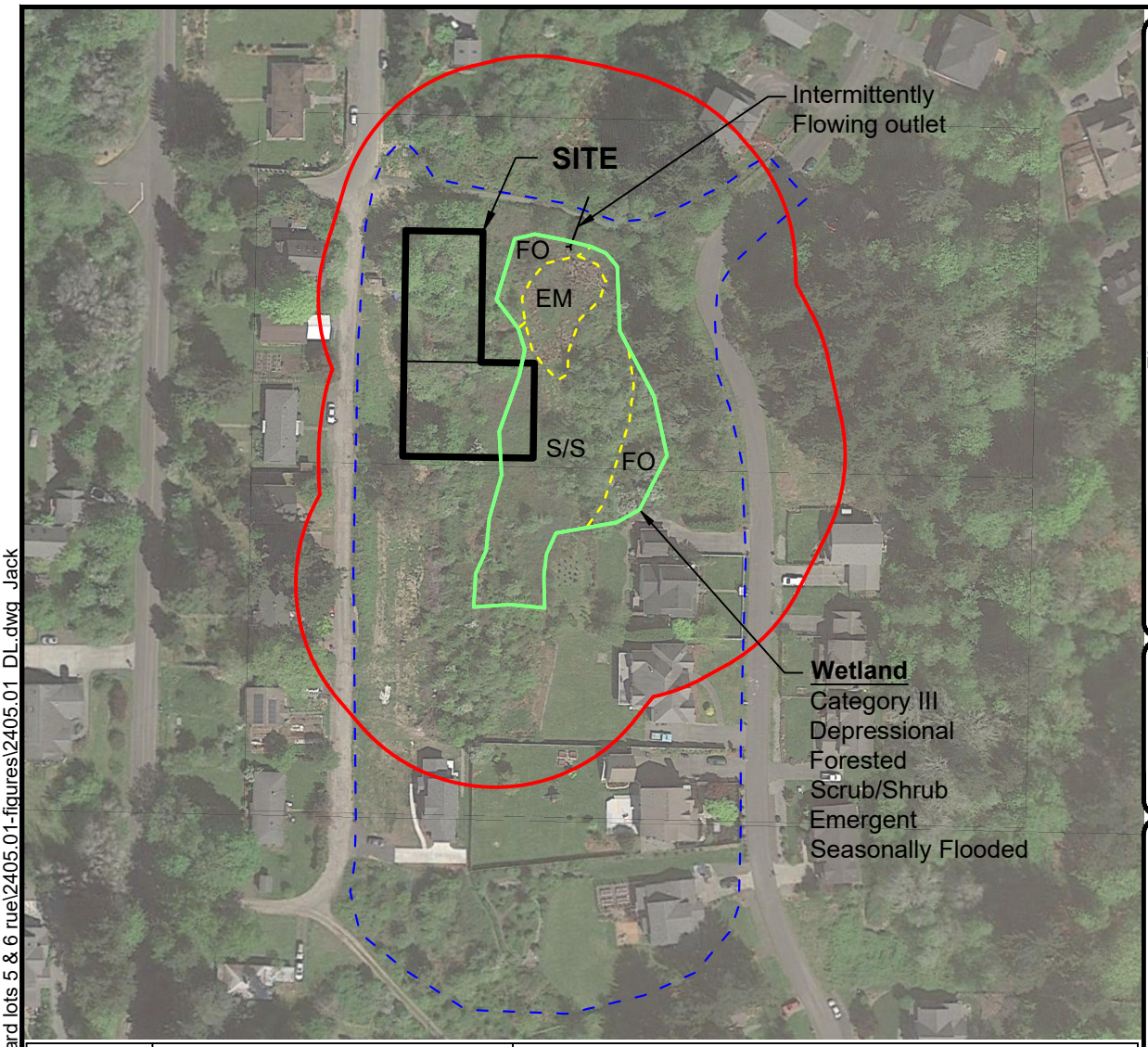

Rating Question	Description	Answers specific to Wetland being rated
D 1.1, D 4.1	Location of Outlet	Wetland has an intermittently flowing outlet
D 1.3	Distribution of persistent plants	Persistent, ungrazed plants > ½ of the area
D. 1.4	Area of seasonally flooded	Area seasonally ponded > ½ of the wetland
D 2.2	Boundary of area w/in 150' of the wetland in land uses that generate pollutants	>10% of the area within 150' in land uses that generate pollutants
D 5.2	Boundary of area w/in 150' of the wetland in land uses that generate excess runoff	> 10% of the area within 150 feet in land uses that generate excess runoff
D 4.3	Contributing Basin- Contribution of wetland to storage in the watershed	Area of the basin is less than 10 times the area of the wetland
D 5.3	Contributing Basin covered in intensive land uses	>25% of the basin is covered in intensive human land uses
H 1.1	Cowardin Plant Classes	Emergent, Scrub/Shrub, Forested
H 1.2	Hydroperiods	Seasonally flooded
H 1.4	Interspersion of habitats	Moderate Interspersion of habitat

LEGEND:

- Wetland Unit Boundary
- Vegetation Class Division
- Contributing Basin
- 150' Wetland Offset

S/S Scrub/shrub
FO Forested
EM Emergent

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 7
WETLAND RATING FORM-150' OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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LEGEND:

- Wetland Unit Boundary
- Contributing Basin
- A — Accessible Habitat (0.1%)
- U — Undisturbed Habitat (12.0% *Includes Accessible Habitat)
- H — High Intensity Land Use (33.9%)
- M/L — Moderate/Low Intensity Land Use (54.1%)

H 2.1 - Accessible habitat < 10% of 1 km Polygon (0.1%).
H 2.2 - Undisturbed habitat 10-50% and > 3 patches (39.1%).
H 2.3 - ≤ 50% of polygon is high land use intensity.

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 8
WETLAND RATING FORM-1 KM OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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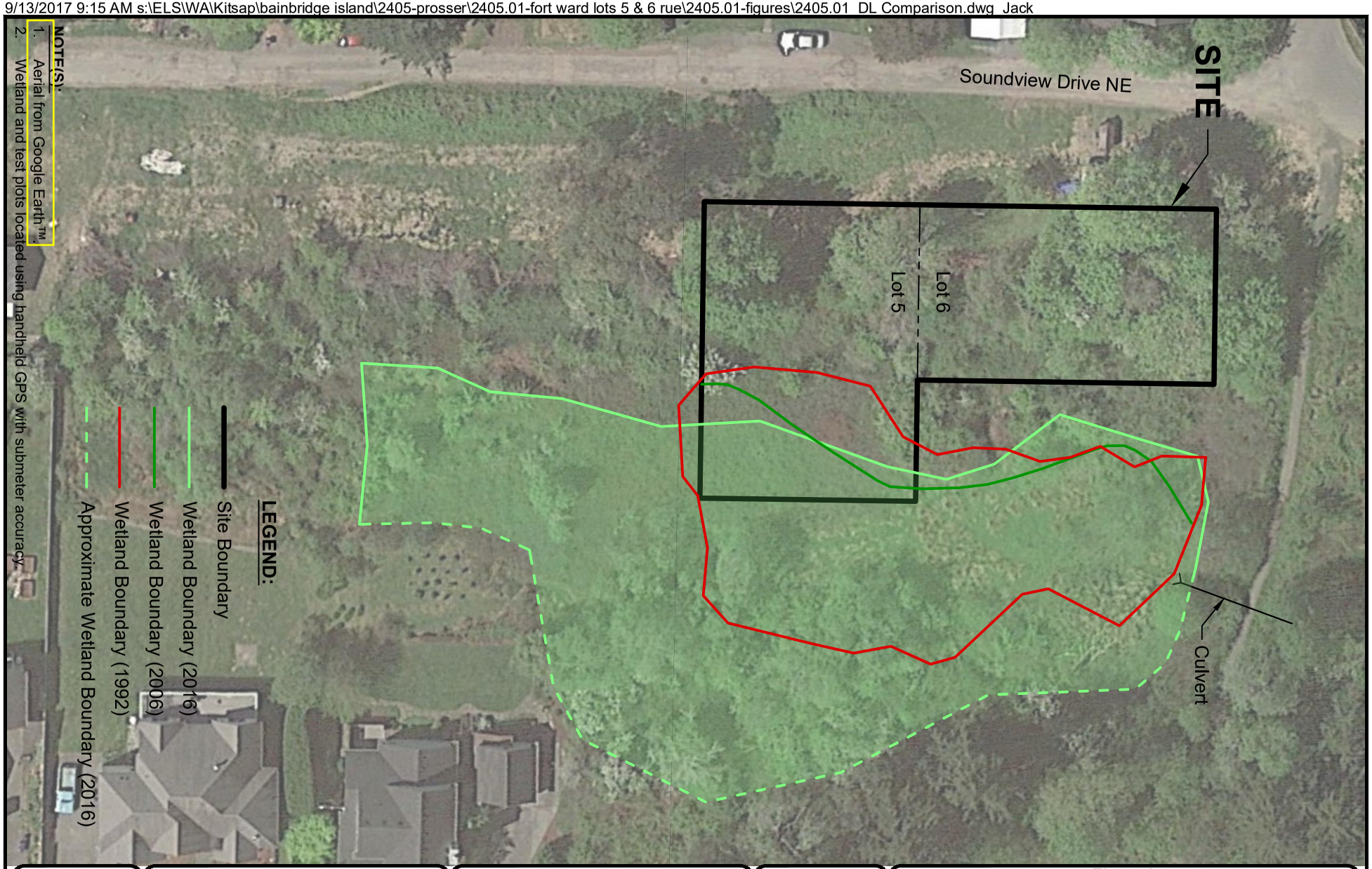

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Figure 9
WETLAND COMPARISON MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

LEGEND:

- Site Boundary
- Wetland Boundary
- Wetland Buffer

	Species Name	Spacing (feet from center)	Minimum Size	Quantity
1	Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	15
2	Vine maple (*Acer circinatum*)	10-15	Bareroot	10
3	Mock orange (*Philadelphus lewisii*)	8	Bareroot	10
4	Pacific rhododendron (*Rhododendron macrophyllum*)	6	1-gallon, potted	12
5	Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	16
6	Salal (*Gaultheria shallon*)	5	Bareroot	20
7	Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	12
8	Sword fern (*Polystichum munitum*)	3	1 gallon	26
9	Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	28
10	False Solomon's seal (*Smilacina racemosa*)	3	4" pot	20
11	American dog violet (*Viola labridorica*)	1	4" pot	20
12	Beach strawberry (*Fragaria chiloensis*)	1	4" pot	15
13	Wood sorrel (*Oxalis oregana*)	1	4" pot	20
			Total Plantings	**224**

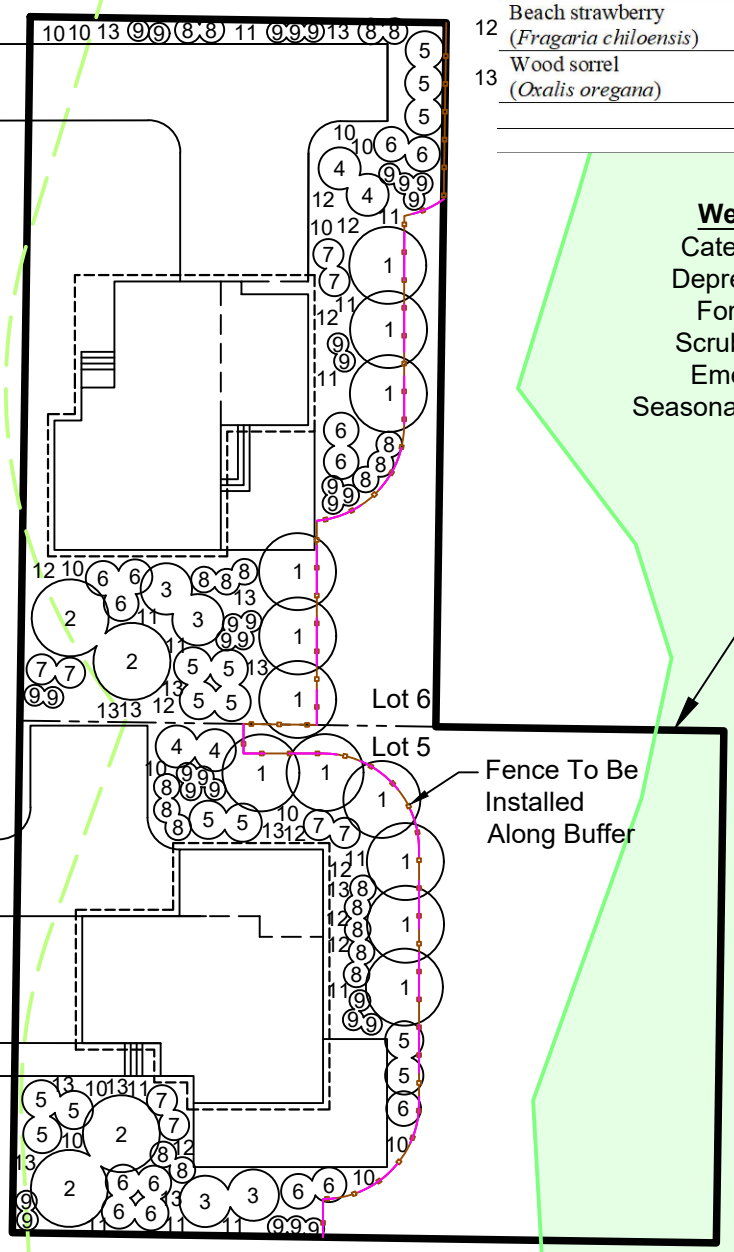

Figure 10
MITIGATION PLAN OVERVIEW
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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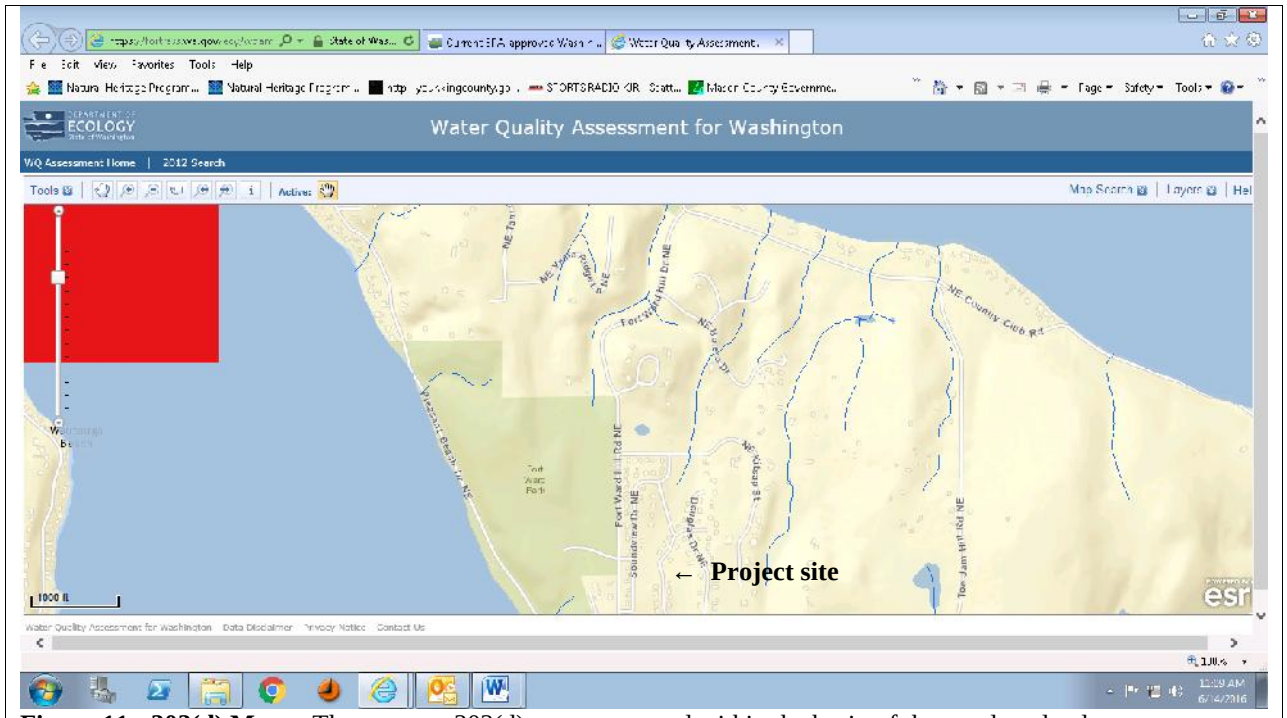

Figure 11a-303(d) Map: There are no 303(d) waters mapped within the basin of the rated wetland.

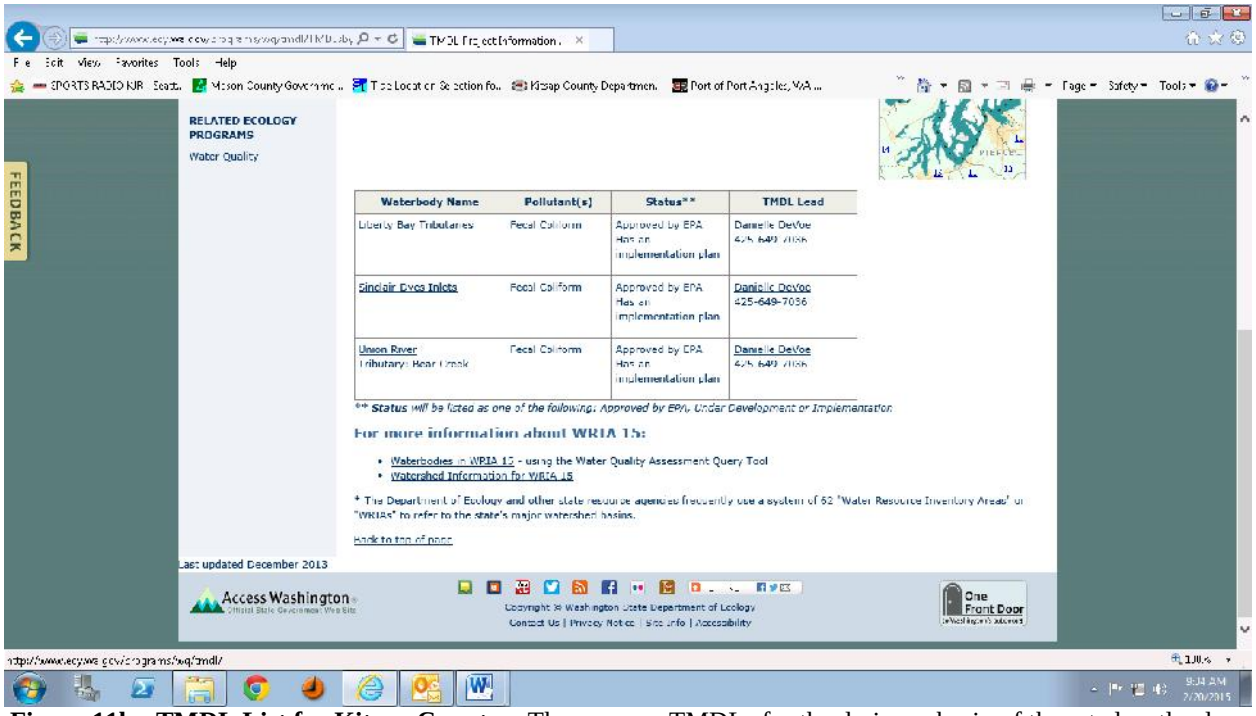

Figure 11b: TMDL List for Kitsap County. There are no TMDLs for the drainage basin of the rated wetland.

Ecological Land Services	1157 3rd Ave., Suite 220A Longview, WA 98632 Phone: (360) 578-1371 Fax: (360) 414-9305	DATE: 6/14/16 DWN: JB PRJ. MGR JB PROJ.#: 2405.01	**Figure 11-Wetland Rating Figure-303(d)/TMDL** Project Name: Fort Ward Lots 5 and 6 Client: Prosser Kitsap County, Washington

Photo 1 was taken from the northwest corner of Lot 5 facing east. It looks down Belfair Avenue, which is an unimproved right-of-way that is currently used as a pedestrian path. This path borders the north property boundary of Lot 5.

Photo 2 was taken from the same location as Photo 1 and looks southeast at the upland vegetation that occurred near the mowed, level area of Lot 5.

Photo 3 was taken from the same location as Photos 1 and 2 facing south. It shows some of the boats that had been parked on the Soundview Drive right of way, which is currently unimproved. This Soundview Drive NE lies to the right of the frame.

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PROJ.#: 2405.01

Photoplate 1
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 4 was taken near the middle of the mown area on the west side of Lot 5 facing north. It looks at the same boats pictured in Photo 3 (Photoplate 1).

Photo 5 was taken from the same location as Photo 4 and looks east at the upland vegetation and another example of the neighbors using the vacant lots.

Photo 6 was taken from the same location as Photos 4 and 5 facing south. It looks at the thick shrub layer that began at the boundary of Lots 5 and 6 and continued to the southern boundary of Lot 6.

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Photoplate 2
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 7 was taken from the northern extent of Wetland A facing southeast. It demonstrates the vegetation that was growing in this area of wetland.

Photo 8 was taken from the same location as Photo 7 and looks south at the wetland vegetation. This portion of Wetland A was emergent only.

Photo 9 was taken from the same location as Photos 7 and 8 facing west. It looks toward the forested portion of Wetland A, which was dominated by pacific willows.

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PROJ.#: 2405.01

Photoplate 3
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 10 was taken of the culvert that outlets Wetland A to the north. It was positioned at the very north end of the wetland and conveys water under the pedestrian path picture in Photo 1 (Photoplate 1).

Photo 11 was taken of the area where Test Plot 1 was conducted. It was located inside the northern wetland boundary where the vegetation was thick with tall shrubs.

Photo 12 was taken of the area where Test Plot 2 was conducted. It was located upslope of Test Plot 1 in the forested upland.

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Photoplate 4
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 13 was taken of the area where Test Plot 3 was conducted. It was located in an open area of upland west of the boundary.

Photo 14 was taken of the area where Test Plot 4 was conducted. It was located inside the western wetland boundary where the vegetation was dominated by emergent species.

Photo 15 was taken from the middle of the wetland facing north. Test Plot 4 is visible in the foreground and the forested portion from Photo 11 (Photoplate 4) is visible in the background.

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Photoplate 5
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 16 was taken from the same location as Photo 15 (Photoplate 5) facing east. It shows the emergent portion of the wetland in the foreground and the forested portion in the background.

Photo 17 was taken from the same location as Photos 15 and 16 facing southeast. The center of the depression had no woody vegetation present.

Photo 18 was taken from the same location as Photos 15, 16, and 17 facing west. It looks towards the thick shrub area of Wetland A.

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PROJ.#: 2405.01

Photoplate 6
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

APPENDIX A

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 1

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A is a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 1 was located at the northwest corner of the wetland boundary where the vegetation was forested with three layers.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Spiraea douglasii*	35	yes	FACW
2. *Rosa nutkana*	20	yes	FAC
3. *Salix lucida ssp. lasiandra*	15	no	FACW
4. *Crataegus monogyna*	15	no	FAC
5. *Ilex aquifolium*	10	no	FACU
50% = 47.5, 20% = 19	95	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Athryium filix-femina*	20	yes	FACW
2. *Ranunculus repens*	10	yes	FACW
3. *Geum macrophyllum*	10	yes	FAC
4. *Polystichum munitum*	5	no	FACU
5. *Equisetum arvense*	5	no	FAC
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 25, 20% = 10	50	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 50			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	5	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 1

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					silty cl loam	no redoximorphic features
8-10	10 YR 2/1	95	10YR 3/6	5	C	M	silty cl loam	
10-16	10YR 4/2	90	10YR 4/6	10	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer beginning within 10 inches and is at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as a sparsely vegetated concave surface and the occurance of oxidized rhizospheres along living roots.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 2

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 2 was located in the forested area outside of the northwest boundary of Wetland A in conjunction with wetland Test Plot 1.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	50	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 35, 20% = 14	70	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Polystichum munitum*	35	yes	FACU
2. *Rubus ursinus*	15	no	FACU
3. *Veronica americana*	15	no	OBL
4. *Equisetum arvense*	10	no	FAC
5. *Tellima grandiflora*	5	no	FACU
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 40, 20% = 16	80	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 20			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	67	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 2

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					silt loam	No redoximorphic features
10-16	10 YR 4/2	100					silt loam	No redoximorphic features

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 3

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 3 was located in the forested area outside of the west boundary of Wetland A in conjunction with wetland Test Plot 4.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	20	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. *Rubus armeniacus*	15	yes	FAC
4. *Rubus laciniatus*	5	no	FACU
5. _____	_____	____	____
50% = 30, 20% = 12	60	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Holcus lanatus*	35	yes	FAC
2. *Dactylis glomerata*	25	yes	FACU
3. *Rubus ursinus*	20	no	FACU
4. *Lotus corniculatus*	20	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Polystichum munitum*	10	no	FACU
7. *Equisetum arvense*	5	no	FAC
8. *Ranunculus repens*	5	no	FACW
9. *Geum macrophyllum*	5	no	FACU
10. _____	_____	____	____
11. _____	_____	____	____
50% = 70, 20% = 28	140	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	4	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	80	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					gr si loam	No redoximorphic features
10-16	10 YR 4/2	100					gr si loam	No redoximorphic features
								gr gravelly
								si silt

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 4

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A was a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 4 was located in the emergent portion of Wetland A near the west wetland boundary line.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rubus armeniacus*	10	yes	FAC
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 5, 20% = 2	10	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Ranunculus repens*	75	yes	FACW
2. *Equisetum arvense*	25	no	FAC
3. *Vicia americana*	20	no	FAC
4. *Holcus lanatus*	15	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Athryium filix-femina*	10	no	FACW
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 80, 20% = 32	160	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 0			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	2	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 4

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	no redoximorphic features
6-11	10 YR 2/1	95	10YR 3/6	5	C	PL	silty cl loam	
11-16+	10YR 4/2	85	10YR 5/8	15	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as glistening in the soil.

APPENDIX B

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 9-13-16

Rated by J. Bartlett Trained by Ecology? X Yes ___No Date of training 11/14

HGM Class used for rating Depressional Wetland has multiple HGM classes?___Y X N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.

Source of base aerial photo/map Google Earth/COBI Critical Areas Map

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 – 27

_____**Category II** – Total score = 20 – 22

X **Category III** – Total score = 16 – 19

_____**Category IV** – Total score = 9 – 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
			Circle the appropriate ratings	
Site Potential	H **M** L	H **M** L	H **M** L	
Landscape Potential	H **M** L	**H** M L	H **M** L	
Value	H M **L**	H **M** L	H M **L**	**TOTAL**
Score Based on Ratings	5	7	5	17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	**2, 6**
Hydroperiods	D 1.4, H 1.2	**2, 6**
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	**2, 6**
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	**6**
Map of the contributing basin	D 4.3, D 5.3	**6**
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	**7**
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	**8**
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	**8**

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A___

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**
NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

   NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have ***more than 2 HGM classes*** *within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	**2**
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	**0**
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^{1}/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^{1}/_{10}$ of area points = 0	**3**
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	**4**
Total for D 1 Add the points in the boxes above	**9**

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

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	**1**
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	**1**
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	**0**
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source Yes = 1 No = 0	**0**
Total for D 2 Add the points in the boxes above	**2**

Rating of Landscape Potential If score is:___**3 or 4 = H** __X__**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	**0**
Total for D 3 Add the points in the boxes above	**0**

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

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	**2**
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	**3**
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	**5**
Total for D 4 Add the points in the boxes above	**10**

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

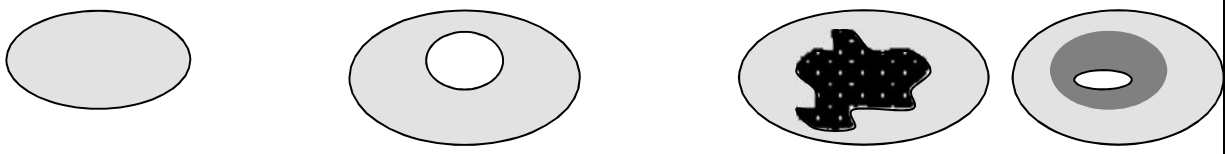
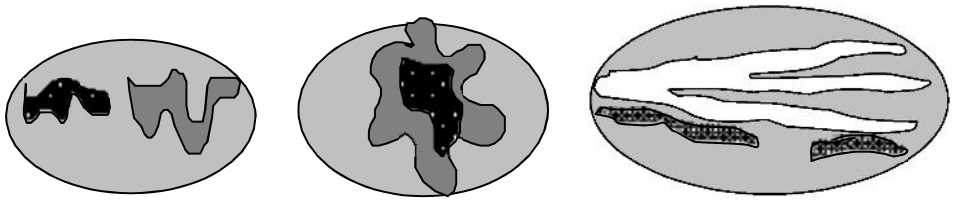
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	**1**
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	**1**
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	**1**
Total for D 5 Add the points in the boxes above	**3**

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

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. **points = 1** Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	**1**
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	**0**
Total for D 6 Add the points in the boxes above	**1**

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

Wetland name or number A___

These questions apply to wetlands of all HGM classes. **HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 __X__Emergent — 3 structures: points = 2 __X__Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 __X__Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	**2**
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 __X__Seasonally flooded or inundated — 3 types present: points = 2 ____Occasionally flooded or inundated — 2 types present: points = 1 ____Saturated only — 1 type present: points = 0 ____Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	**0**
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0	**1**
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points — **Low** = 1 point — **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points 	**2**

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ____Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ____Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* X___At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* X___Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	**2**
Total for H 1 Add the points in the boxes above	**7**

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 0.1 **+** [(% moderate and low intensity land uses)/2] 0 **= 0.1** % If total accessible habitat is: > $^{1}/_{3}$ (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	**0**
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 12 **+** [(% moderate and low intensity land uses)/2] 27 **= 39.1** % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	**1**
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	**0**
Total for H 2 Add the points in the boxes above	**1**

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

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.*

Site meets ANY of the following criteria: points = 2

- ___ It has 3 or more priority habitats within 100 m (see next page)
- ___ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)
- ___ It is mapped as a location for an individual WDFW priority species
- ___ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources
- ___ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1

Site does not meet any of the criteria above points = 0

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

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A___

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

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

Wetland name or number A

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

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Exhibit 15

To: LEGAL NOTICES

Publication Date:
May 15, 208

NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The City of Bainbridge Island has made a decision concerning the following land use application:

Date of Issuance:	May 15, 2018
Project Name & Number:	**Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR) and Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR)**
Project Type:	Reasonable Use Exception and Zoning Variance
Applicant:	Inhabit Limited Liability Company
Owner:	Inhabit Limited Liability Company
Project Site & Tax Parcel:	Lot 5: 2171 Soundview Dr. NE, TA# 41460040050004 Lot 6: *no situs address*, TA# 41460040060003
Project Description:	Construct two SFRs on Lots 5 and 6 (Block 4) of Fort Ward Estates, on Soundview Drive NE. Lot 5 contains a mapped wetland on its eastern edge, and both lots are encumbered by associated wetland buffers. Requesting variance from front setback.
SEPA Decision:	The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if measures to mitigate the proposal are used. This MDNS is issued under WAC 197-11-340 (2) & WAC 197-11-350. This determination was made and mitigation measures were applied after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c. **The lead agency will not act on this proposal for 14 days. Comments must be submitted by no later than 4:00 p.m. on Tuesday, May 29, 2018.**
Responsible Official:	Gary R. Christensen, AICP, Director
Address:	City of Bainbridge Island Department of Planning and Community Development 280 Madison Avenue North Bainbridge Island, WA 98110, (206) 842 - 2552 Signature: Gary R. Christensen Date: 5/15/18
APPEAL:	You may appeal this determination by filing a written appeal and paying the $530.00 appeal fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 by no **later than 4:00 p.m. Tuesday, May 29, 2018. You should be prepared to make specific factual objections**

If you have any questions, contact:
Annie Hillier
City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3770 or pcd@bainbridgewa.gov

Mitigation Measures for Inhabit Limited Liability Company SEPA Determination

This threshold determination is for file numbers PLN50850A RUE & PLN50850A VAR and PLN50850B RUE & PLN50850B VAR. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

Mitigation measures to ensure no probably adverse environmental impact will occur during project construction:

1. In order to protect the ground water and the wetland flora and fauna from the proposed development, the roofing shall be of a non-leaching material that is not harmful to the environment. Examples of non-leaching materials are, but not limited to, metal and tile roofs. Any alternative method proposed requires approval by the City prior to final building permit issuance, and must address BIMC water quality standards, Chapter 13.24, to assure that wetland flora and fauna functions and values are maintained/enhanced.

2. Prior to commencing any construction activity, the applicant shall have the wetland buffer temporarily fenced between the areas of construction activity, a maximum of 15 feet from the proposed residence. The fence shall be made of durable material and shall be highly visible. The fence shall be inspected as part of the building permit. The temporary fencing shall be removed once the construction activity is complete and replaced with permanent fencing (see condition #3, below).

3. A split-rail type fence shall be installed along the edge of the native vegetation buffer area. The rails shall be high enough to allow small mammals and wildlife to pass through. The fence shall be indicated on the building permit application and in place prior to final inspection on the building permit.

4. A minimum of two signs per lot indicating the presence of a protected wetland buffer shall be placed on the fence, prior to final inspection on the building permit. Signs shall be made of metal or a similar durable material and shall be between 64 and 144 square inches in size.

5. The wetland mitigation plan, including mitigation goals and objectives, performance standards, maintenance and monitoring measures, and contingency actions, shall be submitted with the building permit application and approved prior to final building inspection. All plantings shall be installed prior to final building permit inspection, or an assurance device shall be provided in accordance BIMC 16.20.180.

6. Any modification to the culvert must be supported with a hydraulic and hydrologic analysis consistent with the Department of Ecology's 2014 Stormwater Management Minimum Requirement #8 (MR #8), Wetlands Protection and must include a quantitative downstream analysis of the downstream system. The quantitative downstream analysis shall demonstrate that the storage of stormwater and attenuation of peak flows will not be altered to the detriment of the downstream property owners, wetlands, and drainage channels and conveyances. The Wetlands Protection analysis must demonstrate compliance with Guide Sheet 3B to maintain the existing hydroperiod of the wetlands; the analysis shall demonstrate that daily and monthly inputs to the adjacent wetland and downstream wetlands do not vary by more than 20% and 15% respectively, compared to existing conditions. Any anticipated impacts to landowners or downstream flow increases must be mitigated up to the 100-year storm discharge. These analyses shall be submitted with the Critical Areas permit applicant (Condition #7).

7. All required permits and approvals shall be obtained prior to culvert replacement, including a Right-of-Way (ROW) Permit from the Department of Public Works, a Hydraulic Project Approval (HPA) from the

Department of Fish and Wildlife, and Critical Areas Permit from the Department of Planning and Community Development. A copy of the HPA shall be included in the materials submitted with the Critical Areas Permit application and ROW Permit application.

8. The replacement culvert shall be installed prior to final building permit inspection for the first SFR, or an assurance device shall be provided in accordance with BIMC 16.20.180.

9. If the required analyses (Condition #6) prove the culvert replacement infeasible or the applicant decides to retract the culvert replacement proposal, an amendment to the RUE with an alternative mitigation proposal shall be approved prior to building permit issuance, and conditions 6-8 do not apply.

10. If the performance standards in the mitigation plan are not met, a contingency plan shall be submitted to the Department of Planning and Community Development for approval. Any additional permits or approvals necessary for contingency actions shall be obtained prior implementing the contingency plan.

11. To reduce impacts to the wetland, the applicant shall limit the amount of lighting on the exterior of the residence to the minimum necessary, shall install motion sensor lights to the rear of the house facing the wetland, and record a covenant to limit the use of pesticides on the properties.

12. Disturbance to the 60-foot wide right-or-way (ROW) from construction activities shall be restored in accordance with the Public Works ROW restoration requirements. Disturbed road shoulders and vegetation strips shall be replaced with the standard 3-foot wide crushed surfacing top course gravel ballast shoulder. Disturbed areas beyond the road prism shall be regraded to provide drainage via grassed swales and/or replanted. The house construction shall allow drainage from the ROW to continue to the wetlands along the sideyards to match existing drainage patterns, where it occurs.

13. Each lot shall submit a bid comparison/analysis to demonstrate that the applicant has considered utilizing the minimal excavation foundation systems per the 2012 Low Impact Development Guidance Manual for Puget Sound as a means of minimizing impacts to the site and adjacent wetlands. The bid/comparison analysis shall demonstrate that the applicant has engaged with the appropriate design and construction professionals to explore this foundation system option. The bid shall be obtained from a designer or installer with previous experience building with this technology.

14. Surface stormwater from driveway and parking spaces shall receive pre-treatment prior to discharging to the wetlands or leaving the site by directing stormwater to vegetated dispersion strips, rain gardens where soils allow, or the use of permeable pavement (outside of the ROW only), or other alternatives consistent with MR #5, On-Site Stormwater Management of the stormwater manual.

15. Hardscaping shall be constructed of permeable materials or contain wide permeable jointing where feasible to allow infiltration or shallow subsurface filtration of surface stormwater.

16. Diffuse flow methods (i.e. BMP C206: Level Spreader, or BMP T5.10B: Downspout Dispersion Systems) shall be used to discharge roof surface stormwater into the wetland where full-infiltration on-site is not feasible.

Exhibit 16

Email 1 (Dombrowski)

16 May 2018 VIA EMAIL

Annie Hillier
City of Bainbridge Island
Depart of Planning & Community Development
280 Madison Ave North
Bainbridge Island WA 98110

Re: SoundView Drive Lot 5 RUE Notice of Mitigated Determination of Nonsignificance:

To Whom It May Concern;

I would like to address Paragraph 12 in the MDNS

> 12. Disturbance to the 60-foot wide right-of-way (ROW) from construction activities shall be restored . . . & etc.

Currently, the roadbed in this block of SoundView Drive is pushed to the extreme west of the ROW. This would be an excellent opportunity to correct this placement. Situating the road bed in the center of the ROW would rectify this improper placement and serve as mitigation to neighbors on the west side of SoundView.

In the mid 1990s, the northern block of SoundView underwent this exact treatment: With the construction of the new sewer for Kitsap County Sewer District #7, the roadbed was moved from the extreme west of the ROW and rebuilt in the center of the ROW.

The impact of the development of Lot 5 will have a strong impact on neighbors in the southern block of SoundView, especially since *the building envelope does not conform to a standard setback*. I suggest that the City alleviate the impact on neighbors on the west side of SoundView by relocating the roadbed in the center of the ROW. Paragraph 12 acknowledges the disturbance of the ROW at the location of Lot 5.

It would be a true gift from the city to Fort Ward neighbors to rectify the unequal impact of the road bed location.

Thank you for your attention.

Yours truly,

Mary Victoria Dombrowski
2412 SoundView Drive NE
Bainbridge Island WA 98110
206 842 8728/maryvdombrowski@gmail.com

Email 2 (Siscoe)

Ann Hillier

From: globe@zipcon.com
Sent: Tuesday, May 29, 2018 3:40 PM
To: Ann Hillier
Cc: globe@zipcon.net
Subject: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Dear Ann Hillier,

First I don't envy your job. I think it is very difficult to be fair in contested land use cases because you think you need to be reasonable and say yes. When it may not be always necessary to say yes, building always goes on its way.

I don't understand the use of "Reasonable Use Exception & Variance" It seems to be a term which would be used in dealing with smaller mundane things not something as big as this. Also to whom is it reasonable? Both lots can be be built on with a very livable houses in each case as they are.

The owner Inhabit Limited Liability Com just wants more.

Everyone knows those two lots are considered Wet and everyone knows that since the creation of Fort Ward Estates there were setbacks which were followed by everyone who has built out there. It has created a privacy and harmony. You may not realize it unless you have taken the trouble to view the area that Soundview Dr NE is a very narrow street. Allowing someone to circumvent the est. practice to build to the narrow street a huge hulking multi story house will create discomfiture with the folks across the street.

It will also create traffic problems. And it will look funny. We have already seen what happens when builders do not respect the environment, we have those 3 large houses just south of Kitsap on Fort Ward Hill which were built on wetlands which were a natural drain. It took over 2 years and tons of straw and other fill to dry them up. The houses took years to sell and have changed hands several times. I would think they will always have damp problems. No one can understand why the City gave the go ahead on that project.

Who will foot the bill for making Belfair from Soundview DR NE to Douglas into a real street.? Is the City, meaning us, going to pay these extras?

Your okaying this building project runs in the face of the strong trends of living small, respecting the environment and conserving the Island is heading. As you may know recently elected members to the City Council all favored these trends. Fort Ward is represent in the City Council by one of these newly elected councilmen. What you are allowing is the old way of doing things, environment be dammed.

thank you for your attention,
Carolyn Siscoe

Exhibit 17

NOTICE OF PUBLIC HEARING
CITY OF BAINBRIDGE ISLAND
HEARING EXAMINER

YOU ARE HEREBY NOTIFIED that the City of Bainbridge Island Hearing Examiner will conduct a PUBLIC HEARING at **1:00 PM**, on Thursday, **June 28, 2018** in the Council Chambers, City Hall, 280 Madison Avenue N, Bainbridge Island, Washington, pursuant to BIMC Section 2.16.100 and Section 16.20.080.

Applicant:	Inhabit Limited Liability Company
Project Name & Number:	Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR) Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR)
Project Type:	Reasonable Use Exception and Zoning Variance
Project Site and Tax Parcel:	Lot 5: 2171 Soundview Dr. NE, TA# 41460040050004 Lot 6: *no situs address*, TA# 41460040060003

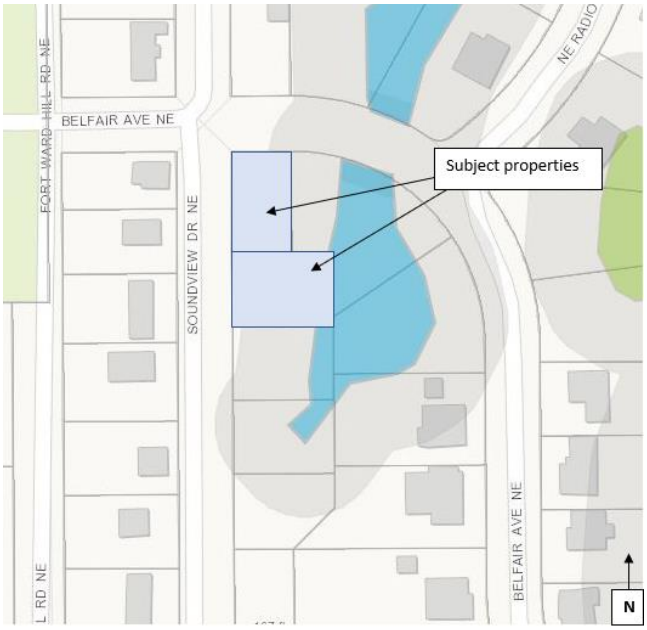
YOU ARE INVITED to attend the hearing and make oral and written comments. The Hearing Examiner has discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs or other exhibits on the application may be submitted prior to the hearing date. All such submissions should state the specific case and be directed to Annie Hillier, Planner at City Hall or by email to ahillier@bainbridgewa.gov.

The Mitigated Determination of Nonsignificance (MDNS), filed under the State Environmental Policies Act (SEPA), was issued on May 15, 2018. The appeal period ended on May 29, 2018.

QUESTIONS may be directed to and the file accessed from Annie Hillier, Planner, Department of Planning and Community Development at 206-780-3773 or pcd@bainbridgewa.gov.

CITY OF BAINBRIDGE ISLAND
SOUND LAW CENTER
HEARING EXAMINER

Date of Publication: Friday, June 1, 2018



Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
AHLSTROM HEATHER PATRICK	2003 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
ANSTIS FLORENCE GWENELLE TRUSTEE	2405 55TH ST SW	EVERETT	WA	98203
BAINBRIDGE ISLAND METROPOLITAN PARKS & REC DIST	7666 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110-2621
BIELMAN MATTHEW & BEKA	2033 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
BITTMAN TRISH KIM	2101 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
BLACKER ROAN & LETICIA	2017 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
BURRIS LARRY V & SUSAN M	4650 CRYSTAL SPRINGS DR	BAINBRIDGE ISLAND	WA	98110-2042
CARROLL MARY ELIZABETH	2175 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110
CHENEY JAMES & JILL	UNIT 7600	DPO	AE	9710
CHENEY JAMES C & JILL N	2213 NE VICTORIAN LN UNIT A	BAINBRIDGE ISLAND	WA	98110
CHENEY JAMES C & JILL N	2405 55TH ST SW	EVERETT	WA	98203
CHENEY ROGER ALLEN & BARBARA FAYE ANSTIS	2213 NE VICTORIAN LN UNIT A	BAINBRIDGE ISLAND	WA	98110
CIBULA TIMOTHY SCOTT & SHARON MARIE TRUSTEES	2385 ROBERTSON AVE NE	BAINBRIDGE ISLAND	WA	98110
COLE THOMAS A II & GAIL L	PO BOX 11489	BAINBRIDGE ISLAND	WA	98110-5489
COOK GREGORY & WADE ARLENE	9620 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
COWAN MARK S & CAROL S	9625 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
DENNISON JAMES B & ALISON J	2025 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
DIETSCH MICHAEL	4035 85TH AVE SE	MERCER ISLAND	WA	98040
DOHERTY SEAN T & CHRISTINA	9684 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
ERICKSON STEPHEN D & SALLY A	2363 ROBERTSON AVE NE	BAINBRIDGE ISLAND	WA	98110
FARLEY PATRICK M & JOHNSON VANESSA	2130 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
FULLER BARBARA LYNN	2285 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
FULWELL ROBERT & AIMEE	9647 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110-3077
GATZKE ALAN & FERRIN	2123 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
GOODWIN RUSSELL B & BARBARA J TTEES	8511 NAPLES DR	HUNTINGTON BEACH	CA	92646
HEMPHILL TIMOTHY & LAURA	2333 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110-2352
HENRY RHONDA L	2100 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
INHABIT LIMITED LIABILITY COMPANY	330 MADISON AVE S STE 108	BAINBRIDGE ISLAND	WA	98110-2544
JANUSZ DIANE	2148 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
KLINEFELTER JAMES H & LYNN S	2030 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
KRAMER JOSH & WEAVER KATHIE	2215 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110
KRAMER JOSH & WEAVER KATHIE	2215 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110
LEE SARAH MARGARET	1948 PARK VIEW DR NE	BAINBRIDGE ISLAND	WA	98110

Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
MACFARLANE MARY J	2213 NE VICTORIAN LN APT C	BAINBRIDGE ISLAND	WA	98110
MAES ADRIAN ANTHONY	2132 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110-2301
MARX FLORENCE MARY TRUSTEE	7104 265TH ST NW APT 410	STANWOOD	WA	98292-6250
MILLER JACQUELINE M & TIMOTHY D	2135 FORT WARD HILL RD NE	BAINBRIDGE ISLAND	WA	98110-2314
MONTA JOAN L TRUST	1736 164TH NE	BELLEVUE	WA	98008
OLSEN CROSBY J & BUTLER AMY M	2426 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
OLSEN JAMES M & DOMBROWSKI MARY V	2412 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
PARKER JOHN E & CHRISTINE L	1249 OXFORD PL	MORGANTOWN	WV	26505
PICKLE SCOTT A & MICHELE L	9771 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110-3083
POEHNER CAPULET WOODSTONE & QUAINTON S	2267 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110-`
PROPERTY BIZNESS 4 LLC	2112 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
PUGLIA CHRISTEN & BARRETT CHRISTOPHER T	2154 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
REPYAK DAVID C	14723 1ST LN NE UNIT 103	DUVALL	WA	98019-6450
Resident	2011 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2044 Belfair Ave NE	Bainbridge Island	WA	98110
Resident	2074 Soundview Dr NE	Bainbridge Island	WA	98110
Resident	2075 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2105 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2106 FORT WARD HILL RD NE	BAINBRIDGE ISLAND	WA	98110
Resident	2137 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2145 Belfair Ave NE	Bainbridge Island	WA	98110
Resident	2156 BELFAIR AVE NE	Bainbridge Island	WA	98110
Resident	2171 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2178 Soundview Dr NE	Bainbridge Island	WA	98110
Resident	2193 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2222 BELFAIR AVE NE	BAINBRIDGE ISLAND	WA	98110
Resident	2232 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2250 SOUNDVIEW AVE NE	BAINBRIDGE ISLAND	WA	98110
Resident	2274 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
Resident	2300 Soundview Dr NE	Bainbridge Island	WA	98110
Resident	2324 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
ROAKE DONALD C & NOSSAMAN CHERYL	2123 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110-4810
ROUS CHAD J & SARAH M	9642 NE RADIO SCHOOL RD	BAINBRIDGE ISLAND	WA	98110

Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
RURAL AMERICAN PROPERTIES INC	21241 VENTURA BLVD STE 276	WOODLAND HILLS	CA	91364
SAFFORD DUANE & EILEEN	2224 SOUNDVIEW DR NE	BAINBRIDGE ISLAND	WA	98110
SISCOE JOHN P & CAROLYN G	2300A SOUNDVIEW DR	BAINBRIDGE ISLAND	WA	98110
SOSONKIN MIKHAIL A &	1933 DOUGLAS DR NE	BAINBRIDGE ISLAND	WA	98110
STEWART JEFFREY B & HULET CHRISTINA M	2225 FORT WARD HILL DR	BAINBRIDGE ISLAND	WA	98110-2329
THOMPSON BERNARD F	19050 ANGELINE AVE NE	SUQUAMISH	WA	98392
THORNTON MAXWELL & VALERIE	2179 FORT WARD HIL RD NE	BAINBRIDGE ISLAND	WA	98110
VICTORIAN LANE OF BAINBRIDGE ISLAND CONDO ASSOC	PO BOX 11274	BAINBRIDGE ISLAND	WA	98110
WHITSON RICHARD & ERIN	6565 ISLAND CENTER RD NE	BAINBRIDGE ISLAND	WA	98110
WIERZBICKI CHRISTOPHER & MALONE MAUREEN	2077 DOUGLAS DR	BAINBRIDGE ISLAND	WA	98110
WURZER LYNNE D TRUSTEE	2772 MONTECITO DR	FALLBROOK	CA	92028

Legal Invoice

Date: 06/01/2018

Sound Publishing, Inc.
Unit Main
11323 Commando Rd W
Everett WA 98204

Bainbridge Island Review

Bill To:
City of Bainbridge Island-LEGALS
280 Madison Ave N
Bainbridge Island WA 98110

Customer Account #: 80604980
Legal Description: BIR810219

Legal Description: City Notices

Desc: PH 6/28/18 PLN50850

Legal #: BIR810219

Ad Cost: $ 105.07

Ordered By: CARLA LUNDGREN

Published: Bainbridge Island Review

Issues Ordered: 1

Start Date: 06/01/2018 **End Date:** 06/01/2018

APPROVED FOR PAYMENT:	$105.07
REVIEWED BY:	
APPROVED BY:	
DATE APPROVED:	6-8-2018
ORG:	63470586
OBJ / PRJ:	5440 DD
CONTRACT #:	
PO #:	

JUN 4'18 PM 3:41

Due: $ 105.07

Please return this with payment. Questions? Call 1-800-485-4920

City of Bainbridge Island-LEGALS
280 Madison Ave N
Bainbridge Island WA 98110

Account #: 80604980
Invoice #: BIR810219
Due: $ 105.07

Bainbridge Island Review

Affidavit of Publication

State of Washington }
County of Kitsap } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Bainbridge Island Review a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of BIR810219 PH 6/28/18 PLN50850 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/01/2018 and ending on 06/01/2018 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $105.07.

Dicy Sheppard

Subscribed and sworn before me on this 1st day of June, 2018.

Linda Phillips

Notary Public in and for the State of Washington.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 08/29/2021

City of Bainbridge Island-LEGALS | 80604980
CARLA LUNDGREN

NOTICE OF
PUBLIC HEARING
CITY OF
BAINBRIDGE ISLAND
HEARING EXAMINER

YOU ARE HEREBY NOTIFIED that the City of Bainbridge Island Hearing Examiner will conduct a PUBLIC HEARING at 1:00 PM, on Thursday, June 28, 2018 in the Council Chambers, City Hall, 280 Madison Avenue N, Bainbridge Island, Washington, pursuant to BIMC Section 2.16.100 and Section 16.20.080.

Applicant: Inhabit Limited Liability Company

Project Name & Number: Soundview Drive Lot 5 RUE & Variance (PLN50850A RUE & PLN50850A VAR)
Soundview Drive Lot 6 RUE & Variance (PLN50850B RUE & PLN50850B VAR)

Project Type: Reasonable Use Exception and Zoning Variance

Project Site and Tax Parcel: Lot 5: 2171 Soundview Dr. NE, TA# 41460040050004
Lot 6: *no situs address*, TA# 41460040060003

YOU ARE INVITED to attend the hearing and make oral and written comments. The Hearing Examiner has discretion to limit testimony to relevant, non-repetitive comments and to set

time limits. If you are unable to attend, written comments, photographs or other exhibits on the application may be submitted prior to the hearing date. All such submissions should state the specific case and be directed to Annie Hillier, Planner at City Hall or by email to ahillier@bainbridgewa.gov.

The Mitigated Determination of Nonsignificance (MDNS), filed under the State Environmental Policies Act (SEPA), was issued on May 15, 2018. The appeal period ended on May 29, 2018.

QUESTIONS may be directed to and the file accessed from Annie Hillier, Planner, Department of Planning and Community Development at 206-780-3773 or pcd@bainbridgewa.gov.

CITY OF BAINBRIDGE ISLAND
SOUND LAW CENTER
HEARING EXAMINER
Date of Publication:
Friday, June 1, 2018
Date of publication:
06/01/18
(BIR810219)

CITY OF
BAINBRIDGE ISLAND

CERTIFICATE OF POSTING

I, JULIAN PROSSOR, certify that the following signs

- ☐ Proposed Land Use Action *(# of signs posted ____)*
- ☐ Clearing Permit *(# of signs posted ____)*
- ☒ Public Hearing *(# of signs posted 2)*
- ☐ Other _____ *(# of signs posted ____)*

were posted on 1 JUN 2018 for the following application at the address listed below:
(date)

Project Name & Permit Number - Soundview Dr. Lot 5/Lot 6 PLN50850A REZ/PLN50850A VAR PLN50850B REZ/PLN50850B VAR

Physical Property Address - 2171 Soundview Dr. NE

Tax Assessor Number(s) - 4146004005 0004/4146004006 0003

I declare under the penalty of the perjury laws of the State of Washington that the foregoing is correct.

Signature ***Date*** 6.1.18

Instructions for posting signs:

- Sign must be posted with 5 business days of Notice of Application
- Sign must be posted where it is continually and clearly visible to passersby and neighbors.
- Sign must be posted overlooking the water on any waterfront property.
- Sign must be posted back-to-back and perpendicular to the access.
- Sign must be on the subject property, NOT in the right-of-way.
- Sign must remain in place until project completion.
- Upon project completion and/or final decision, the applicant is responsible for removing signs.

Complete this form within 48 hours of posting the signs and return to:
pcd@bainbridgewa.gov
280 Madison Ave. N. Bainbridge Island, WA 98110

Jane Rasely

From: Jane Rasely
Sent: Tuesday, June 5, 2018 8:16 AM
To: 'David@soundlawcenter.com'
Cc: Ann Hillier; Heather Wright; Carla Lundgren
Subject: HEX Notice and Mailing List
Attachments: 50850 Mailing List.xlsx; 50850 Notice of Hearing.pdf

David,

Please let me know if you need any further information.

Thank you,

CITY OF BAINBRIDGE ISLAND
JANE RASELY
Administrative Specialist
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3758 (office) 206.780.5104

Exhibit 18

Email 1 (Berdan)

Jane Rasely

From: BRIAN BERDAN <bberdan@mac.com>
Sent: Friday, June 8, 2018 5:26 PM
To: PCD
Subject: Soundview Drive Lot 5 & 6 RUE & Variance ((PLN50850A RUE & PLN50850A VAR) (PLN50850B RUE & PLN50850B VAR)

Dear Ms. Hillier,
Please accept my comments on the above projects. There is a reason we have wetland buffers and I don't believe we should allow variances to infringe upon them.

Thank you.

Brian Berdan
6450 NE Eagle Harbor Dr.

Email 2 (Siscoe)

Ann Hillier

From: Globe@zipcon.com <globe@zipcon.net>
Sent: Friday, June 1, 2018 3:43 PM
To: Ann Hillier; globe@zipcon.com
Subject: Re: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

I wanted to give you a clearer picture of our neighborhood on Soundview Dr NE. We are a pedestrian neighborhood; kids ride their bikes and skateboard up and down our sheet. People walk their dogs, they jog, mothers walk their kids in strollers, other people amble around for exercise, bird watch. We join Belfair and are the main gateway to the very busy and beautiful Fort Ward Park. A lot of the housing alone Soundview DR is newish a lot of it is older dating back from the time it was a naval base and before. One house right on the SE corner of Belfair and Soundview across from the two properties in question is a much older home and has been painstakingly restored and kept up by the longtime owners. They have created beautiful gardens and have made by hand hand gingerbread decorations in period for their home. They will be impacted by the decision to ignore our established setbacks and let multistoried home be built on top of them, actually two multi storied hulking homes of over 2,000 Sq ft apiece on small lots built to SoundvIew Dr Ne. Some of these homes are orginal naval buildings while small they are cared for and lovingly lived by their owners. Ours is not a throwaway community just because it is older and smaller. We have value also. We also must not let way of life out here be damaged.
I hope I will be able to come and speak with you in person about this issue.
Thank you
Carolyn Siscoe

Sent from my BlackBerry 10 smartphone.
Original Message
From: Ann Hillier
Sent: Wednesday, May 30, 2018 11:53 AM
To: globe@zipcon.com
Subject: RE: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Thank you for your comment. I've added it to the record.
Regards,

Annie Hillier
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

-----Original Message-----
From: globe@zipcon.com <globe@zipcon.com>
Sent: Tuesday, May 29, 2018 3:40 PM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Cc: globe@zipcon.net

Subject: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Dear Ann Hillier,

First I don't envy your job. I think it is very difficult to be fair in contested land use cases because you think you need to be reasonable and say yes. When it may not be always necessary to say yes, building always goes on its way.
I don't understand the use of "Reasonable Use Exception & Variance" It seems to be a term which would be used in dealing with smaller mundane things not something as big as this. Also to whom is it reasonable? Both lots can be be built on with a very livable houses in each case as they are.
The owner Inhabit Limited Liability Com just wants more.
Everyone knows those two lots are considered Wet and everyone knows that since the creation of Fort Ward Estates there were setbacks which were followed by everyone who has built out there. It has created a privacy and harmony.
You may not realize it unless you have taken the trouble to view the area that Soundview Dr NE is a very narrow street.
Allowing someone to circumvent the est. practice to build to the narrow street a huge hulking multi story house will create discomfiture with the folks across the street.
It will also create traffic problems. And it will look funny. We have already seen what happens when builders do not respect the environment, we have those 3 large houses just south of Kitsap on Fort Ward Hill which were built on wetlands which were a natural drain. It took over 2 years and tons of straw and other fill to dry them up. The houses took years to sell and have changed hands several times. I would think they will always have damp problems. No one can understand why the City gave the go ahead on that project.
Who will foot the bill for making Belfair from Soundview DR NE to Douglas into a real street.? Is the City, meaning us, going to pay these extras?
Your okaying this building project runs in the face of the strong trends of living small, respecting the environment and conserving the Island is heading. As you may know recently elected members to the City Council all favored these trends. Fort Ward is represent in the City Council by one of these newly elected councilmen. What you are allowing is the old way of doing things, environment be dammed.

thank you for your attention,
Carolyn Siscoe

Email 3 (Siscoe)

Ann Hillier

From: Globe@zipcon.com <globe@zipcon.net>
Sent: Friday, June 1, 2018 4:36 PM
To: Ann Hillier; globe@zipcon.com
Subject: Re: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

I suppose what I am trying to convey to you about granting this variance is that why should we the existing community be a the ones diversely impacted? Don't we have a right to "reasonable enjoyment of our property as well?" why is one community going to be excluded while the other is granted exceptions from the stated rules and guidance? It should be we all work together to form a decision which is inclusive of the whole community. And that the City realizes there is value to having a stable existing community be part of the process. These pleases for exception to the written building rules are going to come up again and again. The exceptions will not be without consequence to the different lots in question.
I apologize to sending these remarks in several emails but it took time to get ideals together.
Thanks for your attention,
Carolyn Siscoe

Sent from my BlackBerry 10 smartphone.
Original Message
From: Globe@zipcon.com
Sent: Friday, June 1, 2018 3:45 PM
To: Ann Hillier; globe@zipcon.com
Subject: Re: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

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Thank you
Carolyn Siscoe

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Regards,

Annie Hillier
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

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thank you for your attention,
Carolyn Siscoe

Email 4 (with Staff Response) (Siscoe)

Ann Hillier

From: globe@zipcon.com
Sent: Wednesday, June 6, 2018 1:19 PM
To: Ann Hillier
Cc: Globe@zipcon.com
Subject: RE: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Dear, Ms Hillier

Thanks so much for your reply. I have two questions; Why isn't a Wildlife Corridor mentioned in the plans for these two lots. We live across from the Park where the deer live they have ancient trails through all of Fort Ward since the beginning of time.As well as owls, crows and a multitude of other birds I noticed that one of the requirements is to est a wildlife corridor around new properties. These large birds of prey need open space to hunt their prey.The smaller ones need adequate vegetation, trees etc to forge for food. We depend on the large birds to help keep the rodent population down. How has that been factored in this builder's plans to build two 2400 sq feet homes with decks and garages on two smaller restricted properties. I believe this is an issue. I am glad the City is taking notice and making it a requirement for building.

Also how is the Third Independent person chosen to oversee and make a decision for the hearing on the 28th of June? What qualifications do you look for in such a person to balance community needs, the financial needs of a builder with the City's regulations? What criteria do they start with to base their opinion.

Many thanks for your time,

Carolyn Siscoe

Quoting Ann Hillier <ahillier@bainbridgewa.gov>:

> Thank you for your comments. To help clarify, a reasonable use
> exception
> (RUE) is a permit that allows someone to develop their property when
> it is encumbered to such an extent by critical areas and/ or critical
> area buffers that application of the municipal code would deny all
> reasonable use of the property. The subject properties are encumbered
> by wetland buffers and are undevelopable without an RUE. However, an
> RUE places restrictions on the scale of the development: including the
> homes cannot exceed 1,200 square feet in lot coverage, and the impact
> on the critical area must be the minimum necessary to achieve
> reasonable use of the property. (Please see BIMC 16.20.080 for
> additional information regarding RUEs.) The City does not make decisions on RUE applications.
> The applicant will go in front of the Hearing Examiner, an independent
> third party, who will make the decision to either approve, approve
> with conditions, or deny the application. The variance is being
> requested to reduce the front setback to 5 ft, in order to move the
> development area away from the wetland -- as the protection of
> critical areas is a stated priority under the Island's Comprehensive Plan.
> Again, thank you for your comments.
> Best,
>
>
> Annie Hillier

> City Planner
> www.bainbridgewa.gov
> facebook.com/citybainbridgeisland/
> 206.780.3773 (office) 206.780.0955 (fax)
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>
>
>
> -----Original Message-----
> From: Globe@zipcon.com <globe@zipcon.net>
> Sent: Friday, June 1, 2018 4:36 PM
> To: Ann Hillier <ahillier@bainbridgewa.gov>; globe@zipcon.com
> Subject: Re: Comments re Lot 5 & 6 Soundview Dr NE properties use of
> "Reasonable use Exception & variance"
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> consequence to the different lots in question.Â Â I apologize to
> sending these remarks in several emails but it took time to get ideals
> together.
> Thanks for your attention,
> Carolyn Siscoe
>
>
> SentÂ fromÂ my

Staff Response Email

Ann Hillier

From: Ann Hillier
Sent: Thursday, June 7, 2018 4:09 PM
To: 'globe@zipcon.com'
Cc: Globe@zipcon.com
Subject: RE: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Good Afternoon,
In response to your questions, 1. Wildlife corridors may be included in the SEPA checklist that applicants submit, but they are not regulated critical areas and therefore not required to be included on plans (see BIMC 16.20 for the island's critical areas). 2. Regarding the process of hiring a Hearing Examiner, I cannot speak to that - it was a long RFP process that the current planners were not involved in. You may direct your question to PCD@bainbridgewa.gov, and it will be forwarded to the appropriate contact.
If you are interested more generally in the island's planning process, I suggest checking the calendar online and attending the next public meeting, and perhaps even getting involved in a citizen advisory group (https://www.bainbridgewa.gov/222/Citizen-Advisory-Groups).
Thank you for your email.
Best,

Annie Hillier
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

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Carolyn Siscoe

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> reasonable use of the property. The subject properties are encumbered
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> RUE places restrictions on the scale of the development: including the
> homes cannot exceed 1,200 square feet in lot coverage, and the impact
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> reasonable use of the property. (Please see BIMC 16.20.080 for
> additional information regarding RUEs.) The City does not make decisions on RUE applications.
> The applicant will go in front of the Hearing Examiner, an independent
> third party, who will make the decision to either approve, approve
> with conditions, or deny the application. The variance is being
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> Again, thank you for your comments.
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> I suppose what I am trying to convey to you about granting this
> variance is that why should we the existing community be a the ones
> diversely impacted? Don't we have a right to "reasonable enjoyment of
> our property as well?" why is one community going to be excluded while

> the other is granted exceptions from the stated rules and guidance? Â
> It should be we all work together to form a decision which is
> inclusive of the whole community. And that the City realizes there is
> value to having a stable existing community be part of the process.
> These pleases for exception to the written building rules are going to
> come up again and again. The exceptions will not be without
> consequence to the different lots in question.Â Â I apologize to
> sending these remarks in several emails but it took time to get ideals
> together.
> Thanks for your attention,
> Carolyn Siscoe
>
>
> SentÂ fromÂ my

Exhibit 19

WETLAND DELINEATION REPORT AND BUFFER MITIGATION PLAN FOR FORT WARD LOTS 5 & 6

Revised-June 14, 2018

Fort Ward Lots 5 & 6 RUE

Bainbridge Island, Washington

Prepared for

Inhabit LLC
330 Madison Avenue South,
Suite 108
Bainbridge Island, Washington 98110
(206) 550-9004

Prepared by

Ecological Land Services

1157 3rd Avenue South, Suite 220A • Longview, WA 98632

(360) 578-1371 • Project Number 2405.01

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SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.

Joanne Bartlett, PWS
Senior Biologist

Laura Westervelt
Biologist

INTRODUCTION

Ecological Land Services, Inc. (ELS) was contracted by Julian Prosser to conduct a wetland boundary delineation and report for Fort Ward Estates Lots 5 and 6, which is comprised of parcel numbers 4146-004-005-0004 and 4146-004-006-0003, within a portion of Section 11, Township 24 North, Range 2 East of the Willamette Meridian, in Bainbridge Island, Washington (Figure 1). This report summarizes findings of the wetland delineation according to the *City of Bainbridge Island Municipal Code (BIMC), Chapter 16.20.160* (2007) for delineation methodology, wetland categorization, and required buffer widths.

METHODOLOGY

The wetland delineation followed the Routine Determination Method according to the U.S. Army Corps of Engineers, *Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region, Version 2.0* (U.S. Army Engineer Research and Development Center 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland, but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (USACE), as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by Bainbridge Island.

To determine the current presence or absence of wetlands on this property, ELS biologists collected data on vegetation, hydrology, and soils. The delineation site visit was conducted on June 10, 2016 during which, one wetland was delineated east of Lot 6 and along the east property line of Lot 5. There was also a delineation site visit conducted on lots 2, 3, and 4 to the south on September 9, 2016, which continued the wetland boundary to the southern extent. The boundary of the wetland was delineated using consecutively numbered fluorescent flagging labeled "WETLAND DELINEATION." Wetland boundaries were determined through breaks in topography, changes in vegetation, and evidence of surface hydrology. Vegetation, hydrology, and soil data was collected at four test plots to verify the wetland boundary delineations (Appendix A). The wetland boundary was mapped using a Trimble handheld Global Positioning System (GPS) unit to show the extent of the wetland on the site map (Figure 2).

SITE DESCRIPTION

Lots 5 and 6 are located on the east side of Soundview Drive NE (Photoplate 1) in the Fort Ward Estates area of Bainbridge Island (Figure 1). They are rectangular-shaped parcels with Lot 6

oriented north to south and Lot 5 oriented west to east (Figure 2). The properties are level on the west side and slope down gradually into a shallow depression on the east half (Photoplates 2 and 3). The properties are undeveloped, but the level areas in the Soundview Drive right-of-way are being mowed and utilized by neighboring residents for storage of vehicles. The two lots are composed mainly of disturbed upland forest (Photoplates 1, 2, 4, and 5) with a deciduous tree canopy. The shrub layer is extremely dense below the sparse trees and creates an impenetrable barrier. The adjacent properties are undeveloped, with the exception of the properties across Soundview Drive which are developed residentially. The right-of-way of Belfair Avenue lies north of Lot 6 but is unimproved and used as a pedestrian path.

The wetland was identified and delineated east of Lot 6 extending south along the east edge of Lot 5 (Figure 2). Wetland A is situated in a depressional trough bordered by residential development on the southeast and south sides. It is a depressional system dominated by a combination of forested, scrub/shrub, and emergent vegetation communities (Photoplates 3, 4, and 5). The wetland has a seasonally flooded hydroperiod with northerly water flow into a culvert at the north end that conveys water into wetlands north of Belfair Avenue (Photoplate 4).

The project will propose one single family residences on each lot. Because the required wetland buffers (mainly the water quality buffer) encompasses the entire buildable portion of each lot, the homes will require permitting through the Reasonable Use Exception (RUE). A mitigation plan has been prepared to address the impacts associated with constructing the homes within the water quality buffer. Mitigation is proposed as a combination of onsite enhancement and replacement of the culvert beneath Belfair Avenue. The culvert was not installed at the proper grade and is angled up to the north so water only leaves the wetland during periods of high precipitation events (Figure 9). The improperly installed culvert has caused the wetland on these lots to expand over time and has at least in part created the buffer issues on these lots. The connection to wetland areas north of Belfair Avenue will improve the function of the onsite wetland as well as the wetlands to the north.

VEGETATION

Wetland Vegetation

Wetland A is comprised of forested, scrub/shrub, and emergent communities. There were no trees at Test Plot 1 in Wetland A but the adjacent tree canopy is dominated by western red cedar (*Thuja plicata*, FAC) and bitter cherry (*Prunus emarginata*, FACU). The shrub layer was dominated by dense rose spirea (*Spiraea douglasii*, FACW) and Nootka rose (*Rosa nutkana*, FAC) with Himalayan blackberry (*Rubus armeniacus*, FAC) occurring in Test Plot 4. Lower percentages of pacific willow (*Salix lucida ssp. lasiandra*, FACW), English hawthorn (*Crataegus monogyna*, FAC), and English holly (*Ilex aquifolium*, FACU) occur in wetland test plots. Lady fern (*Athyrium cyclosorum*, FAC), creeping buttercup (*Ranunculus repens*, FACW), and large-leaf avens (*Geum macrophyllum*, FACU) dominate the herbaceous layer with lower percentages of sword fern (*Polystichum munitum*, FACU), horsetail (*Equisetum arvense*, FAC), velvet grass (*Holcus lanatus*, FAC), soft rush (*Juncus effusus*, FACW), and American vetch (*Vicia americana*, FAC) also present.

Upland Vegetation

The upland areas onsite are composed of forested and shrub communities. The upland test plots did not include trees, however the adjacent forest was dominated by western red cedar, red alder (*Alnus rubra*, FAC), and big leaf maple (*Acer macrophyllum*, FACU). Shrub vegetation in upland test plots is dominated by Nootka rose, English hawthorn, and Himalayan blackberry with lower occurrences of evergreen blackberry (*Rubus laciniatus*, FACU). The herbaceous layer is dominated by sword fern, velvet grass, and orchard grass (*Dactylis glomerata*, FACU) with lower percentages of trailing blackberry (*Rubus ursinus*, FACU), veronica (*Veronica americana*, OBL), horsetail, fringe cup (*Tellima grandiflora*, FACU), bird's foot trefoil (*Lotus corniculatus*, FAC), soft rush, and large-leaf avens also present.

The dominant vegetation found onsite is recorded on the attached wetland determination data forms (Appendix A). The indicator status, following the common and scientific names, indicates how likely a species is to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) – Almost always occur in wetlands.
- **FACW** (facultative wetland) – Usually occur in wetlands, but may occur in non-wetlands.
- **FAC** (facultative) – Occur in wetlands and non-wetlands.
- **FACU** (facultative upland) – Usually occur in non-wetlands, but may occur in wetlands.
- **UPL** (obligate upland) – Almost never occur in wetlands.
- **NI** (no indicator) – Status not yet determined.

SOILS

As referenced on the U.S.D.A. Natural Resources Conservation Service (NRCS 2015) website, Cathcart silt loam, 2 to 8 percent slopes (7) is mapped across both lots (Figure 4). Cathcart soils are not classified as hydric (NRCS 2014) and do not have inclusions of hydric soil map units. Areas mapped as hydric soils do not necessarily mean that an area is or is not a wetland—hydrology, hydrophytic vegetation, and hydric soils must all be present to classify an area as a wetland.

Wetland Soils

The evaluated wetland soils at Test Plots 1 and 4 were composed of silt loam to clay loam with black to dark grayish brown (10YR 2/1 to 10YR 4/2) soil matrix colors. Redoximorphic features were observed in 5 to 15 percent of the matrix and having dark yellowish-brown to yellowish-brown (10YR 3/4 to 10YR 5/8) colors. The soil profiles meet the criteria for hydric soil indicators F3 because of the depleted matrix chromas and presence of redoximorphic features.

Upland Soils

The evaluated upland soils at Test Plots 2 and 3 consisted of gravelly silt loam to silt loam with brown to dark grayish-brown (10YR 3/2 to 10YR 4/2) soil matrix colors. The upland soil profiles appear to meet the criteria for hydric soil indicator F3 because depleted matrix chromas were recorded. However, the soil profiles were determined to be non-hydric because the profiles lacked redoximorphic features and closely match the description for Cathcart silt loam, which is not

classified as hydric. These areas are determined to be upland due to the lack of hydrophytic vegetation and/or wetland hydrology.

HYDROLOGY

Hydrology was not observed in Wetland A during the June 2016 site visit but there were indicators of surface water at the north end during the growing season. Although surface water was not present in the wetland, the soil sample was glistening at Test Plot 4 indicating that the soil remains damp. The source of hydrology to Wetland A is mainly direct precipitation and surface water runoff from adjacent developed properties. It appears that Wetland A fills with rain water and runoff during the winter and spring to a depth that allows flow of water north through the culvert at the north end (under Belfair Avenue). The culvert appears to be angled slightly with the higher end at the north, which prevents water flow until the wetland is flooded beyond its boundaries (Figure 9). This is evident when previous delineation maps are compared over time (Figure 9). The culvert conveys water into the wetland north of Belfair Avenue. The wetland north of Belfair Avenue is part of a series of wetlands that extend northerly to the north end of Fort Ward Estates. The wetlands discharge into a stream that flows northerly to Blakely Harbor. Water was not present in the upland areas and there was no evidence of wetland hydrology.

NATIONAL WETLAND INVENTORY

The National Wetlands Inventory (NWI) does not map wetlands on or within 250 feet of the property (Figure 5). The findings of the ELS delineation do not agree with the NWI mapping because wetland is present along the east edges of the two lots. The NWI maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

BAINBRIDGE ISLAND CRITICAL AREAS

The Bainbridge Island Critical Areas map (BI 2015) maps wetland outside the east boundary of Lot 6 and extending onto the east boundary of Lot 5 (Figure 6), which represents Wetland A. The ELS biologists agree with the general mapping of wetland (Figure 2).

CONCLUSIONS

WETLAND CATEGORIZATION

The wetland is situated in a depression having emergent, scrub/shrub, and forested vegetation classes and a seasonally flooded hydroperiod. The wetland was rated according to *Washington State Wetlands Rating System for Western Washington-2014 Update* (Rating System) (Hruby 2014). Wetland A received 17 points on the rating form and is considered a Category III, Depressional system rated based on functions (Appendix B).

CRITICAL AREA REGULATIONS

The *BIMC Chapter 16.20.160* specifies buffers based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use in accordance with the 2014 wetland rating system. Wetland A is a Category III wetland that received a moderate score for habitat function and receives a 110 foot buffer because these lots are considered moderate

intensity land use. The 110-foot buffer extends beyond the west property boundaries and across Soundview Drive. A 15-foot building and impervious surface setback is also specified from the edge of critical area buffers.

Administrative buffer reductions are permitted by the *BIMC Section 16.20.140.I.8* through the buffer averaging process wherein the buffer is reduced in one location and increased in another by the same square footage to create a buffer that averages the required buffer width. The *BIMC* also permits 25 percent reductions of wetland buffers if it can be documented that the reduction will provide a buffer that provides adequate protection for the wetland. Buffer reductions beyond what is allowed administratively are required to proceed through the Reasonable Economic Use Exception (RUE) process. Buffer reductions allowed administratively will not result in a reduced buffer that allows construction of a home on the lot so the project will proceed through the RUE process.

REASONABLE USE EXCEPTION

The project proposes building one single family home on each lot. The two lots are entirely encompassed by the current wetland buffers, right-of-ways, and front yard setbacks. The required water quality and habitat buffers extend beyond the west lot boundaries so no habitat buffer occurs on these lots. Administrative options for buffer reduction do not apply to water quality buffer widths. Even if administrative reductions were permitted, it would not allow enough buildable area to accommodate the proposed homes. Therefore, in order to accommodate homes on each lot, the water quality buffer will need to be reduced by the Reasonable Use Exception process. Buffer mitigation is required to compensate for the buffer reduction per the *BIMC 16.20.050*.

SITE DEVELOPMENT PROPOSAL

The project proposes construction of a single family home on each lot as close to Soundview Drive as possible (Figure 3). The entirety of each lot is encompassed by wetland buffers, the right-of-way of Soundview Drive, and front/side yard setbacks. Any construction on the lots will impact the water quality buffer. The wetland was rated as a Category III with a moderate habitat score (5 points) and so requires a total buffer of 110 feet. The homes will be situated within the 110-foot wetland buffer where the vegetation is dominated by grasses and non-native invasives, which primarily include Himalayan blackberry (Photoplate 1). Combined, the homes represent 5,308 square feet of impact to the wetland buffer. The use of pervious pavement reduces the amount of runoff that can pick up pollutants during wet conditions. The stormwater will infiltrate directly into the soil beneath the pavement and filter through the soil before reaching the wetland. The typical requirement for buffer mitigation is a ratio of 1:1, the project on these lots represents 5,913 of mitigation, for a ratio of 1.1:1, impact to enhancement. There is also little opportunity on the lots to improve buffer conditions because it is densely vegetated with Nootka rose and hawthorn trees. Therefore, the mitigation will include a combination of onsite buffer enhancement around the proposed homes and replacement of the culvert under Belfair Avenue. Replacing the culvert will restore the hydrologic continuity of this wetland to the wetland north of Belfair Avenue (Figure 9). Buffer enhancement will include planting of native vegetation (small trees, shrubs, and herbaceous vegetation) around the house with a line of lower growing conifer trees (shore pine) and a split-rail fence along the buffer edge. The houses on these lots,

encompassed by wetland buffer, will result in permanent impacts to the buffer function but will have minimal impact on the wetland. The proposed home sites will result in removal of non-native shrubs and grass from 11,221 square feet of the wetland buffer, 5,913 square feet of which will be replanted upon completion. The minimum buffer width occurs on Lot 5 because the lot is oriented west to east whereas; Lot 6 is oriented north to south.

MITIGATION SEQUENCING

The 110-foot wetland buffer covers the two lots and extends beyond Soundview Drive. The proposed homes with driveways will occupy 5,308 square feet (the two lots combined) of the buffer. The houses are also constrained by the setbacks required from the property lines, which include a 15-foot side yard setback to the north and south. Additionally, there is a 25-foot front yard setback from the Soundview Drive right-of-way, which significantly reduces the area available for home construction on these lots. As part of the mitigation process, projects proposed within a wetland buffer are required to address the mitigation sequencing process to assess whether the project can avoid, minimize, rectify, or reduce impacts before identifying compensation or mitigation measures.

Avoiding Impacts: The undeveloped lots are vegetated by somewhat disturbed upland plant communities along the west halves. The east halves are encompassed by dense upland and wetland shrub communities. The proposed house locations are composed of grasses and non-native shrubs with several vehicles from the adjacent residences with the road right-of-way. The project proposes no work in the wetland itself and so avoids impacts to the wetland environment. The project cannot avoid impacts to the buffer because the properties are completely composed of buffers and setbacks.

Minimizing Impacts: The project is minimizing the impacts by proposing the houses as close to Soundview Drive as allowed by the setbacks in a portion of the buffer that has low function. In addition, reduction of the front yard setback is proposed to minimize the impacts to the wetland and buffer. Both houses have been positioned so that they are as far from the wetland as possible and the footprints have been minimized to the extent possible. The use of pervious pavement for the driveways and walkways will minimize the amount of runoff as well as the opportunity for runoff to pick up pollutants. The location and orientation of the house is in keeping with the Fort Ward Design Guidelines. The homes use the same design and orientation to provide small affordable housing units and to keep construction costs low.

Rectifying the Impacts: The project represents a permanent impact to the buffer so cannot rectify the impacts to the affected habitats.

Reducing or Eliminating the Impacts: The project cannot reduce or eliminate the impacts by preservation and maintenance.

Compensating for the Impacts: The project cannot avoid, rectify, or reduce the impact to the wetland buffer but has minimized the impact to the extent possible by proposing the houses as far from the wetland boundary as possible. Because the proposal cannot avoid all impacts to the

wetland buffer, mitigation in the form of buffer enhancement is proposed. The enhancement plan will involve installation of native plants around the houses after they are constructed to represent as natural a buffer setting as possible. In addition, a line of conifer trees will be installed along the buffer edge to improve the noise and light screening function of the buffer. The mitigation also includes replacement of the culvert under Belfair Avenue currently used as a pedestrian path. Replacement will reconnect historically connected wetland systems on both sides of the road.

Other options for mitigation were explored as part of the project proposed immediately south on Lots 2, 3, and 4 of Soundview Drive. These options included contacting the Bainbridge Island Land Trust to determine whether there were opportunities available for mitigation on properties controlled by the land trust. The land trust determined that they had no avenue for accepting funds or assistance with restoration or enhancement on local properties. The city owned lands adjacent to the lots are also not available for mitigation opportunities. Therefore, the combination mitigation plan was selected for a comparable ratio based on the functional lift achieved by reconnecting the wetlands on both sides of Belfair Avenue hydrologically in addition to onsite buffer enhancement.

BUFFER MITIGATION PLAN

The inner 80 feet of wetland buffer is densely vegetated with Nootka rose and English hawthorn trees that provide a very protective buffer for the depressional wetland. The mitigation plan proposes to focus on increasing species diversity by planting around the future homes and minimizing the cover by the houses. Invasive plant removal will be conducted where feasible and necessary in the dense shrub buffer during implementation of the plan. The native trees, shrubs, and herbaceous plants will be installed around the proposed homes once construction is completed (Figure 10). The split rail fence will be installed at the edge of the reduced buffer following completion of the homes (Figure 10). The existing buffer vegetation is very dense and impenetrable from the future building sites on each lot. The installation of shore pines at the edge of the buffer is intended to provide another level of protection for the wetland from the future homes as well as increase coniferous diversity. The placement of the fence is intended to provide a clear demarcation of the critical area and buffer to prevent continual access by future residents.

The mitigation plan also includes specifications for replacement of the culvert under Belfair Avenue to provide a better hydrologic connection between the wetlands that lie within Fort Ward Estates. Because of the size and orientation of the lots as well as the condition of the existing buffer vegetation, mitigation options are limited to the areas immediately adjacent to the proposed homes. The mitigation plan achieves a 1.1:1 ratio that will adequately compensate for the buffer impact. A portion of the proposed mitigation will involve replacement of the culvert under Belfair.

Wetland Functional Lift

The wetlands in Fort Ward Estates were historically part of one larger system that upon development of the area were divided into somewhat individual wetlands by roads (Belfair Avenue to the north of these lots and Richardson Street to the northeast). During construction, culverts were placed beneath the roads but the one at Belfair was placed too high in elevation so did not allow the continued flow of water into the northern wetland areas. Due to the lack of hydrological continuity caused by the improperly installed culvert, the original area of wetland south of Belfair

Avenue has expanded considerably (Figure 9). It appears that a larger culvert was installed several years ago but it remains slightly higher in elevation than the bottom of the wetland south of Belfair so has not restored hydrologic continuity. The wetland does not appear to have expanded as a result of the new culvert but it has not allowed the wetland to restore to its original limits.

B-twelve Associates, Inc. conducted a delineation of the wetlands within Fort Ward Estates in 1992. The boundary identified in 1992 is significantly smaller than the boundary identified by Wiltermood Associates, Inc. (Wiltermood) in 2006. The boundary identified during the 2006 delineation is located east of the 2017 boundary indicating that the wetland had expanded between 1992, 2006, and 2017 site visits. These early delineation maps show the wetland south of Belfair was smaller than it is currently further indicating that the culvert did not permit the wetland to remain in its historic configuration and that this area of wetland was physically and hydrologically disconnected from the other wetlands.

By improving the connection between the onsite wetland and the wetlands to the north, there will be improvements in hydrologic connectivity, wildlife passage, and increased diversity within the northern wetlands. When water is allowed to spread across both wetlands there will be an increase in the ability of each wetland to function as one system for water quality improvement and water quantity storage. It is recommended that the culvert be at least 24 inches across and is either partially buried or bottomless. This will improve wildlife connectivity between the wetlands and allow small animals such as frogs to move across the historic range. The wetland north of Belfair Avenue is dominated by a dense community of soft rush. The increase in plant species diversity as a result of seed sources reaching more areas will improve the water quality of the runoff that enters the wetlands. The onsite wetland has greater plant species diversity and once the culvert is replaced, the seeds from these plants will spread into the northern wetlands and thereby increase the vegetation diversity.

Replacing the culvert will involve construction activities to occur very near and partially in the wetlands. However, one construction is complete; the area will return to pre-construction conditions and begin improving as discussed above. Vegetation along Belfair Avenue is dominated by Himalayan blackberry and the soils are composed of densely compacted gravel. The work will only impact the soils on Belfair Avenue and will avoid disturbance of wetland soils to the extent possible. The result of culvert replacement may shrink the boundary of the wetland over time, however it will not shrink beyond its original boundary as delineated in 1992 (Figure 9). Despite the potential for shrinking, the water quality and habitat functional lifts associated with culvert replacement outweigh the potential loss of area.

Buffer Functional Lift

The existing buffer is densely vegetated by native trees and shrubs that are for the most part deciduous. There are few if any conifer tree species in the buffer because of the dense nature of the deciduous shrubs. The buffer has high functions because of the dense shrubs but lacks diversity because there are only a few plant species including Nootka rose, hardhack, and hawthorn. Planting of native vegetation around the future homes will increase the vegetation diversity as well as provide additional screening function to the existing buffer vegetation. Shore pines will be planted along the edge of the buffer to further improve the function of the buffer vegetation. The trees will be especially beneficial in the winter months after the deciduous shrubs and small trees

lose their leaves. Therefore, the installation of conifer trees will increase the function of the buffer as well as the diversity of the plants within the buffer.

Stormwater Assessment

The stormwater generated on the developed lots will be somewhat mitigated by planting native trees and shrubs around each proposed home as well as through the use of LID methods that will minimize the impact to water quality and quantity issues in the wetlands. Pervious pavement will be used to allow stormwater to infiltrate, rather than runoff and pick up pollutants. Most of the water generated on the developed lots will be on rooftops and because it is considered clean water, it can be discharged toward the wetland buffer via splash blocks. The water will receive additional filtration through the densely vegetated buffer area as well as the native plantings around each home. Therefore, the proposed homes will not impose any new or additional water quality impacts to the wetlands. Although it appears because of the development, that there will be an increase in the water generated onsite and discharged into the wetland. Because the lots are composed of dense silt loam and silty clay loam that have become compacted over a long period of time, they basically represent impervious surfaces. For this reason, the homes will represent a replacement of impervious surfaces and will not result in a significant increase the quantity of water generated on these lots. In addition, the replacement of impervious surfaces will ensure that the wetland receives the same amount of water that it does currently and will not result in a significant reduction in the source of water. Replacement of the culvert at an appropriate elevation will establish a connection with the northern wetlands, which will result in each wetland providing adequate storage and release of water.

Specifications for Site Preparation

The tasks listed below will achieve the wetland buffer mitigation goals and objectives. These tasks are listed in the order they are anticipated to occur; however, some tasks may occur concurrently or may precede other tasks due to site and procedural constraints.

Buffer Enhancement Area

1. Stake or flag the proposed planting areas to precisely identify where invasives will be removed and native plants installed.
2. Remove existing invasive vegetation from the wetland buffer prior to installation of the native plants.
3. Install plantings according to the schedule and specifications proposed herein.

Goals, Objectives, and Performance Standards

Project Goal: Improve wetland buffer functions to compensate for buffer reduction.

Objective 1: Control invasive species.

Performance Standard 1(a): During Years 1 through 7, invasive species will be removed and suppressed in all onsite portions of the buffer as often as necessary to meet a performance standard of no greater than 10 percent cover by invasive species. Percent cover will be recorded annually and included in monitoring reports.

Objective 2: Improve native plant cover within the native shrub buffer community.
Performance Standard 2(a): The project will maintain 100 percent survival of installed plants during the entire 7-year monitoring period. Plant species number will be recorded annually and compared with as-built conditions for inclusion in yearly monitoring reports.

Objective 3: Increase native plant cover within the buffer and around the existing homes.
Performance Standard 3(a): There will be increasing cover by native plant species in the enhanced wetland buffer over the 7-year monitoring period.

The yearly percent cover in the areas around the house shall be:

- Year 1 - 15 to 20 percent by native volunteer and installed plants
- Year 2 - 20 to 25 percent by native volunteer and installed plants
- Year 3 - 25 to 30 percent by native volunteer and installed plants
- Year 5 – 40 to 50 percent by native volunteer and installed plants
- Year 7 - 50 to 60 percent by native volunteer and installed plants

Plant species percentages will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Performance Standard 3(b): Shore pines grow relatively slowly so the cover is expected to increase slowly over the seven year monitoring period. The trees shall be monitored for increasing heights over the monitoring period as follows:

- Year 1-up to 1.5 feet tall
- Year 2-up to 2.5 feet tall
- Year 3-up to 3.5 feet tall
- Year 5-up to 5 feet tall
- Year 7-up to 6 feet tall

Tree height will be recorded annually and compared with as-built conditions to determine overall success of the plantings.

Objective 4: Improve connectivity of wetland habitat in Fort Ward Estates.
Performance Standard 4(a): Plant species from either side of Belfair Avenue will mingle between the two portions of Wetland A and the larger culvert will encourage the passage of wildlife. Observations on the north and south side, as well as within, the new culvert will be made during each monitoring site visit and any actual or evident use by wildlife will be recorded.

Specifications for Planting

The plants specified for installation are intended to diversify the existing plant community and improve wetland buffer function. The plants proposed around the future homes will allow the homes to be situated within a vegetated buffer dominated by native species, which improve the function of the buffer as well as minimizing the impacts to the overall buffer area. The shore pines grow relatively slowly, and if maintained, will form a natural hedge of conifers that will provide additional noise and light screening from the future homes. Their installation is intended to improve upon the ground-level buffer function by increasing the density of conifer trees

alongside the existing native shrub community. The proposed location of the plants is presented in the mitigation planting plan (Figure 10).

Plant Materials

Potted Stock

1. 1 and 2-gallon potted plants will be purchased from a native plant nursery.
2. Potted stock will have a minimum size of 1.5 to 3 feet tall.
3. Potted stock will be kept in a shaded area prior to being planted.
4. The potted stock will have well-developed roots and sturdy stems with an appropriate root- to-shoot ratio.
5. No damaged or desiccated roots or diseased plants will be accepted.
6. Unplanted stock will be properly stored at the end of each planting day to prevent desiccation.
7. The project biologist will be responsible for inspecting potted stock prior to and during planting and culling unacceptable plant materials.

Planting Specifications

Removal of invasive plants can begin at any time following issuance of the permits by the city and planting will take place during the winter months when the plants are dormant. Plants will be installed as roughly indicated on the attached planting plan (Figure 10) or in small groupings to mimic the natural environment and to enhance species survival. Table 1 provides a list of plants proposed for installation within the buffer based on the square footage of the planting areas. Plantings will be spaced to allow for removal of invasive plants and each planting may be protected by weed mat or similar product to prevent the re-growth of invasive plants.

Table 1. Plant specifications for buffer mitigation area.

Species Name	Spacing (feet from center)	Minimum Size	Quantity
Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	15
Vine maple (*Acer circinatum*)	10-15	Bareroot	10
Mock orange (*Philadelphus lewisii*)	8	Bareroot	10
Pacific rhododendron (*Rhododendron macrophyllum*)	6	1-gallon, potted	12
Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	16
Salal (*Gaultheria shallon*)	5	Bareroot	20
Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	12
Sword fern (*Polystichum munitum*)	3	Bareroot	26

Species Name	Spacing (feet from center)	Minimum Size	Quantity
Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	28
False Solomon's seal (*Smilacina racemosa*)	3	Bareroot	20
American dog violet (*Viola labridorica*)	1	4" pot	20
Beach strawberry (*Fragaria chiloensis*)	1	4" pot	15
Wood sorrel (*Oxalis oregana*)	1	4" pot	20
		Total Plantings	**224**

Planting Methods

1. Plant the specified trees in the winter 2018-2019 (or subsequent winter) or after construction activities are completed, as listed in Table 1. Planting after construction is completed is recommended to avoid impacting the plants during construction. Space the trees roughly 10 feet apart along the edge of the buffer and just inside the split-rail fence. Plant the trees with a tree shovel or comparable tool.
2. Place the trees in the planting holes so that their roots are able to extend down entirely and do not bend upward or circle inside the hole.
3. Position the root crowns so that they are at, or slightly above, the level of the surrounding soil.
4. Firmly compact the soil around the planted species to eliminate air spaces.
5. Install anti-herbivory devices, such as seedling protection tubes or mesh protection netting, around the stems of planted species when appropriate, and secure them with stakes.
6. Irrigate all newly installed plants as site and weather conditions warrant.

MAINTENANCE

Maintenance of the planting areas will occur for seven years and will involve removing invasive plant species, irrigating planted species, and reinstalling failed plantings, as necessary. The maintenance may include the following activities:

1. Remove and control non-native and/or invasive vegetation from within the wetland buffer a minimum of two times during the growing season for the first five years.
2. Irrigate planted species as necessary during the dry season, approximately July 1 through October 15. ELS biologists recommend that watering occur at least every two weeks during the dry season for the first three years. The most successful method of watering plants is using a temporary above-ground irrigation system set to a timer to ensure the plants are regularly watered.
3. Replace dead or failed plants as described for the original installation to meet the minimum annual survival rate and percent cover performance standards.

MONITORING PLAN

The buffer mitigation areas will be monitored annually for a 7-year period following plant installation. Monitoring reports will be submitted to the City of Bainbridge Island by December 31 of each monitored year. The goal of monitoring is to determine if the previously stated performance standards are being met. The buffer mitigation area will be monitored once during the growing season, preferably during the same two-week period each year to better compare the data. During the first annual monitoring and maintenance event, representative monitoring photo stations will be selected to provide yearly photos of the planted area. The entirety of the planted area will be monitored each year and no individual monitoring units will be established.

Vegetation

Vegetative monitoring will document the development of the natural evergreen hedge along the edge of the buffer as well ass plantings between the homes. The following information will be collected in the planted area:

- Height and survival of installed trees.
- Species composition of herbs, shrubs, and trees, including non-native, invasive species.
- Photo documentation of vegetative changes over time.

Fauna

General observations will be recorded and photographs will be taken of wildlife during site visits to the site for monitoring. Observations of insects and other invertebrates, amphibians, reptiles, fish, birds, and mammals will be recorded and documented in the annual monitoring reports. Use of the on-site buffer areas by any priority species also will be noted.

Monitoring Report Contents

The annual monitoring reports will contain at least the following:

- Location map and representational drawing.
- Historic description of project, including dates of plant installation, current year of monitoring, and restatement of goals, objectives, and performance standards.
- Description of monitoring methods.
- Documentation of plant cover and overall development of plant communities.
- Assessment of non-native, invasive plant species and recommendations for management.
- Observations of wildlife, including, amphibians, invertebrates, reptiles, birds, and mammals
- Photographs from permanent photo points.
- Summary of maintenance and contingency measures proposed for the next season and completed for the past season.

CONTINGENCY PLAN

If the performance standards are not being met during the 5-year monitoring period, contingency measures will be implemented to achieve the standard by the next monitoring season. The contingency measures utilized will depend on the failure of the plants or maintenance activities

and will include but are not limited to replacement of dead plants (with the same or a similar species) when the survival rate standard is not met, addition of plants when the yearly percent cover standard is not met, and more intensive maintenance if the invasive plant cover exceeds 10 percent. All contingency actions will be undertaken only after consulting and gaining approval from the BIDCD. The applicant will be required to complete a contingency plan that describes (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary.

SITE PROTECTION

The enhanced buffer area will be owned, maintained, and managed by the landowners, unless such responsibilities are assigned to another entity. The owners will be responsible for maintenance and monitoring of the planting areas for the prescribed 7-year period.

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. There are no other warranties, express or implied. The services preformed were consistent with our agreement with our client. This report is prepared solely for the use of our client and may not be used or relied upon by a third party for any purpose. Any such use or reliance will be at such party's risk.

The opinions and recommendations contained in this report apply to conditions existing when services were performed. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report. ELS does not warrant the accuracy of supplemental information incorporated in this report that was supplied by others.

REFERENCES

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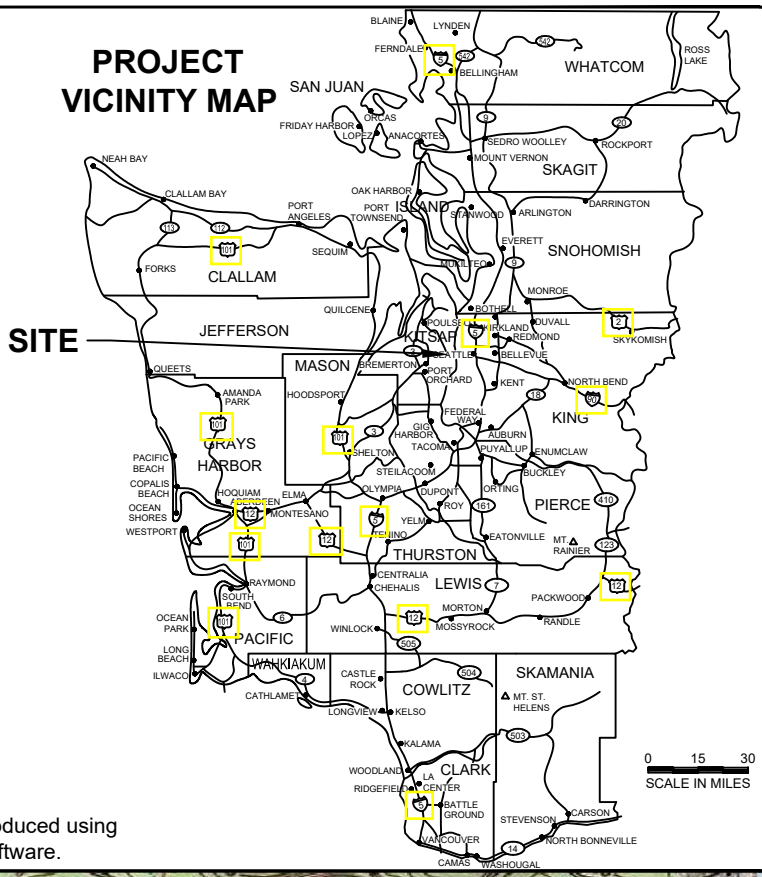
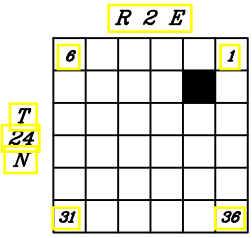
FIGURES AND PHOTOPLATES

47.5834° Latitude
-122.5215° Longitude

LOCATION MAP

PROJECT VICINITY MAP





NOTE:
USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

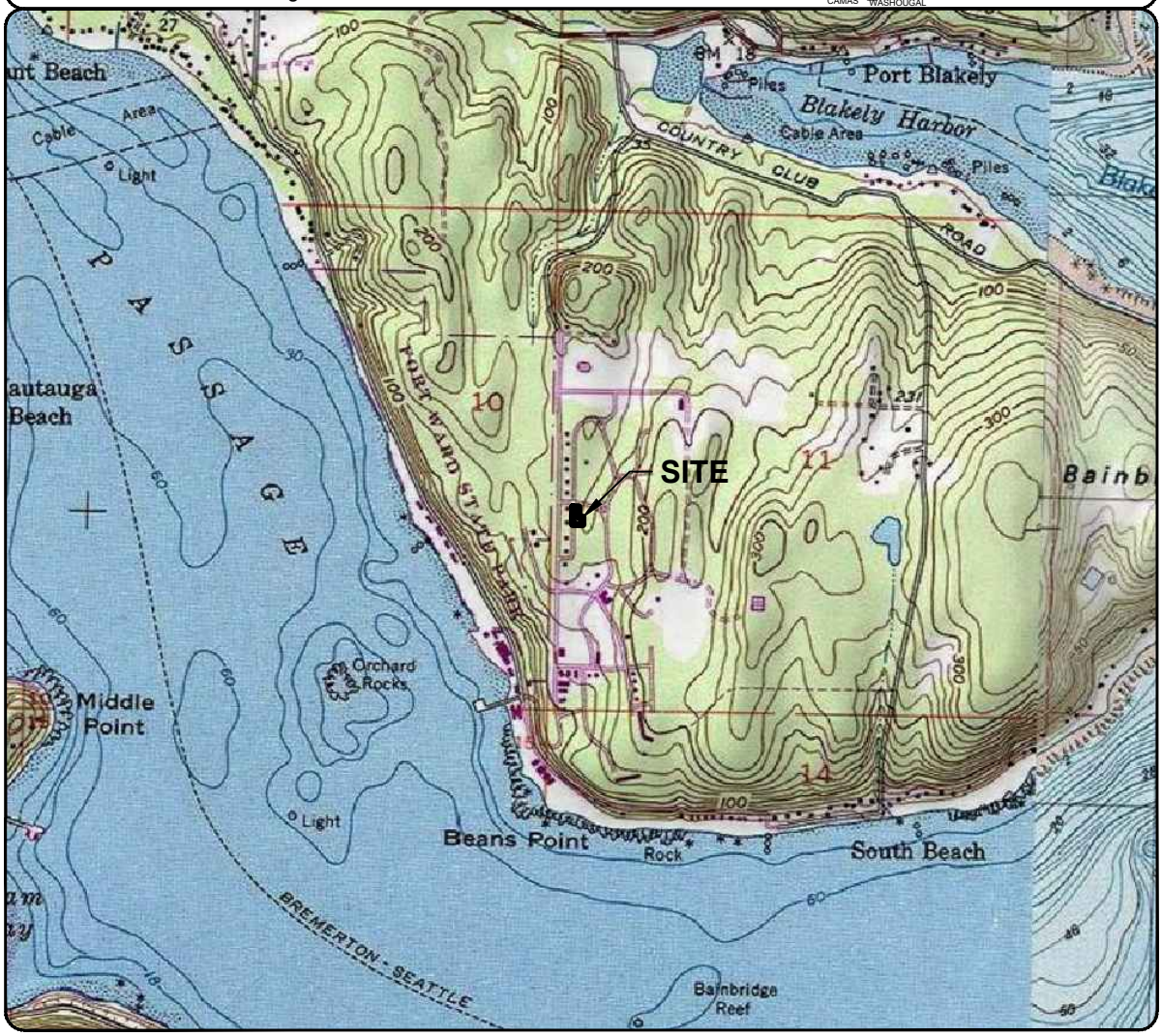


Figure 1
VICINITY MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/18
DWN: JLL
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PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

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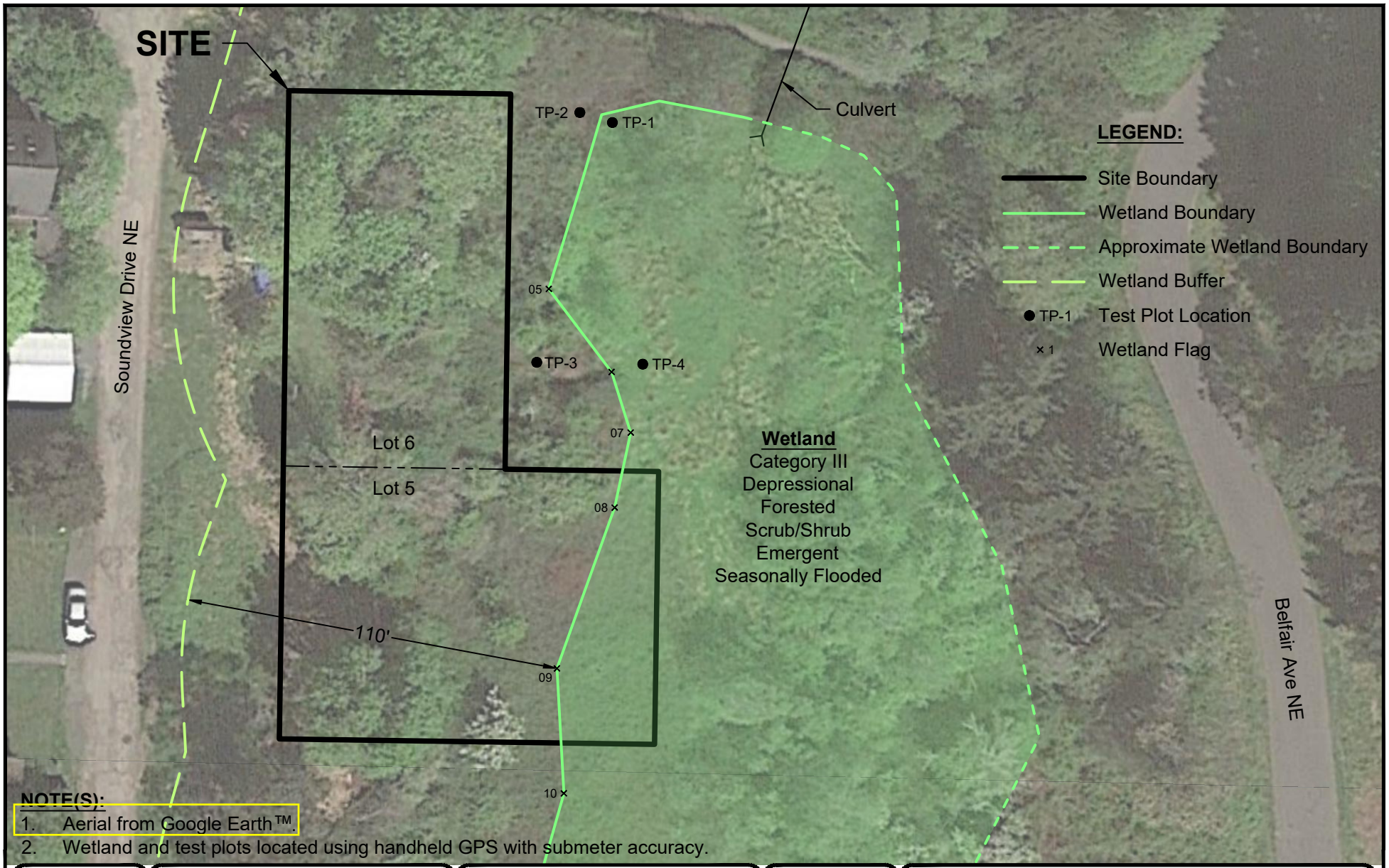

NOTE(S):

1. Aerial from Google Earth™.
2. Wetland and test plots located using handheld GPS with submeter accuracy.

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Figure 2
SITE MAP
Fort Ward Lots 5 & 6 RUE
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Section 11, Township 24N, Range 2E, W.M.

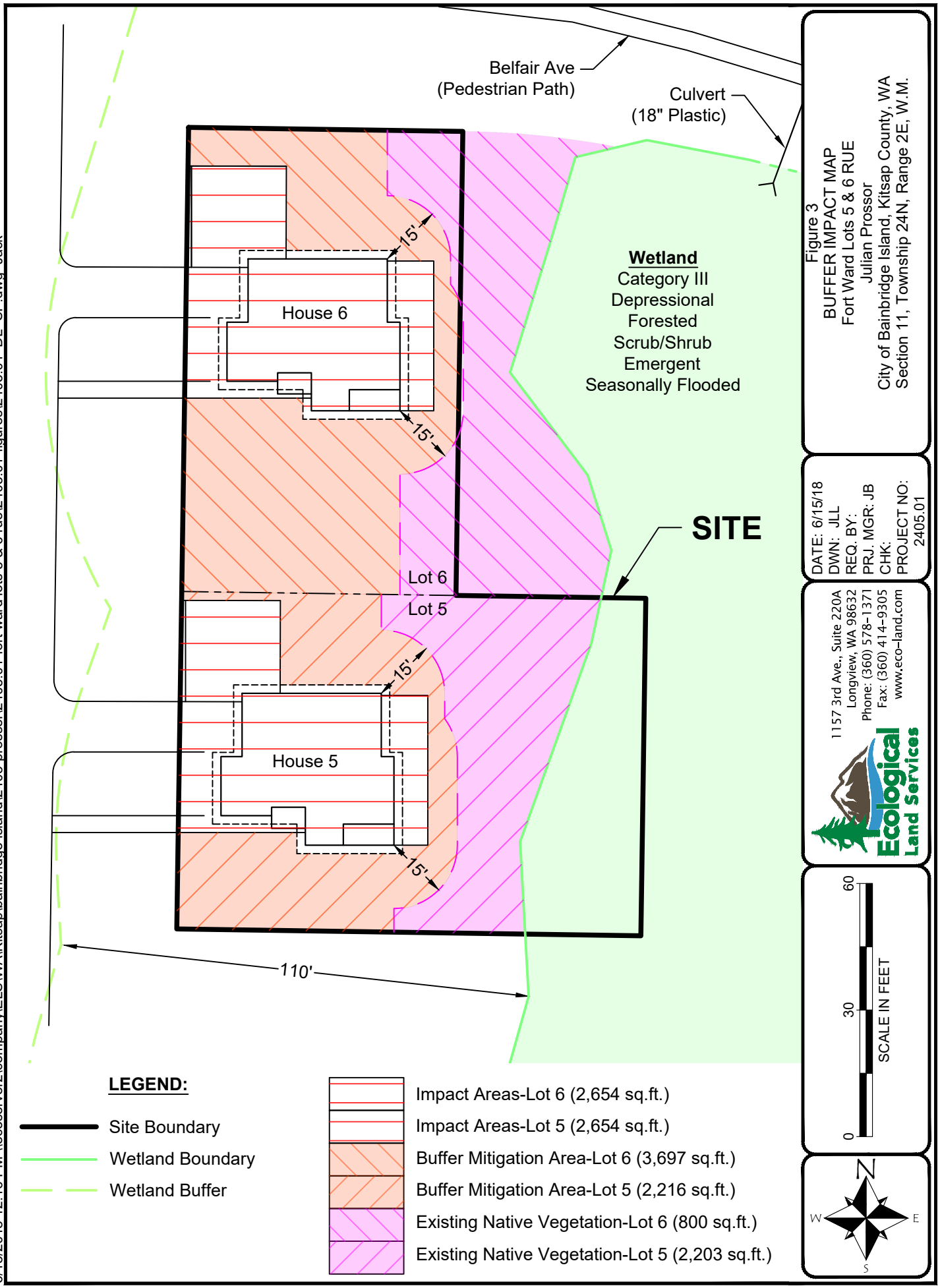

Figure 3
BUFFER IMPACT MAP
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LEGEND:

7 Cathcart silt loam, 2 to 8 percent slopes. Not hydric.

NOTE(S):

1. Map provided on-line by NRCS at web address: *http://websoilsurvey.nrcs.usda.gov/app/*

Figure 4
SOIL SURVEY MAP
Fort Ward Lots 5 & 6 RUE
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Section 11, Township 24N, Range 2E, W.M.

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No mapped wetlands indicated onsite by US Fish & Wildlife Service.

NOTE(S):

1. Map provided on-line by US Fish & Wildlife Service at web address: *http://www.fws.gov/wetlands/data/index.html*

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Figure 5
NATIONAL WETLANSD INVENTORY MAP
Fort Ward Lots 5 & 6 RUE
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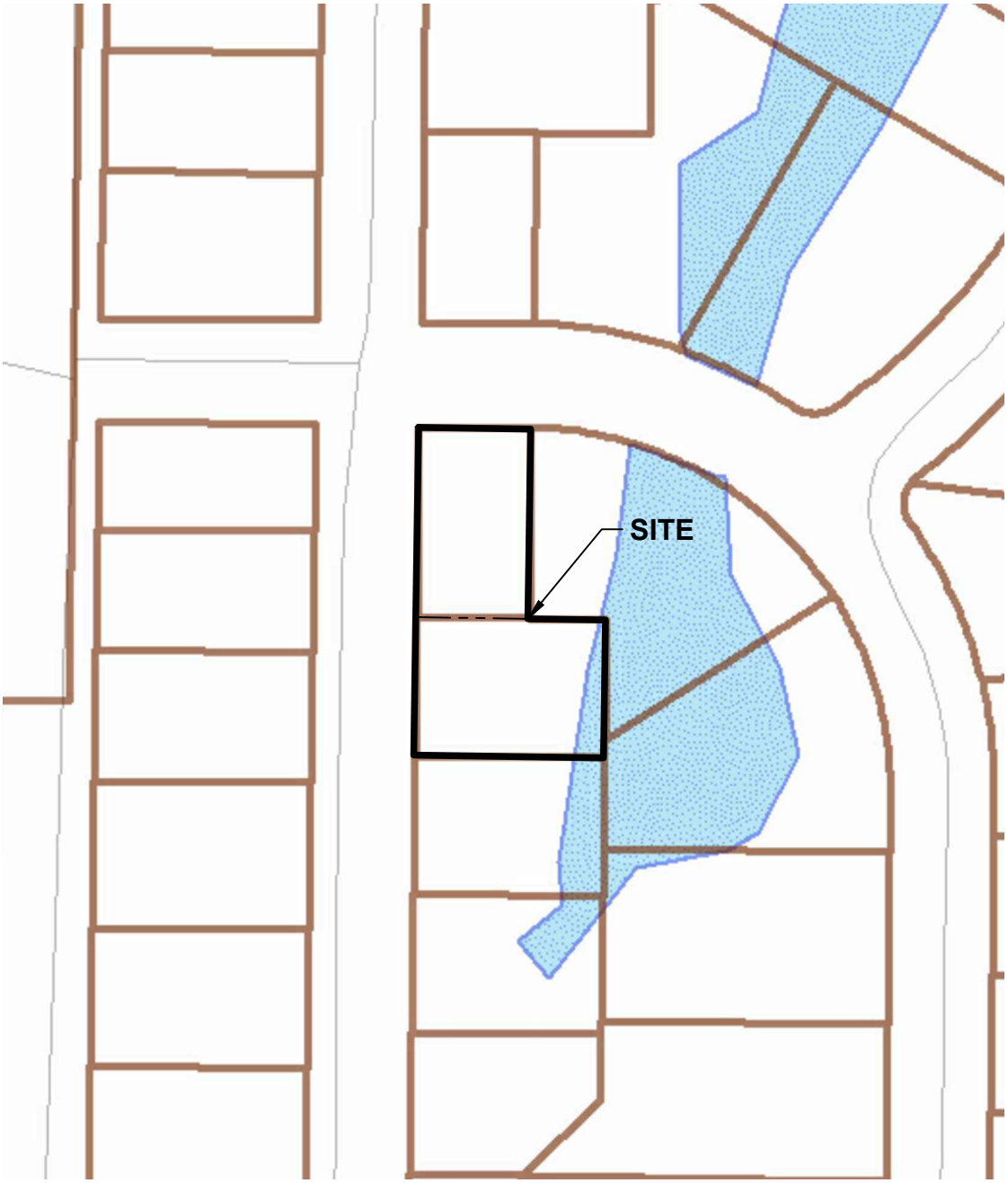
Section 11, Township 24N, Range 2E, W.M.



LEGEND:

Wetlands

NOTE(S):

1. Map provided on-line by the City of Bainbridge Island at web address: *http://apps.bainbridgewa.gov:8080/PublicGIS/*

Figure 6
BAINBRIDGE ISLAND CRITICAL AREAS MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/18
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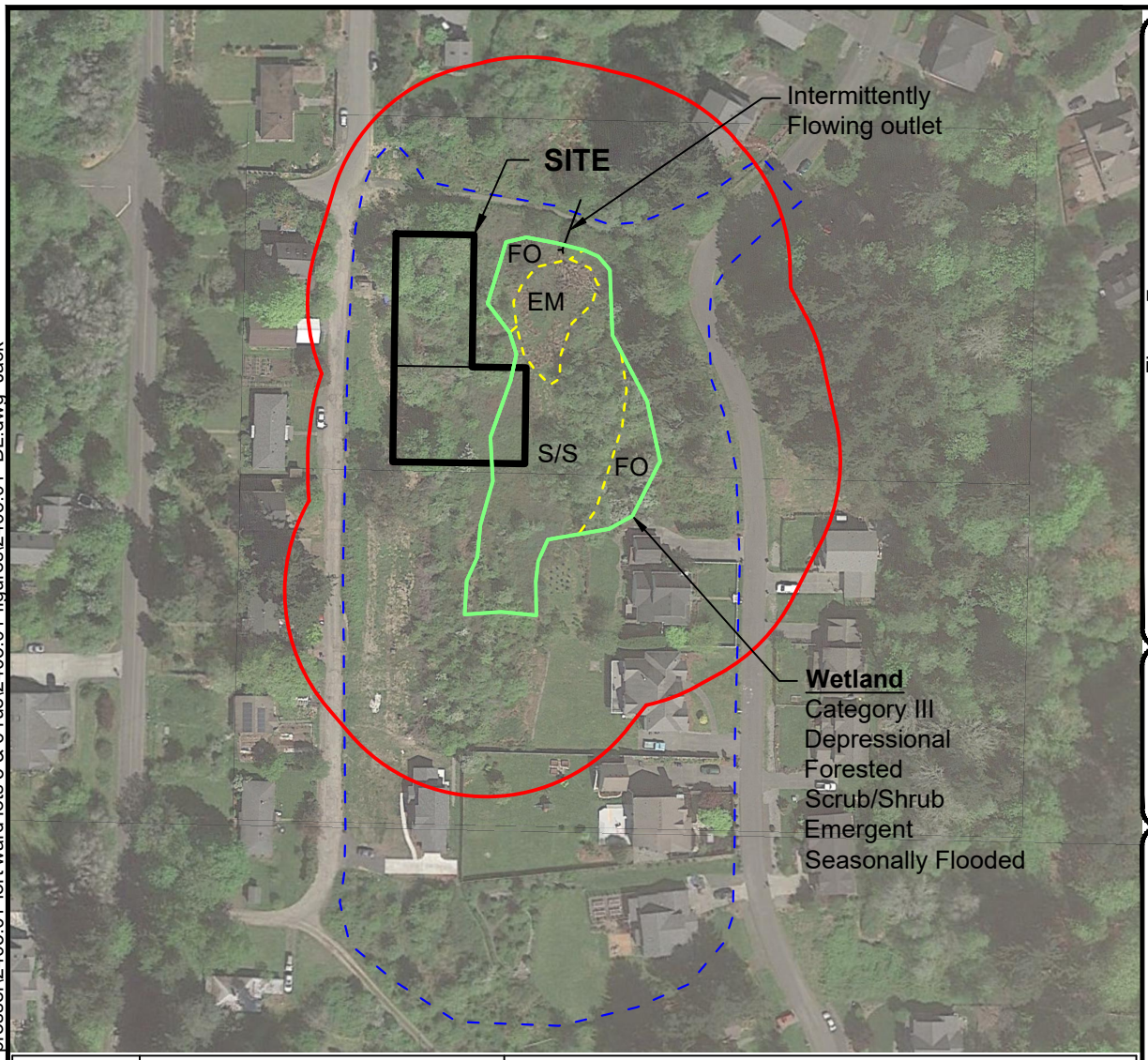

Rating Question	Description	Answers specific to Wetland being rated
D 1.1, D 4.1	Location of Outlet	Wetland has an intermittently flowing outlet
D 1.3	Distribution of persistent plants	Persistent, ungrazed plants > ½ of the area
D. 1.4	Area of seasonally flooded	Area seasonally ponded > ½ of the wetland
D 2.2	Boundary of area w/in 150' of the wetland in land uses that generate pollutants	>10% of the area within 150' in land uses that generate pollutants
D 5.2	Boundary of area w/in 150' of the wetland in land uses that generate excess runoff	> 10% of the area within 150 feet in land uses that generate excess runoff
D 4.3	Contributing Basin- Contribution of wetland to storage in the watershed	Area of the basin is less than 10 times the area of the wetland
D 5.3	Contributing Basin covered in intensive land uses	>25% of the basin is covered in intensive human land uses
H 1.1	Cowardin Plant Classes	Emergent, Scrub/Shrub, Forested
H 1.2	Hydroperiods	Seasonally flooded
H 1.4	Interspersion of habitats	Moderate Interspersion of habitat

LEGEND:

- Wetland Unit Boundary
- Vegetation Class Division
- Contributing Basin
- 150' Wetland Offset

S/S Scrub/shrub
FO Forested
EM Emergent

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 7
WETLAND RATING FORM-150' OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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LEGEND:

- Wetland Unit Boundary
- Contributing Basin
- A — Accessible Habitat (0.1%)
- U — Undisturbed Habitat (12.0% *Includes Accessible Habitat)
- H — High Intensity Land Use (33.9%)
- M/L — Moderate/Low Intensity Land Use (54.1%)

H 2.1 - Accessible habitat < 10% of 1 km Polygon (0.1%).
H 2.2 - Undisturbed habitat 10-50% and > 3 patches (39.1%).
H 2.3 - ≤ 50% of polygon is high land use intensity.

NOTE(S):

1. Aerial photo from Google Earth™.

Figure 8
WETLAND RATING FORM-1 KM OFFSET
Fort Ward Lots 5 & 6 RUE
Julian Prossor
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Section 11, Township 24N, Range 2E, W.M.

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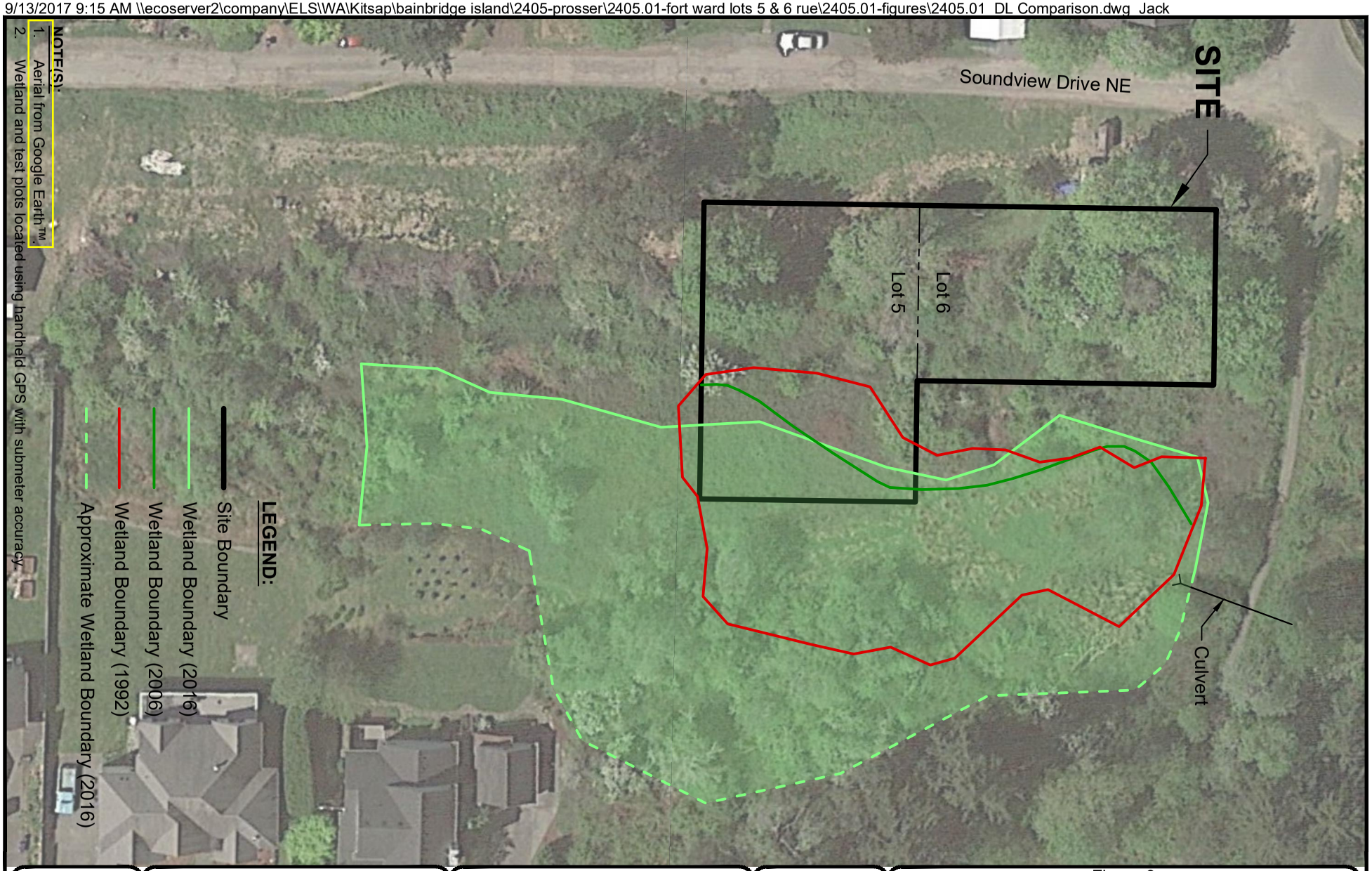

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Figure 9
WETLAND COMPARISON MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

LEGEND:

Site Boundary

Wetland Boundary

	Species Name	Spacing (feet from center)	Minimum Size	Quantity
1	Shore pine (*Pinus contorta contorta*)	10	2-gallon, potted	15
2	Vine maple (*Acer circinatum*)	10-15	Bareroot	10
3	Mock orange (*Philadelphus lewisii*)	8	Bareroot	10
4	Pacific rhododendron (*Rhododendron macrophyllum*)	6	1-gallon, potted	12
5	Tall Oregon grape (*Mahonia aquifolium*)	8	Bareroot	16
6	Salal (*Gaultheria shallon*)	5	Bareroot	20
7	Evergreen huckleberry (*Vaccinium ovatum*)	6	Bareroot	12
8	Sword fern (*Polystichum munitum*)	3	1 gallon	26
9	Low Oregon grape (*Mahonia nervosa*)	3	Bareroot	28
10	False Solomon's seal (*Smilacina racemosa*)	3	4" pot	20
11	American dog violet (*Viola labridorica*)	1	4" pot	20
12	Beach strawberry (*Fragaria chiloensis*)	1	4" pot	15
13	Wood sorrel (*Oxalis oregana*)	1	4" pot	20
			Total Plantings	**224**

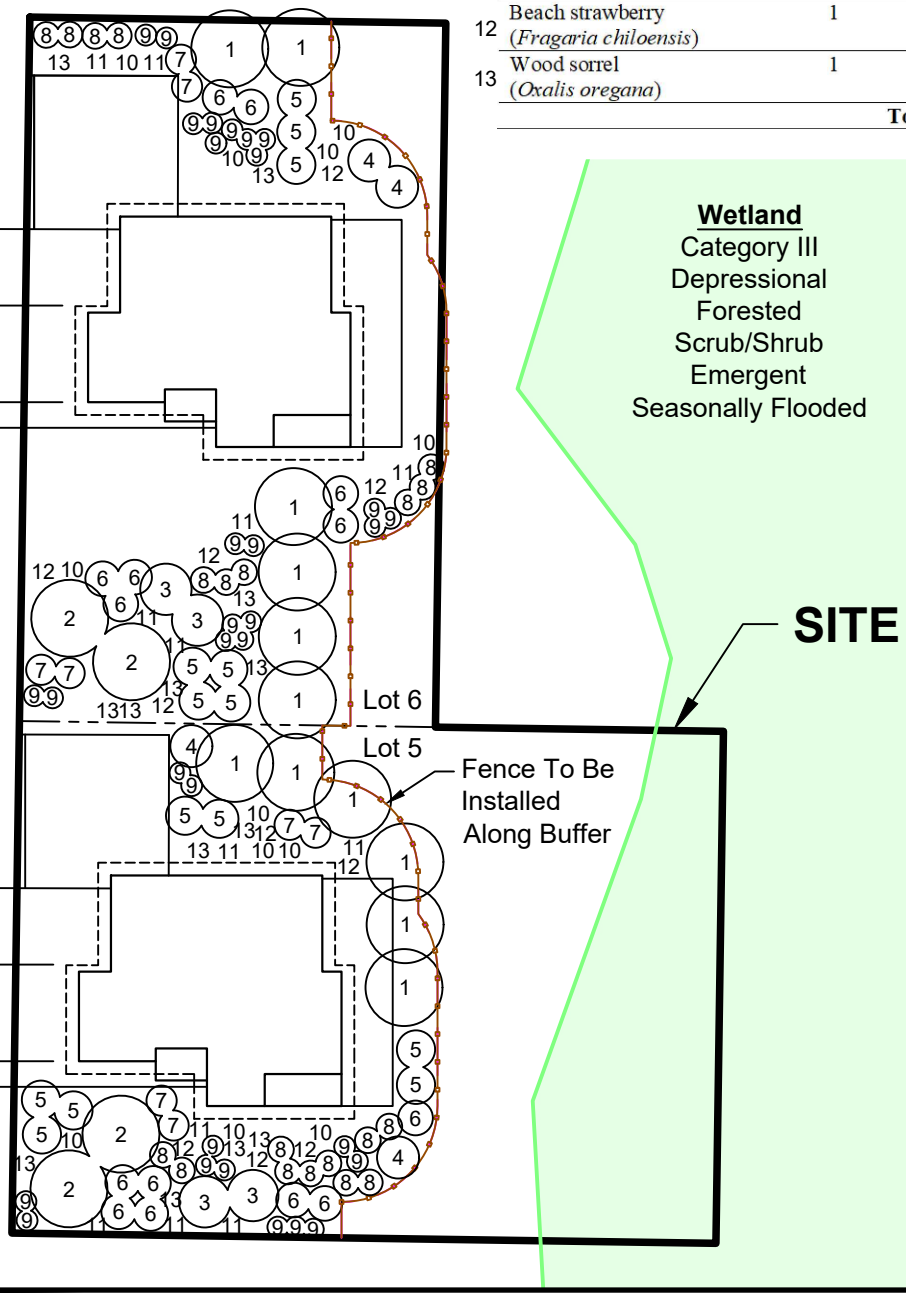

Figure 10
MITIGATION PLAN OVERVIEW
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

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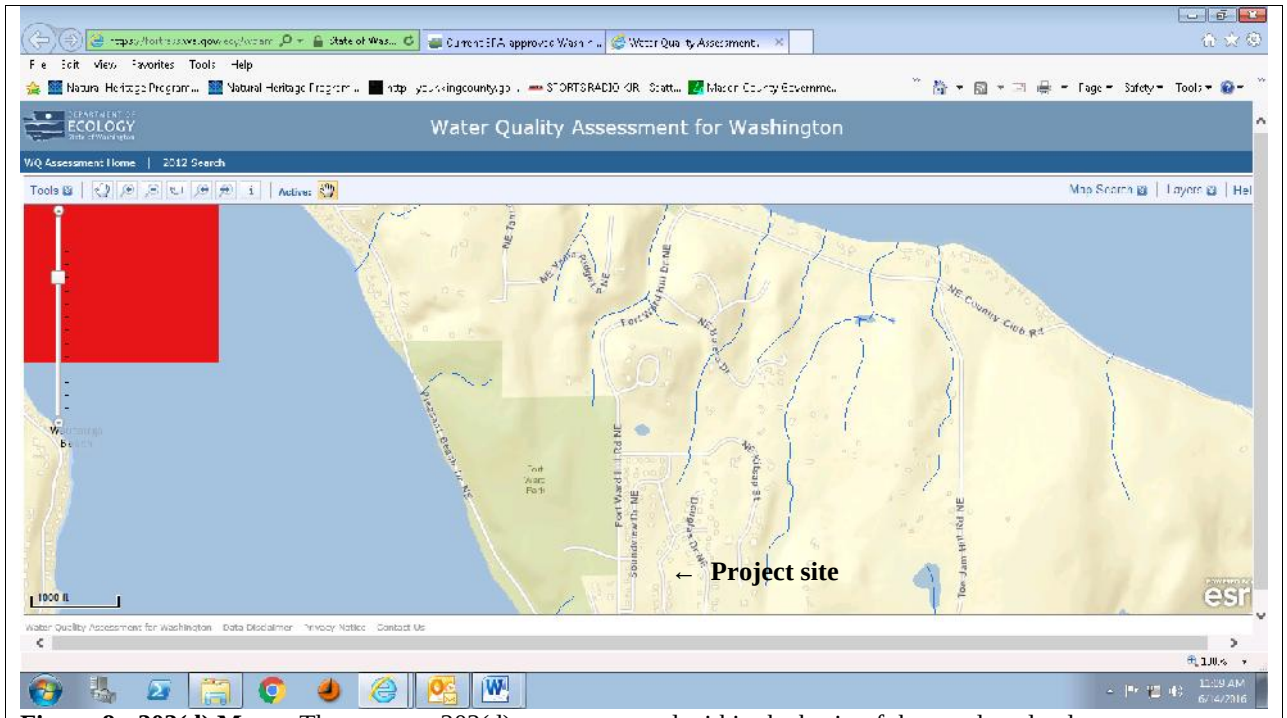

Figure 8a-303(d) Map: There are no 303(d) waters mapped within the basin of the rated wetland.

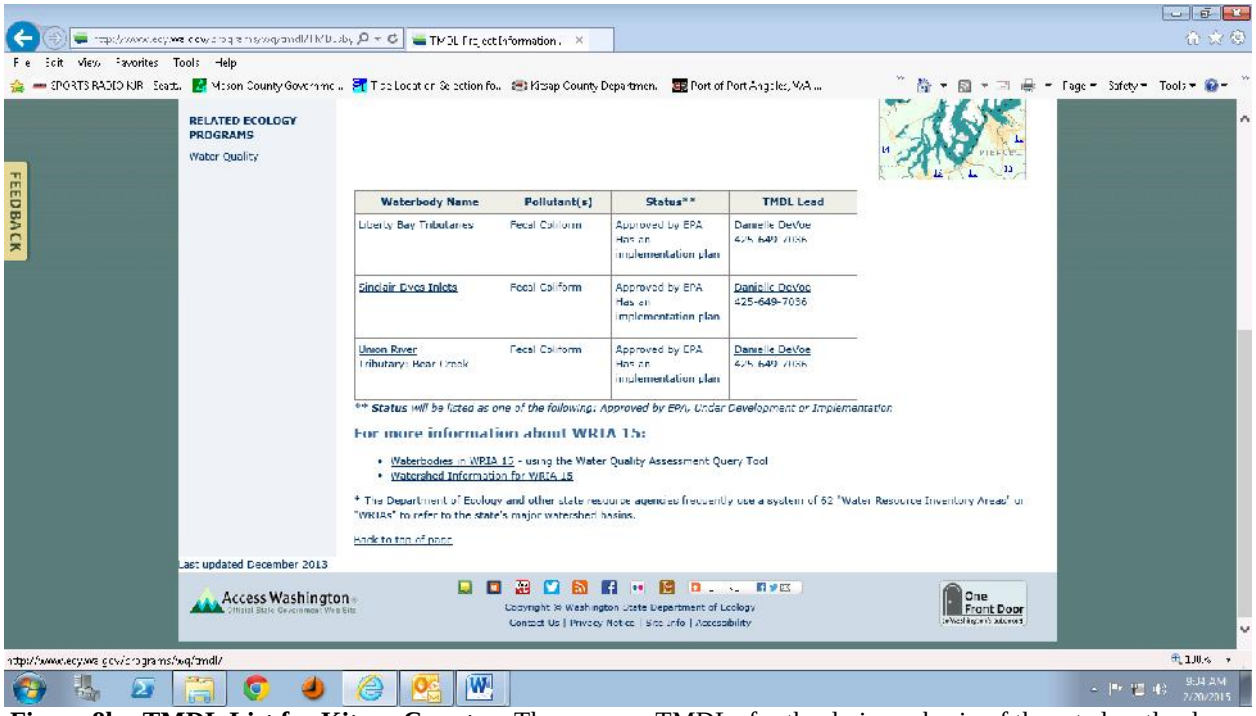

Figure 8b: TMDL List for Kitsap County. There are no TMDLs for the drainage basin of the rated wetland.

Ecological Land Services	1157 3rd Ave., Suite 220A Longview, WA 98632 Phone: (360) 578-1371 Fax: (360) 414-9305	DATE: 6/14/16 DWN: JB PRJ. MGR JB PROJ.#: 2405.01	**Figure 8-Wetland Rating Figure-303(d)/TMDL** Project Name: Fort Ward Lots 5 and 6 Client: Prosser Kitsap County, Washington

Photo 1 was taken from the northwest corner of Lot 5 facing east. It looks down Belfair Avenue, which is an unimproved right-of-way that is currently used as a pedestrian path. This path borders the north property boundary of Lot 5.

Photo 2 was taken from the same location as Photo 1 and looks southeast at the upland vegetation that occurred near the mowed, level area of Lot 5.

Photo 3 was taken from the same location as Photos 1 and 2 facing south. It shows some of the boats that had been parked on the Soundview Drive right of way, which is currently unimproved. This Soundview Drive NE lies to the right of the frame.

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PROJ.#: 2405.01

Photoplate 1
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 4 was taken near the middle of the mown area on the west side of Lot 5 facing north. It looks at the same boats pictured in Photo 3 (Photoplate 1).

Photo 5 was taken from the same location as Photo 4 and looks east at the upland vegetation and another example of the neighbors using the vacant lots.

Photo 6 was taken from the same location as Photos 4 and 5 facing south. It looks at the thick shrub layer that began at the boundary of Lots 5 and 6 and continued to the southern boundary of Lot 6.

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Photoplate 2
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 7 was taken from the northern extent of Wetland A facing southeast. It demonstrates the vegetation that was growing in this area of wetland.

Photo 8 was taken from the same location as Photo 7 and looks south at the wetland vegetation. This portion of Wetland A was emergent only.

Photo 9 was taken from the same location as Photos 7 and 8 facing west. It looks toward the forested portion of Wetland A, which was dominated by pacific willows.

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Photoplate 3
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 10 was taken of the culvert that outlets Wetland A to the north. It was positioned at the very north end of the wetland and conveys water under the pedestrian path picture in Photo 1 (Photoplate 1).

Photo 11 was taken of the area where Test Plot 1 was conducted. It was located inside the northern wetland boundary where the vegetation was thick with tall shrubs.

Photo 12 was taken of the area where Test Plot 2 was conducted. It was located upslope of Test Plot 1 in the forested upland.

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Photoplate 4
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 13 was taken of the area where Test Plot 3 was conducted. It was located in an open area of upland west of the boundary.

Photo 14 was taken of the area where Test Plot 4 was conducted. It was located inside the western wetland boundary where the vegetation was dominated by emergent species.

Photo 15 was taken from the middle of the wetland facing north. Test Plot 4 is visible in the foreground and the forested portion from Photo 11 (Photoplate 4) is visible in the background.

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Photoplate 5
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

Photo 16 was taken from the same location as Photo 15 (Photoplate 5) facing east. It shows the emergent portion of the wetland in the foreground and the forested portion in the background.

Photo 17 was taken from the same location as Photos 15 and 16 facing southeast. The center of the depression had no woody vegetation present.

Photo 18 was taken from the same location as Photos 15, 16, and 17 facing west. It looks towards the thick shrub area of Wetland A.

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Photoplate 6
Project Name: Fort Ward Lots 5 & 6
Client: Julian Prosser
Kitsap County, Washington

APPENDIX A

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 1

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A is a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 1 was located at the northwest corner of the wetland boundary where the vegetation was forested with three layers.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Spiraea douglasii*	35	yes	FACW
2. *Rosa nutkana*	20	yes	FAC
3. *Salix lucida ssp. lasiandra*	15	no	FACW
4. *Crataegus monogyna*	15	no	FAC
5. *Ilex aquifolium*	10	no	FACU
50% = 47.5, 20% = 19	95	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Athryium filix-femina*	20	yes	FACW
2. *Ranunculus repens*	10	yes	FACW
3. *Geum macrophyllum*	10	yes	FAC
4. *Polystichum munitum*	5	no	FACU
5. *Equisetum arvense*	5	no	FAC
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 25, 20% = 10	50	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 50			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	5	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 1

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					silty cl loam	no redoximorphic features
8-10	10 YR 2/1	95	10YR 3/6	5	C	M	silty cl loam	
10-16	10YR 4/2	90	10YR 4/6	10	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer beginning within 10 inches and is at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as a sparsely vegetated concave surface and the occurance of oxidized rhizospheres along living roots.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 2

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 2 was located in the forested area outside of the northwest boundary of Wetland A in conjunction with wetland Test Plot 1.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	50	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 35, 20% = 14	70	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Polystichum munitum*	35	yes	FACU
2. *Rubus ursinus*	15	no	FACU
3. *Veronica americana*	15	no	OBL
4. *Equisetum arvense*	10	no	FAC
5. *Tellima grandiflora*	5	no	FACU
6. _____	_____	____	____
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 40, 20% = 16	80	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 20			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	67	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 2

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					silt loam	No redoximorphic features
10-16	10 YR 4/2	100					silt loam	No redoximorphic features

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 3

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soil Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: The upland surrounding Wetland A was composed of a very thick shrub layer having some forested areas. Test Plot 3 was located in the forested area outside of the west boundary of Wetland A in conjunction with wetland Test Plot 4.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rosa nutkana*	20	yes	FAC
2. *Crataegus monogyna*	20	yes	FAC
3. *Rubus armeniacus*	15	yes	FAC
4. *Rubus laciniatus*	5	no	FACU
5. _____	_____	____	____
50% = 30, 20% = 12	60	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Holcus lanatus*	35	yes	FAC
2. *Dactylis glomerata*	25	yes	FACU
3. *Rubus ursinus*	20	no	FACU
4. *Lotus corniculatus*	20	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Polystichum munitum*	10	no	FACU
7. *Equisetum arvense*	5	no	FAC
8. *Ranunculus repens*	5	no	FACW
9. *Geum macrophyllum*	5	no	FACU
10. _____	_____	____	____
11. _____	_____	____	____
50% = 70, 20% = 28	140	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	4	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	80	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					gr si loam	No redoximorphic features
10-16	10 YR 4/2	100					gr si loam	No redoximorphic features
								gr gravelly
								si silt

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: This soil profile contains a depleted layer, however, Cathcart silt loam is mapped on the entire site, which is described as having a parent material made of volcanic ash and is therefore naturally grey in color.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☒

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

Remarks: Hydrology was not present during the site visit and there was no evidence to indicate wetland hydrology.

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

Project Site: Fort Ward Estates Lots 5 & 6 City/County: Bainbridge/Kitsap Sampling Date: 6-10-16

Applicant/Owner: Julian Prosser State: WA Sampling Point: TP 4

Investigator(s): J. Bartlett, L. Westervelt Section, Township, Range: S 11 T 24N R 2EWM

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 1-3%

Subregion (LRR): MLRA 2 Lat: _____ Long: _____ Datum: Trimble

Soil Map Unit Name: 7 Cathcart silt loam, 2 to 8 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes**	☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐				
Wetland Hydrology Present?	Yes	☒	No	☐				

Remarks: Wetland A was a depressional system composed of a thick shrub layer having some forested and emergent areas. Test Plot 4 was located in the emergent portion of Wetland A near the west wetland boundary line.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 20' diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	____	____
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20' diameter)			
1. *Rubus armeniacus*	10	yes	FAC
2. _____	_____	____	____
3. _____	_____	____	____
4. _____	_____	____	____
5. _____	_____	____	____
50% = 5, 20% = 2	10	= Total Cover	
Herb Stratum (Plot size: 5' diameter)			
1. *Ranunculus repens*	75	yes	FACW
2. *Equisetum arvense*	25	no	FAC
3. *Vicia americana*	20	no	FAC
4. *Holcus lanatus*	15	no	FAC
5. *Juncus effusus*	15	no	FACW
6. *Athryium filix-femina*	10	no	FACW
7. _____	_____	____	____
8. _____	_____	____	____
9. _____	_____	____	____
10. _____	_____	____	____
11. _____	_____	____	____
50% = 80, 20% = 32	160	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	____	____
2. _____	_____	____	____
50% = _____, 20% = _____	_____	= Total Cover	
% Bare Ground in Herb Stratum 0			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	2	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: The hydrophytic vegetation criterion is met because there is greater than 50% dominance by FAC and FACW species.

Project Site: Fort Ward Estates Lots 5 & 6

SOIL

Sampling Point: TP 4

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					silt loam	no redoximorphic features
6-11	10 YR 2/1	95	10YR 3/6	5	C	PL	silty cl loam	
11-16+	10YR 4/2	85	10YR 5/8	15	C	M	clay loam	
								cl clay

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix, RC=Root Channel

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

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

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: This soil profile contains a depleted layer at least 6 inches thick, therefore the soil profile meets hydric soil indicator F3, Depleted Matrix.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

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

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☐	No	☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches): _____

Wetland Hydrology Present? **Yes** ☒ **No** ☐

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

Remarks: Hydrology was not present during the site visit but there was evidence to indicate wetland hydrology present as glistening in the soil.

APPENDIX B

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 9-13-16

Rated by J. Bartlett Trained by Ecology? X Yes ___No Date of training 11/14

HGM Class used for rating Depressional Wetland has multiple HGM classes?___Y X N

NOTE: **Form is not complete without the figures requested** *(figures can be combined)*.

Source of base aerial photo/map Google Earth/COBI Critical Areas Map

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 – 27

_____**Category II** – Total score = 20 – 22

X **Category III** – Total score = 16 – 19

_____**Category IV** – Total score = 9 – 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
			Circle the appropriate ratings	
Site Potential	H **M** L	H **M** L	H **M** L	
Landscape Potential	H **M** L	**H** M L	H **M** L	
Value	H M **L**	H **M** L	H M **L**	**TOTAL**
Score Based on Ratings	5	7	5	17

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	**2, 6**
Hydroperiods	D 1.4, H 1.2	**2, 6**
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	**2, 6**
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	**6**
Map of the contributing basin	D 4.3, D 5.3	**6**
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	**7**
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	**8**
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	**8**

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants (*can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A___

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**
NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

   NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have ***more than 2 HGM classes*** *within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	**2**
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	**0**
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^{1}/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^{1}/_{10}$ of area points = 0	**3**
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	**4**
Total for D 1 Add the points in the boxes above	**9**

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

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	**1**
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	**1**
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	**0**
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source Yes = 1 No = 0	**0**
Total for D 2 Add the points in the boxes above	**2**

Rating of Landscape Potential If score is:___**3 or 4 = H** __X__**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	**0**
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	**0**
Total for D 3 Add the points in the boxes above	**0**

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

Wetland name or number A___

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	**2**
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	**3**
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	**5**
Total for D 4 Add the points in the boxes above	**10**

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

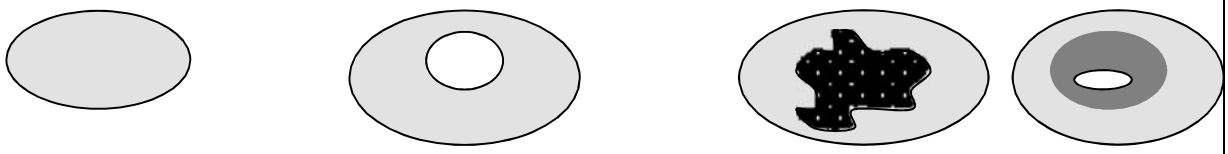
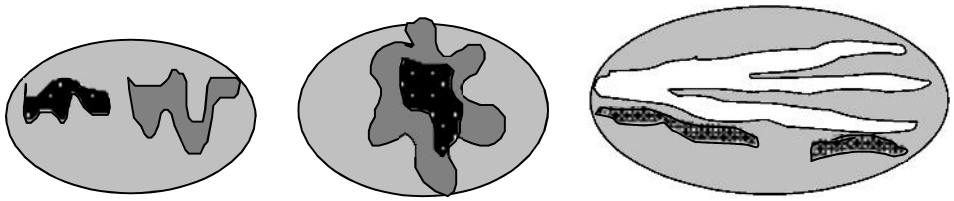
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	**1**
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	**1**
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	**1**
Total for D 5 Add the points in the boxes above	**3**

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

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.* The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. **points = 1** Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0	**1**
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	**0**
Total for D 6 Add the points in the boxes above	**1**

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

Wetland name or number A___

These questions apply to wetlands of all HGM classes. **HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.* ____Aquatic bed — 4 structures or more: points = 4 __X__Emergent — 3 structures: points = 2 __X__Scrub-shrub (areas where shrubs have > 30% cover) — 2 structures: points = 1 __X__Forested (areas where trees have > 30% cover) — 1 structure: points = 0 *If the unit has a Forested class, check if:* ____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon	**2**
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*). ____Permanently flooded or inundated — 4 or more types present: points = 3 __X__Seasonally flooded or inundated — 3 types present: points = 2 ____Occasionally flooded or inundated — 2 types present: points = 1 ____Saturated only — 1 type present: points = 0 ____Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____**Lake Fringe wetland** — **2 points** ____**Freshwater tidal wetland** — **2 points**	**0**
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft^2. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*** If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0	**1**
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*  **None** = 0 points — **Low** = 1 point — **Moderate** = 2 points All three diagrams in this row are **HIGH** = 3points 	**2**

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ____Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ____Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* X___At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* X___Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	**2**
Total for H 1 Add the points in the boxes above	**7**

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

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 0.1 **+** [(% moderate and low intensity land uses)/2] 0 **= 0.1** % If total accessible habitat is: > $^{1}/_{3}$ (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	**0**
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 12 **+** [(% moderate and low intensity land uses)/2] 27 **= 39.1** % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	**1**
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	**0**
Total for H 2 Add the points in the boxes above	**1**

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

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.*

Site meets ANY of the following criteria: points = 2

- ___ It has 3 or more priority habitats within 100 m (see next page)
- ___ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)
- ___ It is mapped as a location for an individual WDFW priority species
- ___ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources
- ___ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1

Site does not meet any of the criteria above points = 0

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

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A___

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

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

Wetland name or number A

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

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Exhibit 20

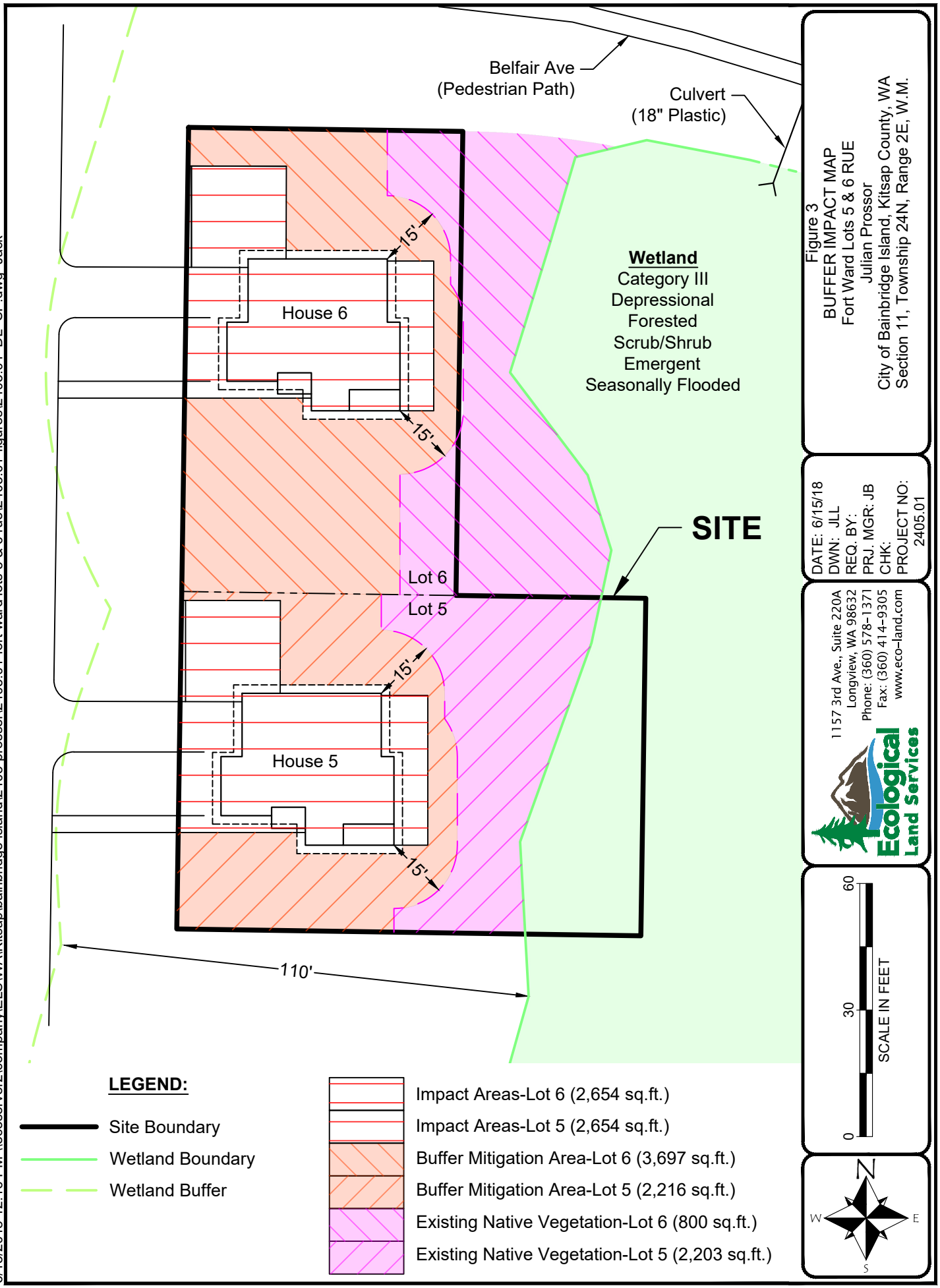


Figure 3
BUFFER IMPACT MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 6/15/18
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01

Ecological Land Services
1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com

6/15/2018 12:16 PM \\ecoserver2\company\ELS\WA\Kitsap\bainbridge island\2405-prosser\2405.01-fort ward lots 5 & 6 rue\2405.01-figures\2405.01 DL SP.dwg Jack

Ann Hillier

From: Julian Prossor <jp@inhabithomes.com>
Sent: Monday, June 18, 2018 3:08 PM
To: Ann Hillier
Subject: RE: Hearing update

Hi Annie,

Yes, let's stick with the 28th.
An August hearing date would make it hard, if not impossible to start construction this year.

If my CAD tech can update the site plan this week, I'll forward you a copy. That said, please use the site plan in the mitigation report as the default.

Our plans show the house footprints at 1179 Sq. Ft.

Thanks for all your help.

JP

From: Ann Hillier [mailto:ahillier@bainbridgewa.gov]
Sent: Monday, June 18, 2018 9:53 AM
To: Julian Prossor <jp@inhabithomes.com>
Subject: Hearing update

Hi Julian,
I think we should stick with our hearing on the 28th, because otherwise the next available date won't be until August. Is that okay with you? I can pull a site plan out of the wetland report to use during the hearing, although if your CAD drawer is able to complete the new site plan this week, please send a copy. I'd prefer to use that, as your drawings provide a different level of detail.
Lastly, can you please provide the final lot coverage for each SFR?
Thank you,

CITY OF BAINBRIDGE ISLAND
Annie Hillier
City Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3773 (office) 206.780.0955 (fax)

Exhibit 21

CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Staff Report

Project	Soundview Drive Lot 5 RUE & VAR Soundview Drive Lot 6 RUE & VAR
File No.	PLN50850A RUE & VAR / PLN50850B RUE & VAR
Date	June 28, 2018
To	Andrew Reeves, Hearing Examiner
Project Manager	Annie Hillier, Planner

I. INTRODUCTION

Request	The proposal is for two reasonable use exceptions (RUE) and two major zoning variances on adjoining vacant lots encumbered by a category III wetland and associated 110 ft. buffer. The proposed zoning variances would reduce the front yard setbacks from 25 ft. to 5 ft. along Soundview Dr. NE.
Location	Lot 5: 2171 Soundview Dr. NE Lot 6: no situs address
Zoning Designation	R-2, two residential units per acre
Comprehensive Plan Designation	OSR-2, open space residential, two residential units per acre
Environmental Review	A Mitigated Determination of Nonsignificance, in accordance with the State Environmental Policy Act (SEPA) WAC 197-11-355, was published on May 15, 2018 with the appeal period ending May 29, 2018. No appeal was filed.
Recommendation	Approval of the RUE and VAR for each lot, subject to conditions.

Hearing Examiner Review

The hearing examiner shall review the reasonable use exception (RUE) and major variance applications and conduct a public hearing pursuant to the provisions of BIMC 2.16.100. The hearing examiner shall approve, approve with conditions, or deny the request based on the proposal's compliance with all of the RUE and major variance review criteria in subjection E of this section.

Recommendation

Approval of the RUE and major variance applications for each lot with the following conditions:

SEPA Conditions:

1. In order to protect the ground water and the wetland flora and fauna from the proposed development, the roofing shall be of a non-leaching material that is not harmful to the environment. Examples of non-leaching materials are, but not limited to, metal and tile roofs. Any alternative method proposed requires approval by the City prior to final building permit issuance, and must address BIMC water quality standards, Chapter 13.24, to assure that wetland flora and fauna functions and values are maintained/enhanced.
2. Prior to commencing any construction activity, the applicant shall have the wetland buffer temporarily fenced between the areas of construction activity, a maximum of 15 feet from the proposed residence. The fence shall be made of durable material and shall be highly visible. The fence shall be inspected as part of the building permit. The temporary fencing shall be removed once the construction activity is complete and replaced with permanent fencing (see condition #3, below).
3. A split-rail type fence shall be installed along the edge of the native vegetation buffer area. The rails shall be high enough to allow small mammals and wildlife to pass through. The fence shall be indicated on the building permit application and in place prior to final inspection on the building permit.
4. A minimum of two signs per lot indicating the presence of a protected wetland buffer shall be placed on the fence, prior to final inspection on the building permit. Signs shall be made of metal or a similar durable material and shall be between 64 and 144 square inches in size.
5. The wetland mitigation plan, including mitigation goals and objectives, performance standards, maintenance and monitoring measures, and contingency actions, shall be submitted with the building permit application and approved prior to final building inspection. All plantings shall be installed prior to final building permit inspection, or an assurance device shall be provided in accordance BIMC 16.20.180.
6. Any modification to the culvert must be supported with a hydraulic and hydrologic analysis consistent with the Department of Ecology's 2014 Stormwater Management Minimum Requirement #8 (MR #8), Wetlands Protection and must include a quantitative downstream analysis of the downstream system. The quantitative downstream analysis shall demonstrate that the storage of stormwater and attenuation of peak flows will not be altered to the detriment of the downstream property owners, wetlands, and drainage channels and conveyances. The Wetlands Protection analysis must demonstrate compliance with Guide Sheet 3B to maintain the existing hydroperiod of the wetlands; the analysis shall demonstrate that daily and monthly inputs to the adjacent wetland and downstream wetlands do not vary by more than 20% and 15% respectively, compared to existing conditions. Any anticipated impacts to landowners or downstream flow increases must be mitigated up to the 100-year storm discharge. These analyses shall be submitted with the Critical Areas permit applicant (Condition #7).
7. All required permits and approvals shall be obtained prior to culvert replacement, including a Right-of-Way (ROW) Permit from the Department of Public Works, a Hydraulic Project Approval (HPA) from the Department of Fish and Wildlife, and Critical Areas Permit from the Department of Planning and Community Development. A copy of the HPA shall be included in the materials submitted with the Critical Areas Permit application and ROW Permit application.

8. The replacement culvert shall be installed prior to final building permit inspection for the first SFR, or an assurance device shall be provided in accordance with BIMC 16.20.180.
9. If the required analyses (Condition #6) proves the culvert replacement infeasible or the applicant decides to retract the culvert replacement proposal, an amendment to the RUE with an alternative mitigation proposal shall be approved prior to building permit issuance, and conditions 6-8 do not apply.
10. If the performance standards in the mitigation plan are not met, a contingency plan shall be submitted to the Department of Planning and Community Development for approval. Any additional permits or approvals necessary for contingency actions shall be obtained prior implementing the contingency plan.
11. To reduce impacts to the wetland, the applicant shall limit the amount of lighting on the exterior of the residence to the minimum necessary, shall install motion sensor lights to the rear of the house facing the wetland, and record a covenant to limit the use of pesticides on the properties.
12. Disturbance to the 60-foot wide right-or-way (ROW) from construction activities shall be restored in accordance with the Public Works ROW restoration requirements. Disturbed road shoulders and vegetation strips shall be replaced with the standard 3-foot wide crushed surfacing top course gravel ballast shoulder. Disturbed areas beyond the road prism shall be regraded to provide drainage via grassed swales and/or replanted. The house construction shall allow drainage from the ROW to continue to the wetlands along the sideyards to match existing drainage patterns, where it occurs.
13. Each lot shall submit a bid comparison/analysis to demonstrate that the applicant has considered utilizing the minimal excavation foundation systems per the 2012 Low Impact Development Guidance Manual for Puget Sound as a means of minimizing impacts to the site and adjacent wetlands. The bid/comparison analysis shall demonstrate that the applicant has engaged with the appropriate design and construction professionals to explore this foundation system option. The bid shall be obtained from a designer or installer with previous experience building with this technology.
14. Surface stormwater from driveway and parking spaces shall receive pre-treatment prior to discharging to the wetlands or leaving the site by directing stormwater to vegetated dispersion strips, rain gardens where soils allow, or the use of permeable pavement (outside of the ROW only), or other alternatives consistent with MR #5, On-Site Stormwater Management of the stormwater manual.
15. Hardscaping shall be constructed of permeable materials or contain wide permeable jointing where feasible to allow infiltration or shallow subsurface filtration of surface stormwater.
16. Diffuse flow methods (i.e. BMP C206: Level Spreader, or BMP T5.10B: Downspout Dispersion Systems) shall be used to discharge roof surface stormwater into the wetland where full-infiltration on-site is not feasible.

Project Conditions:

17. The proposed residence shall meet the setback and height requirements for the R-2 zoning district, with the exception of the twenty-five ft. front setback. To ensure the 5 ft. front yard setback is met, the applicant shall have the setback marked and inspected by planning staff prior to commencing construction.
18. The ARPA shall be documented on a site plan included with the building permit applications.

19. The applicant shall record a notice to title of the presence of the wetland, mitigation plan, and ARPA prior to the issuance of the building permits.
20. The proposed single family residences are subject to the Fort Ward Overlay design guidelines and shall be reviewed for compliance with the guidelines at building permit submittal.
21. A stormwater management plan is required and must meet minimum requirements 1 through 9 of the 2014 SWMMWW as adopted by the Bainbridge Island Municipal Code at the time of the first building permit application.
22. A building clearance for Sewered Properties (Sewered BC) is required prior to the issuance of the building permits.
23. The proposal and future building permits shall comply with all provisions of the adopted Fire Code. Future development may require the installation of fire hydrant(s) or residential fire sprinklers to meet fire flow requirements.

STAFF ANALYSIS

II. FINDINGS OF FACT

A. Site Characteristics

1. **Assessor's Record Information**:

   a. **Tax lot numbers**: 41460040050004 (Lot 5) and 41460040060003 (Lot 6)

   b. **Owner of record**: Inhabit Limited Liability Company

   c. **Lot sizes**: 0.21 acres (Lot 5) and 0.16 acres (Lot 6)

2. **Terrain**:

   The properties are relatively flat, with a five foot contour change across Lot 6 and a ten foot contour change across Lot 5.

3. **Site Development**:

   The sites are undeveloped.

4. **Access**:

   Vehicular access to the site is from Soundview Dr. NE.

5. **Public Services**:

   a. Police: Bainbridge Island Police Department

   b. Fire: Bainbridge Island Fire District

   c. Septic: Kitsap Sewer District 7

6. **Surrounding Uses**:

   The properties immediately to the west and north contain single family residences. The three properties immediately to the south each received an RUE and major zoning variance in 2017 for the development of single family residences, but are currently undeveloped or in the process of development. The properties immediately to the east are encumbered by the category III wetland and are undeveloped.

7. **Existing Zoning**:

The site is zoned R-2, two units per acre.

8. **Surrounding Zoning**:

The surrounding zoning is R-2, two units per acre.

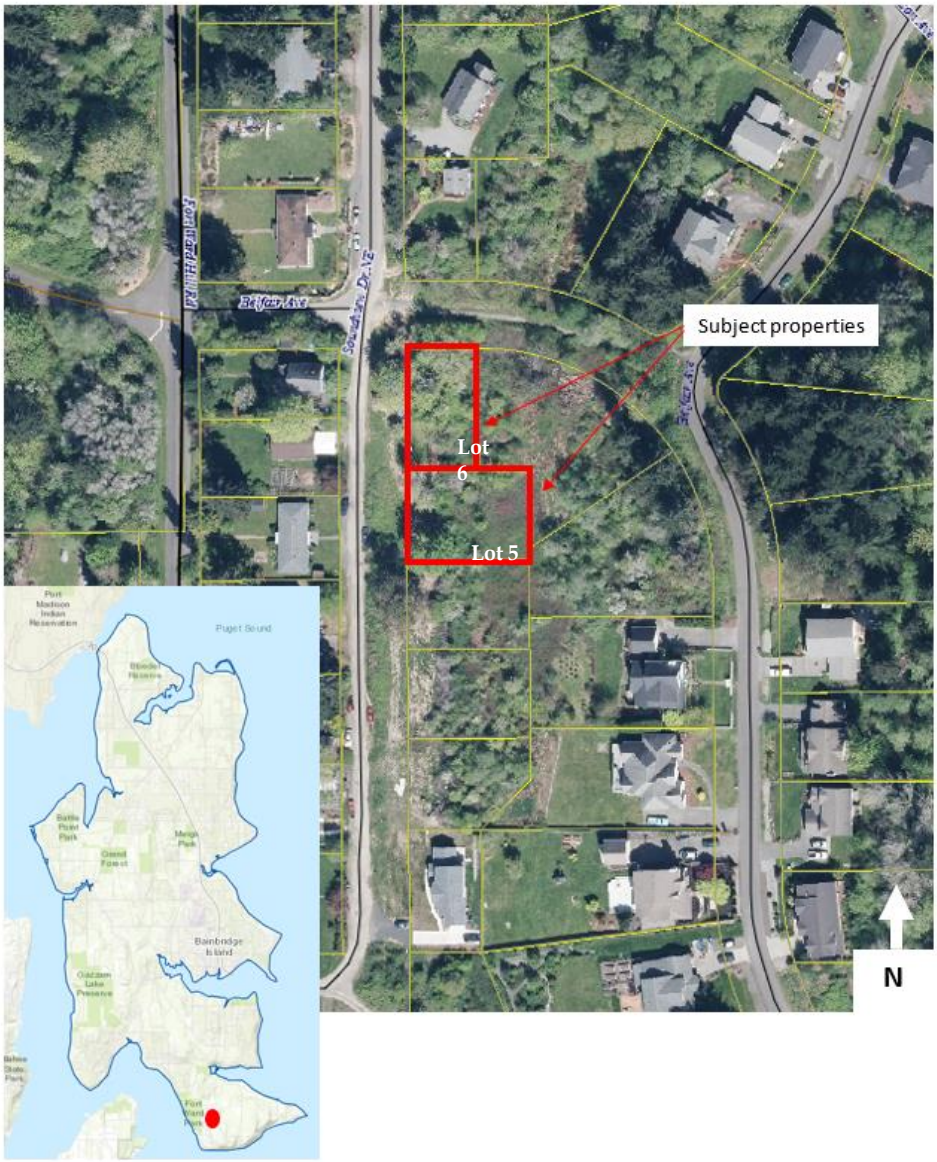
9. **Existing Comprehensive Plan Designation**:

The City Comprehensive Plan Land Use Map designates the site Open Space Residential two units per acres (OSR-2).

10. **Surrounding Comprehensive Plan Designation**:

The City Comprehensive Plan Land Use Map designates the surrounding area Open Space Residential two units per acres (OSR-2).

11. **Vicinity Map and Aerial Image**:



B. History

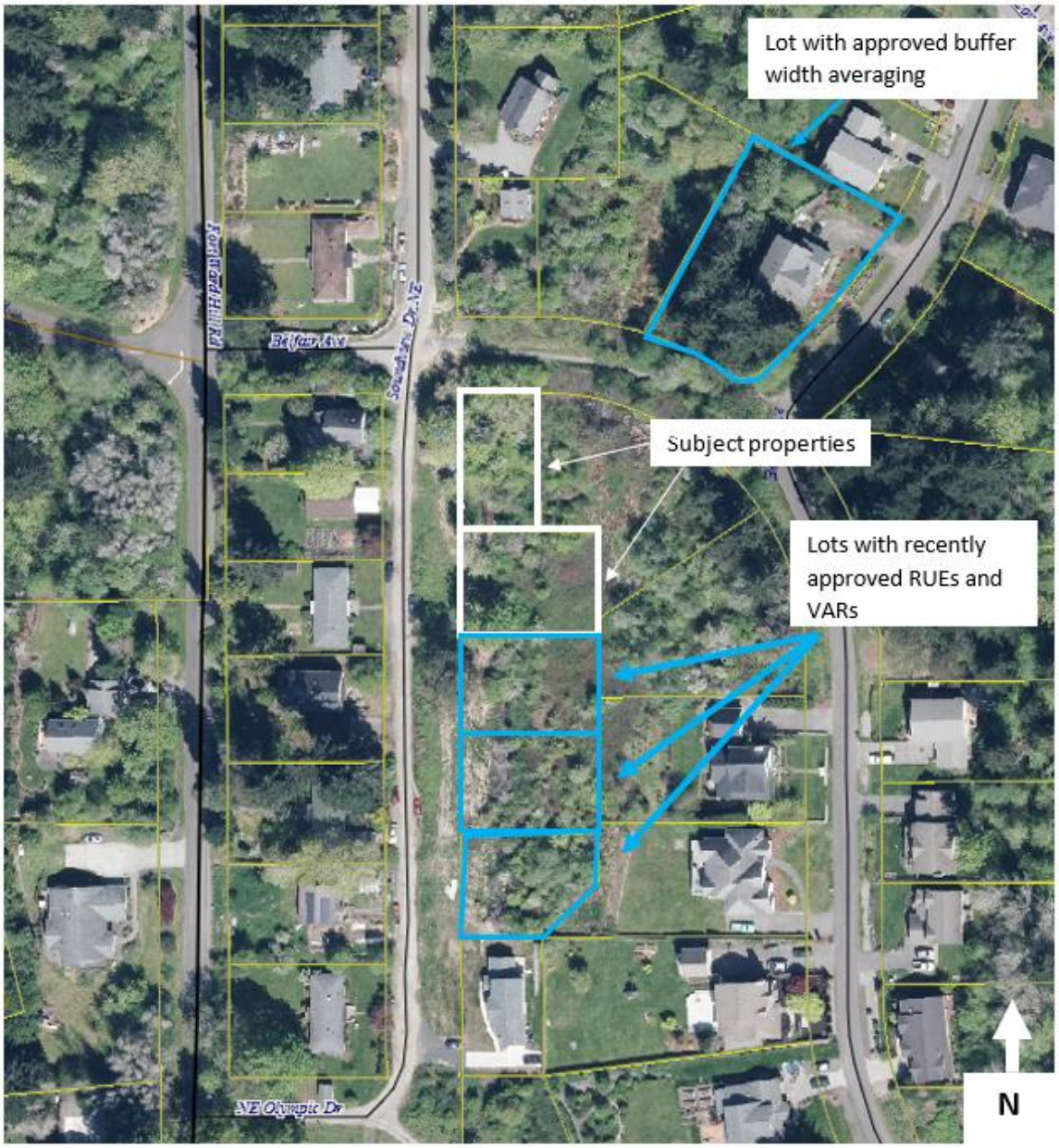
1. The applicant submitted for a preapplication conference on May 25, 2017.
2. A preapplication conference was held on June 20, 2017. The summary letter and checklist was sent to the applicant on June 23, 2017 (Exhibit 1).
3. The applicant applied for two Reasonable Use Exceptions and two major zoning variances on November 14, 2017 (Exhibit 2).
4. The applications were deemed complete on December 12, 2017 (Exhibit 9).
5. City staff requested revisions to the application materials on December 15, 2017 (Exhibit 10).
6. The Notice of Application and SEPA Comment Period was published on December 22, 2017 (Exhibit 12).
7. Four public comments were received during the SEPA comment period (Exhibit 13).
8. A revised wetland report and mitigation plan was submitted on February 9, 2018, satisfying a portion of the information request (Exhibit 14).
9. The Development Review Committee (DRC) discussed the proposed wetland mitigation on May 9, 2018, and determined that the impact on Lot 6 needed to be reduced prior to issuing a SEPA determination.
10. On May 10, 2018, City staff met with the applicant to discuss options for reducing the impact on Lot 6. The applicant agreed to reflect a similar development pattern to that proposed on Lot 5, which contained an area of impact 806 sq. ft. less than that proposed on Lot 6.
11. On May 15, 2018, the City issued a SEPA Mitigated Determination of Nonsignificance (Exhibit 15).
12. Two public comments were received during the 14-day comment period (Exhibit 16).
13. On June 1, 2018, a Notice of Public Hearing was issued (Exhibit 17).
14. On June 14, 2018, the applicant submitted a final wetland report and mitigation plan, that includes a final site plan, satisfying the original information request and the outcomes of the more recent meetings with the DRC and the applicant.

C. Public Comments (Exhibits 13 and 16)

1. **Cumulative Impact on Wetland**: Comments stated concern about the reduction or elimination of the wetland and buffer on the property and in the area. One commenter stated that the wetland has been chipped away at since the current sewer system made building on surrounding lots possible, and that replacing the culvert will only reduce the impact on the subject properties. One commenter stated that development should be limited to the smallest footprint possible.

   Staff finds that the proposed development will impact the wetland, but that the Code allows development to occur through a reasonable use exception with compensatory mitigation and lot coverage limited to 1,200 square feet. **Staff finds that other permits for development in critical areas have been granted in the area**

(RUEs: Lots 2, 3, and 4 of Block 4, Fort Estates Division 1 to the south; buffer averaging: Lot 9 of Block 3, Fort Ward Estates Division 3 to the northeast), and that the proposal fits the surrounding pattern of development. Staff finds that replacing the culvert will restore hydrologic connection between the onsite wetland and the wetland to the north (subject to conditions, 6 - 9), which are part of one wetland system that has been interrupted by an improperly installed culvert.



2. **Neighborhood Character**: Comments stated that variances from the front yard setback should not be granted because it does not fit the neighborhood character.

Staff finds that the granting of a variance allows for greater protection of the critical area while also allowing for reasonable use of private property – a stated purpose of the Critical Areas Ordinance (BIMC 16.20.010.A). Three variances to

reduce the front yard setback along Soundview Dr. NE were recently approved on lots directly to the south of the subject properties; all but one of the single family residences located south of Belfair Ave. and along the east side of Soundview Drive NE will have 5 ft. front yard setbacks. The right-of-way for Soundview Dr. NE is 60 ft. wide, and the developed portion of the road is approximately 20 ft. wide and located on the western edge of the 60 ft. right-of-way, giving the illusion of large front yards along the eastern side of Soundview Dr. NE. Therefore, despite the reduced front yard setback, the future SFRs will be located approximately 40 ft. from the developed portion of Soundview Dr. NE. Even with the reduced setback, the proposal will provide a physical separation between the SFRs and the right-of-way that exceeds the 25 ft. setback requirement, despite the 20 ft. variance request.

3. **Siting of Soundview Drive NE:** One commenter stated that the southern block of Soundview Dr. NE does not align with the northern block, and that property owners on both the east and west sides of Soundview Dr. NE deserve equal setbacks from the center line of the right-of-way.

   The City does not have any immediate plans (within the 6 year Capital Improvement Plan) to widen or realign Soundview Dr. NE. Properties on both the east and west sides of Soundview Dr. NE have 25 ft. front yard setbacks, measured from the development to the right-of-way. Many of the SFRs along the west side of Soundview Dr. NE are considered legally existing nonconforming structures because they sit within the 25 ft. front yard setback, near the right-of-way. The 25 ft. front yard setback is a minimum, meaning an SFR can be sited farther away from the right-of-way to achieve a larger front yard.

4. **Eminent Domain:** One commenter claimed eminent domain of the subject properties.

   Eminent domain is the right of a government or its agent to expropriate private property for public use, with payment of compensation. The City to date has not exercised eminent domain on property as an alternative to allowing its development through an RUE.

D. <u>Comprehensive Plan Analysis</u>

1. **Environmental Element**

   Goal EN-1: Preserve and enhance Bainbridge Island's natural systems, natural beauty and environmental quality.

   Goal EN-4: Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

   Goal EN-5: Protect and enhance wildlife, fish resources and ecosystems.

   In accordance with Guiding Principle #4 of the Comprehensive Plan, the property owner would be denied private property rights protected by the State and U.S. Constitutions without an RUE for each property. The granting of RUEs balances

private property rights with necessary and reasonable regulation to protect the island's finite environmental resources.

The applicant is proposing, and the project is conditioned, to enhance a wetland buffer and restore the hydrology of a wetland that has been interrupted by an improperly installed culvert. The project is conditioned to identify the buffers in the field prior to any construction activities, and the project is conditioned to provide fencing, utilize non-leaching roofing, and restrict herbicide and pesticide use to ensure long term protection of the wetlands after the introduction of the residential use. The project is also conditioned to analyze the feasibility of the minimal excavation foundation systems per the 2012 Low Impact Development Guidance Manual for Puget Sound as a means of minimizing impacts to the site and adjacent wetlands.

E. Land Use Code Analysis

1. **BIMC Title 18 Zoning**

a. 18.06.020 Purpose

The purpose of the R-2 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space, at a somewhat higher density than the R-1 district.

The proposal is for the construction of two modest homes and the preservation of the wetland and buffer outside of the area impacted by the development and as conditioned by the project.

b. 18.09.020 Permitted Uses

Single-family dwellings, and accessory uses and buildings to single family residences, are permitted uses in the R-2 zone.

The request is for the construction of two single-family residences, a permitted use in this zone.

c. 18.12.010 Dimensional Standards

i. Maximum Density and Minimum Lot Dimensions

The base density is 20,000 square feet, with a minimum lot depth and width of 80 feet.

Lot 6 (to the north) exceeds the minimum lot width but does not meet the minimum lot depth. Conversely, Lot 5 (to the south) exceeds the minimum lot depth but does not meet the minimum lot width. The two lots do not meet the minimum lot area per dwelling unit for the R-2 zone. However, pursuant to 18.30.050, any nonconforming single lot, tract or parcel of land that was lawfully created and recorded with the county auditor's office may be used for the purposes permitted by this title notwithstanding the minimum lot area, lot width and lot depth required.

ii. Maximum Lot Coverage

The maximum allowed lot coverage is 20% is R-2 zoning.

The maximum lot coverage allowed for an RUE is 1,200 square feet, which is less than that allowed by the zoning designation (Lot 6 would be 1,394 square feet, and Lot 5 would be 1,742.4).

iii. Setbacks

In R-2 zoning, the front yard setback is 25 feet. Side setbacks are 5 feet minimum, 15 feet total. The rear setback is 15 feet.

The front yard setback is the subject of a variance, proposed to be reduced to 5 feet. The proposed SFRs meet the side yard and rear yard setbacks.

d. BIMC 18.15.020 Parking and Loading

Residential dwelling units are required to provide two spaces for each primary dwelling.

The applicant is proposing a driveway and garage for each residence that provides space for two vehicles on each lot.

e. BIMC 18.18.030 Fort Ward Overlay District

The lots are located in the Fort Ward Overlay District. The proposed single-family residences shall be subject to the Fort Ward Design Guidelines (Condition 20).

2. **BIMC Title 16 Environment**

The wetland delineation report and buffer mitigation plan submitted with the application (Exhibit 19) identifies a wetland onsite and immediately adjacent the subject properties. The wetland was rated according to the Washington State Wetlands Rating System for Western Washington – 2014 Update (Rating System) (Hruby 2014). The wetland received 17 points on the rating form and is a Category III, Depressional system rated based on function.

Buffer widths are based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use. The wetland was rated 5 points for habitat function. At the time of submittal, high impact land use included residential development with more than one unit per acre. Accordingly, the wetland required a 150-foot buffer (80-foot water quality buffer and 70-foot habitat buffer). However, a new Critical Areas Ordinance (CAO) was adopted on April 23, 2018 (Ordinance 2018-09), which classifies all residential development in R-0.4, R-1, and R-2 zoning designations as moderate impact land use. Under the new CAO, the wetland requires a 110-foot buffer, with no separate water quality or habitat buffer.

The 110-foot buffer extends across both lots to the unimproved portion of Soundview Dr. NE. A 15-foot structure or hard surface setback is also required from the edge of any wetland buffer.

a. BIMC 16.20.080 Reasonable Use Exceptions

i. Applicability and Intent

An applicant may request an RUE pursuant to BIMC 16.20.080.A when a site assessment review pursuant to BIMC 15.20 or a pre-application conference demonstrates that: 1. The subject property is encumbered to such an extent by critical areas and/or critical area buffers that application of this chapter would deny all reasonable use of the subject property; 2. Reasonable use of the subject property cannot be achieved through Buffer Modification (BIMC 16.20.110 and 140) or a Habitat Management Plan (BIMC 16.20.110); and 3. Alternatives to development through an RUE are not available or acceptable.

As shown in the wetland delineation report and buffer mitigation plan, the wetland and its buffer encompass the entirety of both properties. Buffer modification allows the buffer to be reduced up to 25 percent of its required width. A 25 percent reduction in buffer width still results in a buffer that encumbers the entire property and does not create a buildable area. A Habitat Management Plan is a report that evaluates measures necessary to maintain, enhance and improve terrestrial and/or aquatic habitat on a proposed development site, and is not applicable to the proposed development site or proposal. The only way for the applicant to develop the sites with SFRs is through a reasonable use exception.

ii. Reasonable Use Review Criteria

The application of this chapter would deny all reasonable use of the property;

The properties are constrained due to the following factors: nonconforming lot size (6,969.6 and 8,712 square feet in a 20,000 square feet zoning district), and a wetland with a 110-foot buffer. The lots do not have area outside of the wetland and buffer to construct 1,200 square foot homes.

There is no reasonable alternative to the proposal with less impact to the critical area or its required buffer;

The wetland and buffer completely encumber the lots, which are in a residential zoning district. The applicants would not be able to develop the lots with single family homes without the requested exception. With lot areas of 6,969.6 and 8,712 square feet, the zoning supports 1,393.9 and 1,742.4 square feet of lot coverage on the two lots. However, lot coverage of 1,200 square feet is considered reasonable on lots completely encumbered by critical areas and buffers. The applicant is proposing 1,179 square feet of lot coverage on each lot.

The proposal minimizes the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.030);

T**he wetland delineation report and buffer mitigation plan describes the use of mitigation sequencing. The project avoids impacts to the wetland by locating the development within the buffer and outside of the wetland itself, in areas dominated by grasses and non-native**

shrubs. The project minimizes impacts by locating the development as far away from the wetland as possible, in a portion of the buffer that has low function. Additionally, the front setback is proposed to be reduced to 5 feet, in order to move the development area away from the wetland. The project also proposes the use of pervious pavement to reduce stormwater impacts. The proposal does not include efforts to rectify or reduce the impact, and therefore includes compensatory mitigation in the form of buffer enhancement. The enhancement plan includes installation of native plants around the development to represent as natural a buffer setting as possible. In addition, a line of conifer trees will be installed along the buffer edge to improve the noise and light screening function of the buffer. Compensatory mitigation also includes replacement of the culvert under Belfair Avenue currently used as a pedestrian path, which will reconnect a historically connected wetland system on both sides of the right-of-way, that was disrupted due to improper installation.

The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property;

The proposal includes building footprints of 1,179 square feet on each lot. The area of impact on each lot is 2,654 square feet, or 5,308 square feet total. The areas outside of the proposed fence and in between the development will be maintained as a buffer enhancement area. The applicant reduced the area of impact on Lot 6 after meeting with City Staff of May 10, 2018, to reflect a similar development pattern to Lot 5, which contained a smaller area of impact at the time of permit submittal. After reviewing these changes and the proposal overall, staff finds that the proposal is the minimum necessary to allow reasonable use of the property.

The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992;

The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992. The land was approved for division on June 23, 1960 as a part of the Fort Ward Estates Division 1 Plat.

The proposed total lot coverage does not exceed 1,200 square feet for residential development;

Pursuant to BIMC 18.12.050, Rules of Measurement, lot coverage means that portion of the total lot area covered by buildings, excluding up to 24 inches of eaves on each side of the building, any building or portion of building located below predevelopment and finished grade. The proposed total lot coverage for each lot does not exceed 1,200 square feet.

The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property;

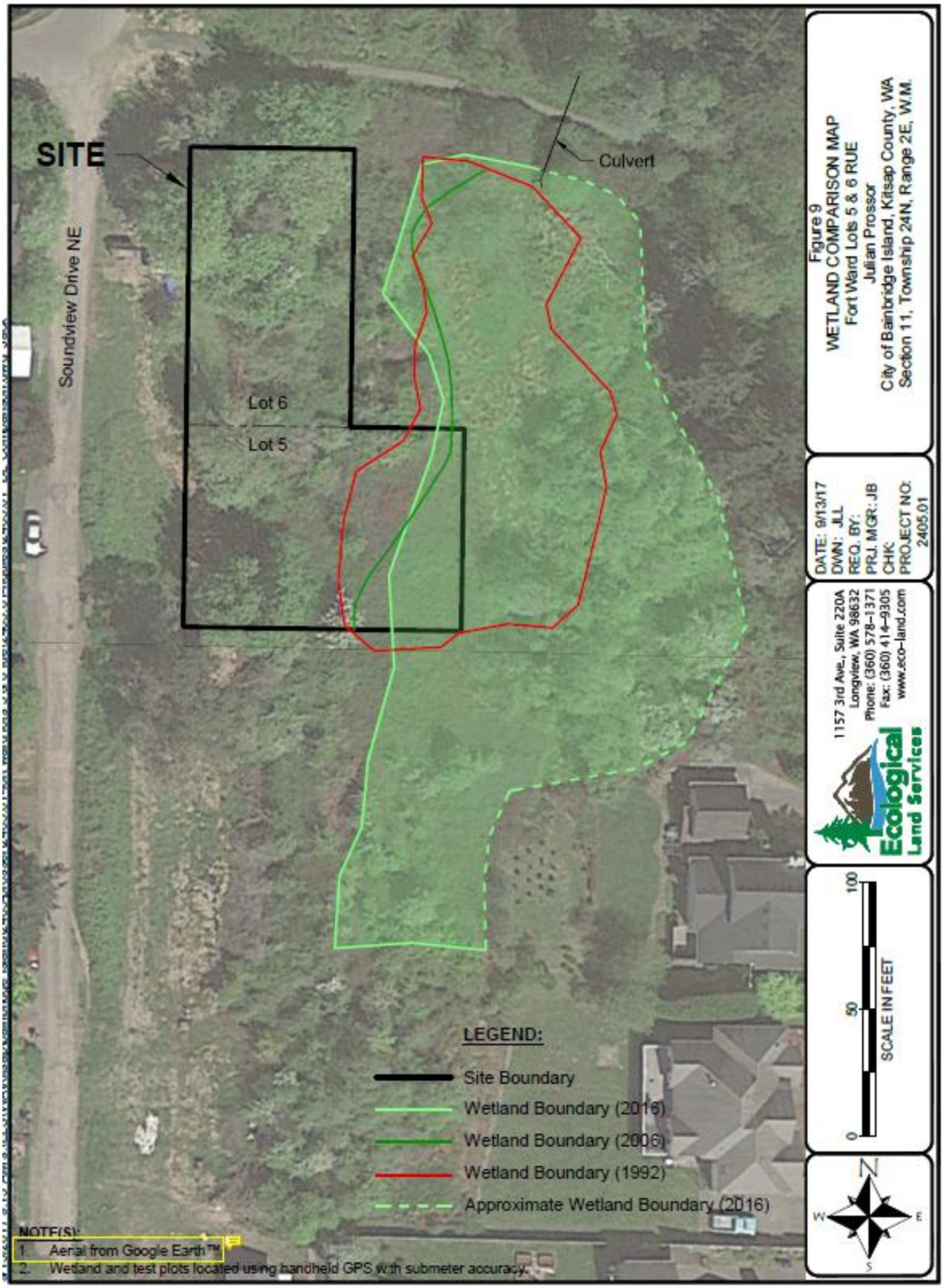
As conditioned, the proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property (Conditions 1-23).

Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements applicable to the critical area altered;

As stated in the wetland delineation report and mitigation plan, the inner 80 feet of the wetland buffer is densely vegetated with Nootka rose and English hawthorn trees that provide a protected buffer for the wetland. The mitigation plan therefore focuses on increasing species diversity in the outer buffer area by planting around the proposed SFRs and removing invasive species where feasible and necessary in the dense inner buffer area. The mitigation plan also includes the installation of low impact fencing along the edge of the inner buffer area, lined with shore pines, to provide a level of protection for the buffer from the SFRs and future residents.

Because of the small lot sizes and the condition of the existing buffer vegetation, mitigation options on site are limited. In order to adequately compensate for impacts to the buffer, the applicant proposes to replace a culvert under Belfair Ave. According the mitigation plan, the wetlands in Fort Ward Estates were historically part of one larger system that upon development of the area were divided into somewhat individual wetlands by roads. During construction, culverts were placed beneath the roads, but the one underneath Belfair Ave. was placed too high in elevation, preventing continued flow of water into the northern wetland areas. Due to the lack of hydrological continuity caused by the improperly installed culvert, the original area of wetland south of Belfair Ave. and adjacent the subject properties, has expanded significantly. It appears that a larger culvert was installed several years ago but it remains at an elevation that has not restored hydrologic continuity. The wetland does not appear to have expanded because of this newer culvert, nor has the wetland been restored to its original limits.

The wetland delineation report and mitigation plan provides the wetland boundaries as delineated in 1992, 2006, and 2016:


SITE
Culvert
Soundview Drive NE
Lot 6
Lot 5
LEGEND:
Site Boundary
Wetland Boundary (2016)
Wetland Boundary (2006)
Wetland Boundary (1992)
Approximate Wetland Boundary (2016)
NOTE(S):
1. Aerial from Google Earth™
2. Wetland and test plots located using handheld GPS with submeter accuracy.
Figure 9
WETLAND COMPARISON MAP
Fort Ward Lots 5 & 6 RUE
Julian Prossor
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.
DATE: 9/13/17
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2405.01
1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com
Ecological Land Services
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SCALE IN FEET
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The wetland delineation report and mitigation plan states that the proposed culvert replacement will improve hydrologic connectivity and wildlife passage, and will increase diversity within the northern wetlands. By allowing water to spread across both wetlands there will be an increase in the ability of each wetland to function as one system, with improved water quality and storage. The culvert should be installed either partially buried or bottomless, with at least a 24-inch diameter, to allow small animals to move across the historic range. The wetland south of Belfair Ave. and adjacent the subject properties has greater plant species diversity than the wetland to the north, and once the culvert is replaced the seeds from these plants will spread into the northern wetlands and thereby increase the vegetation diversity. The increase in plant species diversity will improve the water quality of the runoff that enters the wetlands. Although the culvert replacement may shrink the boundary of the wetland over time, it will not shrink beyond its original boundary as delineated in 1992. According to the wetland report, the water quality and habitat functional lifts outweigh the potential for shrinking.

Staff finds that because of the limited opportunities for onsite mitigation, the proposed offsite mitigation is adequate. The project is conditioned to require that the applicant obtain all required permits and approvals prior to culvert replacement, including a Right-of-Way (ROW) Permit from the Department of Public Works, a Hydraulic Project Approval (HPA) from the Department of Fish and Wildlife, and a Critical Areas Permit from the Department of Planning and Community Development (Condition 7). Necessary technical analyses (Condition 6) for the culvert replacement will be required as a part of the Critical Areas Permit application. If the required analyses prove the culvert replacement infeasible or the applicant decides to retract the culvert replacement proposal, an amendment to the RUE with an alternative mitigation proposal shall be approved prior to building permit issuance, and Conditions 6-8 do not apply.

The proposal protects the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values;

The wetland delineation report and mitigation plan prepared by Ecological Land Services, Inc. is based on best available science and adequately compensates for impacts to the critical area, resulting in no net loss of critical area functions and values. The proposed culvert replacement may result in a net gain for the critical area, as the wetland will regain its historic hydrologic connectivity for improved water quality and habitat function.

The proposal addresses cumulative impacts of the action; and

The proposal addresses cumulative impacts in that the mitigation plan addresses impacts from both properties, and proposes mitigation according to those collective impacts. The City also considers the

proposed development of the two lots as one cumulative proposal from a stormwater perspective, requiring the proposal meet minimum requirement's 1-9 in the *2014 Stormwater Management Manual for Western Washington* (Condition 21).

The proposal is consistent with other applicable regulations and standards.

The proposal is consistent with other applicable regulations and standards of the BIMC, with the exception of the variance request to the front yard setback, which is also recommended for approval. An analysis of these regulations and standards is provided below.

b. BIMC 16.20.140 Wetlands

i. Wetland Buffers

Buffers shall remain as undisturbed or enhanced vegetation areas for the purpose of protecting the integrity, function, and value of wetland resources.

The proposal impacts the buffer with the addition of two single family homes and associated driveways and walkways. In addition to minimizing the impact to the buffer by constructing the smallest footprint necessary to achieve reasonable use of the property, the proposal includes buffer enhancement by increasing species diversity in the outer buffer by planting native species around the proposed SFRs, and by removing invasive species where feasible and necessary in the dense inner buffer area immediately adjacent the wetland. The proposal also includes the installation of low impact fencing along the edge of the inner buffer area, lined with shore pines, to provide a level of protection for the buffer from the SFRs and future residents.

Buffer widths are based on wetland category, scores for habitat functions on the rating form, and the intensity of the proposed land use. A 15-foot structure or hard surface setback is also required from the edge of any wetland buffer. Any other buffer modification resulting in a reduced buffer area, other than noncompensatory enhancement or buffer modification, requires a Reasonable Use Exception pursuant to BIMC 16.20.080.

The wetland is a category III wetland with a moderate level of function for habitat and a moderate impact of land use. The required buffer is 110 ft. and extends across both lots to the unimproved portion of Soundview Dr. NE. The applicant is unable to achieve reasonable use of the property through buffer modification, either buffer width averaging or buffer width reduction, as buffers may not be reduced by more than 25 percent of the required width; a 25% reduction in buffer width still results in lots that are completely encumbered. The lots require an RUE in order to develop within the buffer.

A wetland critical areas report and wetland mitigation plan is required to address impacts to the wetland and associated buffer. Compensatory

mitigation may occur at the site of the allowed impacts or at an off-site location.

The applicant submitted a wetland critical areas report and mitigation plan to address impacts to the wetland and associated buffer. The proposal includes a combination of onsite and offsite mitigation. The off-site location was chosen because the proposed culvert replacement will have greater functional benefits to the watershed than can be achieved onsite.

The city shall require monitoring reports on an annual basis for a minimum of five years and up to ten years, or until the director determines the mitigation project has met the performance standards specified in the wetland mitigation plan. The wetland mitigation plan shall provide specific performance standards for monitoring the mitigation project. Performance standards shall be project-specific and use best available science to aid the director in evaluating whether or not the project has achieved success.

The monitoring plan proposes a seven-year monitoring period, with monitoring reports submitted to the City of Bainbridge Island by December 31 of each monitored year. The five performance standards are project-specific and are based on four objectives and use best available science. The four objectives include: control invasive species; improve native plant cover within the native shrub buffer community; increase native plant cover within the buffer and around the existing homes; and improve connectivity of wetland habitat in Fort Ward Estates. The five performance standards provide metrics by which these objectives will be measured for success over the seven years.

ii. Fencing and Signs

Wetland buffers shall be temporarily fenced or otherwise suitably marked between the area where the construction activity occurs and the buffer. Fences shall be made of a durable protective barrier and shall be highly visible. Silt fences and plastic construction fences may be used to prevent encroachment on wetlands or their buffers by construction. Temporary fencing shall be removed after the site work has been completed and the site is fully stabilized per city approval.

The project is conditioned to provide temporary fencing prior to commencing construction and to maintain the fencing until the work is complete and site is fully stabilized (Condition 2).

The director may require that permanent signs and/or fencing be placed on the common boundary between a wetland buffer and the adjacent land. Such signs will identify the wetland buffer. The director may approve an alternate method of wetland and buffer identification, if it provides adequate protection to the wetland and buffer.

Permanent fencing and signs are required (Condition 3).

c. BIMC 16.20.100 Aquifer Recharge Protection Area

i. ARPA Development Standards

Any development or activity that is not exempt or excluded by subsection E.1 of BIMC 16.20.100 shall ensure sufficient groundwater recharge, defined as maintaining 100 percent of the annual average pre-construction groundwater recharge volume for the site. The primary means to ensure sufficient groundwater recharge shall be through the designation of an aquifer recharge protection area (ARPA) in accordance with subsection E of BIMC 16.20.100.

The ARPA shall be documented on a site plan submitted with the building permits (Condition 18).

d. BIMC 16.20.160 Performance and Maintenance Surety

The director shall decide when a performance surety is required of an applicant, and the acceptable form of such surety. The amount and the conditions of the surety shall be consistent with the purposes of this chapter; provided, that the minimum amount of the surety, when required, shall be 125% of the estimated cost of performance. A performance surety shall not be required when the actual cost of performance, as documented in a form acceptable to the director, is less than $1,000.

All plantings that are a part of the mitigation plan shall be installed prior to final building permit inspection, or an assurance device shall be provided in accordance BIMC 16.20.180 (Condition 5). The replacement culvert shall be installed prior to final building permit inspection for the first SFR, or an assurance device shall be provided in accordance with BIMC 16.20.180 (Condition 5).

e. BIMC 16.20.070.G Notice on Title

The owner of any property with field-verified presence of critical area or buffer on which a development proposal is submitted shall file for record with the Kitsap County auditor a notice approved by the director in a form substantially as set forth in Subsection 2 of BIMC 16.20.070.G. Such notice shall provide notice in the public record of the presence of a critical area and buffer, the application of this chapter to the property, and that limitations on actions in or affecting such areas may exist. The applicant shall submit proof that the notice has been filed for record before the city shall approve any development proposal for such site. The notice shall run with the land and failure to provide such notice to any purchaser prior to transferring any interest in the property shall be in violation of this chapter.

The applicant shall submit a recorded notice to title prior to the issuance of the building permits, documenting the presence of the wetland, mitigation plan, and ARPA (Condition 19).

3. **BIMC Title 2 Land Use Procedures**

a. BIMC 2.16.120 Major Variances

Variances are the mechanism by which the city may grant relief from the provisions of the zoning ordinance where practical difficulty renders compliance with certain provisions of the code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of the comprehensive plan is fulfilled.

The hardship is the presence of a wetland and buffer that encumber the subject properties. A variance from the required 25 ft. front yard setback is requested, in order to locate the proposed SFRs as far away from the wetland as possible.

i. Applicability

The major variance process may be used for deviations from zoning standards in BIMC Title 18 that the director determines exceed the threshold for minor variances under BIMC 2.16.060. Minor variances should be limited to: (1) project that are exempt from review under SEPA, or (2) proposals for less than a 25% encroachment into required yards, or (3) proposals of less than a 25% increase in lot coverage.

The proposal is not exempt from SEPA and will encroach greater than 25% into the required front yard (25 ft. required, 5 ft. requested).

This procedure is not available to obtain variances from subdivision standards in BIMC Title 17 or to obtain variances from BIMC Title 18 zoning standards cross-referenced in BIMC Title 17 as part of a short subdivision, long subdivision, or large lot subdivision approval or amendment process.

The setback was not imposed due to a subdivision standard. The subdivision of these lots occurred prior to the regulation of wetlands.

This procedure is not available to allow the siting for an accessory dwelling unit where it would not otherwise be permitted.

The request is for the development of a primary single family residence on each lot, and is unrelated to an accessory dwelling unit.

A variance shall not be granted solely because of the presence of nonconformities in the vicinity of the subject site.

The request is not due to the presence of nonconformities in the vicinity of the subject site.

Variances from the city's noise regulations in Chapter 16.16 BIMC are available through the noise variance process in Chapter 16.16 BIMC and are not available through the major variance process in this section.

A noise variance is not included in the proposal.

The provisions of this section supplement those of BIMC 2.16.020 and 2.16.100 when the application is for a major variance. In the event of a conflict between the provisions of BIMC 2.16.020 or 2.16.100 and this section, the provisions of this section shall govern.

BIMC 2.16.020 describes general land use provisions; BIMC 2.16.100 describes quasi-judicial decision by the hearing examiner. In the event of conflict between these provisions and the provisions of the major variance section (BIMC 16.20.120), the major variance section shall govern.

ii. Decision Criteria

A major variance may be approved or approved with conditions if:

The variance is consistent with all other provisions of this code, except those provisions that are subject to the variance, and is in accord with the comprehensive plan;

The variance is consistent with all other provisions of the BIMC, except those provisions (front setback) that are subject to the variance, and is in accord with the comprehensive plan.

The need for a variance has not arisen from previous actions taken or proposed by the applicant;

The lots were created in 1960, prior to enactment of the critical areas ordinance. The need for the variance has not arisen from previous actions taken or proposed by the applicant.

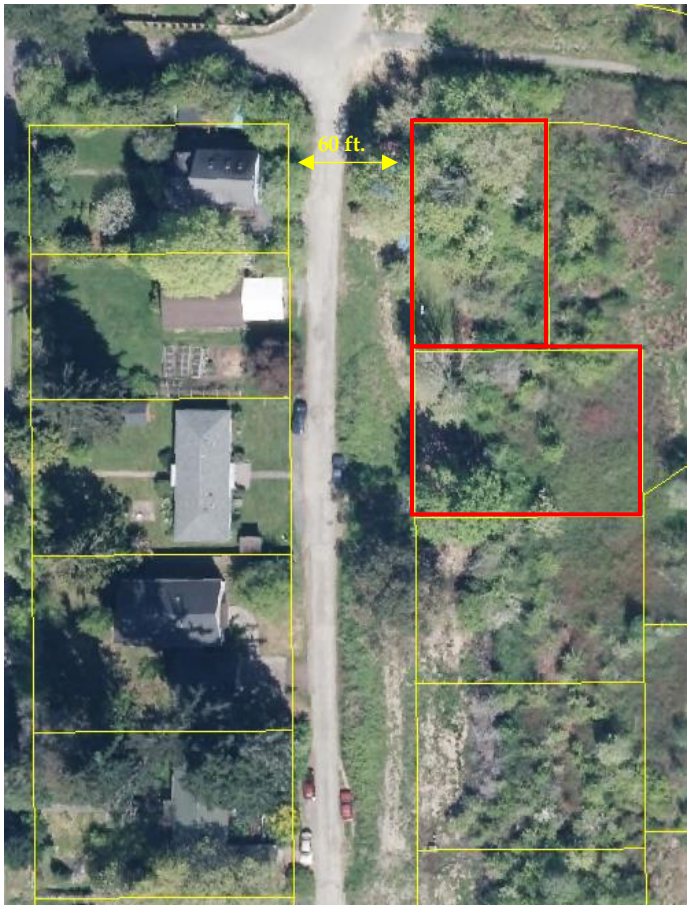
The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but that is denied to the property in question because of special circumstances on the property in question, and will not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity in which the property is located;

Reasonable use of the property will be denied without an RUE because of the presence of the wetland. The granting of a variance will allow less intrusion into the wetland buffers by locating the proposed single family residences farther away from the wetland edge and within the front yard setback (25 ft.).

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located; and

Denying the variance will increase impacts to the wetland. Additionally, the right-of-way for Soundview Dr. NE is 60 ft. wide, and the developed portion of the right-of-way is approximately 20 ft. wide and located on the western edge of the 60 ft. right-of-way. Despite the reduced front yard setback, the future single family residences will be located approximately 40 ft. from the developed portion of Soundview Dr. NE. Therefor even with the a front yard setback that has been reduced down to 5 ft., the existing conditions provide a physical separation that exceeds the 25 ft. setback requirement; the proposed

homes will be setback approximately 40 ft. from the developed road area.



The variance is requested because of special circumstances related to the size, shape, topography, trees, groundcover, location or surroundings of the subject property, or factors necessary for the successful installation of a solar energy system such as a particular orientation of a building for the purposes of providing solar access.

The variance is requested because of special circumstances related to the subject property – specifically, the presence of a category III wetland and 110 ft. buffer that extends onto the subject properties.

If no reasonable conditions can be imposed that ensure the application meets the decision criteria of the BIMC, then the application shall be denied. (Ord. 2011-02 § 2 (Exh. A), 2011)

The applications are properly conditioned to ensure that the project meets the decision criteria.

III. CONCLUSION

A. Site Characteristics

The properties are adjacent to a category III wetland with a 110 ft. buffer that encumbers the entirety of the lots. A portion of the wetland extends onto Lot 5.

B. History

Appropriate notice of the application and SEPA environmental review was published. The SEPA determination was noticed on May 15, 2018, with the appeal period ending on May 29, 2018. The application is properly before the Hearing Examiner.

C. Comprehensive Plan Analysis

The proposed Reasonable Use Exception request is consistent with the goals and policies of the Comprehensive Plan.

D. Land Use Code Analysis

With appropriate conditions, the propose Reasonable Use Exception and major variance requests conform to all applicable regulations in the Bainbridge Island Municipal Code.

IV. APPEAL PROCEDURES

Any decision of the Hearing Examiner may be appealed in accordance with BIMC Chapter 2.16.020.P.2.

Exhibit 22

Exhibit 23

Exhibit 24

Exhibit 25