Planning & Development Services Fa	et Sheet PL 06 - 0607
Community Development Division	Date Received
 Substantial Development Conditional Use Permit Variance Permit Other 	SKAGIT COUNTY PERMIT ONTR.
V A A A A A A A A A A A A A A A A A A A	JUN 20 ZUUD
	RECEIVED
Other Related Permits or Approvals: JARPA, SEPA Checklis	t, Grading Permit
Parcel ID#: Attached Assessor's Tax # Attached List	-
Parcel ID#: Attached Assessor's Tax # Attached List	
Section Township Range Comprehensive Plan/Ze	oning Designation: Rural
Site Address: SR 9 and Babcock Road, Mount Vernon 9	8273
Lot of Record: Yes No Urban Growth Area: Yes 🛙 No	If yes, City:
Comp Plan/Zoning within 200 feet: Rural Reserve / Agricu	iltural-Natural Resource Lands
Mineral Resource Overlay within 1/4 mile Tyes X No Critical	Area/Water within 200 feet: Yes 🗵 No
Pre-application meeting required? Tyes No Meeting verific	ation form enclosed? Yes No
Acreage / Lot Dimensions: 374 Acres	
Flood Zone: A7 FIRM Map Panel #: 5301510250C	Map Date: January 3, 1995
Road access: Private 🗵 County – Permit #: N/A	State – Permit #:
Water Source: Drilled well - Permit #:	nity Well Public PUD #1 Anacortes
Sewage Disposal: Septic – Permit #:	Public Sewer:
egal Description: See attached list for legal descri	ptions
	(Attach additional sheet if necessary



Skagit County Planning & Development Services 1800 Continental Place - Mount Vernon, WA 98273 Inspections (360) 336-9306 - Office (360) 336-9410 - Fax (360) 336-9416

			PL_ <u>66-0607</u> Date Issued:
Substantial Development		SKAGIT COUNTY PERMIT CNTR.	
☐ Variance Permit ☐ Other	'ermit	JUN 28 2006	
		RECEIVED	
1.	Site Plan		Date Received
2.	Application		
3.	Critical Areas Checklist		SKAGIT COUNTY PERMIT ONTR
4.	Assessor's Map		JUN 28 2006
5.	Fact Sheet		DE05-
6.	Vicinity Map		RECEIVED
V 7.	Ownership Certificate (signed an	d notarized)	
8.	Fees Paid: Shoreline Substantial Dev Critical Areas Review \$ 5 EPA	shing 200. velopment $\frac{1450.}{217.}$	tal 2100.00
Application	submittal reviewed by:		Date

To The Applicant:

An application fee and Critical Area review fee (which includes site visit) of \$183.00 is paid at time of submittal for. Three copies of all the information required in the above checklist shall be submitted prior to acceptance of the application as complete.

This is an application for substantial development, conditional use or variance permit as authorized by the Shoreline Management Act of 1971. It is suggested that you check with appropriate local, state and federal officials to determine whether your project falls within any other permit systems.

When you have completed this application and attached all other required information, please submit the complete application and fees to the Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

Thank you

Planning & Development Services Fact Sheet Community Development Division

Applicant		i
Clear Valley Env	ironmental Farm, LLC	
Name		
9 Teaberry Lane,	Tiburon CA 94920	
Address		
(415) 435-3734	(415) 435-3653	jerome rvan@vahoo.com
Phone	Fax	e-mail address
Owner		
Clear Valley Env	ironmental Farm, LLC	
Name		
9 Teaberry Lane.	Tiburon CA 94920	
Address		
(415) 435-3734	(415) 435-3653	jerome russelushee sem
Phone	Fax	e-mail address
Contact		
oomuot		
Jerome Ryan		
Name		
9 Teaberry Lane,	Tiburon CA	
Address		
(415) 435-3734	(415) 435-3653	jerome_ryan@yahoo.com
Phone	Fax	e-mail address
Contractor (When	applicable. If owner, write o	owner-builder)
Yet to be determi	ined	
Name		
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Address		
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nono	ιαλ	e-mail auuress
Contractors Lines //		
Jontractors License #		Expiration Date

Project Narrative: Please provide a brief narrative of the proposed project that includes the purpose, dimensions, setbacks, and relationship to other natural features and existing structures.

The Skagit Environmental Bank project will restore stream reaches along Nookachamps Creek and East Fork Nookachamps Creek. In addition, the project will reestablish, rehabilitate, and enhance associated wetlands. The development of this mitigation bank is being coordinated with the Mitigation Bank Review Team (MBRT), which includes members of the Washington State Department of Ecology, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and Washington Department of Natural Resources. The proposed project will be constructed in three phases and will rehabilitate approximately 13,000 feet (2.5 miles) of existing stream channel and riparian habitat, construct 9,720 feet (1.8 miles) of new high-flow back channels; enhance, reestablish, or rehabilitate 261 acres of emergent scrub-shrub, and forested wetlands; and enhance 109 acres of upland areas, including buffers (see Sheet R-5 in Appendix B of the hydrologic and hydraulic basis of design report) on the Skagit Environmental Bank site. Approximately 4 acres of the project site consists of water line and power line easements, which will be converted to wetland or upland habitat. The total acreage of the project site is 374 acres.

Phase I includes filling ditches and constructing three engineered log jams (ELJs) in Nookachamps Creek and East Fork Nookachamps Creek. The objective of Phase I is to restore the floodplain hydrology associated with these streams, resulting in restored wetland hydrology conditions. Construction will occur within a 75-day construction window that coincides with the time that fish are least likely to be present (June 15 to August/31). Earth disturbed during Phase I will be seeded with a native grasses. Hydrologic monitoring will be conducted after the completion of Phase I to assess how the local ground water table responds to the filling of ditches and installation of ELJs.

(See attached for Phases II and III)

Continuation of Project Narrative:

Phase II will include the construction of high-flow back channels off Nookachamps Creek and East Fork Nookachamps Creek and the planting of native vegetation across the project site. The following activities will occur during Phase II:

- Each of the three new high-flow back channels will be approximately 1,400 to 3,800 feet long and approximately 75 wide. The actual channel dimensions will not be determined until the hydrologic conditions resulting from the modifications during Phase I are analyzed.
- The back channels will be excavated during dry conditions, and a soil plug will be left in place at the confluence of the back channel with the existing stream channel. Excavated material will be stockpiled on the site, in a staging area.
- Water will be introduced to the channels slowly, and turbid water will be pumped to upland sedimentation/infiltration areas before the establishment of connectivity between the high-flow channels and the existing stream channels.
- Silt booms and turbidity monitoring stations will be in place downstream of work areas when flows are introduced into the new channels.
- In disturbed areas where the hydrologic conditions are well understood and not expected to change after the channel construction, final plantings will be installed. Other disturbed areas that may require additional grading during Phase III will be seeded with native grasses, and the final plantings will be installed during Phase III.

See Section B.4.d below for a list of plant species that will be planted across the site.

Phase III will include final site grading that will include up to 20 percent of the project site and final planting of all areas that are not planted during Phase II.

- Minor grading will remove most of the dry soil areas that remain after Phase I and II operations. The excavation will reduce the elevation of the remaining high spots to a point where the hydrologic conditions will support wetland vegetation.
- Up to three additional high-flow back channels may be added during Phase III, depending on the results of the hydrologic analysis after the completion of Phase I.
- It is estimated that approximately 30 percent of the site will remain as upland areas, referred to as forested "islands."
 - Additional planting will occur during Phase III. The entire project site will consist of restored native revegetation at the conclusion of Phase III.

The Skagit County Shoreline Management Master Program sets forth the following criteria for granting Shoreline Substantial Development Permits, Shoreline Conditional Use Permits and Shoreline Variance Permits. During the permit review process, staff will be reviewing your proposal for compliance with the following criteria. You may wish to specifically address the criteria as it relates to your proposal. You may do so on the page provided.

CRITERIA FOR GRANTING SHORELINE SUBSTANTIAL DEVELOPMENT PERMITS, SECTION 9.02 OF SKAGIT COUNTY SHORELINE MASTER PROGRAM:

Upon the effective date of this program, a shoreline substantial development permit or a statement of exemption shall be granted only when development is consistent with:

- · Policies and regulations of the Skagit County Shoreline Management Master Program; and
- Applicable policies enumerated in RCW 90.58.020 in regard to shorelines of the state and shorelines of statewide significance; and
- Regulations adopted by the Department of Ecology pursuant to the Shoreline Management Act (WAC 173-14.)

OWNERSHIP CERTIFICATION

I, <u>Jerome Ryan</u>, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Street Address: 9 Teaberry Lane	
City, State, Zip: Tiburon CA, 94920	
Phone: (415) 435-3743	Signature(s):
	Jerono h
	for: CUEP, LLC + CUEPII, ThC (corporation or company name, if applicable)
ACKNOWLEDGMENT	
STATE OF WASHINGTON	
COUNTY OF SKAGIT)	
On this day personally appeared before m and who executed the within and forego voluntary act and deed, for the uses and p GIVEN under my hand and official seal	THE THE RYAN , known to be the individual(s) describe ing instrument, and acknowledged that they signed the same as their free and purpose therein mentioned. The 20^{TH} day of $JUNE$, 2006 .
NOTARY PUBLIC in and for the State of V	Vashington residing at
My Commission Expires: $3/22/20$	OE OF CONNISSION A NOTARL PUBLIC 3-22-2008 WASHINGTON



Application Requirements for Substantial Development, Conditional Use, or Variance Permit

Per WAC 173-27-180, a complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information:

- The name, address, and phone number of the applicant. The applicant should be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.
- The name, address, and phone number of the applicant's representative, if other than the applicant.
- × The name, address, and phone number of the property owner, if other than the applicant.
- Location of the property. This shall, at a minimum, include the property address and identification of the section, township, and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.
- Identification of the name of the shoreline (water body) that the site of the proposal is associated with. This should be the water body from which jurisdiction of the act over the project is derived.
- A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
- A general description of the property as it now exists including its physical characteristics and improvements and structures.
- A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.
- A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:
 - (a) The boundary of the parcel(s) of land upon which the development is proposed.
- (b) The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high water mark is neither adjacent to or within the boundary

of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.

- (c) Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.
- (d) A delineation of all wetland areas that will be altered or used as a part of the development.
- (e) A general indication of the character of vegetation found on the site.
- (f) The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
- x (g) Where applicable, a landscaping plan for the project.
- (h) Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.
- Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
- x (j) Quantity, composition and destination of any excavated or dredged material.
- (k) A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- N/A (I) Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
- M/A (m) On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

Shoreline – Substantial Development Application Skagit County

Name, Address, and phone number of Applicant:

Clear Valley Environmental Farm LLC 9 Teaberry Lane, Tiburon CA 94920 Phone: (415) 435-3734 Fax: (415) 435-3653

Applicant's Representative:

Jerome Ryan 9 Teaberry Lane, Tiburon CA 94920 Phone: (415) 435-3734 Fax: (415) 435-3653 Email: jerome_ryan@yahoo.com

Name, Address and phone number of Property Owner:

Clear Valley Environmental Farm LLC 9 Teaberry Lane, Tiburon CA 94920 Phone: (415) 435-3734 Fax: (415) 435-3653

Location of the property:

The property is located 1.5 miles northeast of Mount Vernon, Washington, urban center, but it lays just outside of the city limits of Mount Vernon. It is in sections 10, 11, 14, and 15, Township 34 North, Range 4 east on the Mount Vernon 7.5 Minute USGS quadrangle map, Skagit County.

The Bank Site is in the Lower Skagit WRIA 03 watershed, and the Nookachamps sub-watershed. The sub-watershed drains an area of 83 square miles and flows into the mainstream of the Lower Skagit River from the south bank at river mile 18.8. This is a spot about halfway between the cities of Mount Vernon and Sedro Wooly.

Name of the Shoreline:

Nookachamps Creek and East Fork Nookachamps Creek.

General Description of Proposed Project:

The Skagit Environmental Bank project will restore stream reaches along Nookachamps Creek and East Fork Nookachamps Creek. In addition, the project will reestablish, rehabilitate, and enhance associated wetlands. The development of this mitigation bank is being coordinated with the Mitigation Bank Review Team (MBRT), which includes members of the Washington State Department of Ecology, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and Washington Department of Natural Resources. The proposed project will be constructed in three phases and will rehabilitate approximately 13,000 feet (2.5 miles) of existing stream channel and riparian habitat, construct 9,720 feet (1.8 miles) of new high-flow back channels; enhance, reestablish, or rehabilitate 261 acres of emergent, scrub-shrub, and forested wetlands; and enhance 109 acres of upland areas, including buffers (see Sheet R-5 in Appendix B of the hydrologic and hydraulic basis of design report) on the Skagit Environmental Bank site. Approximately 4 acres of the project site consists of water line and power line easements, which will be converted to wetland or upland habitat. The total acreage of the project site is 374 acres.

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- The back channels will be excavated during dry conditions, and a soil plug will be left in place at the confluence of the back channel with the existing stream channel. Excavated material will be stockpiled on the site, in a staging area.
- Water will be introduced to the channels slowly, and turbid water will be pumped to upland sedimentation/infiltration areas before the establishment of connectivity between the high-flow channels and the existing stream channels.

Silt booms and turbidity monitoring stations will be in place downstream of work areas when flows are introduced into the new channels.

In disturbed areas⁶ where the hydrologic conditions are well understood and not expected to change after the channel construction, final plantings will be installed. Other disturbed areas that may require additional grading during Phase III will be seeded with native grasses, and the final plantings will be installed during Phase III.

Phase III will include final site grading that will include up to 20 percent of the project site and final planting of all areas that are not planted during Phase II.

- Minor grading will remove most of the dry soil areas that remain after Phase I and II operations. The excavation will reduce the elevation of the remaining high spots to a point where the hydrologic conditions will support wetland vegetation.
- Up to three additional high-flow back channels may be added during Phase III, depending on the results of the hydrologic analysis after the completion of Phase I.
- It is estimated that approximately 30 percent of the site will remain as upland areas, referred to as forested "islands."
- Additional planting will occur during Phase III. The entire project site will consist of restored native revegetation at the conclusion of Phase III.

A general description of the property as it now exists including its physical characteristics and improvements and strucutures:

The Bank Site is located at elevations from approximately 20 feet above sea level to 100 feet above sea level. Most of the Bank Site is located within the 100 year flood plain of the main stem of Nookachamps Creek and the East Fork of Nookachamps Creek, both of which are reaches of the Lower Skagit watershed. Settlers cleared the Bank Site of all riparian and wetland forest habitat from around 1900 to 1950. Farmers have maintained the site as farmland or pasture, mostly free of native vegetation, since that time. For the last 40 years the Bank Site has been the location of a rotational row crop and dairy operation. At present, no buildings or livestock are kept on the Bank Site. All three creek channels on the Bank Site (the two forks of Nookachamps Creek and Mud Lake Creek) have been straightened, and over the years farmers have graded, filled and flattened the floodplains on the Bank Site to remove high and low spots. Over 1.2 miles of ditches, some 15 feet deep were put in to drain the Bank Site surface and ground water.

Groundwater conditions within the floodplain of the Nookachamps Creek are influenced by recharge from upland areas, flooding from the Skagit River, and flow in the mainstem and East

Fork Nookachamps Creek. Deforestation and drainage improvements for agriculture at the project site are the two most significant landscape modifications to have impacted local groundwater conditions. Both of these modifications likely contributed to the lowering of the groundwater table throughout the project site. There is persistent vegetation on the 58 acres of the Bank Site that is existing wetland (22 acres in Phase 1, 14 acres in Phase 2 and 22 acres in Phase 3); the remaining areas are plowed.

There are two aerial high-voltage electric transmission lines and a subsurface waterline. A new 36" waterline will be installed (summer 2006) parallel to the existing water line. It will be contained in the existing easement. There are also two bridges, one over the East Fork of Nookachamps Creek and the other over the main stem of Nookachamps Creek. None of these structures will be removed or destroyed.

A General Description of the Vicinity of the Proposed Project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics:

The City of Mount Vernon surrounds the Bank Site on three sides (northwest, west, and southeast). This part of Mount Vernon is developed and/or zoned for commercial and residential development (see figure: Regional Land Use Map). The Mud Lake housing community development is located less than 0.5 mile to the northeast and the land use to the north and southeast is zoned for agricultural use or as rural reserve. Most future land development in the Nookachamps watershed is expected to take place along the corridors of State Highway 9 and 538 (which are adjacent to the Bank Site). Newly extended urban growth boundaries of the City of Mount Vernon extend to the edges of the Bank Site.

Site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include: (a) The boundary of the parcel(s) of land upon which the development is proposed

Please refer to the Plan Set

(b) The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high water mark is neither adjacent to or within the boundary.

Please refer to the JARPA figure, sheet 4.

(c) Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of the

proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.

Please refer to the Plan Set / JARPA figures.

(d) A delineation of all wetland areas that will be altered or used as part of the development.

From the Wetland Delineation Report:

The total area of existing wetlands in the proposed 355-acre bank site area is 59 acres comprised of: The vegetated wetlands (palustrine, persistent and grazed - 27.1 acres), the plowed areas (palustrine, non-persistent and plowed - 23.1 acres) and the riverine (the area of the stream channel and wetland vegetation along the edges - 8.8 acre). Three different types of wetlands were classified according to the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979).

1. Palustrine Wetland: Persistent and Persistent and Grazed (27.1 acres within the bank site)

Classification: System: Palustrine Class: Emergent Subclass: Persistent; Persistent and Grazed (but not Plowed)

This area is comprised of the reed canary grass meadows in the floodway of the Nookachamps and to the East Fork. The grass meadows are currently fallow. These areas are occasionally grazed or mowed. This area also includes the reed canary grass dominated drainage ditches. The area in the ditches was measured from top of bank to top of bank. Hydrologic indicators in the soils were not present at the top of bank along any of the drainage ditches; therefore the actual wetland area is slightly overestimated.

The reed-canary-grass meadows areas have all three indicators of wetland condition throughout most of the growing season. The soil hydrology is beyond the influence of plowing or drainage ditches but closely tied to fluctuations in the river levels. They are "Regularly Inundated or Saturated" more than 61 but less than 182 (>25% - 75%) days of the growing season.

2. Palustrine Wetland : Non-Persistent and Plowed (23.1 acres within the bank site)

Classification: System: Palustrine Class: Emergent Subclass: Non-Persistent and Plowed

These areas were graded level for row crop planting and are plowed and planted in corn or other upland cover crop during the dry part of the growing season but considered hydric - if left fallow, they would likely re-establish as wetlands. A few of these areas had wetland plant species pioneering after the corn was removed, in the late fall rainy season. The primary indicator was the presence of ponding or surface flow after rains storms in the spring. There were no hydric soil indicators present and there was no indication that these wetlands are connected to ground-water hydrology.

3. Riverine Wetland or Other Waters of the US (8.8 acres within the bank site)

Classification: System: Riverine Subsystem: Lower Perennial Class: Aquatic Bed Subclass: Cobble, gravel, sand, organic

The riverine or "Other Waters of the US" are those areas within the creek channels, within the ordinary high-water limits, along the Nookachamps and the East Fork of the Nookachamps. The area also includes the vegetated wetlands adjacent to the ordinary high water line, typically narrow strips of scrub/shrub habitat. There is a total of 8.8 acres of this wetland type on the bank site.

(e) A general indication of the character of vegetation found on the site.

From the Wetland Delineation Report:

According to the Soil Survey of Skagit County Area, Washington (Soil Conservation Service issued in 1989) the growing season is 242 days from March 14 through November 11.

The Palustrine Wetland (persistent or persistent and grazed, but not plowed) areas have all three indicators of wetland condition throughout most of the growing season and are comprised primarily of *Phalaris arundinacea*, reed canary grass (facw); *Ranunculus repens*, creeping buttercup (facw); and *Alopecurus pratensis*, meadow foxtail (facw). The following are scattered throughout:

Rumex obtusifolius, bitter dock (fac) Rumex crispus, curly dock (facw) Ranunculus acris, tall buttercup (facw) Senecio indecoris, mt. butterweed (facw) Trifolium repens, white clover (facu) Festuca arundinacea, tall fescue (fac) Juncus effuses, soft rush (facw+) Juncus ensifolies, dagger-leaf rush (facw)

Some areas determined as wetland according to existence of surface water flow (located in the southern half of the bank site) are comprised primarily of *Trifolium repens*, white clover (facu); with *Dactalis glomerata*, orchard grass (facu); *Festuca armnoinacea*, tall fescue (facu-); and the following were scattered throughout:

Matricaria discoidea, pineapple weed (facu) Plantago major, broadleaf plantain (facu) Capsella bursa-pastoris, shepards purse (facu) Equisetum sp. (fac) Cirsium sp., thistle (facu) Disacus fullonum, teasel (facu) Stellaria crispin, chickweed (fac +) Phalaris arundinacea, reed canary grass (facw) Senecio indecoris, mt. butterweed (facw)

There are individuals, or patches of, woody plant species scattered throughout the vegetated wetland areas (primarily as scrub/shrub edges to the riverine systems) and found along the upland edges of the riverine areas. These species include the following:

Populus balsamifera, black cottonwood (fac)
Alnus rubra, red alder (facw)
Rubus spectabilis, salmon berry (fac +)
Spirea douglasii, hardhack (facw)
Salix rigida, heartleaf willow (obl)
Salix scoulerana, scouler willow (fac)
Salix stichensis, sitka willow (facw)
Rosa nutka, nutka rose (fac)
Sambucus racemosa, red elderberry (facu)
Rubus procerus, Himalayan blackberry (facu)
Corylus cornuta, beaked hazelnut (facu)
Cornus serisia, red-osier dogwood (facw)
Rubus laciniatus, evergreen blackberry (facu+)
Crataegus douglasii, black hawthorn (fac)
Thuja plicata, cedar (fac)

The few plants that were found in the river channel (in very small patches), that could out compete the *Phalaris arundinacea*, reed canary grass (facw) include:

Iris pseudcorus, yellow iris (obl) Nuphar luteum, yellow pond lilly (obl)

Most of the plants common in the plowed fields (palustrine, non-persistent and plowed) are grasses planted by the farmer as over-winter crops (primarily *Dactalis glomerata*, orchard grass, facu; and *Trifolium repens*, white clover, facu). Upland and wetland pioneer plants established in between the planted species. Where present, plant dominance was one factor used in determining the wetland boundaries in the plowed areas. However, most of the plowed areas had no plants growing, in one fallow field area in the southern portion of the site the wetland contained all upland plants – the wetland was defined by the area of recent precipitation runoff. The vegetation that was present in some of the in the plowed wetlands or uplands (depending on dominance) included the following:

Ranunculus repens, creeping buttercup (facw) Plantago major, broadleaf plantain (facu) Phalaris arundinacea, reed canary grass (facw) Stellaria crispa, chickweed (fac+) Festuca rubra, red fescue (fac+) Festuca arundinacea, tall fescue (fac)

Cirsium sp., thistle (facu) Disacus fullonum, teasel (fac) Rumex crispus, curly dock (facw)

(f) The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.

Please refer to the Plan Set.

(g) Where applicable a landscaping plan for the project.

Please refer to the Plan Set.

(h) Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.

Please refer to the Plan Set.

(i) Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.

The majority of the fill material will be obtained on site in the form of excavated materials. For composition of the material please refer to the Soils section of the Wetland Delineation Report. The grading quantities have been identified as 14754 cubic yards of fill (see grading permit).

(j) Quantity, composition and destination of any excavated or dredged material.

The excavation quantity has been identified as 240 cubic yards of material, (see grading permit) and the composition of the material is discussed in the Soils section of the Wetland Delineation Report. Most of the excavated material will be used as backfill, and any excess will be stored on site and vegetated.

(k) A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.

Please refer to Plan Set/JARPA figures.

(1) Where applicable, a depiction of the impacts to views from existing residential uses and public areas.

Non-applicable; there will be no impact to the views from existing residential properties or public areas.

(m)On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

Non-applicable.