CRITICAL AREA REPORT AND HABITAT MANAGEMENT PLAN

Bell Creek
Sequim, Washington

November 30, 2023
***Revised* June 12, 2024**

RAEDEKE ASSOCIATES, INC.

Raedeke Associates, Inc.

Wetland & Aquatic Sciences
Wildlife Ecology
Landscape Architecture

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1.0 INTRODUCTION

1.1 PURPOSE

Raedeke Associates, Inc. was retained by Blue Fern Management, LLC to identify and delineate any wetlands or streams on or in the vicinity of the Bell Creek Sequim project site. The project site is an approximately 28-acre parcel at 1212 South Third Avenue in the City of Sequim, Washington. During our site investigation, we collected information on vegetation, soils, and hydrology to characterize the existing site conditions and to support our findings regarding any critical areas on or in vicinity of the project site. This report presents the findings of our background information review and our September 27, 2023, site investigation. During our site visit, we identified and delineated Bell Creek and a small tributary stream (Stream 1A). We did not identify any wetlands on or within 300 feet of the project site.

This report presents a summary of our findings regarding existing conditions on the project site. Per our discussions with the property owner, no direct impacts are proposed to any critical areas or their buffers as part of the proposed site development application.

1.2 PROJECT LOCATION

The Bell Creek Sequim project site is an approximately 28-acre parcel located at 1212 S. Third Avenue in Sequim, Washington (Figure 1). The project site is identified as Clallam County Tax Parcel No. 0330301100000000, which places the project in a portion of Section 30, Township 30 North, Range 3 West, W.M. Parcel maps retrieved online from Clallam County (2023a) GIS map database depict the property boundaries.

The project site is bordered by South 3rd Avenue to the west, W. Brownfield Road to the north, South Sequim Avenue to the east, and a mixture of undeveloped and light agricultural uses to the south.

2.0 METHODS

2.1 DEFINITIONS AND METHODOLOGIES

2.1.1 Wetlands

Wetlands and streams are protected by federal law as well as by state and local regulations. Federal law (Section 404 of the Clean Water Act) prohibits the discharge of dredged or fill material into "Waters of the United States", including certain wetlands, without a permit from the U.S. Army Corps of Engineers (COE 2021, 2022). The COE makes the final determination as to whether an area meets the definition of a wetland and whether the wetland is under their jurisdiction.

The COE wetland definition was used to determine if any portions of the project area could be classified as wetland. A wetland is defined as an area "inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (Federal Register 1986:41251).

We based our investigation upon the guidelines of the U. S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987) and subsequent amendments and clarifications provided by the COE (1991a, 1991b, 1992, 1994), as updated for this area by the regional supplement to the COE wetland delineation manual for the Western Mountains, Valleys, and Coast Region (COE 2010). The COE wetlands manual is required by state law (WAC 173-22-035, as revised) for all local jurisdictions.

Hydrophytic vegetation is defined as "macrophytic plant life growing in water, soil or substrate that is at least periodically deficient in oxygen as a result of excessive water content" (Environmental Laboratory 1987). The U.S. Army Corps of Engineers National Wetland Plant List wetland indicator status (WIS) ratings were used to make this determination (COE 2020). The WIS ratings "reflect the range of estimated probabilities (expressed as a frequency of occurrence) of a species occurring in wetland versus non-wetland across the entire distribution of the species" (Reed 1988:8). Plants are rated, from highest to lowest probability of occurrence in wetlands, as obligate (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), and upland (UPL), respectively. In general, hydrophytic vegetation is present when the majority of dominant species are rated OBL, FACW, and FAC.

A hydric soil is defined as "a soil that is formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part" (Federal Register 1995: 35681). The morphological characteristics of the soils in the study area were examined to determine whether any could be classified as hydric.

According to the 1987 methodology, wetland hydrology could be present if the soils were saturated (sufficient to produce anaerobic conditions) within the majority of the rooting zone (usually the upper 12 inches) for at least 5% of the growing season, which in this area is usually at least 2 weeks (COE 1991a). It should be noted, however, that areas having saturation to the surface between 5% and 12% of the growing season may or may not be wetland (COE 1991b). Depending on soil type and drainage characteristics, saturation to the surface would occur if water tables were shallower than about 12 inches below the soil surface during this time. Positive indicators of wetland hydrology include direct observation of inundation or soil saturation, as well as indirect evidence such as driftlines, watermarks, surface encrustations, and drainage patterns (Environmental Laboratory 1987). Hydrology was further investigated by noting drainage patterns and surface water connections between wetlands and streams within and adjacent to the project area.

2.1.2 Ordinary High Water Mark Determination

We based our evaluation of the Bell Creek Ordinary High-Water Mark (OHWM) on definitions provided under the Washington State Shoreline Management Act of 1971. The Washington State definition for the OHWM is as follows:

> *Ordinary high water mark or "OHWM" means the mark on the shores of all waters that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual and so long continued in ordinary years, as to mark upon the soil or vegetation a character distinct from that of the abutting upland, provided that in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining saltwater shall be the line of mean higher high water, and the ordinary high water line adjoining freshwater shall be the elevation of the mean annual flood."*…(RCW 90.58.030(2)(c) and WAC173-22-030(6).

As outlined in the WDOE (2016) Shoreline Administrators Manual, the general guidelines for determining the OHWM include: (1) a clear vegetation mark; (2) wetland/upland edge; (3) elevation; (4) a combination of changes in vegetation, elevation, and landward limit of drift deposition; (5) soil surface changes from algae or sediment deposition to areas where soils show no sign of depositional processes; and/or (6) soil profile changes from wetter conditions (low chroma, high soil organic matter, and lack of mottling) to drier conditions (higher chroma, less organic matter, or brighter mottles).

2.2 BACKGROUND RESEARCH

Prior to conducting our site visit, we reviewed existing background maps and information for the project site from the U.S.D.A. Natural Resource Conservation Service (NRCS 2023) Web Soil Survey, the U.S. Fish and Wildlife (USFWS 2023) National Wetland Inventory (NWI), and the Clallam County (2023a) GIS mapper. We also reviewed the Washington Department of Fish and Wildlife (WDFW 2023b) Priority Habitat and

Species (PHS), the Statewide Washington Integrated Fish Distribution (SWIFD) database maintained by the Northwest Indian Fisheries Commission (NIFC 2023), and the WDNR (2023) Forest Practices Application Mapping databases to determine whether listed or other priority fish and wildlife or their habitats were present within the project site or its vicinity. In addition, we examined current and historical aerial photographs (Google Earth 2023) to assist in the definition of existing plant communities, drainage patterns, and land use.

2.3 FIELD SAMPLING PROCEDURES

We conducted a site visit on September 27, 2023, to document any wetlands, streams, or sensitive, threatened, or endangered fish and wildlife habitat that may be present on the project site or in the immediate vicinity. During our site investigation, we collected sufficient information to characterize the existing landscape conditions of the site.

Vegetation, soils, and hydrology were examined in representative portions of the study area according to the procedures described in the Regional Supplement (COE 2010). Plant communities were inventoried, classified, and described during our field investigations. We estimated the percent coverage of each species. Plant identifications were made according to standard taxonomic procedures described in Hitchcock and Cronquist (2018) with nomenclature as updated by the U.S. Army Corps of Engineers National Wetland Plant List (COE 2020). Wetland classification follows the USFWS wetland classification system (Cowardin et al. 1992). We determined the presence of a hydrophytic vegetation community using the procedure described in the Regional Supplement (COE 2010), which requires the use of the dominance test, unless positive indicators of hydric soils and wetland hydrology are also present, in which case the prevalence index or the use of other indicators of a hydrophytic vegetation community as described in the Regional Supplement (COE 2010) may also be required.

We excavated pits to at least 18 inches below the soil surface, where possible, in order to describe the soil and hydrologic conditions throughout the study area. We sampled soil at locations that corresponded with vegetation sampling areas and potential wetland areas. Soil colors were determined using the Munsell Soil Color Chart (Munsell Color 2009). We used the indicators described in the Regional Supplement (COE 2010) to determine the presence of hydric soils and wetland hydrology.

3.0 EXISTING CONDITIONS

3.1 RESULTS OF BACKGROUND INVESTIGATION

The USDA NRCS (2023) Web Soil Survey (Figure 2) identifies Clallam gravelly sandy loam in the northern third of the project site and Yeary gravelly loam throughout the southern two thirds of the project site. Clallam and Yeary series soils are derived from glacial till or outwash and are not listed hydric soils (U.S.D.A. Soil Conservation Service 1991, Federal Register 1995). Minor components of Mckenna soils, a listed hydric soil, may be found in Clallam or Yeary soils. Soil series boundaries or mapping units are mapped from aerial photographs with limited field verification. Thus, the location and extent of boundaries between mapping units may not be accurate for a given parcel of land within the survey area.

The USFWS (2023) NWI (Figure 3) depicts Bell Creek and an associated forested wetland bisecting the project site from south to north, along with a freshwater forested wetland near the southern portion of the project site. The NWI also depicts a linear riverine wetland or stream in the northeast portion of the site. Wetlands and streams shown on the NWI are general in terms of location and extent, as they are determined primarily from aerial photograph interpretation. Thus, the number and extent of existing wetlands located within the project area may differ from those marked on the NWI map.

The Clallam County (2023) GIS mapper (Figure 4) identifies Bell Creek bisecting the project site. It does not depict any wetlands on or in the vicinity of the project site. It also depicts an irrigation pipeline along the east property boundary. We observed what appeared to be the on-site eastern terminus of this pipe and identified the resulting drainage pattern as Swale 1.

The Washington Department of Fish and Wildlife (2023b) PHS database (Figure 5) identifies Bell Creek in the same vicinity as the NWI and Clallam County. The PHS identifies the presence of residential cutthroat trout (*Oncorhynchus clarki*), Coho salmon (*O. kisutch*), Winter Steelhead (*O. mykiss*), and pink salmon (*O. gorbuscha*) within Bell Creek. In addition, the project site is mapped as 'Crucial Winter Range' for Roosevelt Elk. The presence of little brown bat (*Myotis lucifugus*), Yuma myotis (*Myotis yumanesis*), and Northern spotted owl (*Strix occidentalis*) are mapped at the township-level scale. The Northern Spotted Owl is a listed threatened species at the federal level and endangered at the state level. The Little Brown Bat and Yuma myotis are listed sensitive species by WDFW.

The NFIC (2023) SWIFD map identifies Bell Creek in the same vicinity as the other background maps. The SWIFD map documents the presence of Coho and Pink salmon in Bell Creek and depicts it as gradient accessible for Winter Steelhead (Figure 6). The WDNR (2023) FPAMT depicts Bell Creek as a fish-bearing (Type F) stream (Figure 7).

3.2 RESULTS OF FIELD INVESTIGATIONS

3.2.1 Property Description

We visited the project site on September 27, 2023, to document the existing site conditions. The project site slopes down from an elevation of approximately 306 feet in the southwest corner to approximately 230 feet in the northeast corner with an average gradient of 5 percent. Most of the project site is maintained as a mowed pasture characterized by orchard grass (*Dactylis glomerata*, FACU), Kentucky bluegrass (*Poa pratensis*, FAC), common dandelion (*Taraxacum officinale*, FACU), and Canada thistle (*Cirsium arvense*, FAC) (Sample Plots 1, 2, 4, 8, and 9, Appendix A). Bell Creek flows through the site from south to north and its forested buffer is characterized by typical upland forest species found throughout the Pacific Northwest including western red arborvitae (*Thuja plicata*, FAC), bigleaf maple (*Acer macrophyllum*, FACU), Oso-berry (*Oemleria cerasiformis*, FACU), salmon raspberry (*Rubus spectabilis*, FAC), Himalayan blackberry (*Rubus armeniacus*, FAC), and sword fern (*Polystichum munitum*, FACU). Neither the pasture or the forested vegetation communities on the project site meet the criteria of a hydrophytic (wetland) vegetation community.

Soils throughout the project site are not hydric, consisting of up to 12 inches of very dark grayish brown (10YR 3/2) to dark grayish brown (10YR 4/2) gravelly sandy loams underlain by a restrictive layer of cobble (Sample Plots 2, 6, 7, and 10). We identified some locations on the project site that met the technical definition of hydric soils, including hydric soil indicators F6 (redox dark surface) and F3 (depleted matrix). These soils were characterized by at least four inches of dark grayish brown (10YR 4/2) gravelly sandy loams with up to 10% dark yellowish brown (103/4 or 4/4) redoximorphic concentrations (Sample Plots 1, 3, 4, 8, and 9). Generally, hydric soils on the project site were accompanied by a shallow restrictive layer, which likely prohibits infiltration of surface water and has allowed hydric soil conditions to develop in the soils above the restrictive layer. These restrictive layers were likely the result of the agricultural use of the site. No primary indicators of wetland hydrology, such as saturation or a water table in the upper 12 inches of the soil profile, nor secondary indicators such as oxidized rhizospheres or drainage patterns, were observed throughout the project site.

3.2.2 Bell Creek

During our site investigations, we identified and delineated the onsite portion of Bell Creek. Bell Creek is a perennial stream that begins on the north slope of Burnt Hill south of the project site. Within the project site, Bell Creek occupies a deeply incised ravine with vertical cutbank walls reaching six to eight feet in height in some locations. At the time of our visit, flow in the creek was at approximated to be less than 1 cubic foot per second (cfs), with areas of ponding up to 6 inches deep. Top-of -bank width was eight to ten feet on average, with some portions of the channel reaching up to 20 feet in width. The channel has a well-defined bed and bank characterized by a gravel, and cobble bed, with sections of large woody debris. Significant segments of the stream contain undercut banks with overhanging scrub-shrub vegetation. During our September 27, 2023, field

visit we flagged the OHWM of Bell Creek with red and white flagging labeled ST1-L1 to ST1-L40 and ST1-R1 to ST1-R39 (See Appendix B Bell Creek Survey).

Vegetation in the riparian corridor adjacent to the stream is a forest comprised of western arborvitae, bigleaf maple, red alder (*Alnus rubra,* FAC), and Douglas fir (*Pseudotsuga menziesii*, FACU) trees with an understory of Oso-berry, salmon raspberry, Himalayan blackberry, clustered rose (*Rosa pisocarpa,* FAC), sword fern, and piggyback plant (*Tolmiea menziesii,* FAC) (Sample Plots 3, 7, and 10). We did not observe a hydrophytic plant community in the riparian corridor associated with the stream.

During our site visit, we investigated an apparent old oxbow meander located east of the current channel, in the area identified as a forested wetland on the NWI map (Figure 3). The oxbow is dominated by a hydrophytic scrub-shrub vegetation community of red alder, stink currant (*Ribes bracteosum*, FAC), piggyback plant, stinging nettle (*Urtica dioica*, FAC), and western lady fern (*Athyrium cyclosorum*, FAC). The soil at this location was not hydric and are characterized by up to twelve inches of very dark brown (10YR 2/2) sandy loam over at least 4 inches of dark grayish brown (10YR 4/2) gravelly sand with areas of partially decomposed woody debris. Soils were moist but we did not observe any saturation or water table within the upper 12 inches of the soil profile, nor any secondary indicators such as drainage patterns or water marks (Sample Plot 5).

Bell Creek travels from the southern edge of the property to the northern edge where it enters an approximately 10-foot wide open-bottom metal culvert which travels under West Brownfield Road. Bell Creek eventually outlets to Sequim Bay.

3.2.3 Stream 1A & Swale 1

During our site investigation, we identified a small tributary (Stream 1A) that is associated with the left bank of Bell Creek along the southern edge of the project site. Stream 1A is in a narrow (approximately 1 to 2 feet wide) ravine with bank heights 2 to 3 feet tall. Stream 1A is characterized by a bed of large cobbles (4 to 12 inches in diameter) and has an average gradient of 10%. Stream 1A had very minor flow at the time of our visit (less than 0.10 cfs) and appears to receive most of its hydrology from an excavated swale (Swale 1) which conveys water from a small (8-inch) plastic culvert. This culvert appears to be the irrigation pipeline depicted on the Clallam County GIS Map (Figure 4). The Highland Irrigation District also confirmed that the pipe is this location is the irrigation pipe as shown on the map and would not be regulated as a stream. We saw the eastern terminus of the pipe draining water and the water then draining east towards Bell Creek. West of the pipe outlet, we did not observe other portions of the pipe or a ditch on-site. Swale 1 drains east along the southern property boundary until it reaches an area of subsidence and a small (two-foot diameter) sinkhole where water from the swale currently discharges. It appears this local subsidence activity and flow from Swale 1 has created the ravine which contains Stream 1A. During our field visit we flagged the OHWM of Stream 1A with red and white flagging labeled ST1A-L1 to ST1A-L3 and ST1A-R1 to ST1A-R3 (see Appendix B Bell Creek Survey).

3.2.4 Swale 2

During our site visit we observed a deep linear swale in the northeast portion of the project site (Swale 2). Swale 2 is approximately 5 to 10 feet deep at the bottom of the feature, with vertical walls ranging from 4 to 8 feet in height. Swale 2 becomes slightly wider with shorter bank walls as it progresses northeast.

Vegetation within the northern portion of Swale 2 consists of velvet grass (*Holcus lanatus*, FAC), unknown bluegrass species (*Poa sp*., FAC), and field horsetail (*Equisetum arvense* FAC) (Sample Plot 6). Patches of Pacific willow (*Salix lasiandra*, FACW and English hawthorne (*Crataegus monogyna*, FAC) are also present in the northern section of Swale 2. Dense Himalayan blackberry, nootka rose (*Rosa nutkana*, FAC), bigleaf maple, and red alder were observed growing on the top and edges of the swale.

Soils within the swale are not hydric and consist of up to 10 inches of very dark grayish brown (10YR 3/2) gravelly sandy loams underlain by a restrictive layer (Sample Plot 6) During our investigation, we did not observe any water at any location in the swale. Furthermore, we did not observe any indication of regular flow within the swale, such as scour marks, drift lines, deposition of sandy or gravelly material, or large woody debris. We did not observe any saturation or water table within the upper 12 inches of the soil profile.

Approximately 25 feet east of Bell Creek (Flag ST1-R26) we identified the beginning of Swale 2, which begins as an excavated ditch approximately 2 feet wide and 1 to 2 feet deep. We observed the remains of a wooden structure that appeared designed to transport or hold water in this location (perhaps an old drain tile). The beginning of Swale 2 is approximately 6 to 8 feet higher in elevation than the bottom of Bell Creek. This difference in elevation would prevent any surface or groundwater connection between Bell Creek and Swale 2 and would indicate the channel was not previously naturally occurring and excavated for another purpose.

The berm between Bell Creek and Swale 2 is dominated by upland forested vegetation including western arborvitae, snowberry (*Symphoricarpos albus*, FACU), Oso-berry, and western swordfern (Sample Plot 7). Soils were not hydric and are characterized by up to eight inches of very dark grayish brown (10YR 3/2) gravelly sandy loam underlain by restrictive cobbles at eight inches. No primary or secondary indicators of hydrology were observed.

4.0 REGULATORY CONSIDERATIONS

Wetlands and streams are protected by Section 404 of the Federal Clean Water Act and other state and local policies and ordinances including City of Sequim (2023) code. Regulatory considerations pertinent to wetlands identified within the study area are discussed below; however, this discussion should not be considered comprehensive. Additional information may be obtained from agencies with jurisdictional responsibility

for, or interest in, the site. A brief review of the U.S. Army Corps of Engineers regulations and City of Sequim policy, relative to wetlands and streams, is presented below.

4.1 FEDERAL CLEAN WATER ACT (U.S. ARMY CORPS OF ENGINEERS)

Federal law (Section 404 of the Clean Water Act) discourages the discharge of dredged or fill material into the nation's waters, including most wetlands and streams, without a permit from the U.S. Army Corps of Engineers (COE). The COE makes the final determination as to whether an area meets the definition of "Waters of the U.S." as defined by the federal government (Federal Register 1986:41251), and thus, if it is under their jurisdiction.

We should caution that the placement of fill within wetlands or other "Waters of the U.S." without authorization from the COE is not advised, as the COE makes the final determination regarding whether any permits would be required for any proposed alteration (COE 2021, 2022). Because the COE makes the final determination regarding permitting under their jurisdiction, a jurisdictional determination from the COE is generally recommended prior to any construction activities, if any modification of wetlands is proposed. A jurisdictional determination would also provide evaluation and confirmation of the wetland and stream delineations by the COE.

4.2 WASHINGTON STATE

4.2.1 Federal Clean Water Act Section 401 Certification

Under Section 401 of the Clean Water Act, an activity involving a discharge in waters of the U.S. and authorized by the COE must also receive certification that the federally permitted activity complies with the federal Clean Water Act, state water quality laws, and any other appropriate state laws (such as the Water Resources Act and Hydraulic Code). In Washington State, the certifying agency is usually the Washington Department of Ecology (WDOE). In addition, if the COE-authorized permit is for actions within the 15 coastal counties, including Clallam County and the City of Sequim, then the WDOE must confirm that the proposed action complies with the Washington Coastal Zone Management Program.

4.2.2 Non-Federal Jurisdictional Wetlands

The WDOE also regulates activities within isolated wetlands under the state Water Pollution Control Act (90.48 RCW) in instances where a wetland is determined to be non-jurisdictional under the federal Clean Water Act by the COE. The standards of review for issuance of a permit by the WDOE for activities within non-COE-jurisdictional wetlands are the same as those for Section 401 certifications.

4.2.3 Washington State Hydraulic Code

Prior to construction or other work that will use, divert, obstruct, or change the natural flow or bed of any state waters, approval by the Washington Department of Fish and

Wildlife (WDFW), through provisions of the State Hydraulic Code (RCW 75.20.100-140), is required. The WDFW-administered Hydraulic Project Approval (HPA) is intended to protect fish life from damage by construction and other activities in all marine and fresh waters of the state. A maximum of 45 calendar days is specified in the agency rules for a decision by WDFW to grant or deny approval of a complete application (WDFW 2023a).

4.3 CITY OF SEQUIM

City of Sequim (2023) code regulates wetlands and streams as critical areas. Alterations of wetlands, streams and their buffers are generally prohibited, except as allowed under certain conditions. All direct wetland, stream and buffer impacts must be mitigated through creation, restoration, or enhancement. The City of Sequim has the final authority to determine ratings, buffers, and allowed uses of wetlands, streams, their buffers, and other sensitive areas that are under their jurisdiction.

City of Sequim (2023) provides a range of stream buffers based on classification of the stream as defined in Sequim Critical Area code. Stream classifications are based on whether the stream is perennial and intermittent and whether it has the potential to support anadromous or other fish use.

Bell Creek meets the criteria of a Type 2 stream because it is a perennial stream with documented use by Coho, Pink, and Winter Steelhead. Under the City of Sequim (2023) code Section 18.80.070, Type 2 streams are provided a 100-foot buffer of undisturbed native vegetation. The City of Sequim (2023) code allows for buffers to be modified by averaging buffer widths when the following conditions are met:

- There are no feasible alternatives to the site design that could be accomplished without buffer averaging;
- The buffer is increased adjacent to the higher-functioning or more sensitive areas and decreased adjacent to the lower-functioning or less sensitive portion;
- The total area of the buffer after averaging is equal to the area required without averaging; and
- The buffer at its narrowest points is never less than three-quarters of the required width.

Swale 1 and Swale 2 are excavated from uplands, likely for the purpose of artificial irrigation or conveyance of stormwater runoff. Based on our background review, there is no historical evidence of naturally occurring channels in their current location. As such, they do not meet the definition of a stream as identified in the WAC Chapter 222-16.

5.0 INVESTIGATIVE SUMMARY

During our site investigation, we identified and delineated the OHWM of Bell Creek. Bell Creek is a Type 2 stream that requires a 100-feet-wide buffer under City of Sequim code. A survey of the project site is provided and shows the location of Bell Creek and the approximate location of our sample plot data (Appendix B). It is our understanding that any proposed site development application would avoid direct impacts to Bell Creek or its buffer. As such, no impacts are anticipated because of the proposed project.

6.0 HABITAT MANAGEMENT PLAN

Per the City of Sequim (2024) code, "*when a development proposal contains a priority habitat for endangered or threatened species, a habitat management plan must be submitted and must identify how the impacts from the proposed project will be mitigated.*" As described in section 3.1, Bell Creek has a documented presence of several fish species including *Oncorhynchus clarkia, O. kisutch, O. mykiss,* and *O. gorbuscha.*

The proposed project will provide the required mitigation measures to mitigate impacts to Bell Creek and the stream buffer. Mitigation measures will include:

a) *Establishment of buffer zones*. The 100-foot-wide buffer provided for Type 2 streams by the City of Sequim (2024) will be provided. This will protect existing forested buffer along the stream corridor that provides habitat functions for fish and wildlife species;

b) *Preservation of critically important plants and trees within the buffer*. As noted above, the portion of Bell Creek within the project site is currently bordered by mature forest which will be preserved by the 100-foot stream buffer;

c) *Limitation of access to habitat area*. A critical area split-rail fence will be constructed along the full length of the 100-foot-wide stream buffer on both sides of Bell Creek. The split-rail fence will be made of wood and will have critical area signs posted. Openings along the split-rail fence will be limited to the already existing trails, no new trails will be established. The split-rail fence will still allow wildlife access to the protected habitat corridor;;

d) *Scheduling construction activities to avoid interference with wildlife and fisheries rearing, resting, nesting or spawning activities*. Construction activities will be scheduled to avoid any interference to wildlife or fisheries reproductive activities. The project does not propose any activity within Bell Creek or the buffer;

e) *Using best available technology to avoid or reduce impacts*. No impacts to Bell Creak or its protective buffer are proposed by the project and all resources will be utilized to avoid impacts;

f) *Using drainage and erosion control measures to prevent siltation of aquatic areas*. Best Management Practices (BMPs) will be implemented to avoid and minimize impacts, which will include but are not limited to the following: 1) clearly marking the outer limits of the stream buffer prior to construction activities and communicating the presence of the stream and buffer to all work team members, 2) install and maintain temporary and permanent soil erosion control measures designed to prevent sediment from entering surface waters during and after construction, 3) use of spill control measures; and

g) *Possibly reducing the size, scope, configuration or density of the project*. The project has been minimized to the maximum extent possible while maintaining the goal of increasing residential housing within the region.

Long-Term Management

The stream and buffer will be placed in a conservation easement. The primary goal of the long-term management strategy of Bell Creek and its buffer will be to prevent disturbance and allow the continued natural procession of a forest habitat. Native vegetation should continue to grow, volunteer, and sucker. Large woody debris (LWD) naturally created from the stream buffer shall remain within the buffer. If LWD should fall outside of the buffer, it shall be returned to the buffer.

The critical area fencing and signage on both the west and east perimeter of the stream buffer shall be maintained in good condition *ad infinitum* to continue limiting access to these priority habitats. We recommend the Home Owner Association (HOA) established by the residential development will make this their primary goal.

Entrance into the buffer may only be allowed on the existing trails. There are several existing trails that will be preserved for the enjoyment of the residents, no new trails shall be constructed.

7.0 LIMITATIONS

We have prepared this report for the exclusive use of Blue Fern Management, LLC and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Blue Fern Management, LLC.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different

conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field, and prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of the study. No other warranty, expressed or implied, is made.

8.0 LITERATURE CITED

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FIGURES

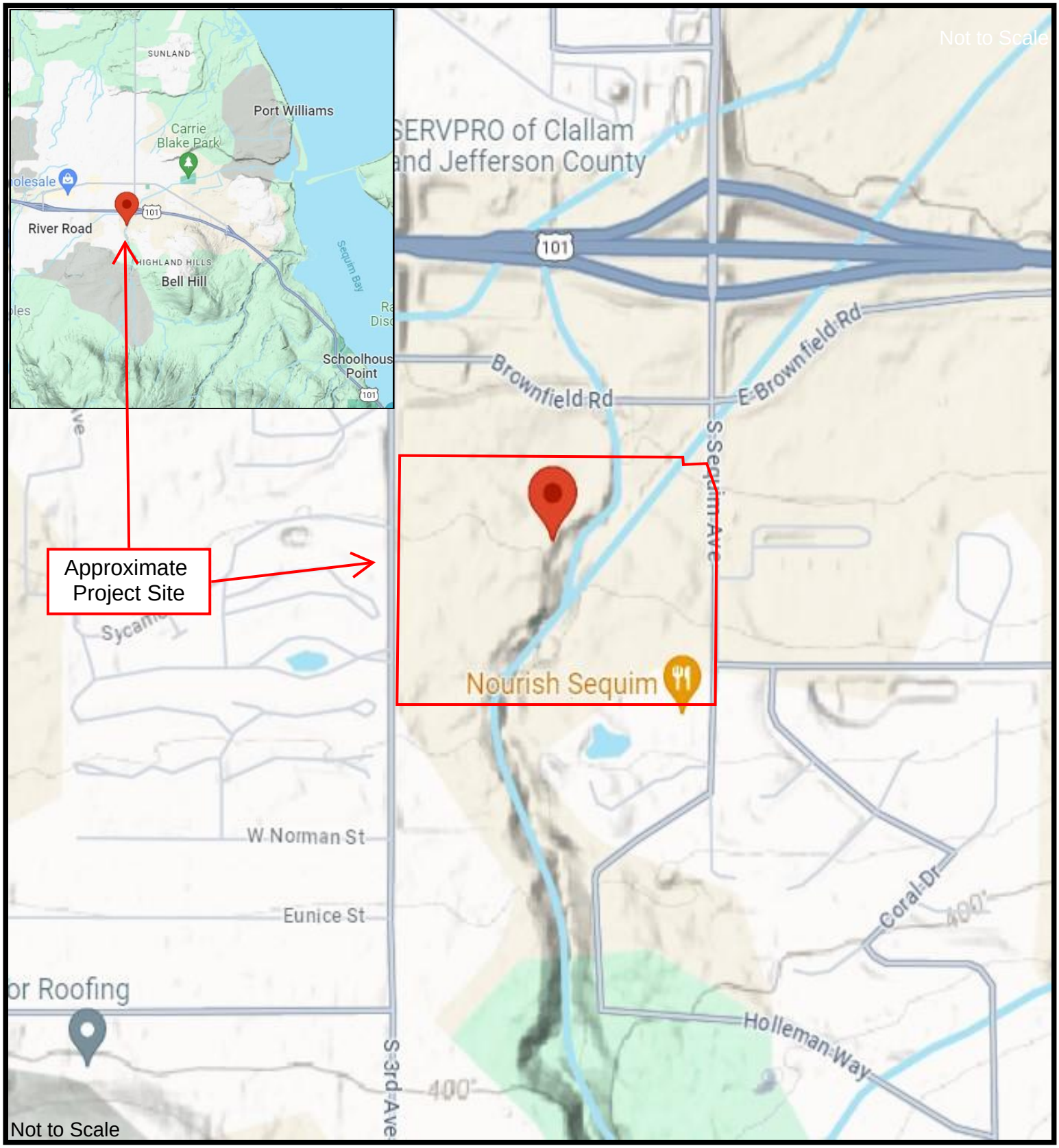


FIGURE 1 - Regional & Vicinity Map

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

Raedeke Associates, Inc.
2111 N. Northgate Way, Suite 219 Seattle, Washington 98133



Map Unit Symbol	Map Unit Name
12	Clallam gravelly sandy loam, 0 to 15 percent slopes
63	Sequim very gravelly sandy loam
75	Yeary gravelly loam, 0 to 15 percent slopes

FIGURE 2 - Web Soil Survey

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

Source information: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

Raedeke Associates, Inc.
2111 N. Northgate Way, Suite 219 Seattle, Washington 98133



FIGURE 3 - National Wetland Inventory

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23

BY: WR

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Source information: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Raedeke Associates, Inc.
2111 N. Northgate Way, Suite 219 Seattle, Washington 98133



FIGURE 4 - Clallam County GIS

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

Raedeke Associates, Inc.
2111 N. Northgate Way, Suite 219 Seattle, Washington 98133

Priority Habitats and Species on the Web

Occurence Name	Federal Status	State Status	Sensitive Location
Resident Coastal Cutthroat	N/A	N/A	No
Coho	N/A	N/A	No
Winter Steelhead	N/A	N/A	No
Cutthroat	Not Warranted	N/A	No
Coho	Candidate	N/A	No
Pink Salmon Odd Year	N/A	N/A	No
Roosevelt elk	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No
Freshwater Emergent Wetland	N/A	N/A	No
Little Brown Bat	N/A	N/A	Yes
Northern Spotted Owl	Threatened	Endangered	Yes
Yuma myotis	Threatened	Endangered	Yes

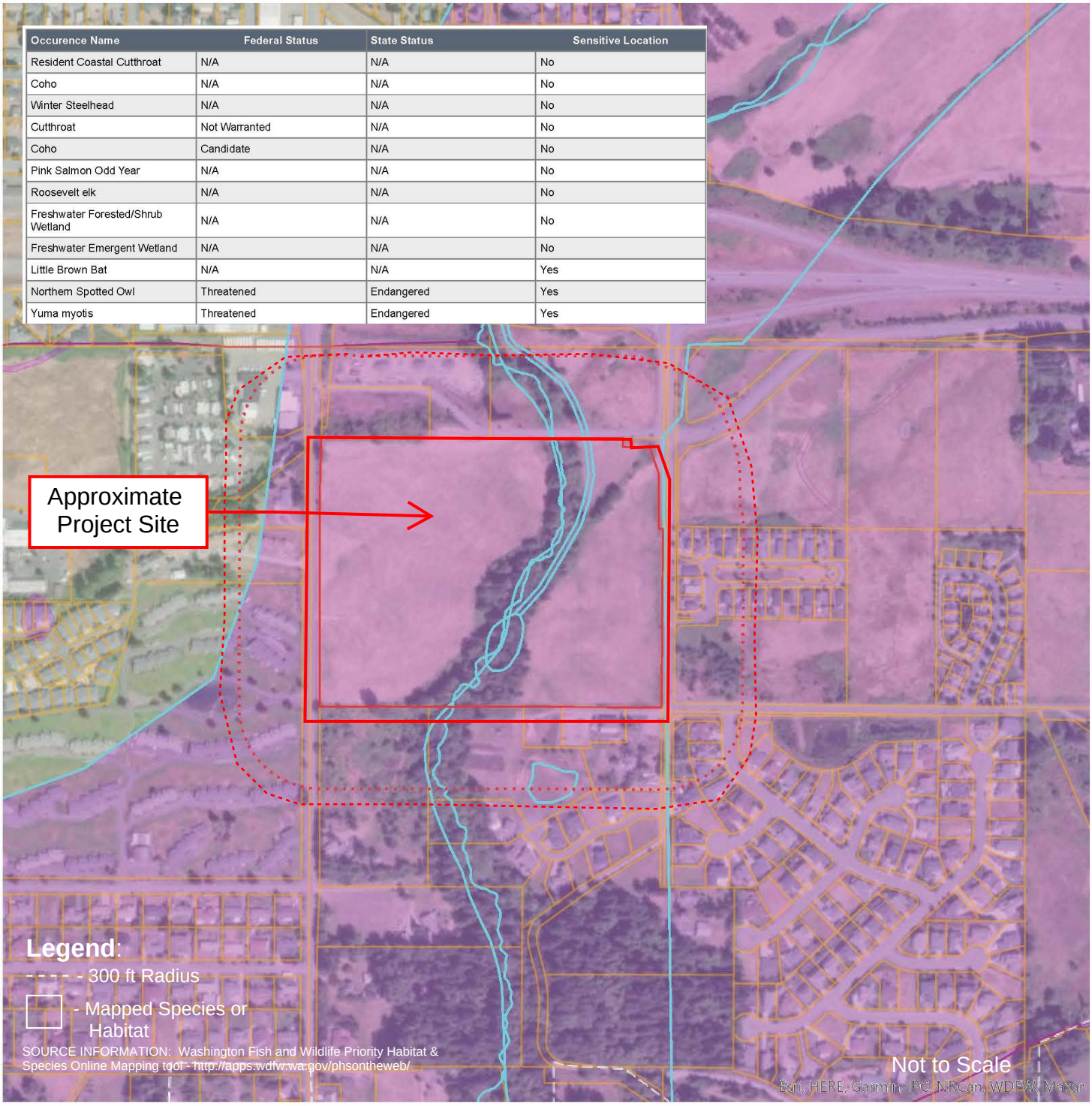


FIGURE 5 - Priority Habitat & Species Map

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

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2111 N. Northgate Way, Suite 219 Seattle, Washington 98133

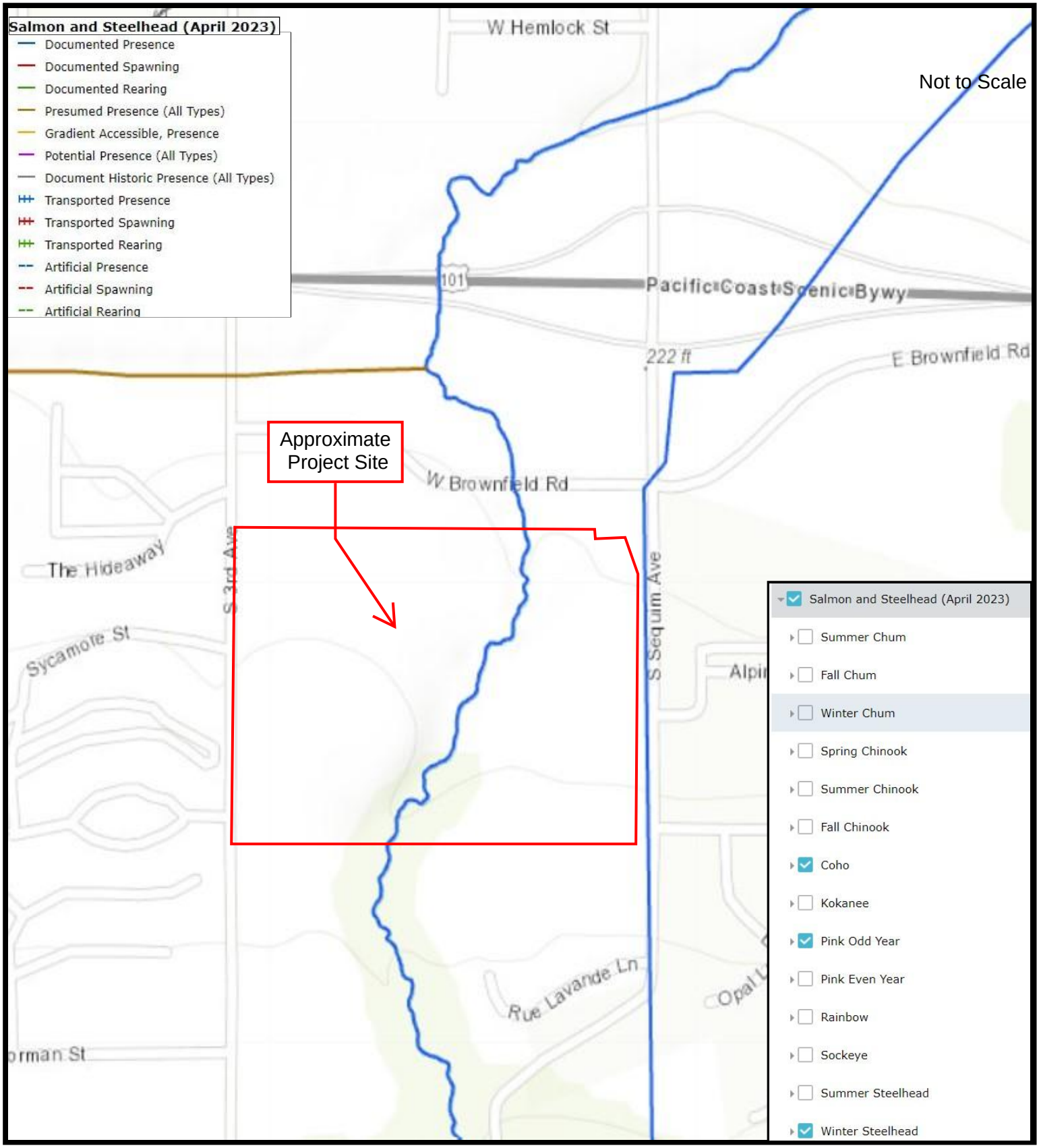


FIGURE 6 - NFIC Statewide Fish Distribution Map

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

Raedeke Associates, Inc.
2111 N. Northgate Way, Suite 219 Seattle, Washington 98133



FIGURE 7 - FPAMT Water Typing Map

Streams

Streams

- Type S
- Type F
- Type N, Np, Ns
- U, unknown
- X, non-typed per WAC 222-16
- Type B Wetland

1212 South Third Ave Sequim, WA

RAI PROJECT: 2023-091-001

PREPARED: 10/3/23
BY: WR

Image source:
https://fpamt.dnr.wa.gov/2d-view#activity?-14631556,-12753039,5586852,6461292?

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APPENDIX A

Field Survey Data

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 1

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Clallm Gravelly Sandy Loam NWI classification: none

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

Remarks: sample plot in northwest portion of project site

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. Poa pratensis (Kentucky bluegrass)	20	Y	FAC
2. Dactylis glomerata (orchard grass)	20	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	40 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 20

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	40 (A)		140 (B)

Prevalence Index = B/A = 3.5

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:

SOIL

Sampling Point: SP 1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2		10YR 4/6	10	C	M	Gr.S.L	

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

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: cobbles

Depth (inches): 10

Hydric Soil Present? Yes ☒ No ☐

Remarks: no indicators of hydric soils observed

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 2

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: none

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

Remarks: sample plot in southwest corner of project site

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. Arrhenatherum elatius (tall oatgrass)	30	Y	UPL
2. Dactylis glomerata (orchard grass)	20	Y	FACU
3. Lolium perenne (ryegrass)	10	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	60 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 40

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
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:

SOIL

Sampling Point: SP 2

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/3						Gr.S.L	
6-8	10YR 4/2						Gr.S.L	mixed matrix
6-8	10YR 2/1		10YR 3/4	5	C	M	Gr.S.L	mixed matrix
8+								refusal - cobbles

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

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: cobbles

Depth (inches): 8

Hydric Soil Present? Yes ☐ No ☒

Remarks: no indicators of hydric soils observed

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 3

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: none

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

Remarks: sample plot in south-central portion of site, immediately west of Bell Creek

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1. Rubus ursinus (trailing blackberry)	15	Y	FACU
2. Oemlaria cerasiformis (indian plum)	10	Y	FACU
3.			
4.			
5.			
	25 = Total Cover		
Herb Stratum (Plot size: 1m)			
1. Ranunuclus repens (creeping buttercup)	50	Y	FAC
2. Equisetum telmateia (giant horsetail)	20	Y	FACW
3. Polystichum munitum (sword fern)	5	N	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 25

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 20	x 2 = 40
FAC species 50	x 3 = 150
FACU species 30	x 4 = 120
UPL species 0	x 5 = 0
Column Totals: 100 (A)	310 (B)

Prevalence Index = B/A = 3.1

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:

SOIL

Sampling Point: SP 3

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2		10YR 4/6	20	C	M	Gr.S.L	
8-12+	10YR 4/2		10YR 4/6	20	C	M	Gr.S.L	

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

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 Soil Present? **Yes** ☒ **No** ☐

Remarks:

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 4

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Clallam Gravelly Sandy Loam NWI classification: none

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

Remarks: sample plot in mowed pasture west of forested Buffer of Bell Creek

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. Dactylis glomerata (orchard grass)	80	Y	FACU
2. Unknown grass	10	N	N/A
3. Cirsium arvense (Canada thistle)	5	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
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:

SOIL

Sampling Point: SP 4

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2						Gr.S.L	
6-10	10YR 4/2		10YR 4/6	20	C	M	Gr.S.L	

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

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 Soil Present? **Yes** ☒ **No** ☐

Remarks:

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 5

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: PFO/PSS

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

Remarks: sample plot east of Bell Creek, in apparent old oxbow channel

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra (red alder)	60	Y	FAC
2.			
3.			
4.			
	60 = Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1. Ribes bracteosum (stink currant)	25	Y	FAC
2. Thuja plicata (western arborvitae)	10	Y	FAC
3.			
4.			
5.			
	35 = Total Cover		
Herb Stratum (Plot size: 1m)			
1. Tolmiea menziesii (piggyback plant)	40	Y	FAC
2. Urtica dioica (stinging nettle)	30	Y	FAC
3. Athyrium cyclosorum (western ladyfern)	20	Y	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
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:

SOIL

Sampling Point: SP 5

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/2						Gr.S.L	high organic content
12-14+	10YR 4/2						gr. sand	partially decomposed wood debris

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

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 Soil Present? Yes ☐ No ☒

Remarks:

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 Stressed 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: Soils were moist but there was no saturation or water table within 12 inches

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 6

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Clallam Gravelly Sandy Loam NWI classification: none

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

Remarks: sample plot in bottom of linear swale feature, northeast corner of project site

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1. Rubus ursinus (trailing blackberry)	5	Y	FACU
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 1m)			
1. Poa sp (unknown grass)	70	Y	FAC
2. Holcus lanatus (velvet grass)	20	N	FAC
3. Equisetum arvense (field horsetail)	5	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
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:

SOIL

Sampling Point: SP 6

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-10	10YR 3/2						Gr.S.L	

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

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: hard pan

Depth (inches): 10

Hydric Soil Present? Yes ☐ No ☒

Remarks: no indicators of hydric soils

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 7

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: none

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

Remarks: sample plot on berm between swale 2 and bell creek ravine

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra (red alder)	40	Y	FAC
2. Thuja plicata (western arborvitae)	30	Y	FAC
3.			
4.			
	70	= Total Cover	
Sapling/Shrub Stratum (Plot size: 2m)			
1. Rubus armeniacus (Himalayan blackberry)	40	Y	FAC
2. Symphoricarpos albus (snowberry)	20	Y	FACU
3. Rubus ursinus (trailing blackberry)	10	N	FACU
4. Oemlaria cerasiformis (Indian plum)	5	N	FACU
5. Prunus laurocerasus (cherry laurel)	5	N	FACU
	80	= Total Cover	
Herb Stratum (Plot size: 1m)			
1. Polystichum munitum (sword fern)	25	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	25	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 75

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	110	x 3 =	330
FACU species	65	x 4 =	260
UPL species	0	x 5 =	0
Column Totals:	175 (A)		590 (B)

Prevalence Index = B/A = 3.37

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:

SOIL

Sampling Point: SP 7

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2						Gr.S.L	

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

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: cobbles

Depth (inches): 8

Hydric Soil Present? Yes ☐ No ☒

Remarks: no indicators of hydric soils

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 8

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: none

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

Remarks: sample plot in southeast corner of site

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. Poa sp (unknown grass)	60	Y	FAC
2. Dactylis glomerata (orchard grass)	30	Y	FACU
3. Cirsium vulgare (Canada thistle)	5	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	95 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	95 (A)		315 (B)

Prevalence Index = B/A = 3.31

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:

SOIL

Sampling Point: SP 8

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2						S.L	
6-10	2.5Y 5/2		10YR 3/4	10	C	M	Gr.S.L	

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

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 Soil Present? **Yes** ☒ **No** ☐

Remarks:

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 9

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

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

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Clallam Gravelly Sandy Loam NWI classification: none

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

Remarks: sample plot in northeast corner of site

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 2m)			
1. Rubus armeniacus (Himalayan blackberry)	5	Y	FAC
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 1m)			
1. Dactylis glomerata (orchard grass)	75	Y	FACU
2. Poa sp (unknown grass)	25	Y	FAC
3. Ranunculs repens (creeping buttercup)	5	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

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: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 35	x 3 = 105
FACU species 75	x 4 = 300
UPL species 0	x 5 = 0
Column Totals: 110 (A)	405 (B)

Prevalence Index = B/A = 3.68

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:

SOIL

Sampling Point: SP 9

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2						Gr.S.L	
2-6	10YR 4/2		10YR 4/4	10	C	M	Gr.S.L	

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

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: compacted

Depth (inches): 6

Hydric Soil Present? Yes ☒ No ☐

Remarks:

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 Stressed 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: no indicators of hydrology observed

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

Project/Site: 1212 S. 3rd Ave City/County: Sequim Sampling Date: 9-27-23

Applicant/Owner: Blue Fern Management LLC State: WA Sampling Point: SP 10

Investigator(s): Will Russack & Annamaria Clark Section, Township, Range: S30.T30N.R3W

Landform (hillslope, terrace, etc.): slope Local relief (concave, convex, none): convex Slope (%): 3-5

Subregion (LRR): Northwest forest Lat: 48.071 Long: -123.106 Datum: WGS84

Soil Map Unit Name: Yeary Gravelly Loam NWI classification: none

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

Remarks: sample plot east of Bell Creek on forested ridge

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 3m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Thuja plicata (Western red cedar)	50	Y	FAC
2. Acer macrophyllum (Bigleaf maple)	20	Y	FACU
3.			
4.			
	70	= Total Cover	
Sapling/Shrub Stratum (Plot size: 2m)			
1. Symphoricarpos albus (snowberry)	25	Y	FACU
2. Mahonia nervosa (dull Oregon grape)	10	Y	FACU
3. Rubus armeniacus (Himalayan blackberry)	10	Y	FAC
4.			
5.			
	45	= Total Cover	
Herb Stratum (Plot size: 1m)			
1. Polystichum munitum (sword fern)	25	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	25	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 75

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	60	x 3 =	180
FACU species	80	x 4 =	240
UPL species	0	x 5 =	0
Column Totals:	140 (A)		420 (B)

Prevalence Index = B/A = 3

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:

SOIL

Sampling Point: SP 10

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2						S.L	
4-12	10YR 4/2						Gr.S.L	

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

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 Soil Present? Yes ☐ No ☒

Remarks: no indicators of hydric soils observed

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 Stressed 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: no indicators of hydrology observed

APPENDIX B

Bell Creek Survey

VERTICAL DATUM

NAVD88, PER GNSS OBSERVATIONS

PROJECT BENCHMARKS

"A": REBAR WITH CAP STAMPED "CORE CONTROL" AT SE 1/4 OF INTERSECTION OF S SEQUIM AVE AND E BROWNFIELD RD.
EL=230.39

"B": NAIL WITH WASHER STAMPED "CORE CONTROL" ON E SIDE OF S 3RD AVE.
EL=274.03

HORIZONTAL DATUM

NAD83(2011) WSPC NORTH ZONE PER GNSS OBSERVATIONS

BASIS OF BEARINGS

N88°13'02"W BETWEEN THE MONUMENTS FOUND AT THE NE CORNER AND N 1/4 CORNER OF SECTION 30, CALC'D AND SHOWN HEREON PER REF. 1.

REFERENCES

1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 1998-1010484, RECORDS OF CLALLUM COUNTY, WASHINGTON.
2. CITY OF SEQUIM SHORT PLAT #05/006 RECORDED UNDER RECORDING NUMBER 2005-1160902, RECORDS OF CLALLUM COUNTY, WASHINGTON
3. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2020-1409146, RECORDS OF CLALLUM COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;

AND EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 355858;

AND EXCEPT THIRD AVENUE SOUTH ON THE WEST BOUNDARY THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 380722;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 750544.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

EXCEPTIONS CONTAINED IN TITLE

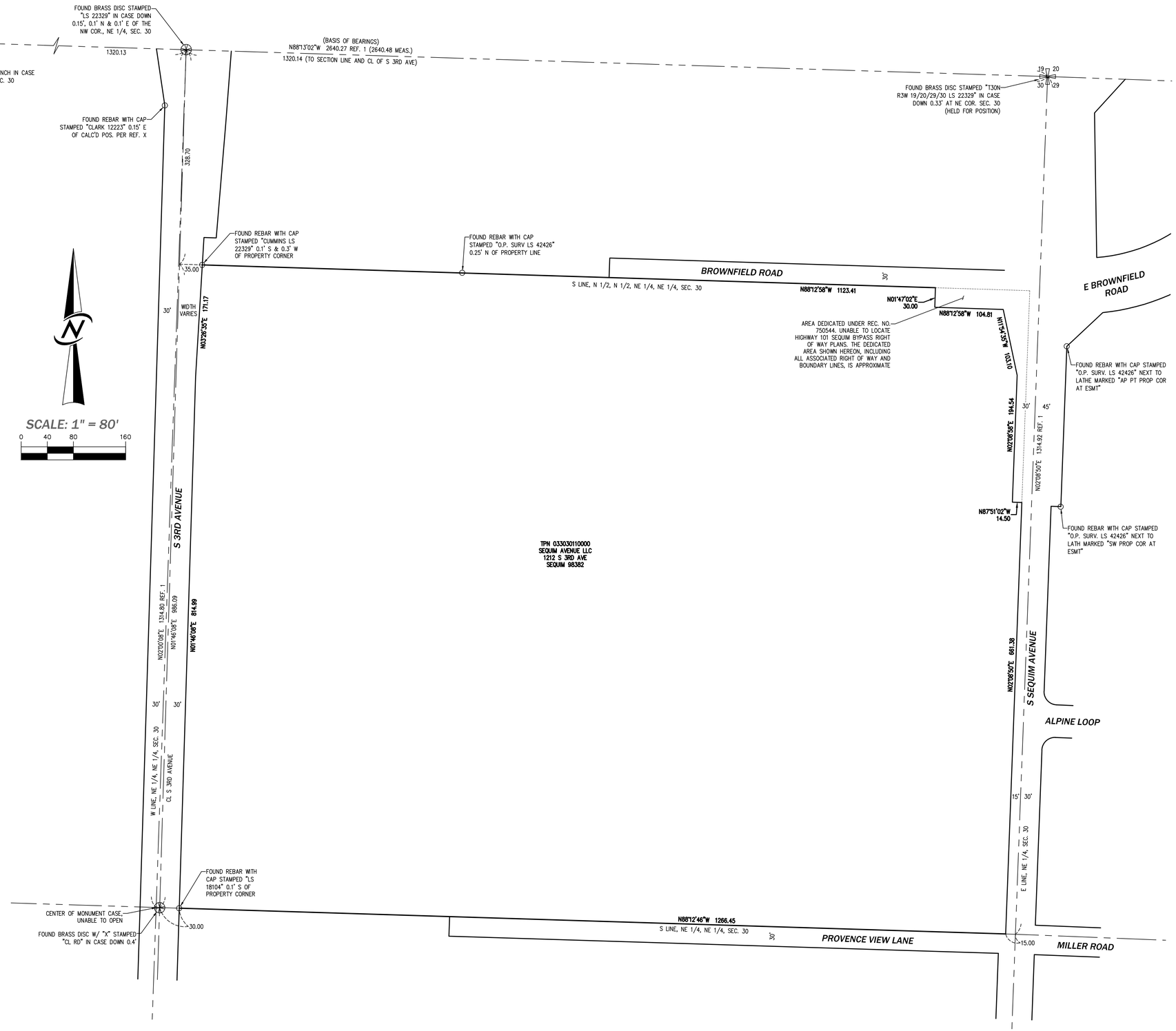
THERE ARE NO EXCEPTIONS CONTAINED IN THE TITLE PROVIDED.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLYMPIC PENINSULA TITLE ORDER NUMBER 129945-DF, DATED SEPTEMBER 5, 2023. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED OLYMPIC PENINSULA TITLE ORDER. CORE DESIGN, INC. HAS RELIED WHOLLY ON OLYMPIC PENINSULA TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 10, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2023.
3. PROPERTY AREA = 1,241,807± SQUARE FEET (28.5079± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

LEGEND

	FOUND SECTION CORNER, AS NOTED		COMMUNICATIONS MANHOLE
	FOUND QUARTER CORNER, AS NOTED		TELEPHONE PEDESTAL
	FOUND SURVEY MONUMENT, AS NOTED		WETLAND FLAG, AS NOTED
	FOUND SURVEY MARKER, AS NOTED		TRAFFIC SIGN, AS NOTED
	BENCHMARK, AS NOTED		DECIDUOUS TREE
	SEWER MANHOLE	DEC	DECIDUOUS
	CATCH BASIN TYPE I	FVC	FLOWLINE VERTICAL CURB
	CATCH BASIN TYPE II	D/W	DRIVEWAY
	CULVERT END	CLF	CHAIN LINK FENCE
	FIRE HYDRANT	BWF	BARBED WIRE FENCE
	WATER VALVE	SS	SEWER LINE
	WATER METER	SD	STORM DRAINAGE LINE
	UTILITY POLE	W	WATER LINE
	LIGHT POLE	G	GAS LINE
	GUY ANCHOR	OHP	OVERHEAD POWER LINE
	YARD LIGHT	OHPT	OVERHEAD POWER & COMMUNICATIONS LINE
	POWER CONDUIT	x	FENCE LINE
P	POWER VAULT		EDGE OF ASPHALT
	POWER METER		CONCRETE
	POWER JUNCTION BOX		GRAVEL
	POWER TRANSFORMER		



SCALE: 1" = 80'

0 40 80 160

NO.	REVISIONS	DATE

DAVID W. WEBB — STATE OF WASHINGTON — 18104 — REGISTERED PROFESSIONAL LAND SURVEYOR

11-1-23

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BOUNDARY & TOPOGRAPHIC SURVEY

BELL CREEK

BLUE FERN DEVELOPMENT

18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE NOVEMBER 1, 2023
DESIGNED
DRAWN DTS
APPROVED ROBERT WEST, PLS
HOLLI HEAVRIN, PE
PROJECT MANAGER

SHEET	OF
1	3

PROJECT NUMBER
23255

SSMH #9252
RIM EL=249.64
FORCE MAIN STRUCTURE

CURVE AHEAD

11"CMP(S)TOP=235.92
CREEK BED EL=228.28

BELL CREEK SIGN

FVC

FVC

2.0

S LINE, N 1/2, N 1/2, NE 1/4, NE 1/4, SEC. 30

BELL CREEK SIGN

BROWNFIELD ROAD

30'

N88°12'58"W 1123.41

2.5

11"CMP(N)TOP=235.30
CREEK BED EL=230.19

ST1-L40 ST1-R39 ST1-L39 ST1-R38 ST1-L38 ST1-R37 ST1-L37 ST1-R36 ST1-L36 ST1-R35 ST1-L35 ST1-R34 ST1-L34 ST1-R33 ST1-L33 ST1-R32 ST1-L32 ST1-R31 ST1-L31 ST1-R30 ST1-L30 ST1-R29 ST1-L29 ST1-R28 ST1-L28 ST1-R27 ST1-L27 ST1-R26 ST1-L26 ST1-R25 ST1-L25 ST1-R24 ST1-L24 ST1-R23 ST1-L23 ST1-R22 ST1-L22 ST1-R21 ST1-L21 ST1-R20 ST1-L20 ST1-R19 ST1-L19 ST1-R18 ST1-L18 ST1-R17 ST1-L17 ST1-R16 ST1-L16 ST1-R15 ST1-L15 ST1-R14 ST1-L14 ST1-R13 ST1-L13 ST1-R12 ST1-L12 ST1-R11 ST1-L11

TOP OF SLOPE

TOP OF SLOPE

SP 4

SP 5

SP 6

SP 7

SP 8

SP 9

SP 10

242 244 246 248 250 252 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294

TPN 033030110000
SEQUIM AVENUE LLC
1212 S 3RD AVE
SEQUIM 98382

100' BUFFER

100' BUFFER

SEE SHEET 3

CB #8547, TYPE I
RIM EL=230.29
12"PVC(W)IE=226.64
12"PVC(E)IE=226.44

OLYMPIC DISCOVERY TRAIL,
LEFT TURN ARROW

12"PVC(E)IE=227.24

CB #8536, TYPE I
RIM EL=230.30
12"PVC(W)IE=225.85
12"PVC(N)IE=225.65

CB #8625, TYPE I
RIM EL=226.41
12"CPEP(N)IE=222.46
24"CMP(SW)IE=221.61

SSMH #8694
RIM EL=230.59
8"PVC(W)IE=UNABLE TO MEASURE
8"PVC(S)IE=220.78
8"PVC(N)IE=220.68

CB #8558, TYPE I
RIM EL=232.78
12"CPEP(S)IE=228.43

CB #8554, TYPE I
RIM EL=229.90
12"DI(S)IE=227.42

25 MPH

BWF

STOP,
STREET SIGN

E BROWNFIELD ROAD

STOP AHEAD

N01°47'02"E 30.00

ALUMINUM FENCE POST, NO FENCING ATTACHED (TYP.)

CB #8573, TYPE I
RIM EL=232.78
12"CPEP(N)IE=228.53
12"DI(E)IE=228.53

STOP,
STREET SIGN

N88°12'58"W 104.81

AREA DEDICATED UNDER REC. NO. 750544. UNABLE TO LOCATE HIGHWAY 101 SEQUIM BYPASS RIGHT OF WAY PLANS. THE DEDICATED AREA SHOWN HEREON, INCLUDING ALL ASSOCIATED RIGHT OF WAY AND BOUNDARY LINES, IS APPROXIMATE

CB #8624, TYPE I
RIM EL=229.97
12"DI(N)IE=227.47
12"DI(W)IE=227.47
12"PVC(S)IE=227.42

24"CMP(NE)IE=228.00

N11°54'35"W 103.10

SSMH #8700
RIM EL=231.18
8"PVC(S)IE=222.12
8"PVC(N)IE=222.02

PROJECT BENCHMARK "A"
EL=230.39

SDMH #9318, TYPE II
RIM EL=230.53
12"CPEP(N)IE=226.62
24"CMP(S)IE=226.38
24"CMP(SW)IE=226.28
24"CMP(NE)IE=226.18

FOUND REBAR WITH CAP STAMPED "O.P. SURV. LS 42426" NEXT TO LATHE MARKED "AP PT PROP COR AT ESMT"

SDMH #8701, TYPE II
RIM EL=231.19
24"CONC(S)IE=219.69
24"CONC(N)IE=219.57

35 MPH

30' 45'

N02°08'58"E 194.54

N02°08'50"E 1314.92 REF. 1

S SEQUIM AVENUE

35 MPH W/
RADAR SPEED
INDICATOR

24"CMP(N)IE=236.92

ALUMINUM FENCE POST, NO FENCING ATTACHED (TYP.)

N87°51'02"W 14.50

FOUND REBAR WITH CAP STAMPED "O.P. SURV. LS 42426" NEXT TO LATH MARKED "SW PROP COR AT ESMT"

24"CMP(S)IE=240.66

24"CMP(N)IE=241.45

SSMH #8663
RIM EL=243.71
STRUCTURE CAPPED UNDER LID

N02°08'50"E 661.38

E LINE, NE 1/4, SEC. 30

STOP,
STREET SIGN

ALPINE LOOP

35 MPH

15' 30'

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

SCALE: 1" = 40'

0 20 40 80

L/R TURN ARROW
12"PVC(S)IE=292.38
STREET SIGN
NOURISH RESTAURANT SIGN
FENCE POST 1.8' N & 0.5' W OF PROPERTY CORNER

6"PVC(S)IE=291.51

N88°12'46"W 1266.45

S LINE, NE 1/4, NE 1/4, SEC. 30

BWF

3.4

2.2

1.0

30'

PROVENCE VIEW LANE

MILLER ROAD

BUILDING

SDMH #8810, TYPE II
RIM EL=297.15
12"PVC(S)IE=293.44
12"PVC(N)IE=293.32

SSMH #8805
RIM EL=298.36
8"PVC(W)IE=292.66
8"PVC(E)IE=292.56

15.00

STOP

20 MPH

SSMH #8806
RIM EL=298.77
8"PVC(S)IE=292.60
8"PVC(W)IE=292.60
8"PVC(E)IE=292.50

PROJECT NUMBER 23255

SHEET 2 OF 3

DATE *NOVEMBER 1, 2023*
DESIGNED
DRAWN *DTS*
APPROVED *ROBERT WEST, PLS*

HOLLI HEAVRIN, PE
PROJECT MANAGER

BOUNDARY & TOPOGRAPHIC SURVEY
BELL CREEK
BLUE FERN DEVELOPMENT

18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

CORE DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ROBERT DAVID WEST · STATE OF WASHINGTON · 44653 · REGISTERED PROFESSIONAL LAND SURVEYOR

11-1-23

NO.	REVISIONS	DATE

SCALE: 1" = 40'
0 20 40 80

12"CONC(S)IE=243.75
12"CONC(N)IE=249.20
35 MPH
12"CONC(S)IE=277.95
12"CONC(N)IE=279.59
12"CONC(S)IE=301.44
CULVERT BURIED
ADDRESS SIGN
12"CMP(N)IE=271.71
CENTER OF MONUMENT CASE, UNABLE TO OPEN
FOUND BRASS DISC W/ "X" STAMPED "CL RD" IN CASE DOWN 0.4'
12"CONC(N)IE=306.63

FOUND REBAR WITH CAP STAMPED "CUMMINS LS 22329" 0.1' S & 0.3' W OF PROPERTY CORNER
PROJECT BENCHMARK "B" EL=274.03
PROJECT BENCHMARK "A" EL=230.39
FOUND REBAR WITH CAP STAMPED "LS 18104" 0.1' S OF PROPERTY CORNER
CB #8339, TYPE I
RIM EL=311.43
12"CPEP(SW)IE=309.93
12"PVC(E)IE=307.93
12"CPEP(NE)IE=310.10
18"CPEP(S)IE=310.32
FOUND REBAR WITH CAP STAMPED "O.P. SURV LS 42426" 0.25' N OF PROPERTY LINE
APPROX LOCATION OF ABANDONED 3/4" WATER LINE
12"PVC(W)IE=298.58

033030110200
C. CARPENTER
033030110300
D. GOTT
033030140100
A. BARRETT
1450 S 3RD AVE

NO TRESSPASS
1.5
0.9
3.9
3' GATE
BWF
3.5
2.2
DEC-15"
30.00
35.00
250'

S 3RD AVENUE
CL S 3RD AVENUE
W LINE, NE 1/4, NE 1/4, SEC. 30
N02°00'08"E 1314.80 REF. 1
N01°46'08"E 986.09
N01°46'08"E 814.99
N03°26'35"E 171.17
30' WIDTH VARIES
30'
30'

SP 1
SP 2
SP 3

100' BUFFER
TOP OF SLOPE
ST1-L11
ST1-L10
ST1-L9
ST1-R10
ST1-R9
ST1-R8
ST1-L8
ST1-L7
ST1-R7
ST1-L4
ST1-L6
ST1-L5
ST1-R4
ST1-L3
ST1-R3
ST1-R5
ST1-R6
ST1-L2
ST1-R2
ST1A-L3
ST1A-L2
ST1-R1
ST1A-L1
ST1A-R1
ST1-L1
ST1A-R2
ST1A-R3

OHPT
SD
W

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

SEE SHEET 2

PROJECT NUMBER	23255
SHEET	3 OF 3
DATE	NOVEMBER 1, 2023
DESIGNED	
DRAWN	DTS
APPROVED	ROBERT WEST, PLS
	HOLLI HEAVRIN, PE, PROJECT MANAGER

BOUNDARY & TOPOGRAPHIC SURVEY
BELL CREEK
BLUE FERN DEVELOPMENT
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

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CIVIL ENGINEERING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

NO.	REVISIONS	DATE

11-1-23