

TAB 9



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18-00369 (Richardson)

Report Date 6/25/2018
Hearing Date 7/17/2018 and 7/31/2018
Amendment Type Site-specific Amendment
Landowner Lois I. Richardson
Applicant Mark Timkin
Request Change from Land Use: Urban Low Density Residential
 Zoning: Urban Restricted (UR) (1-5 du/ac)
Change to Land Use: Urban High Intensity Commercial
 Zoning: Commercial (10-30 du/ac)

Geographic Area Affected	Unincorporated Central Kitsap	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		232501-4-019-2000	0.51 of 1.46 acres



	232501-4-064-2004	0.82 of 2.03 acres
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Total		1.33 of 3.49 acres
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TDRs Required 6
SEPA Determination of Non-Significance
Department Recommendation Approve with conditions that includes the acquisition of Transfer of Development Right (TDR) certificates.

This report and recommendation are based on information available at the time of publication. If new relevant and material facts are discovered, this staff report will be revised and the department recommendation may change.

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

The GMA mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 90.70A.130(5)]. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)].

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

- Whether the proposed amendments are consistent with and supports other plan elements and or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- Whether the proposed amendment complies with the requirements of the GMA.

The final docket adopted by the Board of County Commissioners on April 4, 2018 (Resolution No. 064-2018) allows for consideration of this proposed amendment during Kitsap County's annual Comprehensive Plan amendment process for 2018.

B. Proposed Amendment

1. Current (see Attachment A - Map 4A and Map 5A)
 Comprehensive Plan Land Use Designation: Urban Low Density Residential
 Zoning Classification: Urban Restricted (UR) 1-5 du/ac

The urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to Title 19, or are planned as greenbelts, and are therefore appropriate for lower-

density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities allowed will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.

2. Proposed (see Attachment A - Map 4B and Map 5B)
 Comprehensive Plan Land Use Designation: Urban High Intensity Commercial
 Zoning Classification: Commercial (C) 10-30 du/ac

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

C. Geographic Description

The site is located at 8297 State Highway 303, and 8339 State Highway 303 NE, approximately 2 miles north of the Bremerton city limits (see Attachment A – Map 1). The site includes a portion of two split zoned parcels totaling 1.33 acres out of 3.49 acres. The split zone was created when a boundary line adjustment was recorded on December 27, 2017.

The current use of the site is single family residential (see Attachment A – Map 2). The current uses adjacent to the site include single family residential, undeveloped land, and a church (see Table 2). The zoning pattern in the vicinity includes a commercial corridor zone immediately west of Highway 303 extending from the Bremerton city limits to north of the site (see Attachment A – Map 4A and Attachment A – Map 5A). Urban restricted zones exist west of the commercial corridor. East of Highway 303 are rural residential zones that transition to urban low density residential southeast of the site.

The site is located within the Steele Creek watershed. According to an offsite Extra Room Self Storage Wetland Delineation dated March 12, 2018 (see Attachment C2), Steele creek is a Type F stream and located approximately 200 feet west of the site (see Attachment A – Map 3A). A category II riverine wetland is associated with this segment of Steele Creek. The site is also located on the western edge of a category 2 critical aquifer recharge area (see Attachment A – Map 3B).

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 as proposed above
 as described in Alternative ___ below
 with revisions described below

- with conditions described below
 Deferral of the amendment to a future docket
 Denial of the amendment

A. Revisions

None.

B. Conditions

1. The acquisition and transfer of six (6) development rights consistent with KCC 17.580 and Resolution 217-2017 (see Attachment C1) is required and must be completed by June 30, 2021 or approval of this amendment will automatically expire;
2. The acquisition and transfer of development rights must be completed prior to submitting any land use, development, or building application for the subject parcel(s); and
3. A notice to title containing the terms of this conditional approval must be recorded on the subject parcel(s) within 90-days of approval.
4. The comprehensive plan and zoning changes will not take effect until the above conditions are fulfilled.

C. Rational

- The site includes a portion of two split zoned parcels totaling 1.33 acres out of 3.49 acres. The split zone was created when a boundary line adjustment was recorded on December 27, 2017. The site is designated Urban Restricted and developed with two single family residences;
- The site would have been designated Commercial if the current parcel line configuration existed during the 2016 Kitsap County Comprehensive Plan Update;
- Allowed uses for split zone parcels follow the zone boundaries, not the parcel lines. Therefore, the back 1.33 acres of the two parcels are subject to the allowed uses and design regulations of the Urban Restricted zone (see Attachment A – Map 4A and Map 5A);
- The current use of each parcel is single family residence detached. This is a low density residential use in Kitsap County Code (KCC) Chapter 17.410 (Allowed Uses) and prohibited in the Commercial zone portion of the parcels;
- The single-family use in a Commercial zone is already non-conforming. Correcting the split zone will not create a new non-conforming use;
- Expanding the extent of the Commercial zone is consistent with the zoning designation of adjacent parcels;
- The requested Commercial designation/zone is compatible with the applicant's intended use for commercial purposes;

- The site is located immediately adjacent to a major arterial road. Utilities are generally available or planned for future service; and
- Critical areas do not exist on the site. Therefore, the parcels do not meet the intent of the Urban Restricted zone. The site meets the intent of the Commercial zone.

3. Other Alternatives Considered

The Department determined that consideration of alternatives was not needed for this application.

4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below.

A. General Decision Criteria (KCC 21.08.070.A)

For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. *How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;*

Staff Analysis: The circumstances related to the site have changed since the 2016 Comprehensive Plan update:

- A boundary line adjustment was completed in December 27, 2017 (see Attachment C3) resulting in split Land Use Designations/Zoning Classifications (see Attachment A – 4A and Attachment A – 5A) on the site.
- A site-specific wetland study was completed for the area immediately west of the site on March 12, 2018. The study shows that critical areas and buffers are not located on the site.

2. *How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and*

Staff Analysis: The following new information was not available during the 2016 Comprehensive Plan update:

- The December 27, 2017 boundary line adjustment on the site moved the rear parcel line further back from State Route 303 and closer in alignment with the rear parcel lines of adjacent parcels.
- A site-specific wetland study completed on March 12, 2018 shows that critical areas and buffers are not located on the site.

As part of the 2016 Comprehensive Plan Update, the site (before boundary line adjustment) and adjacent parcels along the west side of State Route 303 were re-designated/re-zoned from Urban Low Density Residential /Urban Restricted (UR) to Urban High Intensity Commercial/Commercial (C) extending to the rear parcel line. This proposed amendment therefore, is consistent with the redesignation to Urban High Intensity Commercial/Commercial of the eastern half of the property.

3. *How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.*

Staff Analysis: The proposed amendment supports infill and redevelopment inside an Urban Growth Area and the Transfer of Development Rights (TDR) program by preserving rural lands as determined in Resolution 217-2017.

The Kitsap County Comprehensive Plan identifies coordinated development, infill, and redevelopment as key features of growth patterns that serve the public interest. The proposed amendment will increase the commercial area on each parcel. An increased area allows for more coordinated development of the site and increases the potential for infill and redevelopment.

B. Additional Decision Criteria (KCC 21.08.070.D)

In addition to the findings and conclusions above, a proposed site-specific map amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:

1. *All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.*
 - a. *The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;*

Staff Analysis: The 2016 Capital Facilities Plan does not indicate any public facility deficiencies for the site. The proposed amendment will not increase the planned capacity for the area (see analysis in section 4.B.1.d below regarding population and job capacity) and therefore, will not create any planned public

facility deficiencies. Sewer is planned to serve the area within the 2016-2036 planning horizon (see summary in Table 1).

Table 1 – Public Facilities

Public Facility	Provider	Concurrency Standard	Level of Service Standard
Transportation	Kitsap County	OK	OK
Water	West Sound Utility District	OK	OK
Sewer	Septic Sewer provided by Kitsap County	OK (planned)	OK (planned)
Solid Waste	Kitsap County	<i>n/a</i>	OK
Police	Kitsap County Sheriff	<i>n/a</i>	OK
Fire/EMS	Central Kitsap Fire & Rescue District 7	<i>n/a</i>	OK
School	Central Kitsap School District	<i>n/a</i>	Currently meets level of service with portable structures. Additional structures required to meet level of service by 2036
Transit	Kitsap Transit	<i>n/a</i>	OK
Parks	Kitsap County	<i>n/a</i>	OK
Gov. Admin.	Kitsap County	<i>n/a</i>	OK

- b. The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The proposed amendment is consistent with the balance of the goals and policies of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county.

The proposed amendment will create additional land available within the Urban Growth Area that is suitable for higher density/intensity redevelopment, and is consistent with the following goals and policies:

- Land Use Goal 1. “Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.”
 - Land Use Policy 2. “Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.”

- Land Use Goal 6. “Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.”
 - Land Use Policy 29. “Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.”
- c. *The amendment will increase density and use urban land more efficiently within the Urban Growth area. The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;*

Staff Analysis: The site is suitable for the requested land use designation and consistent with the planned uses in the vicinity. The parcels surrounding the site are underdeveloped and are planned to redevelop as commercial properties. The proposed amendment will be more closely aligned with adjacent property zoning designations to the north and south as indicated in Table 2.

Table 2 – Adjacent Land Uses & Zoning

	Current Categorical Use of the Land (KCC 17.410)	Current Land Use Designation	Current Zoning Classification
North	124. Dwelling, single-family detached (includes manufactured homes)	Urban High Intensity Commercial	Commercial (C) 10 – 30 du/ac
South	124. Dwelling, single-family detached (includes manufactured homes)	Urban High Intensity Commercial	Commercial (C) 10 – 30 du/ac
East	406. Place of Worship	Rural Residential	Rural Residential (RR) 1 dwelling unit per 5 acres
West	Undeveloped	Urban Low-Density Residential	Urban Restricted (UR) 1-5 du/ac

Table 3 - Key Density and Dimension Standards (KCC 17.420)

	Current Zone	Proposed Zone
Min. density (du/acre)	1	10 (57)
Max. density (du/acre)	5	30
Min. lot size	5,800 s.f.	n/a
Max. lot size	n/a	n/a
Min. lot width (feet)	60	n/a
Min. lot depth (feet)	60	n/a
Max. height (feet)	35	35/65 (17)
Max. impervious surface coverage	50%	85 %
Max. lot coverage	50%	n/a
Setbacks		
Min. front (feet)	20	20
Max. front (feet)	n/a	n/a
Side (feet)	5	10
Rear (feet)	10	10
Footnotes:		
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed: <ul style="list-style-type: none"> a. In the NC and P zones: forty-five feet. b. In the UH and C zones: sixty-five feet. c. In the UM, BP, BC, and IND zones: fifty-five feet. d. Height and density requirements for urban high and regional center reflected in Section 17.420.058, Silverdale regional center and design district density and dimension table. 		
57. Mixed use projects are not required to meet the minimum density requirements.		

In summary, the following uses will be newly allowed upon the approval of this amendment:

- residential uses including caretakers dwelling, convalescent care, or a hotel;
- commercial service, office, and retail type uses;
- institutional use – hospital;
- recreational/cultural uses; and
- industrial uses including various types of storage and light manufacturing.

For a full comparison of allowed uses, see Attachment C4.

d. The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;

Staff Analysis: The proposed amendment will not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county. The proposed amendment (totaling 1.33 acres) will not materially change the population and employment capacity in the Central Kitsap Urban Growth Area (UGA). Table 4 indicates that the Central Kitsap UGA growth capacity is under the population growth target by 467 people and under the employment growth target by 92 jobs.

Table 4 - 2016 Population and Employment Target and Capacity

	Adjusted Population Growth Target 2012-2036	Final Plan Population Growth Capacity	Difference with Population Target	Employment Growth Target 2012-2036	Final Plan Employment Growth Capacity	Difference with Employment Target
Central Kitsap UGA	6842	6375	(467)	1885	1793	(92)

Source: Revised Addendum to Kitsap County 2016 Comprehensive Plan Update Final Supplemental Environmental Impact Statement (8/28/2017)

- e. *The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area; and*

Staff Analysis: The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area. See analysis in Section 4.B.1.a regarding meeting concurrency requirements.

- f. *The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.*

Staff Analysis: The proposed amendment is generally inconsistent with the Growth Management Act), Kitsap County Comprehensive Plan, and Kitsap County-wide planning policies. Each document contains policies that support increasing density/intensity inside Urban Growth Areas through infill and redevelopment. The proposed amendment increases the land available suitable for redevelopment with a higher intensity land use.

2. All Site-Specific Amendment Requests Regarding Parcels located within an associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas).

Each of the following requirements must be satisfied for a recommendation for approval:

- a. *Demonstration from the jurisdiction affiliated with the UGA that the proposal has the capability and capacity to provide urban level services to the area.*

Staff Analysis: The subject property is currently within the Central Kitsap UGA, which is not associated with a city and therefore, remains affiliated with Kitsap County. The County, along with the providers of public facilities listed in Table 1, have the capability and capacity to provide urban level services to all properties within the UGA, including the site. See analysis in Section 4.B.1.a regarding concurrency requirements.

- b. *Demonstration that the proposal is consistent with the associated urban growth area jurisdiction's comprehensive plan.*

Staff Analysis: The above analysis demonstrates the proposed amendment is consistent with the Kitsap County Comprehensive Plan.

- c. *Demonstration that the proposal meets the affiliated jurisdiction's transportation standards.*

Staff Analysis: The proposed amendment is not located in proximity to any roadways with existing or projected future deficiencies. See analysis in Section 4.B.1.a regarding meeting concurrency requirements.

3. Rural Commercial/Industrial and Type III LAMIRD Site-Specific Amendment Requests.

Note: The criteria in KCC 21.08.070.D.3 are not applicable to the proposed amendment and are therefore not recited here.

4. Requests Within the Rural Area Not Pertaining to Commercial or Industrial Requests.

Note: The criteria in KCC 21.08.070.D.4 are not applicable to the proposed amendment and are therefore not recited here.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2) and all of the other proposed Comprehensive Plan amendments. The SEPA official's review found that this amendment is not related to or dependent on any of the other amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (6/29/2018); and
- Mailed to property owners within 800 feet of the subject properties;

- Posted on the subject property; and
- Integrated with other public announcements described in Section 5 below.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

The SEPA comment period will run concurrently with the public comment period for the proposed amendment as described in Section 5 below.

5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this proposed amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

Public involvement and outreach in support of this proposed amendment has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2018 amendment process.
- A public comment period (11/27/2017 – 12/15/2017) and a public hearing by the Kitsap County Board of Commissioners (12/11/2017) while setting the initial docket of proposed amendments. Based on public comments, the Board of Commissioners added a review of affordable housing policies to the docket of proposed amendments. Notifications and announcements regarding this comment period and public hearing included the following:
 - Legal notice published in the Kitsap Sun newspaper (11/27/2017);
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.
- Legal notice announcing the docket of proposed amendments was published in the Kitsap Sun newspaper (1/8/2018).
- Presentations to various Kitsap County advisory groups and community groups.

Comment Period and Public Hearing

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) will run through Tuesday, August 7, 2018.

- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:

- July 10, 2018 (5:30-7:30 PM) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
 - July 11, 2018 (5:30-7:30 PM) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
 - July 12, 2018 (5:30-7:30 PM) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
- Attending applicable Planning Commission meetings; or
- Contacting the staff listed in Section 6 below.
- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Tuesday, August 7, 2018 using one of the following methods:
 - Entered [online via computer or mobile device](#);
 - Emailed to CompPlan@co.kitsap.wa.us;
 - Mailed to 614 Division St - MS36, Port Orchard, WA 98366;
 - Dropped off at the Permit Center at 619 Division St, Port Orchard; or
 - Dropped off at one of the open houses listed above.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the following public hearings in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard):
 - 7/17/2018 (5:30 PM); and
 - 7/31/2018 (5:30 PM).
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com;
 - Notice signs posted on site-specific amendment properties;
 - Notices mailed to property owners near site-specific amendments and other geographically specific amendments; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

Additional public involvement and outreach will occur in October through December when the Kitsap County Board of Commissioners will be considering the amendments.

6. Staff Contact

Report prepared by:

Report approved by:



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Jim Bolger, Assistant Director
Department of Community Development

7. Attachments

A. Maps

1. Vicinity
2. Aerial Photo
3. Critical Areas
- 4A. Current Land Use Designation Map
- 4B. Proposed Land Use Designation Map
- 5A. Current Zoning Classification Map
- 5B. Proposed Zoning Classification Map
6. Critical Aquifer Recharge Area
Map Legends

B. State Environmental Policy Act (SEPA)

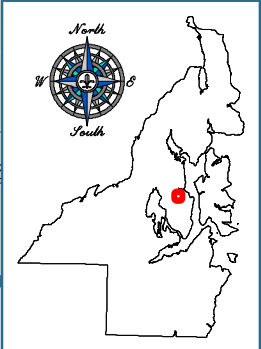
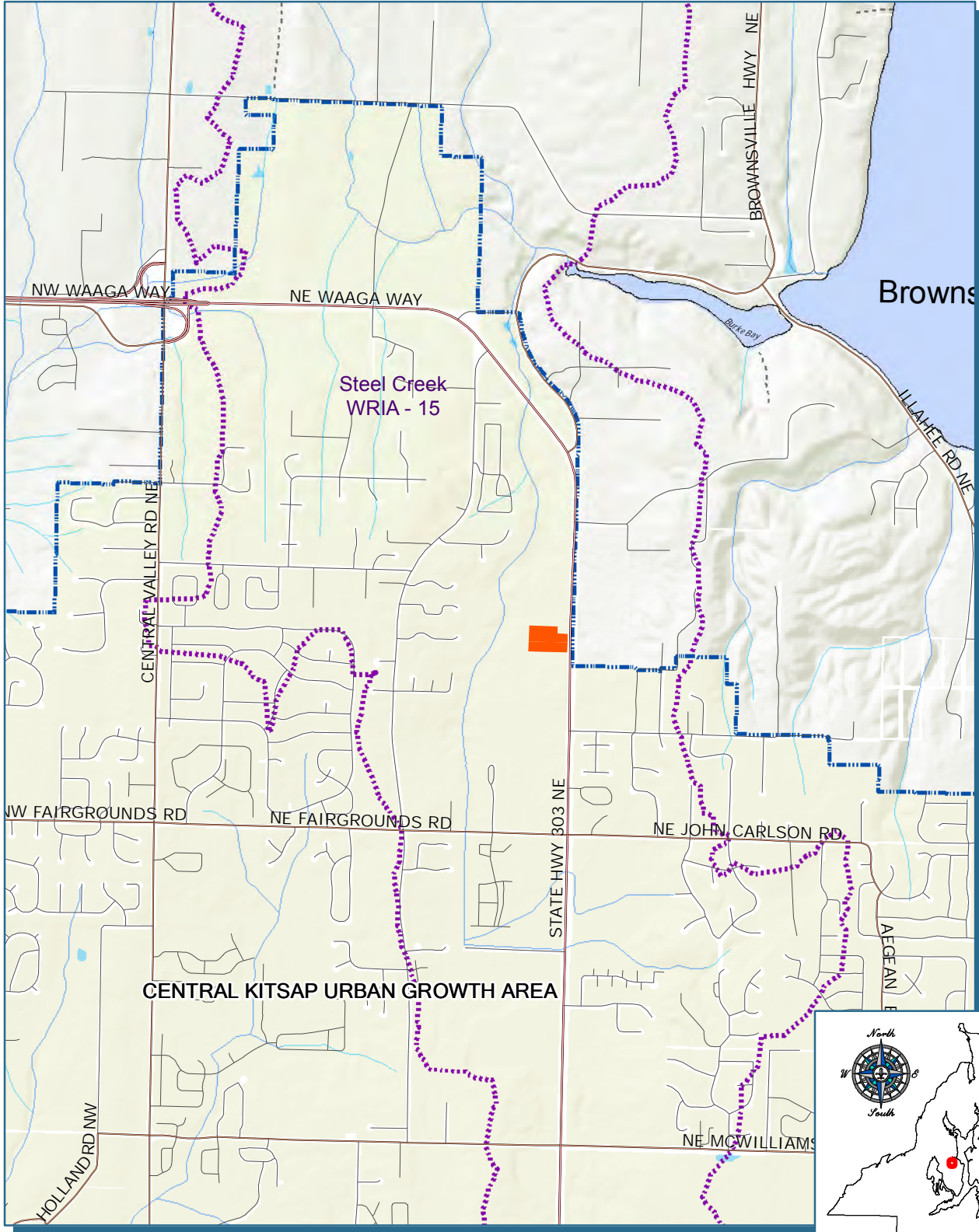
1. SEPA Determination
2. SEPA Checklist

C. Supplemental Materials

1. Resolution 217-2017: A Resolution Establishing Exchange Rates for Transfer of Development Rights
2. Extra Room Self Storage Wetland Delineation dated March 12, 2018
3. Declaration of Boundary Line Adjustment dated 12/27/2017
4. Comparison of Allowed Uses

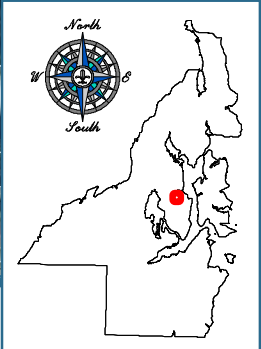


Map 1 - Vicinity 18-00369 (Richardson)



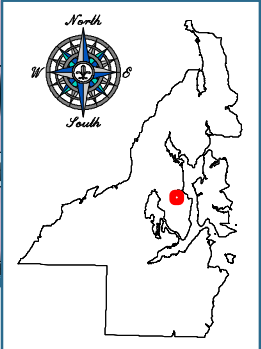
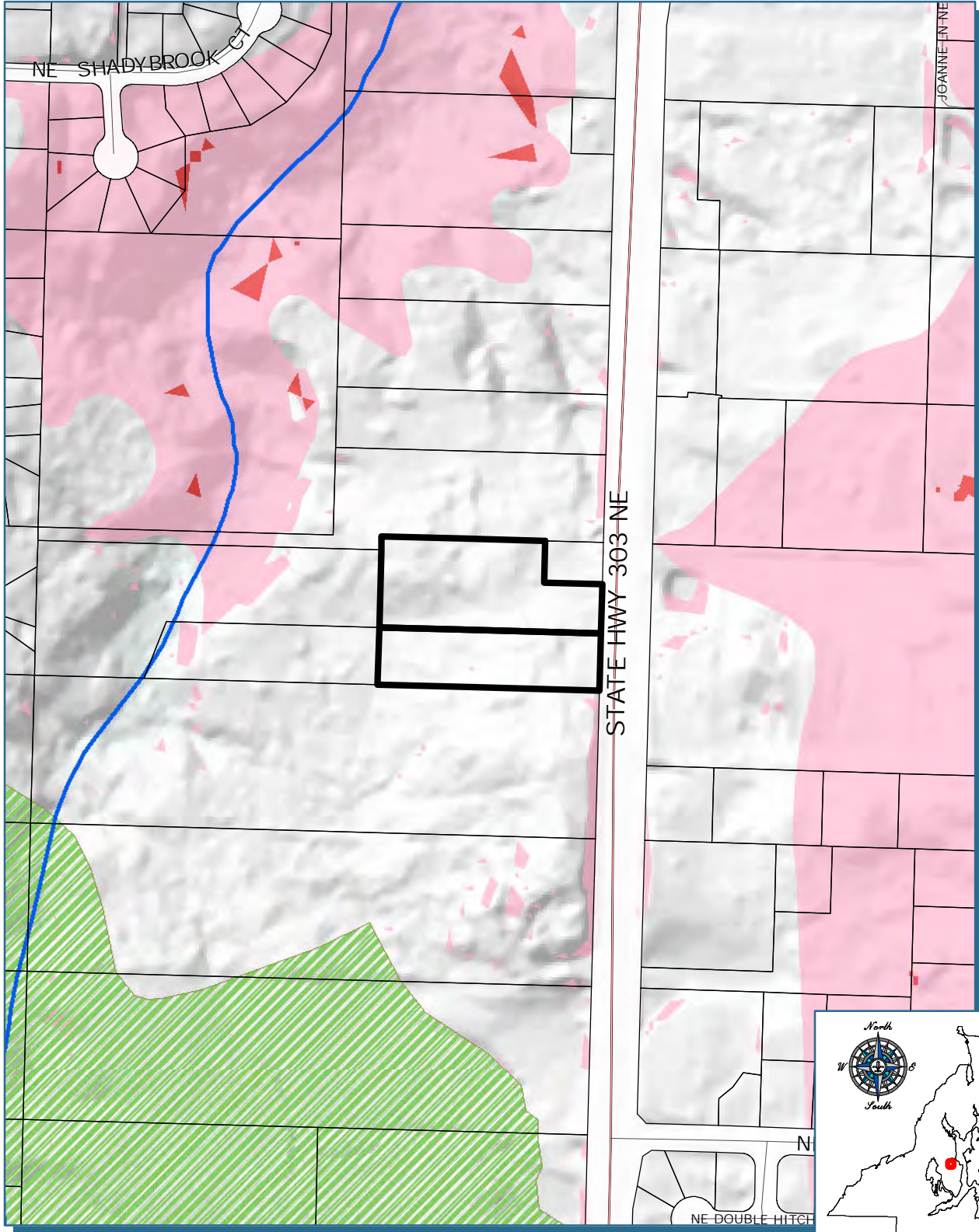


Map 2 - Aerial Photo (2015) 18-00369 (Richardson)



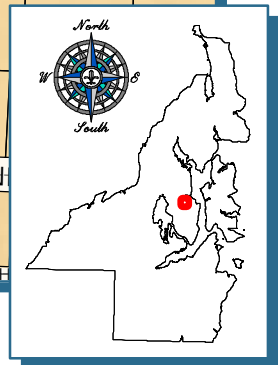
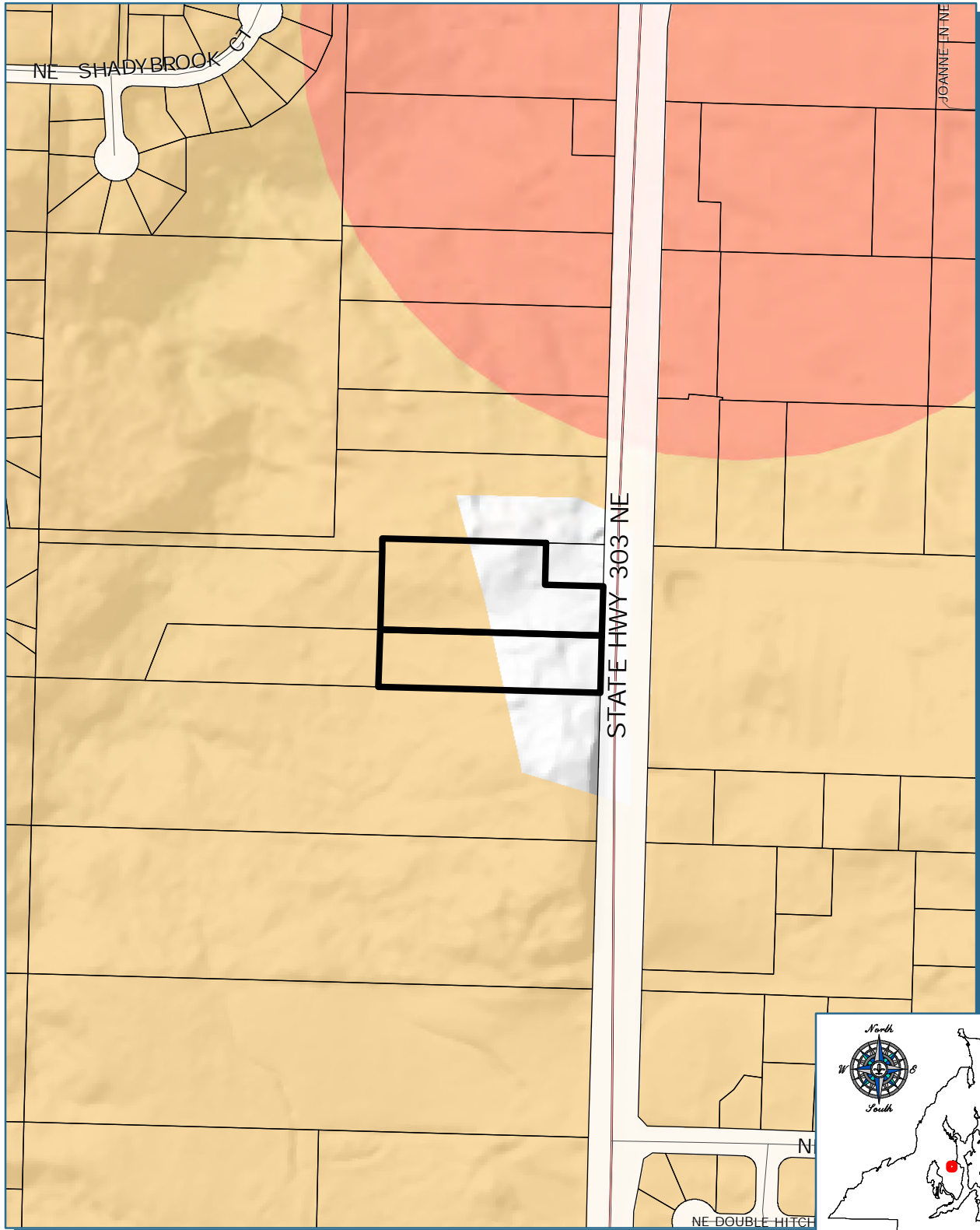


Map 3A - Critical Areas 18-00369 (Richardson)



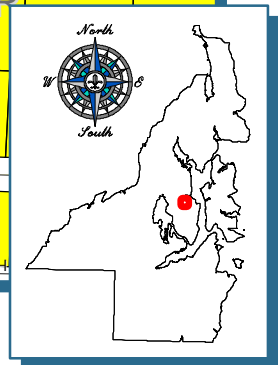
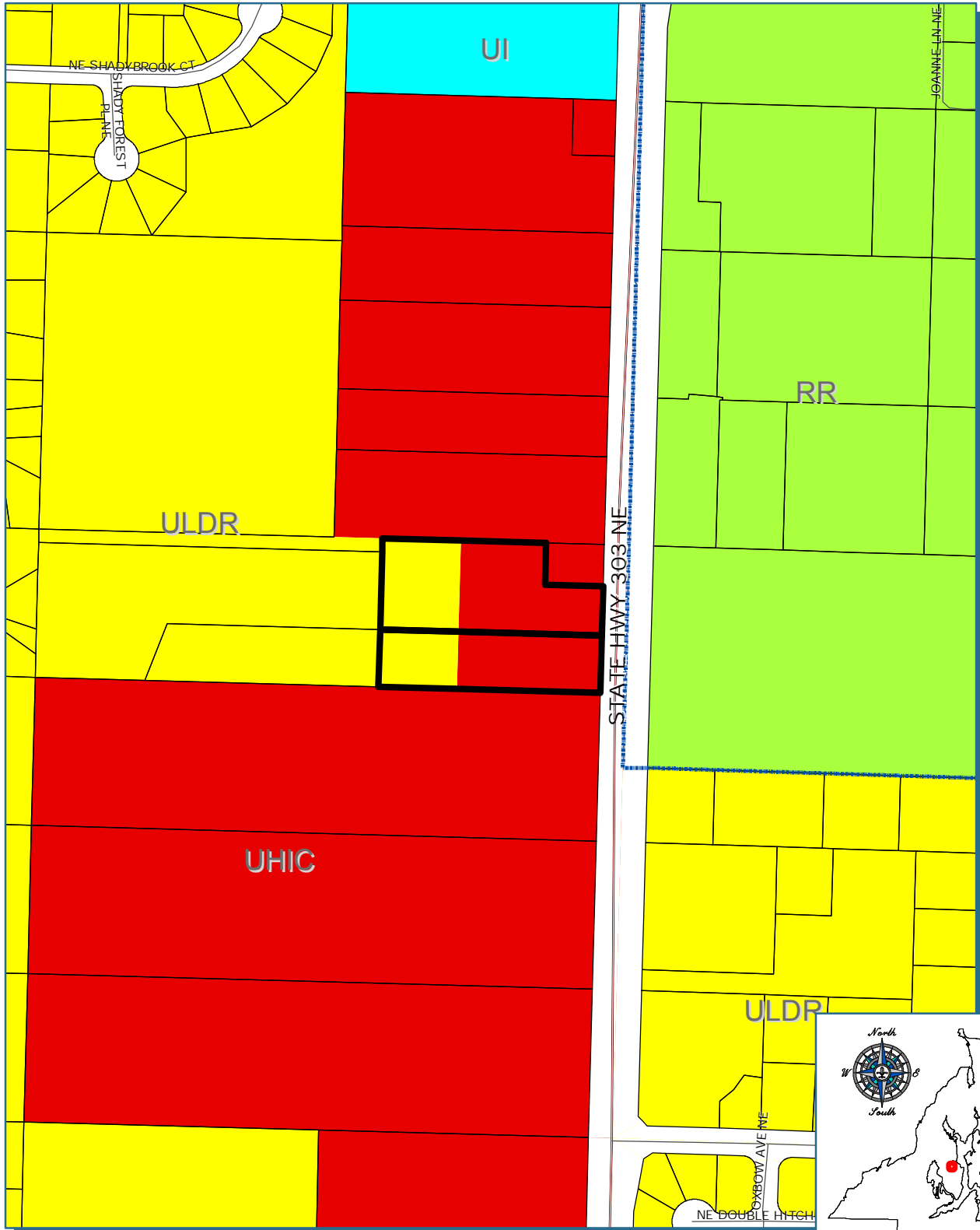


Map 3B - Critical Aquifer Recharge Areas 18-00369 (Richardson)



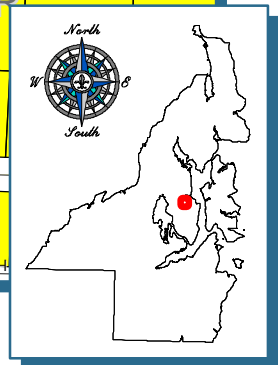
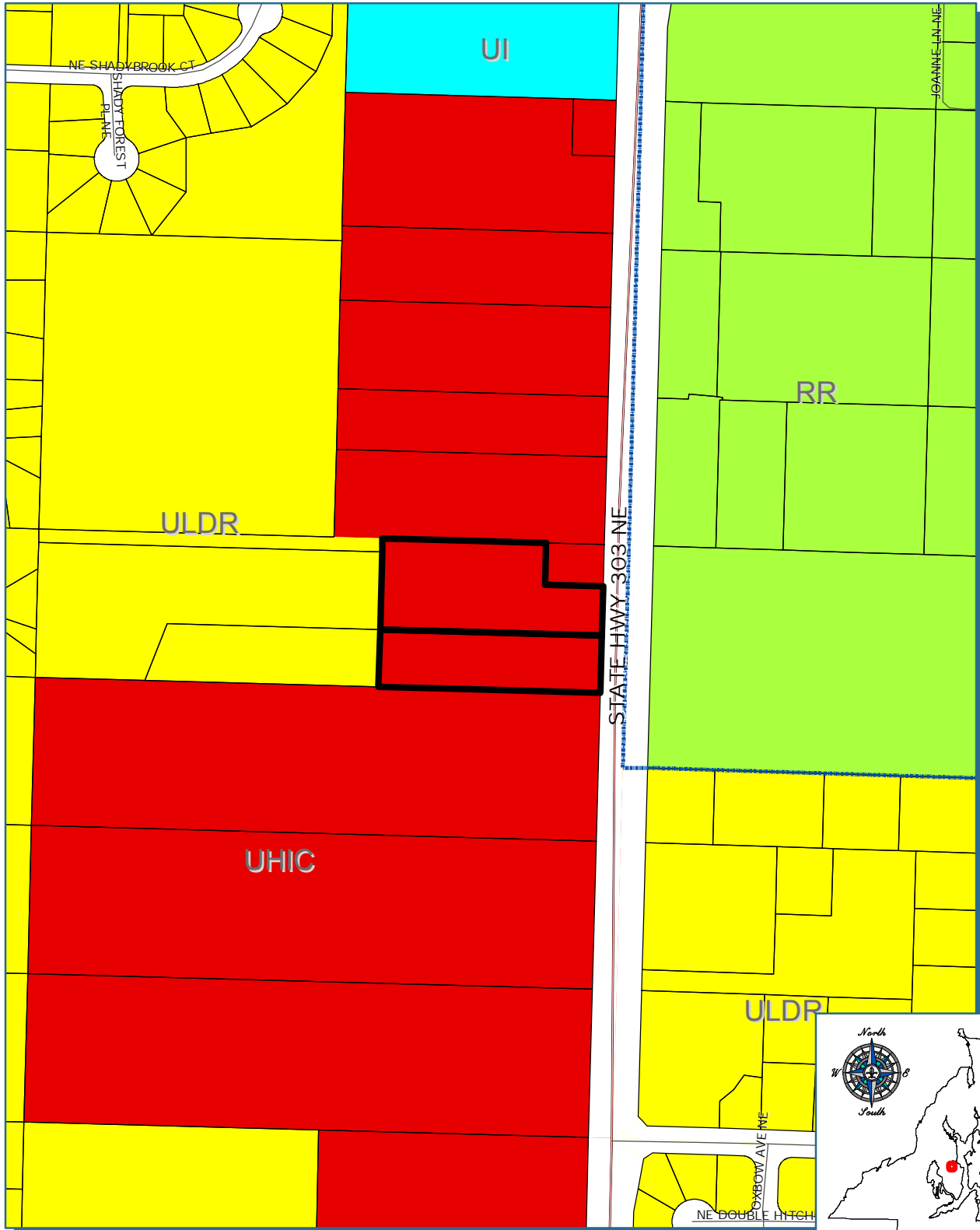


Map 4A - Current Land Use Designation Map 18-00369 (Richardson)

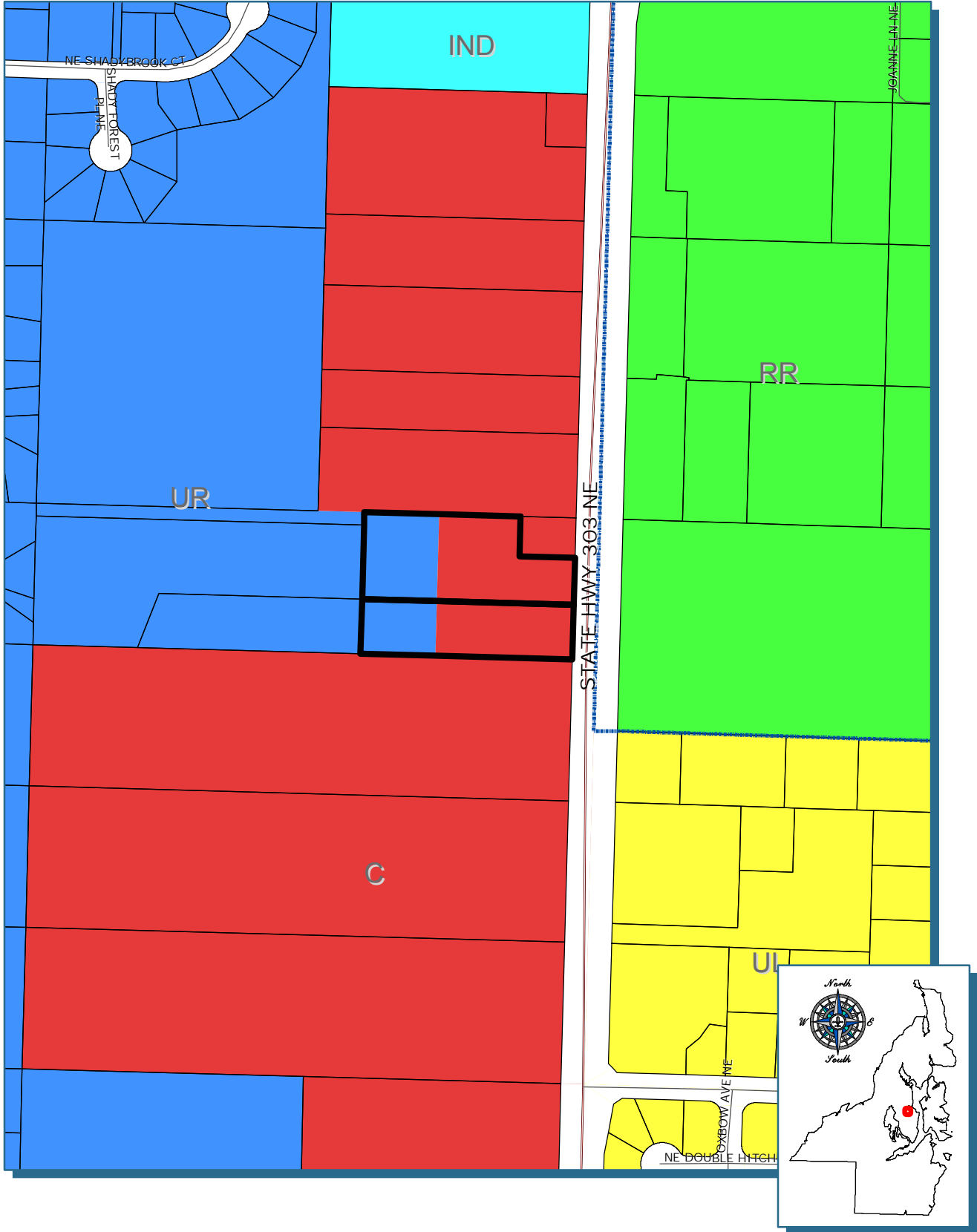




Map 4B - Proposed Land Use Designation Map 18-00369 (Richardson)

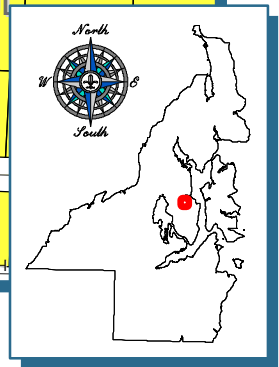
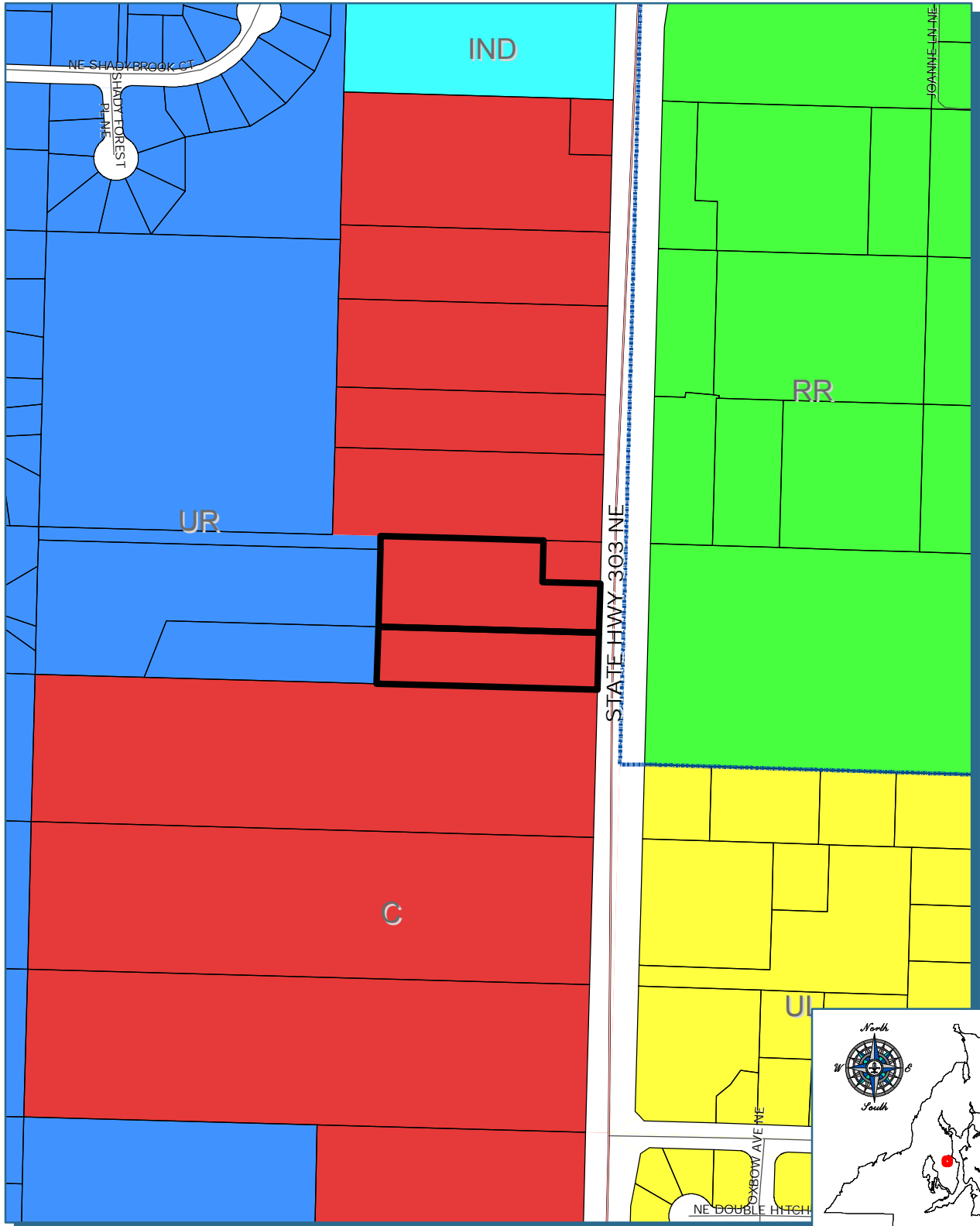


 Map 5A - Current Zoning Classification Map
18-00369 (Richardson)









Map 5B - Proposed Zoning Classification Map 18-00369 (Richardson)








Legend for Maps 1 - 3

Waterbodies (defined in WAC 222-16-030)



-  Greater Puget Sound Hydrology
-  Bay or estuary
-  Lake, Pond, Reservoir, Gravel pit or quarry filled with water
-  Marsh, wetland, swamp, bog

Fish Habitat Water Type Code



-  (S) Designated Shoreline of the State
-  (F) Fish Habitat
-  (N) Non-fish Habitat
-  (U) Unknown, unmodeled hydrographic feature
-  No Channel found

-  Potential Wetlands



FEMA Flood Hazard Zone

-  High Risk - Coastal Area Zones
-  High Risk Areas Zones




Geohazards

-  High Hazard Area
-  Moderate Hazard Area

Critical Aquifer Recharge Areas

-  Category I
Critical aquifer recharge areas are those areas where the potential for certain land use activities to adversely affect groundwater is high.
-  Category II
Critical aquifer recharge areas are areas that provide recharge effects to aquifers that are current or potentially will become potable water supplies and are vulnerable to contamination based on the type of land use activity.

Street Center Lines



-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

-  Subject Parcel(s)

-  Tax Parcels

-  Major Watershed Boundary








Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City








Legend for Maps 4A & 4B

Comprehensive Plan Designations



RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial
-  RI - Rural Industrial







URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area



LAMIRD

-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology


Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

-
-  Subject Parcel(s)






-  Tax Parcels

Street Center Lines


-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Maps 5A & 5B








RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay



COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center

URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)




KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential




MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential






RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront



SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
-  SVR - Suquamish Village Residential



OTHER


-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology

CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area

-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Placeholder For:
SEPA Determination

SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A: Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Comprehensive Plan Amendment Request.
Application 18-00369 Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment.

2. Name of applicant:

Lois I. Richardson

3. Address and phone number of applicant and contact person:

8297 State Highway 303 NE
Bremerton WA 98311
Mark Timken (206) 817-4597

4. Date checklist prepared:

June 14, 2018

5. Agency requesting checklist:

Kitsap County, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Adoption is expected in December 2018.

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

Not at this time.

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

None.

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

No.

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

Not applicable for this non-project proposal. Permits will be acquired as necessary for project specific development.

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

Applicant is requesting a comprehensive plan amendment from an urban low residential land use designation to a commercial land use designation. The change will correct dual zoning on two

parcels. New development or expansion of existing single family homes on the site are subject to Kitsap County Code requirements (see Attachment A - Maps 1-6).

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

The site is located in Central Kitsap County @ 8297 State Highway 303, and 8339 State Highway 303 NE, in Kitsap County. Legal descriptions are provided below.

1. Legal Description for parcel #1 listed in the application form.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

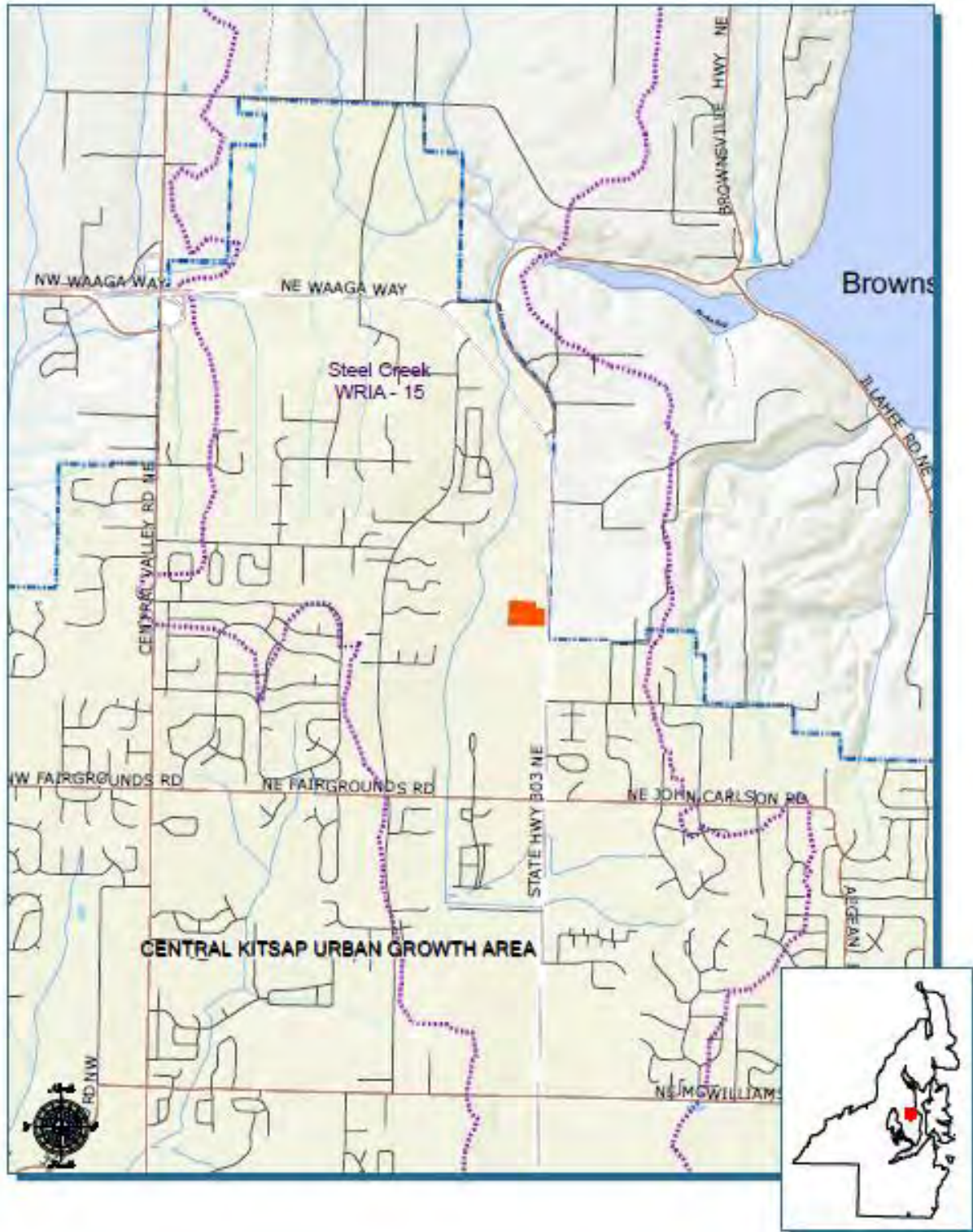
TOGETHER WITH THE EAST 175.00 FEET OF LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY;

EXCEPT THAT PORTION OF STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8005280020.

2. Legal Description for parcel #2 listed in the application form.

LOT A AND THE EAST 175.00 FEET OF LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY.

Map 1 - Vicinity



B: Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Flat to rolling. The site generally slopes down from the east to the west, with approximately 35 feet of vertical change across the width of the site (495 feet).

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

Less than 10%.

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

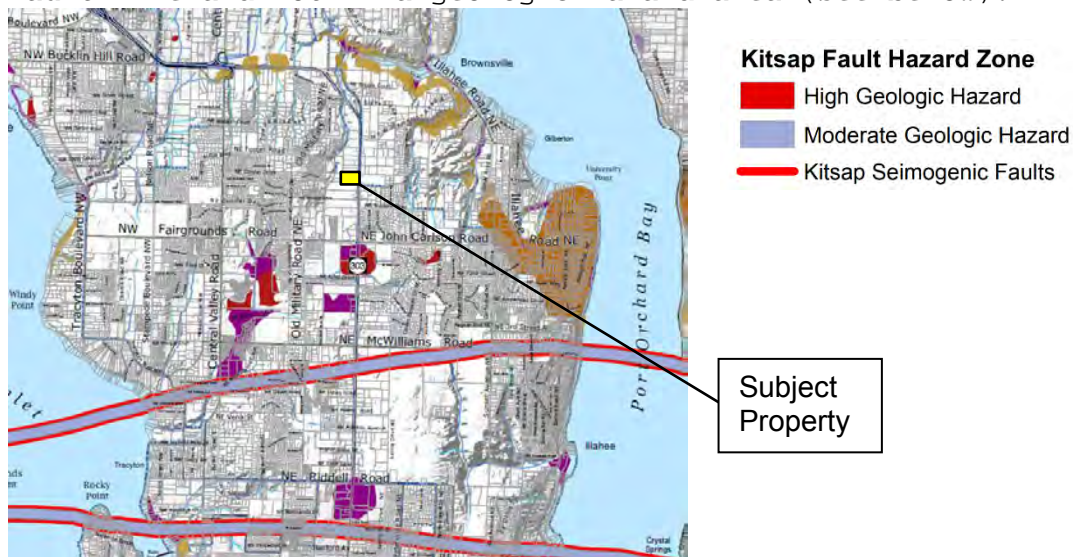
Kitsap silt loam, 2 to 8 percent and 8 - 15 percent slopes.

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

No.

[Kitsap County Seismic Hazards Map dated February 23, 2017](#)

identifies that the site is approximately 1.5 miles north of a fault line and not in a geologic hazard area (see below).



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

Not applicable to this non-project proposal. To be determined on a project specific basis.

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

Not applicable to this non-project proposal. To be determined on a project specific basis.

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

The Commercial zoning designation allows for 85% impervious surface coverage, which is 35 more than the 50% allowed in the Urban Restricted zone. Future impervious surface coverage will be determined through a land use permit or building permit application process.

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

Specific measures will be determined on an individual project basis.

2. **Air** [\[help\]](#)

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

Generally, commercial uses generate more traffic than residential uses; however, the small site size would result in a negligible increase of emissions. Specific quantities will be determined on an individual project basis.

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

State route 303 is located immediately adjacent to the project site. This route is considered urban collector/arterial with a high average daily trip count. Future project specific proposals should take this into consideration. Emissions that affect project proposals will be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future redevelopment or development in the existing or proposed zoning must comply with Kitsap County code. The Kitsap County code will include or propose measures to reduce impacts to air as part of a proposed use.

3. **Water** [\[help\]](#)

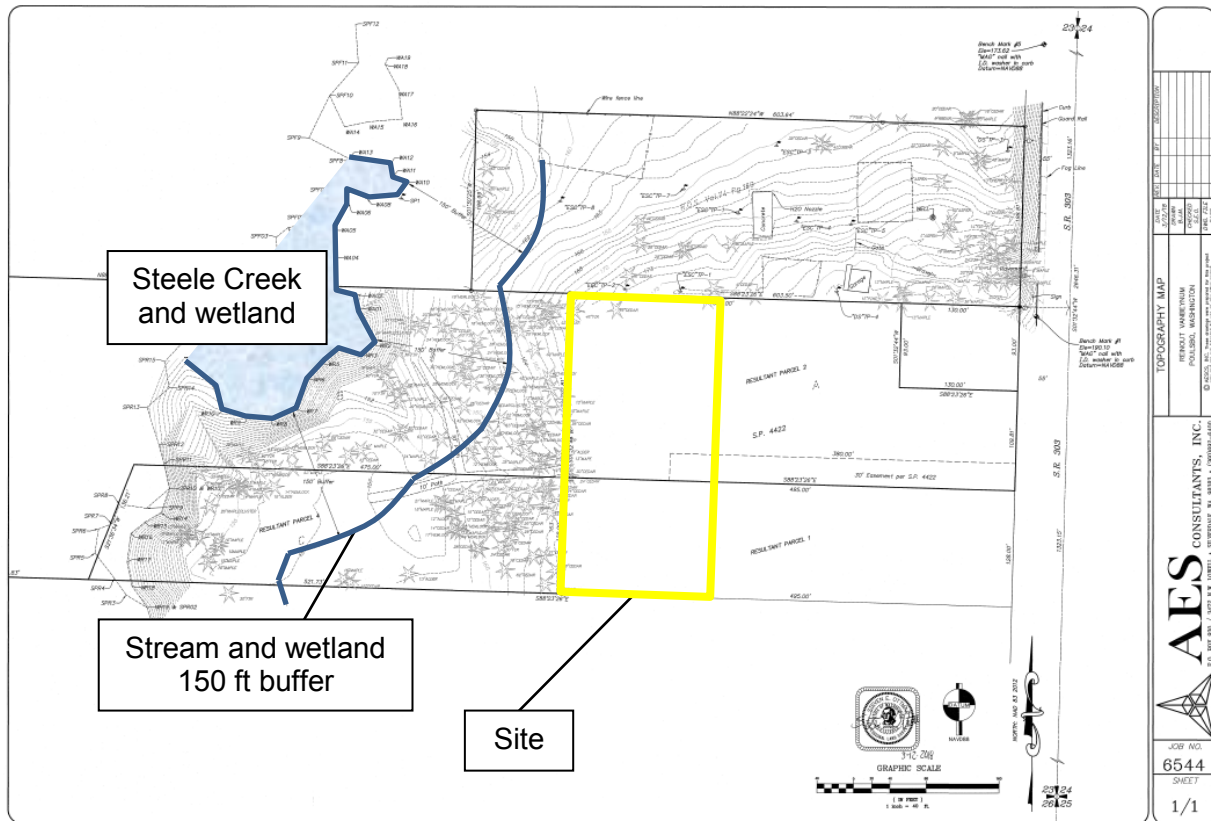
- a. Surface Water: [\[help\]](#)

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

Yes, Steele Creek is a fish bearing stream approximately 335 feet to 490 feet west of the subject parcels.

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

A wetland report for the parcels immediately west of the site indicate a fish bearing stream, Steele Creek, and its associated wetlands. A 150 foot buffer extends to within approximately 50 feet of the westernmost edge of the site.



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

Not applicable to this non-project proposal. To be determined on an individual project basis.
Future development will be required to comply with Kitsap County Code Title 19 'Critical Areas Ordinance'.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

No.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address surface water withdrawals or diversions.

b. Ground Water: [\[help\]](#)

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

The site is currently served by a private well and septic system. Sewer and water are planned to serve the area within the 2016-2036 planning horizon.

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

The existing land use is served by a septic system. A public sewer line connection is not located within 200 feet of the site. Future development or expansion of an existing use may require a connection to the available sewer line. Kitsap County Code 13.12.020 "A proposal to develop, redevelop, or substantially remodel a structure that ... will be situated within two hundred feet of an existing public sewer main that has adequate capacity to serve shall connect."

Future development and anticipated discharge of any materials would be subject to the requirements and regulations governing the Kitsap Health District disposal methods.

c. Water runoff (including stormwater):

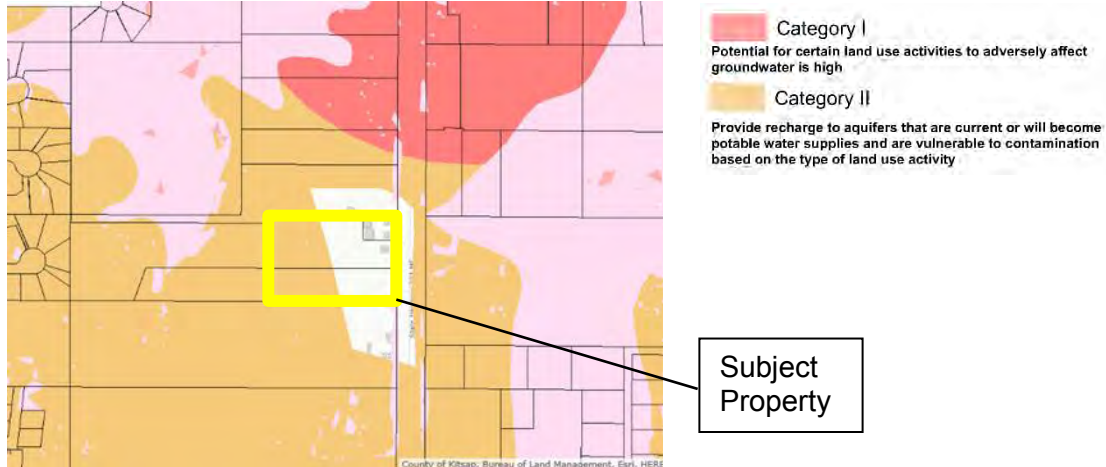
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis. Storm water collection and disposal will be subject to the requirements in Kitsap County Code.

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

[Kitsap County Critical Aquifer Recharge Area map](#) identifies the site as part of a Category 2 aquifer recharge area.

Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis.



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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future site improvements may require the construction of storm water runoff controls.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation: ferns and sorrel

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

None have been observed.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Blackberries.

5. Animals [\[help\]](#)

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

Birds:

hawk, heron, eagle, songbirds, other:

Mammals:

deer, bear, elk, beaver, other:

Fish:

bass, salmon, trout, herring, shellfish, other

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

None

- c. Is the site part of a migration route? If so, explain.

No. The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. The site is undeveloped and heavily wooded terrain. Wetlands are near, but not on, the site. Future development will be required to comply with Kitsap County Code Title 19 'Critical Areas Ordinance'.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

None have been observed.

6. Energy and natural resources [\[help\]](#)

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Both Urban Restricted Residential to Commercial zones have an allowable height of 35 feet. The commercial zone has an increased maximum height allowance to 65 feet subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. Due to the requirement for

compatibility with adjacent uses, the potential height increase is not likely to impact potential solar use.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

7. **Environmental health** [\[help\]](#)

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

All future development would be required to comply with local, state, and federal law.

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

No known incidents of contamination have occurred on the site.

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

None.

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

No such chemicals are currently stored or used on site. A commercial designation allows for automobile repair uses, transportation terminals, food production, brewery, or distillery, fuel distribution, and light manufacturing and fabrication. These selected uses, if developed in the new commercial designation, may introduce hazardous chemicals during construction or operation. All use or storage would be required to comply with any applicable regulations.

- 4) **Describe special emergency services that might be required.**

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

- b. Noise

- 6) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Highway 303 is a potential noise source that may affect future development. The segment configuration that provides the site

access has 4 lanes for travel, one turn lane, and maximum mile per hour limit of 45.

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

Noise associated with construction would occur on a short-term basis with any future development proposal. On a long term basis, commercial uses may have a greater amount of noise from business operations as opposed to low intensity residential uses. These long term noises would be determined on an individual project basis.

8) Proposed measures to reduce or control noise impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

8. Land and shoreline use [\[help\]](#)

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

The site is zoned Urban Restricted Residential and currently undeveloped. The front two thirds of the parcels on which the site is located is zoned commercial and currently used for single family residences. Immediately adjacent properties to the north and south are zoned commercial, currently used for single family residences. Immediately west of the parcels is Highway 303, an urban collector/arterial with commercial frontages.

The proposal, if approved, will increase compatibility with surrounding zoning designations.

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

No.

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

No. This is an urban site and there are no such areas close to the site.

- c. Describe any structures on the site.

One single family residence exists on each parcel.

- d. Will any structures be demolished? If so, what?

Not applicable to this non-project proposal. To be determined on an individual project basis. Future projects will likely demolish

the single family residences on the site. Any demolition would be required to comply with Kitsap County Code.

- e. What is the current zoning classification of the site?

Urban Restricted Residential (1-5 dwelling units per acre).

- f. What is the current comprehensive plan designation of the site?

Urban Low-intensity Residential.

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

Not applicable.

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

No. A site visit verified that the terrain is sloped less than 10% across the site. A wetland report conducted for the parcels immediately east of the site identify a moderate ravine and fish bearing stream nearby.

- i. Approximately how many people would reside or work in the completed project?

Not applicable to this non-project proposal. To be determined on an individual project basis.

- j. Approximately how many people would the completed project displace?

Two single family homes are located on the site. By matching the commercial zone, future development is likely to use the entire parcel and remove the two homes. Displacement of the residents may occur.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

A zone change to Commercial will increase the allowable density and potentially increase the number of dwelling units on the parcels and site. To be determined on an individual project basis.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal, if approved, will increase compatibility with surrounding zoning designations.

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

Not applicable, site is not located near agricultural or forest lands.

9. **Housing** [\[help\]](#)

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

All residential development projects in the Urban Restricted Residential zone would require 1-5 dwelling units per acre. For the two parcel 1.33 acre site, 1.33 rounded to 2 dwelling units would be required if a project is proposed within the existing Urban Restricted Residential zone. 10.3 rounded down to 10 dwelling units would be required if redeveloped as a residential only project in the proposed commercial zone. No minimum density is required for mixed use projects. Therefore, a zone change to commercial will potentially reduce the number of dwelling units required from 2 to 0. The percentage of high, middle, or low-income housing would be determined on an individual project basis.

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

Future development is likely to remove two single family residences that exist on the parcels. A commercial designation allows for increased residential density. A future proposal with a residential component would require 10 du/ac minimum and result in a net-increase in dwelling units.

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

Kitsap County policies encourage mixed use development in high intensity commercial areas. Further encouragement during project application phases for mixed use development may mitigate some or all of the housing impacts. A commercial designation still allows for a mixed use development project that may include a commercial component and achieve the highest residential density in a Commercial zone, 30 dwelling units per acre. To be determined on an individual project basis.

10. **Aesthetics** [\[help\]](#)

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Both Urban Restricted Residential to Commercial have a base allowable height of 35 feet. The commercial zone has an ability to increase the maximum height allowance to 65 feet subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. Due to the requirement for compatibility with adjacent uses, the potential height increase is not likely to impact potential solar use.

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

Views from a neighboring single family homes may be obstructed by future development. Potential maximum height would increase to 65 feet. Landscaping requirements for specific developments may impact views and would be considered during the project specific SEPA checklist.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

11. **Light and glare** [\[help\]](#)

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

Future development will comply with Kitsap County Code regarding light and glare. To be determined on an individual project basis.

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

Redevelopment or development of the site within the proposed zone may introduce a structure and landscaping with lighting or glare

that interferes with views from immediately adjacent neighbors.
To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis. Future development will comply with Kitsap County Code regarding light and glare.

12. Recreation [\[help\]](#)

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

None.

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

No.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

13. Historic and cultural preservation [\[help\]](#)

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

No.

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

No such artifacts are known to exist on or near the site.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

If future excavation of the site reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

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

Since there is nothing of historical significance on site, no proposed measures are needed. If future excavation of the site

reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

14. Transportation [\[help\]](#)

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

Highway 303, an urban collector/arterial with commercial frontages, directly serves the parcel. Ingress and egress design of future development, whether commercial or residential, should consider traffic flow and site distances onto Highway 303.

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

No. The closest stop is on John Carlson approximately 1.0 miles south and east of the site.

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

The number of spaces provided for future development will be determined on a project specific basis and comply with Kitsap County Code.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

No.

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

Development of the 1.33 acre site within the existing Urban Restricted Residential zone would yield 2 - 10 units. According to the Trip Generation Manual a single family home development generates ten average daily trips (ADT) per dwelling unit for a range of 20 - 100 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project with a building coverage of 14,000 s.f. which is less than 25% of the site, could result in 613 ADT up to 1,780 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

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

No.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

15. Public services [\[help\]](#)

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system other

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

Not applicable to this non-project proposal. To be determined on an individual project basis. The nearest sewer connection is over 1,000 feet from the site at the southeast corner of Winters Road and Highway 303 intersection.

Signature

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

Signature:

Date: June 14, 2018

Name of signee: Darren Gurnee

Position and Agency/Organization:
Planner and Project Lead, Kitsap County Department of Community
Development

Date Submitted: June 14, 2018

D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Future development and anticipated discharge of any materials would be subject to the requirements and regulations governing the Kitsap Health District disposal methods.

Noise production will be compatible with expected development of adjacent properties within the 2016-2036 planning horizon.

Proposed measures to avoid or reduce such increases are:

The site is located in a census urbanized area and exceeds the thresholds that trigger the requirement for a Site Development Activity Permit (SDAP). A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address water discharge related issues.

A SEPA checklist would also identify and mitigate the increases at a project specific level.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Additional water discharge and tree removal from the site is a possible consequence of an increased allowance for impervious surface coverage, from 50% to 85%.

The site is a mix of deciduous and coniferous trees and related understory shrubs. It is located near a fish bearing stream and associated wetlands. These ecosystems collectively include habitat for salmon, trout, songbirds, and likely other animals not officially witnessed to appear on or nearby the site.

Redevelopment or development would affect plants and animals associated with these ecosystems.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The site is located in a census urbanized area and exceeds the thresholds that trigger the requirement for a Site Development Activity Permit (SDAP). A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and will address water discharge issues. The county continues to implement policies and code to maximize tree retention when appropriate.

3. How would the proposal be likely to deplete energy or natural resources?

A rezone to commercial will likely increase energy usage as a result of daily business operations.

Proposed measures to protect or conserve energy and natural resources are:

Expansion of the existing use or development of new uses in either the existing or proposed zone would comply with Kitsap County code requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains or prime farmland on the site.

A wetland report for the parcels immediately west of the site indicate a fish bearing stream, Steele Creek, and is associated wetland. A 150 foot buffer extends to within approximately 50 feet western edge of the site. See map 10 in the background section.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future development of an allowed use in a commercial zone would require completion of a separate SEPA checklist and address these issues. Furthermore, future development must comply with local, state, and federal regulations regarding protection of environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is not located close to a shoreline; therefore, a rezone to commercial would not adversely affect on shoreline uses.

The current use of the site is single family residential. The front two thirds of the site is zoned commercial. Immediately adjacent properties to the north and south are zoned commercial, with current land uses of single family residential. Immediately west of the site is Highway 303, an urban collector/arterial with commercial frontages.

The proposal, if approved, will increase compatibility with surrounding commercial zoning designations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future development of an allowed use in a commercial zone would require completion of a separate SEPA checklist and address these issues. Furthermore, future development must comply with local,

state, and federal regulations regarding protection of environmentally sensitive areas.

Allowed uses can be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions to increase compatibility with surrounding uses may be required and would be determined on a project specific basis.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Development of the 1.33 acre site within the existing Urban Restricted Residential zone would yield 2 - 10 units. According to the Trip Generation Manual a single family home development generates ten average daily trips (ADT) per dwelling unit for a range of 20 - 100 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project with a building coverage of 14,000 s.f. which is less than 25% of the site, could result in 613 ADT up to 1,780 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

Proposed measures to reduce or respond to such demand(s) are:

Future development may be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses. Impacts to transportation and public services and mitigation of those impacts would be determined on a project specific basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This zone change would not conflict with requirements for the protection of the environment.

Attachment A - Maps

1. Vicinity
 2. Aerial Photo
 - 3A. Critical Areas
 - 3B. Critical Aquifer Recharge Areas
 - 4A. Current Land Use Designation Map
 - 4B. Proposed Land Use Designation Map
 - 5A. Current Zoning Classification Map
 - 5B. Proposed Zoning Classification Map
- Map Legends

Attachment B – RESERVED (no content)

Attachment C - Supplemental Materials (SM)

1. Resolution 217-2017: A Resolution Establishing Exchange Rates for Transfer of Development Rights
2. Extra Room Self Storage Wetland Delineation dated March 12, 2018
3. Declaration of Boundary Line Adjustment

A RESOLUTION ESTABLISHING EXCHANGE RATES FOR TRANSFER OF DEVELOPMENT RIGHTS

WHEREAS, Kitsap County adopted a transfer of development rights program as part of its 2006 10-Year Comprehensive Plan Update; and

WHEREAS, this program established sending and receiving rights and ratios for development rights in unincorporated Kitsap County; and

WHEREAS, this program was approved as a reasonable measure intended to preserve rural areas while focusing growth in Kitsap County Urban Growth Areas; and

WHEREAS, to improve the functionality of the program and to focus rural preservation efforts, the program was updated in the 2016 Comprehensive Plan update; and

WHEREAS, this update requires Kitsap County to approve exchange rates for the transfer of development rights; and

WHEREAS, such approval shall come in the form of an approved Board of Commissioners' resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Kitsap County Board of Commissioner establishes the following exchange rates for transfer of development rights within unincorporated Kitsap County consistent with Chapter 17.580 Kitsap County Code as shown on Exhibit A.

Unofficial Copy

**CPA 18-00369 Richardson
Attachment C1**

Exhibit A: Exchange Rates for Transfer of Development Rights

Sending sites.

To receive certificate(s) for any development rights, all sending sites must meet the requirements of chapter 17.580 Kitsap County Code ("KCC"). Development rights must be certified under KCC 17.580.090 prior to their transfer.

Table 1a. Calculating sending site ratios establishes the development right ratios for specific sending sites in Kitsap County's rural areas. The specific site types include:

- A. Properties within Farming Areas as delineated on the adopted Kitsap County Strategic Agricultural Plan: Appendix E, which includes the following four maps:
 - a. North Kitsap;
 - b. Central Kitsap;
 - c. West Kitsap; and
 - d. South Kitsap;
- B. Open Space Acquisition Areas/properties within the Rural Wooded Zone as established in Chapter 17.120 Kitsap County Code;
- C. Properties of sizes that do not conform to the minimum lot size of their zone; and
- D. Other rural properties located outside of urban growth areas or within limited areas of more intense rural development ("other rural areas").

Receiving Areas.

Rezoning:

When required, applications for rezoning must include one (1) development right per acre of land included in the application. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

Comprehensive Plan Designation Amendments:

In accordance with Section 17.580.080 Kitsap County Code, development rights purchased for a site-specific amendment may also count towards any future rezoning request within the new designation.

When required, requests for amendments to Comprehensive Plan designations within urban growth areas must acquire a development right(s). The ratios of development rights required are based on the current comprehensive plan designation as compared to the designation requested. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

(See Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments)

CPA 18-00369 Richardson
Attachment C1

Table 1a. Calculating Sending Site Ratios

Sending Site Type	Development Potential (# dwelling units)	Development Rights Allowed for Transfer (credits)
Farming Areas	1	4
Open Space Acquisitions Areas	1	4
Properties smaller than the minimum lot size for their zone	1	3
Other Rural Areas	1	1

Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments

		TO					
		Urban Low – Density Residential (per acre)	Urban Medium-Density Residential (per acre)	Urban High-Density Residential (per acre)	Urban Low Intensity Commercial (per acre)	Urban High Intensity Commercial (per acre)	Urban Industrial (per acre)
FROM	Urban Low Density Residential (per acre)	0	1	2	2	3	2
	Urban Medium Density Residential (per acre)	0	0	1	2	3	2
	Urban High Density Residential (per acre)	0	0	0	1	2	1
	Urban Low Intensity Commercial (per acre)	0	0	0	0	2	1
	Urban High Intensity Commercial (per acre)	0	0	0	0	0	0
	Urban Industrial (per acre)	0	0	1	1	2	0

CPA 18-00369 Richardson
Attachment C1

DATED this 27th day of November, 2017.

BOARD OF COUNTY COMMISSIONERS

KITSAP COUNTY, WASHINGTON



Charlotte Garrido

CHARLOTTE GARRIDO, Chair

Robert Gelder

ROBERT GELDER, Commissioner

E. Wolfe

EDWARD E. WOLFE, Commissioner

ATTEST:

Dana Daniels

Dana Daniels, Clerk of the Board

Unofficial Copy

EXTRA ROOM SELF STORAGE WETLAND DELINEATION

March 12, 2018

17_0040



EXTRA ROOM SELF STORAGE

WETLAND DELINEATION

March 12, 2018

PROJECT LOCATION
STATE HWY 303 NE
BREMERTON, WA 98311

232501-4-022-2005
232501-4-065-2003
232501-4-066-2002

S 21, T 24, R 02 E, W.M.

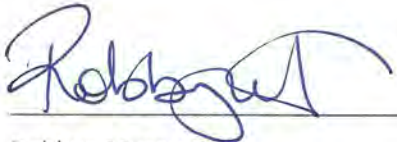
PREPARED FOR
EXTRA ROOM SELF STORAGE, LLC
3242 NE MCWILLIAMS RD
BREMERTON WA 98311

PREPARED BY
BGE ENVIRONMENTAL ^{LLC}
2102 BRASHEM AVE
BREMERTON, WA 98310
360.710.6066

BGE17_0040
www.bgeenvironmental.com

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, as a professional wetland scientist licensed to practice as such, is affixed below. All field inspections, jurisdictional wetland boundary delineations, and OHWM determinations were prepared by, or under the direction of Robbyn Myers of BGE Environmental, LLC. All technical information is current to best available science and in conjunction with method and manuals outlined in the methods section. All discussions, conclusion and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. The findings are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.



Robbyn Myers, PWS
Wetland Biologist/Environmental Planner



12 March 2018

Date

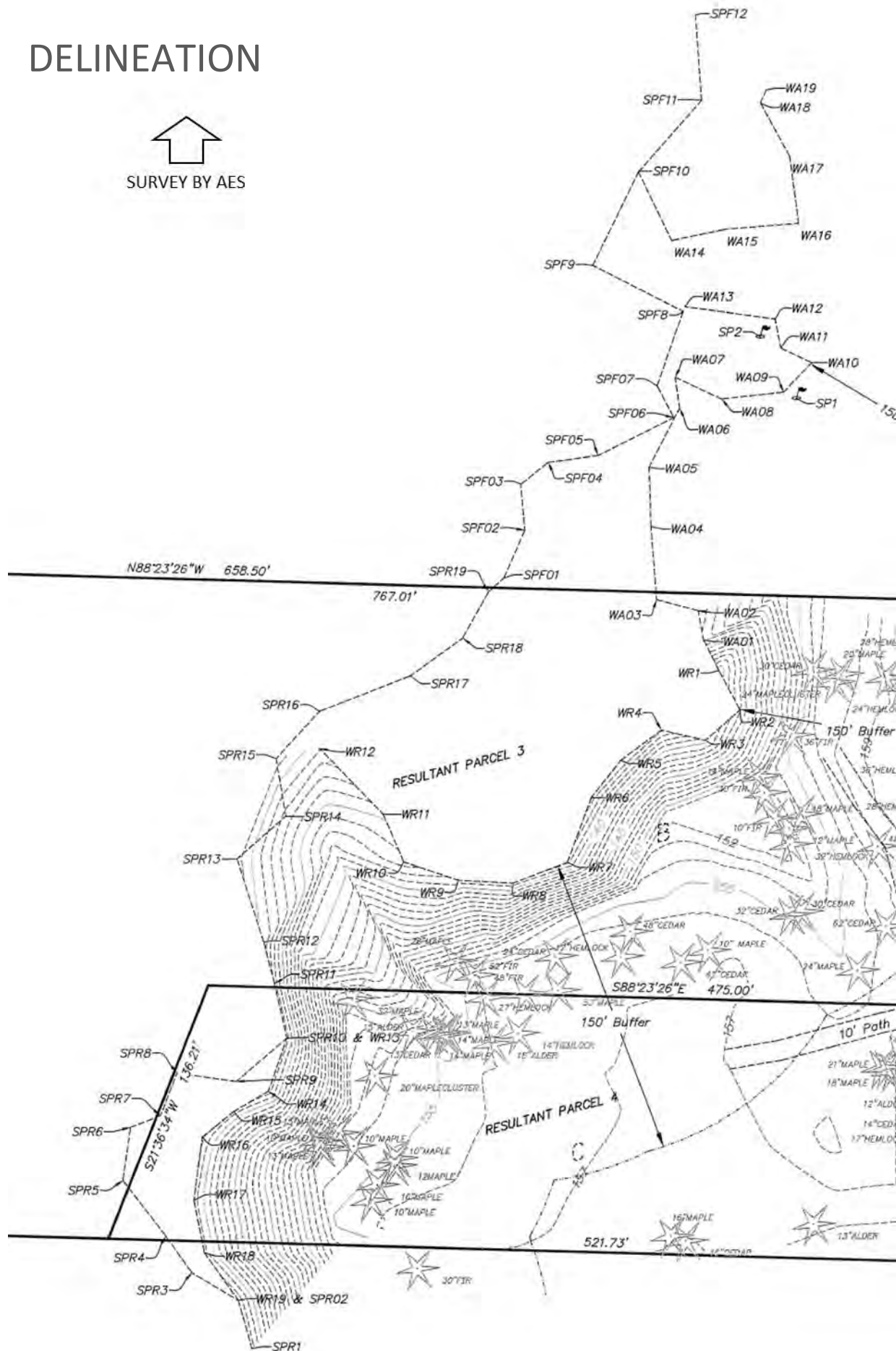
EXTRA ROOM SELF STORAGE
WETLAND DELINEATION
BGE17_0040



BGE ENVIRONMENTAL, LLC.

WETLAND CONSULTING AND LAND USE PLANNING

DELINEATION



INTRODUCTION

Extra Room Self Storage (Client) requested a wetland delineation in association with three parcels aligned between State Highway 303 NE and Steele Creek, Bremerton, unincorporated Kitsap County, Washington. The properties use includes single-family residential use and undeveloped. Cumulatively the parcels total 8.54-acres. Parcels in the investigation area are identified by Kitsap County Assessor Tax Parcel Numbers: 232501-4-022-2005, 232501-4-065-2003, 232501-4-066-2002. Regional setting is Section 23, Township 25, Range 01 E, W.M.

This wetland delineation report provides confirmation via a determination of jurisdiction and establishment of wetland boundaries to identified wetlands and surface waters. This report is provided for compliance with the Kitsap County Municipal Code (KCC) Title 19 Critical Areas. This report includes the following:

- Site description and area of assessment;
- Background research and identification of potentially regulated critical areas, wetland and surface waters, near the proposed project;
- Identification, determination, and assessment of jurisdictional wetlands;
- Identification, assessment and criterion analysis for surface waters; and
- Review of regulations and standard buffer requirements for wetlands and Typed waters.

METHODS

Resource information in the public-domain was reviewed for this delineation. Data researched included relevant mapping from U.S. Fish and Wildlife Service, Washington State Department of Fish and Wildlife (WDFW), and Washington Department of Natural Resources (WDNR) Natural Heritage Database, and the Kitsap County GIS mapping resource. Reference sources are summarized in Appendix A.

The wetlands and surface waters were assessed by a Professional Wetland Scientist (PWS) on March 20, 2017. All wetland determinations were completed using observable and documented assessments of vegetation, hydrology, and soils. Wetland boundaries were determined using the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region. Wetland Regulatory Assistance Program, Army Corps of Engineer. May 2010. Areas meeting the criteria set forth in the Regional Supplement were determined to be wetland. Soil, Vegetation, and hydrologic parameters were sampled at several locations along the wetland boundary for confirmation of jurisdiction. To mark the boundary between wetlands and uplands, orange surveyor's flagging was alpha-numerically labeled and tied to vegetation or wood lath along the wetland boundary.

Delineated wetlands were classified using the Western Washington Wetland Rating System-2014 by the Department of Ecology (Ecology). OHWM's were confirmed with Ecology method for Determining the Ordinary High Water Mark on Streams in Washington State (Olson, 2008) and definitions provided in RCW 77.55.011 (11) and WAC 220.110.020 (69). Drainages not associated with wetland conditions were driven by a consistent and observable bank which provided a conservative, yet clear demarcation of a surface water conveyance.

EXISTING CONDITIONS

The property is located along State Highway 303 corridor between Bremerton and Silverdale. Steele Creek is aligned parallel to the west. Surrounding land use includes commercial, high-intensity residential, moderate residential, in addition to undeveloped parcels. Topography is rolling towards the east with moderate grade. Wetlands in the vicinity are mostly associated with Steele Creek.

The investigation area includes three parcels, only one of which fronts State Highway 303. The other two are adjacent and south, separated from the right-of-way both other residential properties. The character of the investigation area is a gradual decreasing slope from the right-of-way through open fields and mixed mature forests. Steele Creek is housed within a moderate ravine.

FINDINGS

WETLAND DELINEATION

The subject parcel was assessed on March 20, 2017. The typical ambient temperature ranged from 37° to 49° F in March. The field assessment and wetland determinations and delineations were conducted by Robbyn Myers, a Professional Wetland Scientist (#1286 Certification under the Society of Wetland Scientists). A routine wetland delineation was performed.

A summary of precipitation leading to the field review and throughout each month is provided below.

Precipitation Summary: March 2017

	Total Monthly Precipitation	Precipitation One Week Prior	Precipitation Two Weeks Prior	Average Monthly Precipitation	Deviation from Monthly Average
March 20	13.89 inches	4.48 inches	2.68 inches	5.95 inches	+7.94 inches

<https://www.accuweather.com/en/us/bremerton-wa/98337/march-weather/331425?monyr=3/1/2017&view=table>

The site investigation confirmed OHWM of Steele Creek (east side) and associated wetlands, off-site to the west. The limits of the critical areas were flagged and filed surveyed. The findings of the wetland determination and rating are summarized later in this report.

WETLAND A

CATEGORY II, RIVERINE

Wetland A is a forested riparian complex to Steele Creek. Its boundary does extend upgradient along the slope face bounding the riverine complex. Slopes are 2-5%. Observed vegetation consisted of buttercup (*Ranunculus repens*, FACW), false lily-of-the-valley (*Maianthemum dilatatum*, FAC), bleeding heart (*Dicentra formosa*, FACU), lady-fern (*Athyrium filix-femina*, FAC), red alder (*Alnus rubra*, FAC), salmonberry (*Rubus spectabilis*, FAC) skunk cabbage (*Lysichitum americanum*, OBL), stinging nettle (*Urtica dioica*, FAC), sword fern (*Polystichum munitum*, FACU), western hemlock (*Tsuga heterophylla*, FACU), western red cedar (*Thuja plicata*, FAC), youth-on-age (*Tolmiea menziesii*, FAC). Soils were silt loam, 10YR 4/3, above sandy loam, 10YR 6/2. Water table present at 12-inches indicates wetland hydrology.

The wetlands Hydrogeomorphic (HGM) classification includes multiple classes; riverine was used for the determination of Category. The Cowardin definition is PSS/PFO. Wetland A was rated as a Category II riverine wetland with a score of 21 and a habitat value of 6.

STEELE CREEK

TYPE F WATER

Steele Creek headwaters originate from a large wetland complex, set both west and east of State Highway 303, just south of John Carlson and NE Fairgrounds Road. The headwaters include a network of stormwater facilities within the commercial corridor. It continues northward, commonly along main arterials and through Gluds Pond. Its confluence is to a large estuarine complex along Brownsville Highway. Contributing waters from the west and northwest, include Royal Valley Creek and Crouch Creek. These waters host the occurrence and migration of coho (*Oncorhynchus kisutch*), cutthroat (*Oncorhynchus clarki*), and resident coastal cutthroat. Coho is a federal Candidate for threatened and endangered species list.

Observed conditions within the investigation area included complex riffle/pool development, limited channel braids, and areas of abundant large woody debris. Canopy closure was 100-percent to shrubs with broken deciduous forested cover. Some areas were decadently covered with Himalayan blackberry.

UPLAND

The upland areas adjacent to the wetlands were characteristically coniferous forest with an open understory. Species include bigleaf maple (*Acer macrophyllum*, FACU), Douglas fir (*Pseudotsuga menziesii*, FACU), Oregon grape (*Mahonia nervosa*, FACU), false lily-of-the-valley (*Maianthemum dilatatum*, FAC), bleeding heart (*Dicentra formosa*, FACU), Indian plum (*Oemleria cerasiformis*, FACU), red elderberry (*Sambucus racemosa*, FACU), red huckleberry (*Vaccinium parvifolium*, UPL), stinging nettle (*Urtica dioica*, FAC), sword-fern (*Polystichum munitum*, FACU), trailing blackberry (*Rubus ursinus*, FACU), Western hemlock (*Tsuga heterophylla*, FACU), western red cedar (*Thuja plicata*, FAC), and youth-on-age (*Tolmiea menziesii*, FAC). Himalayan blackberry was present along the transitions from native forest to

cleared use areas. The uplands in the investigation area include open pasture (cleared) with intermittent mature trees.

SAMPLE PLOT #1

SP01 is the paired plot to SP02. It is located to the slope face, landward of the wetted portion of the slope. Vegetation consisted of dominant amounts of Douglas fir, western red cedar, and sword-fern with individual salmonberry. Soils were silty loam 10YR 4/3 with mottles of 10YR 5/6 and 5YR 4/6 on top of cobble sandy loam 10YR 6/2 with distinct and diverse mottling (10YR 5/6, 10YR 4/3, 5YR 4/6, and 5YR 6/1). Water table present at 12-in.


REGULATORY STANDARDS

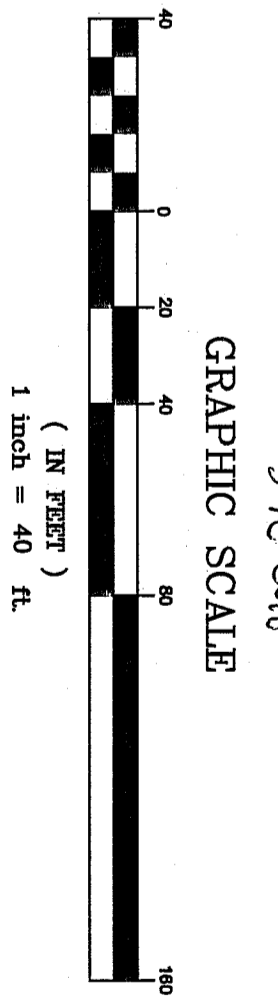
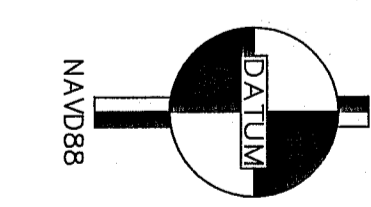
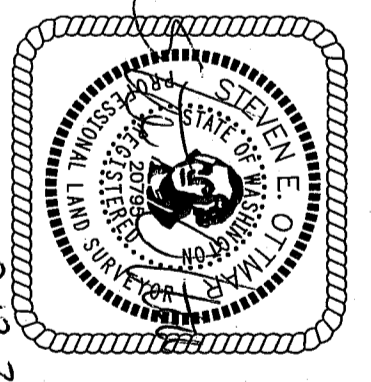
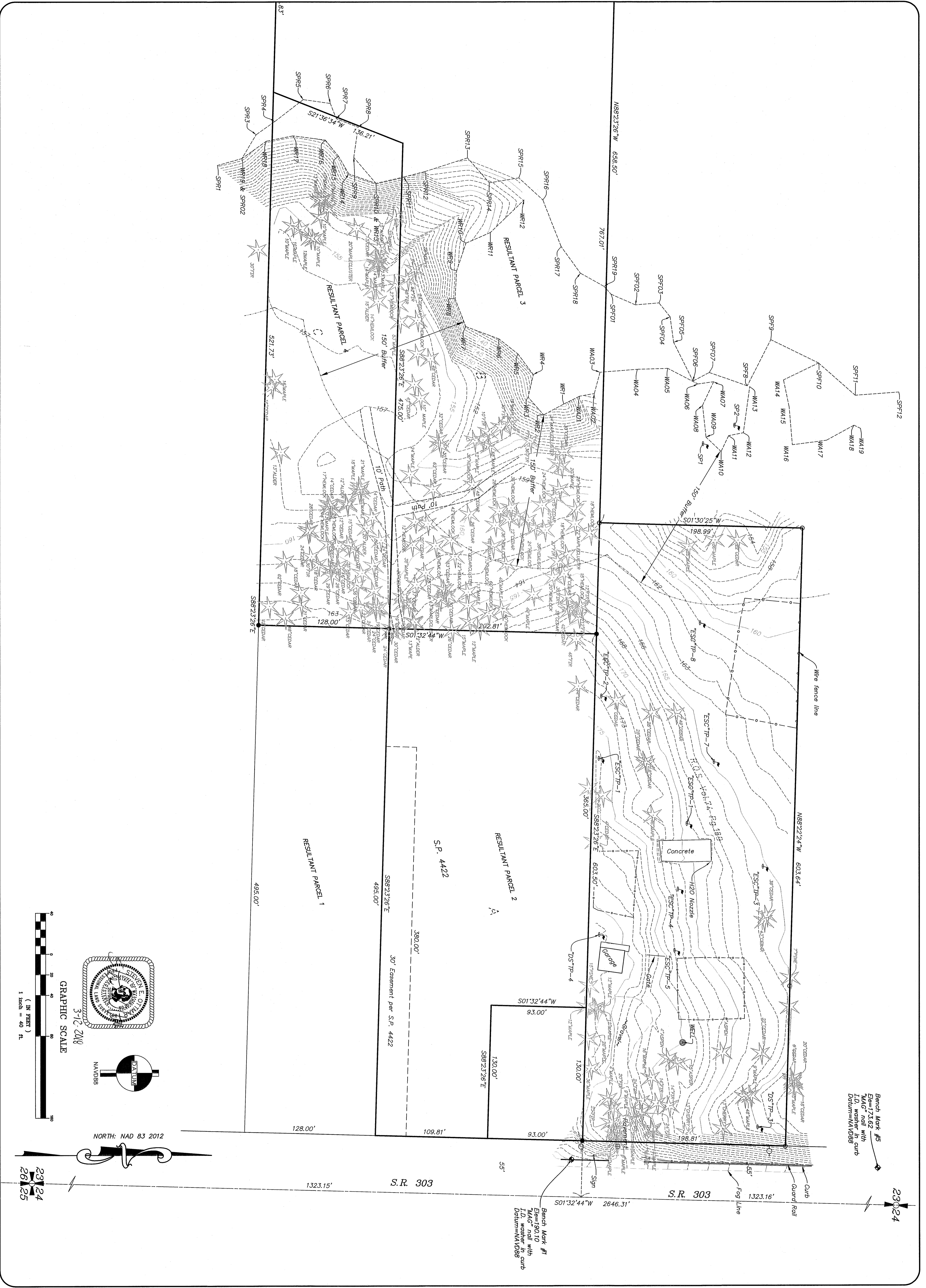
Wetland buffers are based on three factors: the wetland category, the intensity of the impacts, and the function or special characteristics of the wetland that need to be protected as established through the rating system.

The wetland was rated as having a hydrogeomorphic wetland classification of Riverine with multiple HGM classes. The resulting Category is a II with a habitat score of 6. As we understand the proposed development, use intensity is high resulting in a wetland buffer of 150-ft (Table 19.200.220(D), KCC).

Steele Creek is a Type F water with a standard buffer of 150-ft (Table 19.300.315, KCC).

All buffers shall be measured horizontally from a perpendicular line established at the wetland edge or stream bank-full width. A 15-ft building or impervious surface setback is required from the edge of any critical area buffer. The setback shall be identified on a site plan.

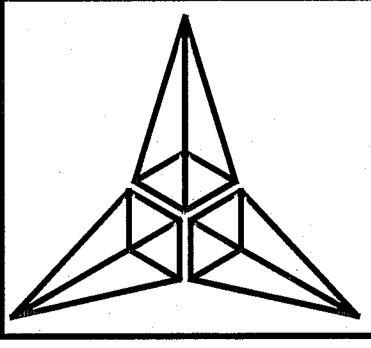
WETLAND SUMMARY		
	Rating	II
	Wetland Size	>5 acres
	Cowardin	PFO/PSS
	Wetland Data	SP02
	Nonwetland Data	SP01
WETLAND DETERMINATION		
VEGETATION	Dominance test is greater than 50%	
SOILS	Depleted Below Dark Surface (A11)	
HYDROLOGY	Saturation (A3)	
DELINEATION RATIONALE	Boundary was defined prominently by following topography, vegetation and hydrology.	
WETLAND RATING		
HGM CLASS	Riverine	
MAPPING TOOL	Google	
WETLAND CATEGORY	II	
IMPROVING WATER QUALITY	9	
HYDROLOGIC	6	
HABITAT	6	



NORTH: NAD 83 2012

23
24
26
25

23
24



AES CONSULTANTS, INC.
P.O. BOX 930 / 3472 N.W. LOWELL • SILVERDALE, WA. 98383 • (360)692-6400

TOPOGRAPHY MAP

REINOUT VANBEYNUM
POULSBO, WASHINGTON

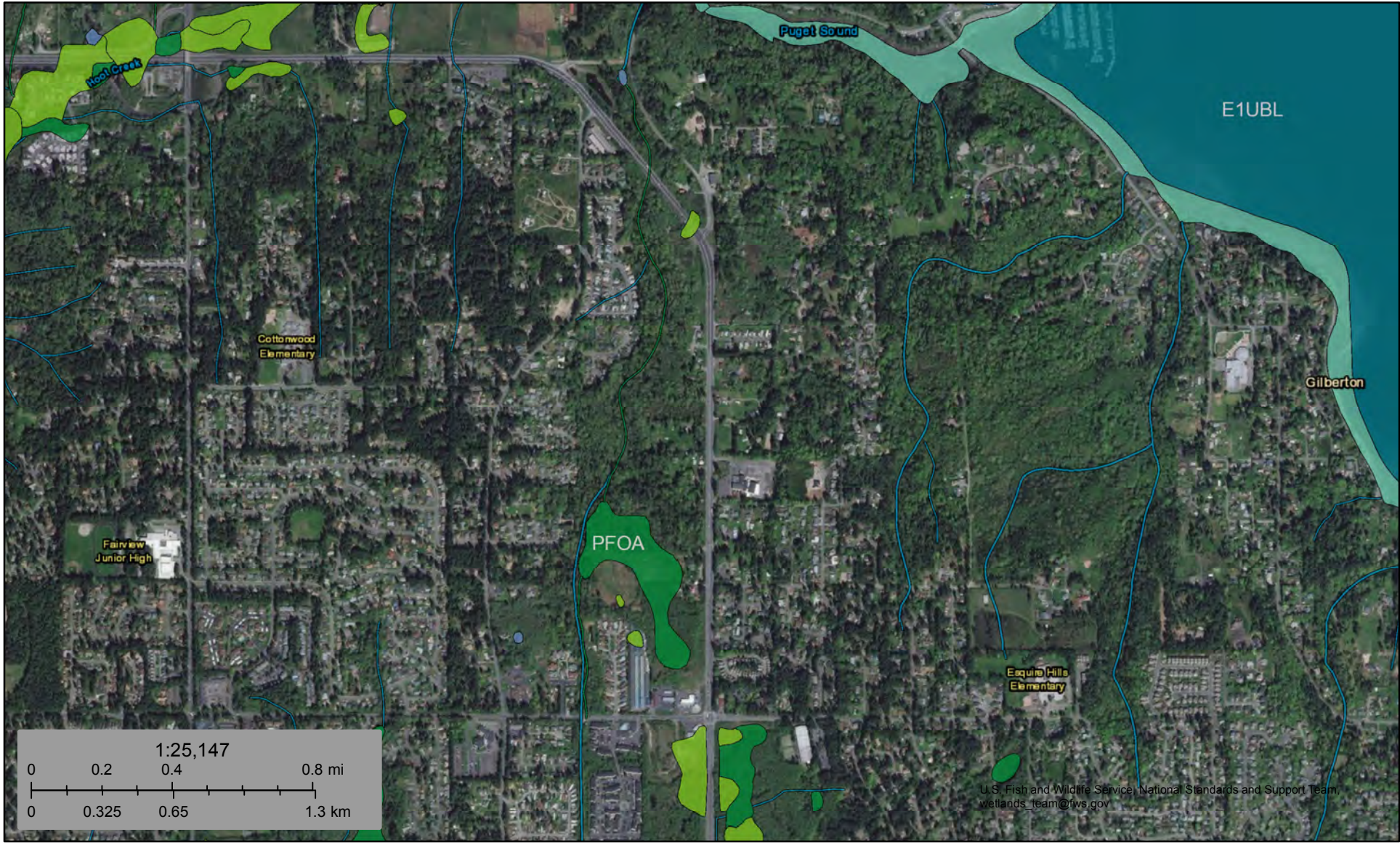
© AESCS, INC. These drawings were prepared for this project only and are not intended for use on any other project.

DATE	REV.	DATE	BY	DESCRIPTION
3/12/18				

JOB NO. 6544
SHEET 1/1

APPENDIX A-REFERENCE SOURCES

WETLAND DELINEATION		
USACE 1987 Wetland Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
Western Mountains, Valleys, and Coast Region Interim Regional Supplement	http://www.usace.army.mil/CECW/Documents/cecwo/reg/west_mt_finalsupp.pdf	U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
WETLAND CLASSIFICATION		
USFWS / Cowardin Classification System	http://www.fws.gov/nwi/Publications/Reports/Class_Manual/class_titlepg.htm	Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. Government Printing Office, Washington, D.C.
Hydrogeomorphic Classification (HGM) System	http://el.erdc.usace.army.mil/wetlands/pdfs/wrpde4.pdf	Brinson, M. M. (1993). "A hydrogeomorphic classification for wetlands," Technical Report WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
WETLAND RATING		
Washington State Wetland Rating System	https://fortress.wa.gov/ecy/publications/SummaryPages/1406029.html	Hruby. 2014 Update. Washington State wetland rating system for western Washington –Revised. Publication #14-06-029.
WETLAND INDICATOR STATUS		
Northwest (Region 9) (Reed, 1988) and Northwest (Region 9) Supplement (Reed et al., 1993)	http://www.fws.gov/nwi/bha/list88.html	Reed, P.B. Jr. 1988. National list of plant species that occur in wetlands: Washington. Biological Report NERC-88/18.47 for National Wetlands Inventory, Washington, D.C. Reed, P.B. Jr. 1993. Northwest supplement (Region 9) species with a change in indicator status or added to the Northwest 1988 list, wetland plants of the state of Washington 1988. U.S. Department of Interior Fish and Wildlife Service WELUT - 88 (26.9), Washington, D.C.
SOILS DATA		
NRCS Soil Survey	http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx	Website GIS data based upon: McMurphy, Carl J. 1980. Soil Survey of King County, Washington. United States Department of Agriculture, Soil Conservation Service in cooperation with Washington State Department of Natural Resources.
THREATENED AND ENDANGERED SPECIES		
Washington Natural Heritage Program	http://www.dnr.wa.gov/nhp/ and http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf	Washington Natural Heritage Program (Data published 10/15/08). Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA
Washington Priority Habitats and Species	http://wdfw.wa.gov/hab/p/hspage.htm	Priority Habitats and Species (PHS) Program Washington Department of Fish and Wildlife (WDFW).

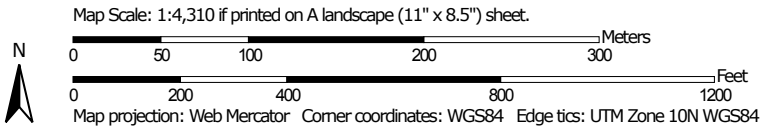
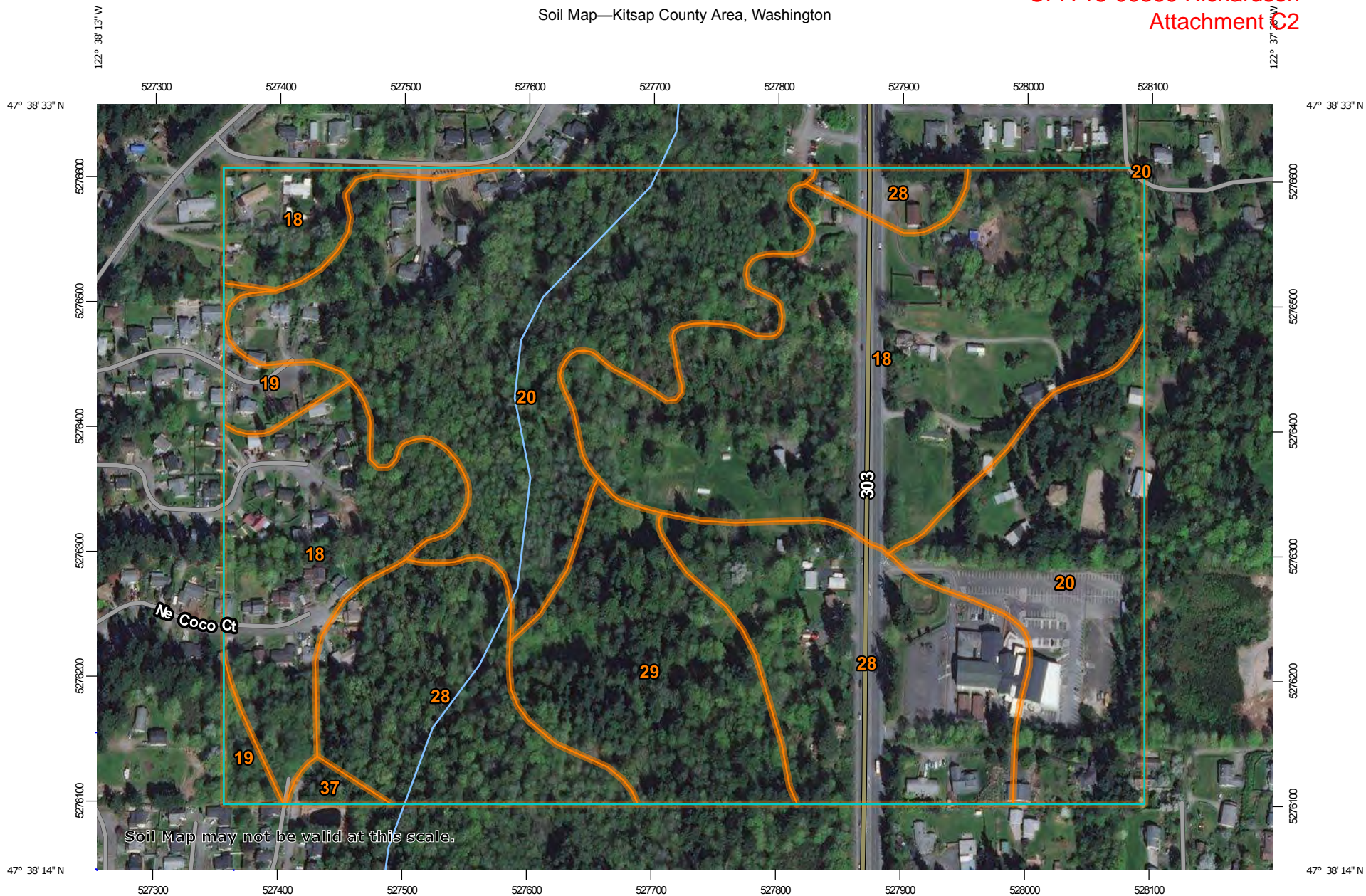


February 19, 2018

Wetlands


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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 13, Sep 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 29, 2016—Sep 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Indianola loamy sand, 0 to 5 percent slopes	31.9	34.1%
19	Indianola loamy sand, 5 to 15 percent slopes	1.8	1.9%
20	Indianola loamy sand, 15 to 30 percent slopes	30.7	32.8%
28	Kitsap silt loam, 2 to 8 percent slopes	19.9	21.3%
29	Kitsap silt loam, 8 to 15 percent slopes	8.8	9.4%
37	Norma fine sandy loam	0.4	0.5%
Totals for Area of Interest		93.5	100.0%



WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

CPA 18-00369 Richardson
Attachment C2

SOURCE DATASET: PHSPublic
REPORT DATE: 02/19/2018 1.45

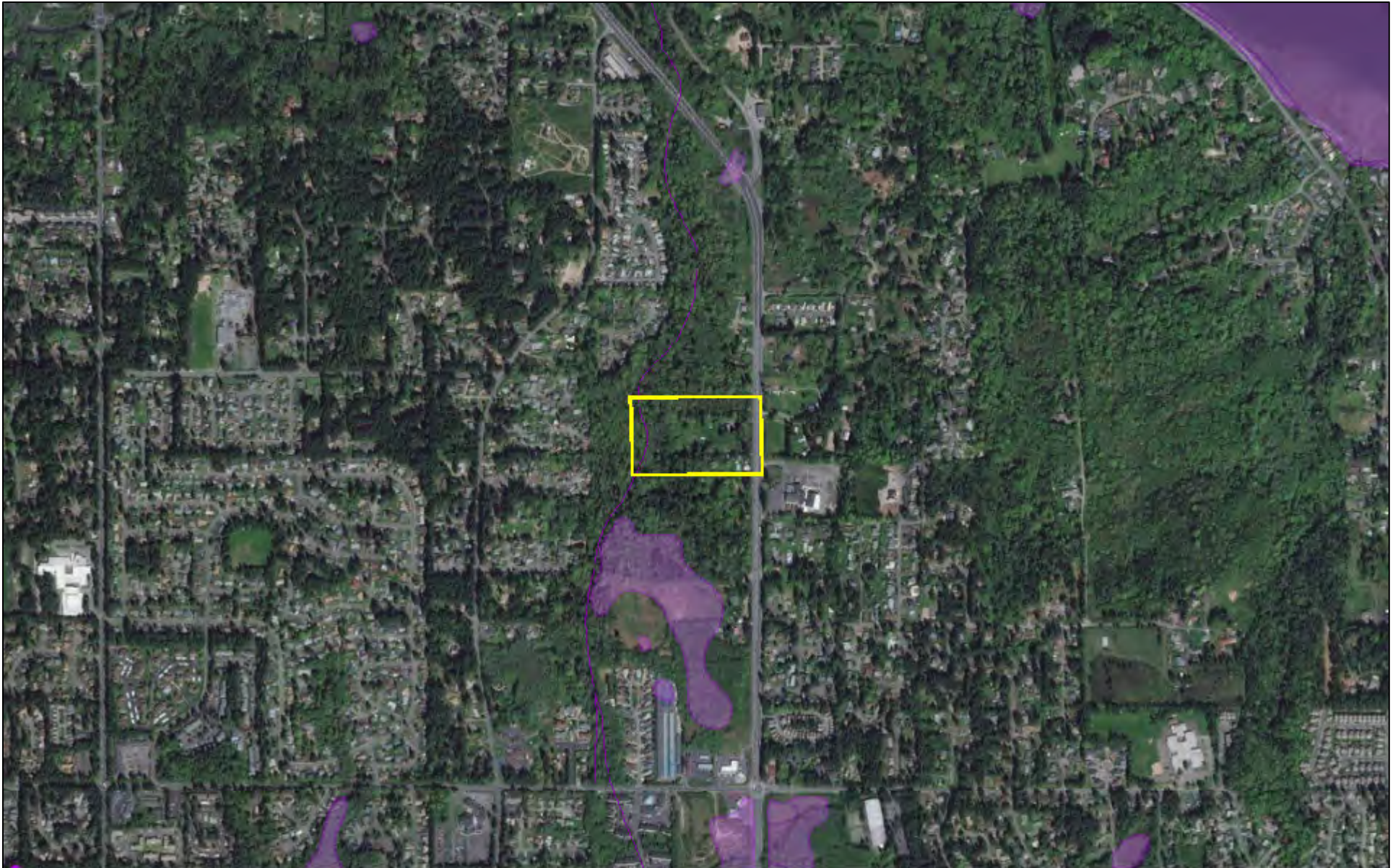
Query ID: P180219134514

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				
Coho	SWIFD	Occurrence/Migration	NA	N/A	N	
Oncorhynchus kisutch	50422	Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?		N/A	AS MAPPED	Lines
Coho	SASI	Occurrence	NA	Candidate	N	WDFW Fish Program
Oncorhynchus kisutch	3203	Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?		N/A	AS MAPPED	Lines
Cutthroat	SASI	Occurrence	NA	Not Warranted	N	WDFW Fish Program
Oncorhynchus clarki	7020	Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?		N/A	AS MAPPED	Lines
Resident Coastal Cutthroat	SWIFD	Occurrence/Migration	NA	N/A	N	
Oncorhynchus clarki	50419	Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?		N/A	AS MAPPED	Lines








DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

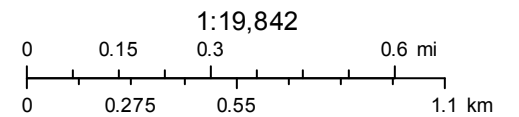
WDFW Test Map

CPA 18-00369 Richardson
Attachment C2



February 19, 2018

- | | | | | | |
|---|----------------------|---|---|---|----------|
|  | PHS Report Clip Area | POLY |  | QTR-TWP | |
|  | PT |  | AS MAPPED |  | TOWNSHIP |
|  | LN |  | SECTION | | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX B

DATA FORMS WETLAND DETERMINATION

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

Project Site: 303 SELF STORAGE City/County: BREMERTON/KITSAP Sampling Date: 03.20.2017
 Applicant/Owner: REINOUT VAN BEYNUM State: WA Sampling Point: SP01
 Investigator(s): R. MYERS; BGE ENVIRONMENTAL, LLC Section, Township, Range: S23 T25 R01E
 Landform (hillslope, terrace, etc.): SLOPEFACE Local relief (concave, convex, none): convex Slope (%): 3
 Subregion (LRR): LRR A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: INDIANOLA LOAMY SAND NWI classification: UPL
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Slope face just landward (away) from wetted surface. Located just outside of a narrow draw.			

VEGETATION – Use scientific names of plants

<u>Tree Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u><i>Pseudotsuga menziesii</i></u>	<u>40</u>	<u>yes</u>	<u>FACU</u>	
2. <u><i>Thuja plicata</i></u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
4. _____	_____	_____	_____	
50% = _____, 20% = _____	<u>60</u>	= Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. <u><i>Rubus spectabilis</i></u>	<u>5</u>	<u>yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	OBL species _____ Multiply by: x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = _____, 20% = _____	<u>5</u>	= Total Cover		UPL species _____ x5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
<u>Herb Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u><i>Polystichum munitum</i></u>	<u>100</u>	<u>yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	<input type="checkbox"/> 2 - Dominance Test is >50%
3. _____	_____	_____	_____	<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹
4. _____	_____	_____	_____	<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
5. _____	_____	_____	_____	<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹
6. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
7. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = _____, 20% = _____	<u>100</u>	= Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:

Project Site: 303 SELF STORAGE

SOIL

Sampling Point: SP01

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 4/3	70	10YR 5/6	15	C	M	SILT LOAM	
			5YR 4/6	10	C	M	SILT LOAM	
>10	10YR 6/2	50	10YR 5/6	20	RM	M		COURSE SANDY LOAM
			10YR 5/3	10	RM	M		COURSE SANDY LOAM
			5YR 4/6	10	C	M		COURSE SANDY LOAM
			5YR 6/1	5	RM	M		COURSE SANDY LOAM

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

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

- | | |
|--|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| <input type="checkbox"/> 2 cm Muck (A10) |
| <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Other (Explain in Remarks) |

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

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soils Present? Yes No

Remarks: Depleted soils but low chroma 2 is not greater than 60%.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> 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:

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

Project Site: 303 SELF STORAGE City/County: BREMERTON/KITSAP Sampling Date: 03.20.2017
 Applicant/Owner: REINOUT VAN BEYNUM State: WA Sampling Point: SP02
 Investigator(s): R. MYERS; BGE ENVIRONMENTAL, LLC Section, Township, Range: S23 T25 R01E
 Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): none Slope (%): 2-5
 Subregion (LRR): LRR A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: INDIANOLA LOAMY SAND NWI classification: 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: Just adjacent to OHWM of water. Limited riparian and not representative to 90% observed wetland area			

VEGETATION – Use scientific names of plants

<u>Tree Stratum</u> (Plot size: <u>30</u>)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	Dominance Test Worksheet:	
1. <u><i>Alnus rubra</i></u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	<u>90</u>	= Total Cover			
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30</u>)				Prevalence Index worksheet:	
1. <u><i>Rubus spectabilis</i></u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	<u>Total % Cover of:</u>	<u>Multiply by:</u>
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	<u>40</u>	= Total Cover		UPL species _____	x5 = _____
				Column Totals: _____ (A)	_____ (B)
				Prevalence Index = B/A = _____	
<u>Herb Stratum</u> (Plot size: <u>30</u>)				Hydrophytic Vegetation Indicators:	
1. <u><i>Tolmiea menziesii</i></u>	<u>25</u>	<u>yes</u>	<u>FAC</u>	<input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation	
2. <u><i>Athyrium filix-femina</i></u>	<u>5</u>	<u>no</u>	<u>FAC</u>	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
3. <u><i>Lysichitum americanum</i></u>	<u>10</u>	<u>no</u>	<u>OBL</u>	<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹	
4. _____	_____	_____	_____	<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. _____	_____	_____	_____	<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹	
6. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = _____, 20% = _____	<u>40</u>	= Total Cover			
<u>Woody Vine Stratum</u> (Plot size: <u>30</u>)				Hydrophytic Vegetation Present?	
1. _____	_____	_____	_____	Yes	<input checked="" type="checkbox"/>
2. _____	_____	_____	_____	No	<input type="checkbox"/>
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum _____					
Remarks:					

Project Site: 303 SELF STORAGE

SOIL

Sampling Point: SP02

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 5/2	100	_____	_____	_____	_____	sandy loam	_____
8-10	mix	_____	_____	_____	_____	_____	_____	_____
>10	7.5YR 6/1	95	10YR 5/3	3	RM	M	clay sand	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

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

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

- | | |
|---|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| <input type="checkbox"/> 2 cm Muck (A10) |
| <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Other (Explain in Remarks) |

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

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soils Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> 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): 0

Wetland Hydrology Present? Yes No

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

Remarks:

APPENDIX C

WETLAND RATING FORM

RATING SUMMARY – Western Washington

Name of wetland (or ID #): EXTRA ROOM STORAGE - SR303 Date of site visit: 3/20/2017

Rated by RMYERS, BGE ENVIRONME Trained by Ecology? Yes No Date of training 2017

HGM Class used for rating Riverine & Fresh Water Tidal Wetland has multiple HGM classes? Yes No

NOTE: Form is not complete with out the figures requested (figures can be combined).

Source of base aerial photo/map GOOGLE/KCGIS

OVERALL WETLAND CATEGORY II (based on functions or special characteristics)

1. Category of wetland based on FUNCTIONS

- Category I - Total score = 23 - 27
- X Category II - Total score = 20 - 22
- Category III - Total score = 16 - 19
- Category IV - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>List appropriate rating (H, M, L)</i>				
Site Potential	H	M	M	
Landscape Potential	H	M	L	
Value	H	M	H	Total
Score Based on Ratings	9	6	6	21

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

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

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	X

Maps and Figures required to answer questions correctly for Western Washington

Depressional Wetlands

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

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	1
Hydroperiods	H 1.2	1
Ponded depressions	R 1.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	1
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	1
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	1
Map of the contributing basin	R 2.2, R 2.3, R 5.2	3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	2
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	2

Lake Fringe Wetlands

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

Slope Wetlands

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

HGM Classification of Wetland in Western Washington

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

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

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

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

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

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

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

3. Does the entire wetland unit **meet all** of the following criteria?

- The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
 At least 30% of the open water area is deeper than 6.6 ft (2 m).

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

4. Does the entire wetland unit **meet all** of the following criteria?

- The wetland is on a slope (*slope can be very gradual*),
 The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
 The water leaves the wetland **without being impounded**.

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

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

5. Does the entire wetland unit **meet all** of the following criteria?

- The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
 The overbank flooding occurs at least once every 2 years.

- NO - go to 6 YES - The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding.

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

NO - go to 7

YES - The wetland class is **Depressional**

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

NO - go to 8

YES - The wetland class is **Depressional**

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

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

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

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

NOTES and FIELD OBSERVATIONS:

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
R 1.0. Does the site have the potential to improve water quality?		
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event:		
Depressions cover > $\frac{3}{4}$ area of wetland	points = 8	8
Depressions cover > $\frac{1}{2}$ area of wetland	points = 4	
Depressions present but cover < $\frac{1}{2}$ area of wetland	points = 2	
No depressions present	points = 0	
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, not Cowardin classes)		
Trees or shrubs > $\frac{2}{3}$ area of the wetland	points = 8	8
<input type="checkbox"/> Trees or shrubs > $\frac{1}{3}$ area of the wetland	points = 6	
<input type="checkbox"/> Herbaceous plants (> 6 in high) > $\frac{2}{3}$ area of the wetland	points = 6	
Herbaceous plants (> 6 in high) > $\frac{1}{3}$ area of the wetland	points = 3	
Trees, shrubs, and ungrazed herbaceous < $\frac{1}{3}$ area of the wetland	points = 0	
Total for R 1	Add the points in the boxes above	16

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

R 2.0. Does the landscape have the potential to support the water quality function of the site?		
R 2.1. Is the wetland within an incorporated city or within its UGA?	Yes = 2 No = 0	2
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area?	Yes = 1 No = 0	1
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years?	Yes = 1 No = 0	0
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1 - R 2.4?		0
Other Sources	Yes = 1 No = 0	
Total for R 2	Add the points in the boxes above	3

Rating of Landscape Potential If score is: 3 - 6 = H 1 or 2 = M 0 = L Record the rating on the first page

R 3.0. Is the water quality improvement provided by the site valuable to society?		
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi?	Yes = 1 No = 0	1
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens?	Yes = 1 No = 0	0
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which the unit is found)	Yes = 2 No = 0	2
Total for R 3	Add the points in the boxes above	3

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

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS**Hydrologic Functions** - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?		
R 4.1. Characteristics of the overbank storage the wetland provides: <i>Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).</i>		
If the ratio is more than 20	points = 9	4
If the ratio is 10 - 20	points = 6	
If the ratio is 5 - < 10	points = 4	
If the ratio is 1 - < 5	points = 2	
If the ratio is < 1	points = 1	
R 4.2. Characteristics of plants that slow down water velocities during floods: <i>Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are NOT Cowardin classes).</i>		
Forest or shrub for > $\frac{1}{3}$ area OR emergent plants > $\frac{2}{3}$ area	points = 7	7
Forest or shrub for > $\frac{1}{10}$ area OR emergent plants > $\frac{1}{3}$ area	points = 4	
Plants do not meet above criteria	points = 0	
Total for R 4	Add the points in the boxes above	11

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

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?		
R 5.1. Is the stream or river adjacent to the wetland downcut?	Yes = 0 No = 1	0
R 5.2. Does the up-gradient watershed include a UGA or incorporated area?	Yes = 1 No = 0	1
R 5.3 Is the up-gradient stream or river controlled by dams?	Yes = 0 No = 1	1
Total for R 5	Add the points in the boxes above	2

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

R 6.0. Are the hydrologic functions provided by the site valuable to society?		
R 6.1. Distance to the nearest areas downstream that have flooding problems? <i>Choose the description that best fits the site.</i>		
The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	points = 2	1
Surface flooding problems are in a sub-basin farther down-gradient	points = 1	
No flooding problems anywhere downstream	points = 0	
R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
	Yes = 2 No = 0	0
Total for R 6	Add the points in the boxes above	1

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

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
 - Emergent 3 structures: points = 2
 - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
 - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 types present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland** **2 points**

2

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft². *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted:
- > 19 species points = 2
 - 5 - 19 species points = 1
 - < 5 species points = 0

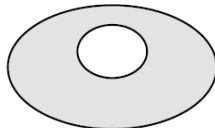
2

H 1.4. Interspersion of habitats

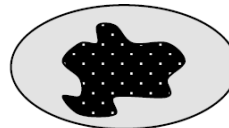
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



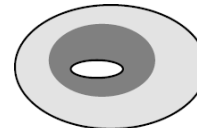
None = 0 points



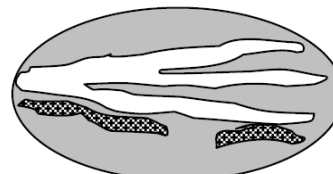
Low = 1 point



Moderate = 2 points



All three diagrams in this row are **HIGH = 3 points**



3

<p>H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input checked="" type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) <input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata) 		4
<p>Total for H 1 Add the points in the boxes above</p>		12

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

<p>H 2.0. Does the landscape have the potential to support the habitat function of the site?</p>		
<p>H 2.1 Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: 5 % undisturbed habitat + (20 % moderate & low intensity land uses / 2) = 15%</p> <p>If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20 - 33% of 1 km Polygon points = 2 10 - 19% of 1 km Polygon points = 1 < 10 % of 1 km Polygon points = 0</p>		1
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: 20 % undisturbed habitat + (20 % moderate & low intensity land uses / 2) = 30%</p> <p>Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0</p>		1
<p>H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1km Polygon is high intensity points = 0</p>		-2
<p>Total for H 2 Add the points in the boxes above</p>		0

Rating of Landscape Potential If Score is: 4 - 6 = H 1 - 3 = M < 1 = L Record the rating on the first page

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2</p> <ul style="list-style-type: none"> <input type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page) <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) <input checked="" type="checkbox"/> It is mapped as a location for an individual WDFW priority species <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan <p>Site has 1 or 2 priority habitats (listed on next page) within 100m points = 1 Site does not meet any of the criteria above points = 0</p>		2

Rating of Value If Score is: 2 = H 1 = M 0 = L Record the rating on the first page

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.

<http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here:

<http://wdfw.wa.gov/conservation/phs/list/>

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

- Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

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

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

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

<p>SC 4.0. Forested Wetlands</p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p><input type="checkbox"/> Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> Mature forests (west of the Cascade Crest): Stands where the largest trees are 80-200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Not a forested wetland for this section</p>	
<p>SC 5.0. Wetlands in Coastal Lagoons</p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p><input type="checkbox"/> Yes - Go to SC 5.1 <input type="checkbox"/> No = Not a wetland in a coastal lagoon</p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft²)</p> <p><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Category II</p>	
<p>SC 6.0. Interdunal Wetlands</p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p><input type="checkbox"/> Yes - Go to SC 6.1 <input type="checkbox"/> No = Not an interdunal wetland for rating</p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?</p> <p><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No - Go to SC 6.2</p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?</p> <p><input type="checkbox"/> Yes = Category II <input type="checkbox"/> No - Go to SC 6.3</p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?</p> <p><input type="checkbox"/> Yes = Category III <input type="checkbox"/> No = Category IV</p>	
<p>Category of wetland based on Special Characteristics</p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	



DEPRESSIONS COVER >1/2
TREES/SHRUBS COVER >2/3
FOREST/SHRUB COVER >1/3

FORESTED
SCRUB/SHRUB

SATURATED
SEASONALLY FLOODED
PERMANENTLY FLOWING

- Due to the larger area unit determination, vegetation cover is conservatively estimated based on limits of investigation area observed



FOR WETLAND RATING PURPOSES ONLY

FIGURE 1:
R1.1, R1.2, R2.4, R4.1, R4.2, H1.1,
H1.2, H1.4

EXTRA ROOM SELF STORAGE
HWY 303 NE
232501-4-022-2005



BGE Environmental, LLC

Wetland Consulting & Land Use Planning



FIGURE 2:
H2.1, H2.2, H2.3

FOR WETLAND RATING PURPOSES ONLY

EXTRA ROOM SELF STORAGE
HWY 303 NE
232501-4-022-2005



BGE Environmental, LLC

Wetland Consulting & Land Use Planning

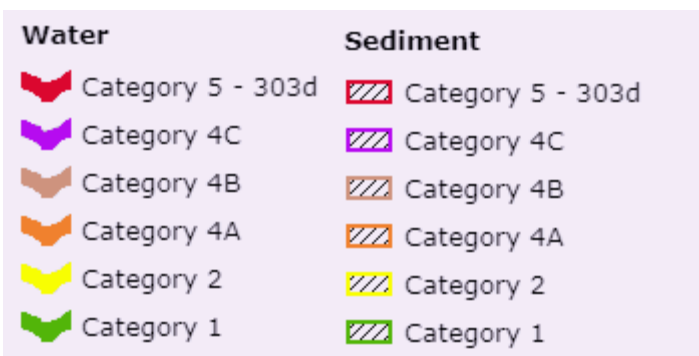
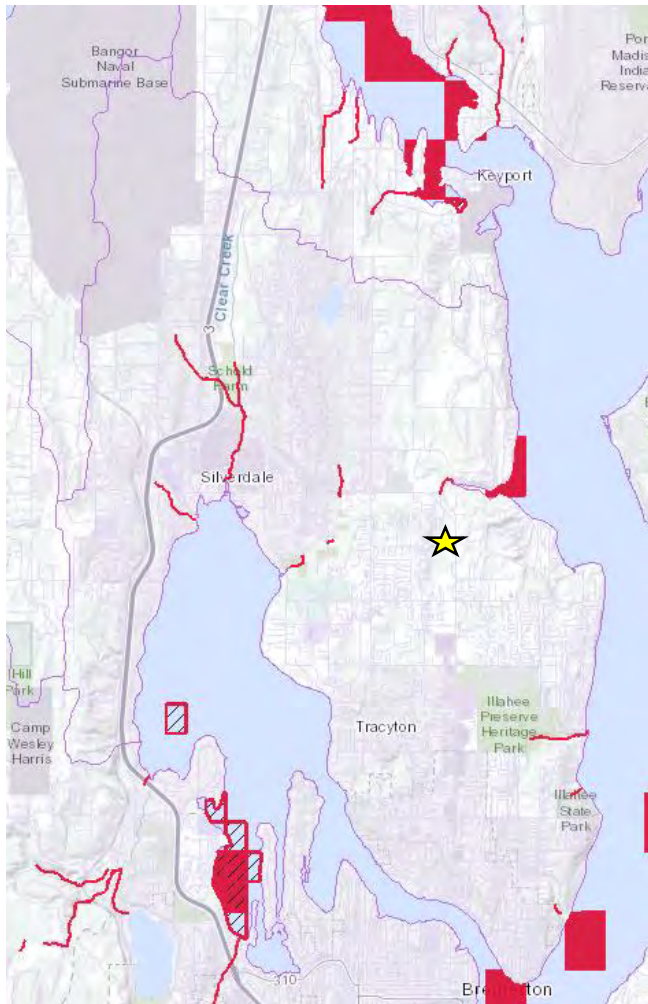


FIGURE 3:
R2.2, R2.3, R3.1, R3.2, R3.3, R5.2
FOR WETLAND RATING PURPOSES ONLY

EXTRA ROOM SELF STORAGE
HWY 303 NE
232501-4-022-2005

BGE Environmental, LLC
Wetland Consulting & Land Use Planning



BGE ENVIRONMENTAL, LLC.

Wetland Consulting and Land Use Planning

MAIN OFFICE (MAIL):
2102 BRASHEM AVE
BREMERTON, WA 98310

BAINBRIDGE OFFICE:
755 WINSLOW WAY EAST, SUITE 101
BAINBRIDGE ISLAND, WA 98110

OFFICE: 360.710.6066
WWW.BGEENVIRONMENTAL.COM

Return Address:

Lois I. Richardson
8297 State Highway 303 NE
Bremerton, WA 98310

AES CONSULTANTS 201712270084
Boundary Line Adjustment Rec Fee: \$ 77.00
12/27/2017 11:44 AM Page 1 of 4
Dolores Gilmore, Kitsap Co Auditor

DECLARATION OF BOUNDARY LINE ADJUSTMENT

GRANTORS:

LOIS I. RICHARDSON

GRANTEES:

LOIS I. RICHARDSON

ABBREVIATED LEGAL DESCRIPTION:

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION
23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
WASHINGTON.

ASSESSORS TAX ACCOUNT NUMBERS:

232501-4-019-2000
232501-4-064-2004
232501-4-065-2003
232501-4-066-2002

**PLEASE SEE A RECORD-OF-SURVEY FILED IN VOLUME 85 OF
SURVEYS, PAGE 113, UNDER AUDITOR'S FILE NO.
201712270085 FOR A GRAPHICAL
DEPICTION OF THIS BOUNDARY LINE ADJUSTMENT.**

**EXCISE TAX EXEMPT DEC 27 2017
Property Taxes are paid thru: 12/31/2017.**

CPA 18-00369 Richardson
Attachment C3

This declaration is made this 26th day of December, 20 17 by LOIS I. RICHARDSON as "Grantor" and "Grantee" and the owner of the real property described hereinafter as "Parcel 1", "Parcel 2", "Parcel 3" and "Parcel 4", who wishes to adjust the common property lines between said Parcels 1, 2, 3 and 4 without creating any additional lot, tract or site.

1. "Parcel 1" (Tax account No. 232501-4-019-2000) is currently described as:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION FOR STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8009220009.

2. "Parcel 2" (Tax account No. 232501-4-064-2004) is currently described as:

LOT A, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

3. "Parcel 3" (Tax account No. 232501-4-065-2003) is currently described as:

LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

4. "Parcel 4" (Tax account No. 232501-4-066-2002) is currently described as:

LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

CPA 18-00369 Richardson
Attachment C3

5. Subsequent to execution of this document, "Resultant Parcel 1" shall be described as:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THE EAST 175.00 FEET OF LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THAT PORTION FOR STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8005280020.

6. Subsequent to execution of this document, "Resultant Parcel 2" shall be described as:

LOT A AND THE EAST 175.00 FEET OF LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

7. Subsequent to execution of this document, "Resultant Parcel 3" shall be described as:

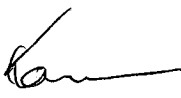
LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 175.00 FEET.

8. Subsequent to execution of this document, "Resultant Parcel 4" shall be described as:

LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 175.00 FEET.

CPA 18-00369 Richardson
Attachment C3

**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS INSTRUMENT
AS OF THE DATE FIRST ABOVE WRITTEN**

Lois I Richardson POA 
LOIS I. RICHARDSON

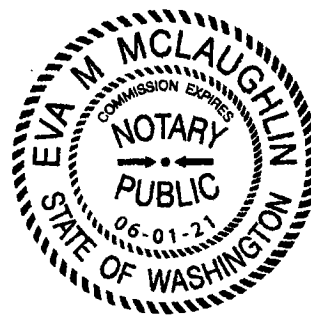
STATE OF Washington
COUNTY OF Kittitas SS

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF December, 2017

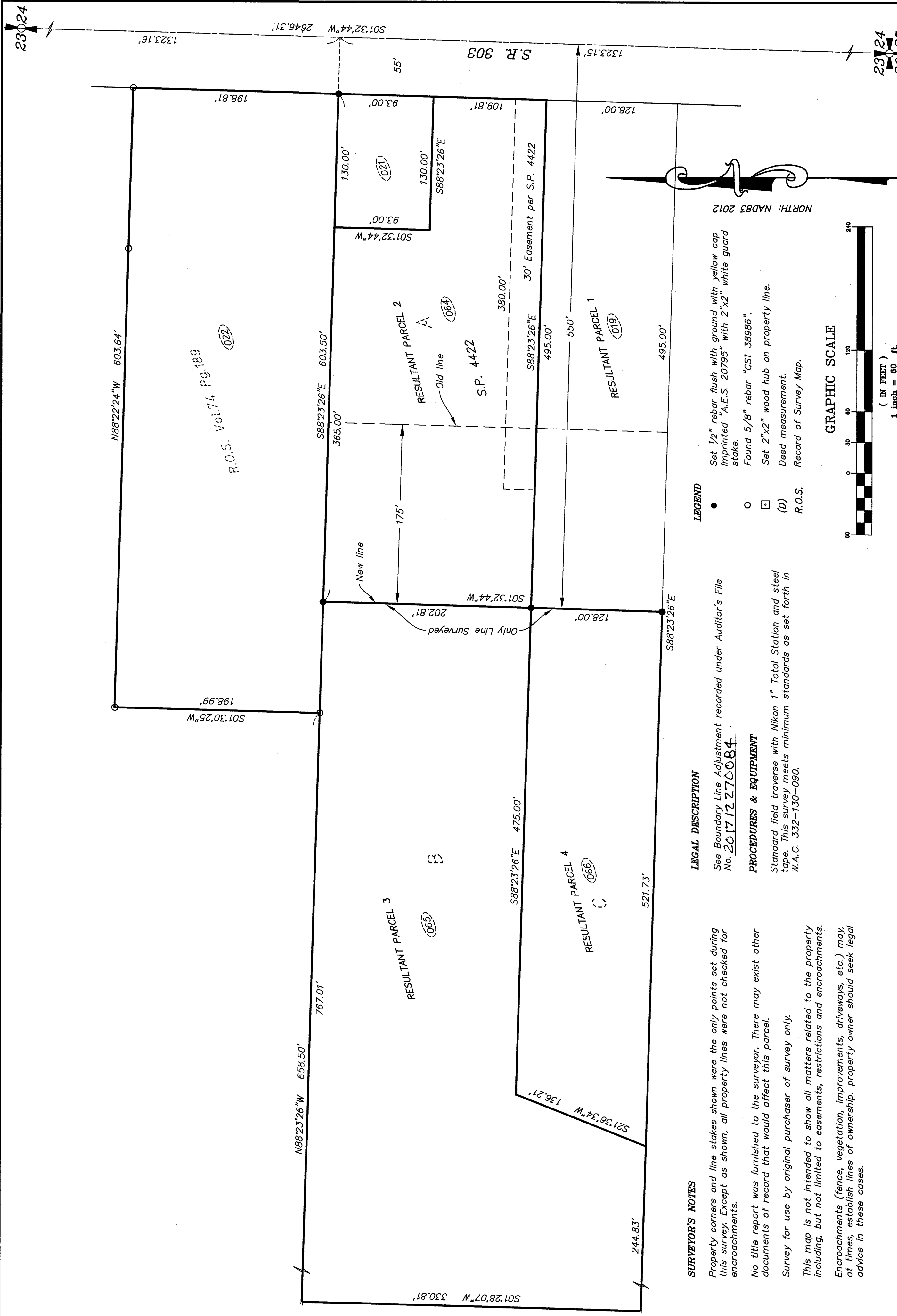
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED **LOIS I. RICHARDSON**: AND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THIS INSTRUMENT, AND ON OATH STATED THAT IT WAS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Eva M McLaughlin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellevue, WA



Unofficial Copy



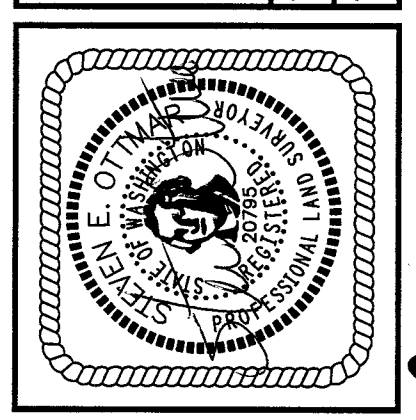
Record of Survey for:
REINOUT VANBEYNUM

Situate in the:
N.E. 1/4 S.E. 1/4
S.E. 1/4 S.E. 1/4
SEC. 23, TWP. 25N.,
RG. 1E., W.M.

SHT 1 OF 1

AES
CONSULTANTS, INC.
P.O. BOX 980 • SILVERDALE, WA 98383 • (360)682-6400

Drawn By: B.J.M.
Checked By: S.E.O.
Date: 12/26/17
Job No. 6544



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of REINOUT VANBEYNUM in OCT., 2017.

Steven E. Ottmar
Steven E. Ottmar
P.L.S. 20795

AUDITOR'S CERTIFICATE
Filed for record this 27th day of Dec, 2017 at 11:44 AM, in Volume 85 of Surveys, Page 113.
Auditor's File No. 201712270085

At the request of AES Consultants Inc.
Dorothy Gilmore
Deputy Auditor

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "A.E.S. 20795" with 2"x2" white guard stake.
- Found 5/8" rebar "CSI 38986".
- Set 2"x2" wood hub on property line.
- (D) Deed measurement.
- R.O.S. Record of Survey Map.

LEGAL DESCRIPTION
See Boundary Line Adjustment recorded under Auditor's File No. 201712270084.

PROCEDURES & EQUIPMENT
Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

SURVEYOR'S NOTES
Property corners and line stakes shown were the only points set during this survey. Except as shown, all property lines were not checked for encroachments.
No title report was furnished to the surveyor. There may exist other documents of record that would affect this parcel.
Survey for use by original purchaser of survey only.
This map is not intended to show all matters related to the property including, but not limited to easements, restrictions and encroachments.
Encroachments (fence, vegetation, improvements, driveways, etc.) may, at times, establish lines of ownership. Property owner should seek legal advice in these cases.

V.85 P.113

201712270085

Comparison of Allowed Uses

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban Restricted)
Residential Uses			
100	Accessory dwelling units	--	P
102	Accessory living quarters	--	P
104	Accessory use or structure	P	P
106	Adult family home	ACUP \ P	ACUP \ P
108	Bed and breakfast house or vacation rental	--	ACUP \ C
109	Boarding house	P	ACUP
110	Caretaker's dwelling	ACUP	--
112	Convalescent home or congregate care facility	ACUP	--
114	Cottage housing developments	--	ACUP
116	Dwelling, duplex	--	P
118	Dwelling, existing	P	P
120	Dwelling, multifamily	ACUP	C / --
122	Dwelling, single-family attached	ACUP	P
124	Dwelling, single-family detached (includes manufactured homes)	--	P
126	Guest house	--	P
128	Home business	--	P
130	Hotel/motel	P	--
132	Mobile homes	--	C
134	Residential care facility	ACUP	ACUP
Commercial/Business Uses			
200	Accessory use or structure	P	P
202	Adult entertainment	C	--
204	Ambulance service	P	--
206	Auction house	P	--
208	Auto parts and accessory stores	P	--
210	Automobile rentals	P	--
212	Automobile repair and car washes	P	--
214	Automobile service station	P	--
216	Automobile, recreational vehicle or boat sales	ACUP	--
218	Nonmotorized recreation rentals	P	--
220	Boat/marine supply stores	P	--
222	Brew pubs	P	--
224	Clinic, medical	P	--
226	Conference center	P	--

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban Restricted)
228	Custom art and craft stores	P	--
230	Day-care center	P	C
232	Day-care center, family	P	P
234	Drinking establishments	C	--
236	Engineering and construction offices	P	--
238	Espresso stands	P	--
240	Equipment rentals	P	--
242	Farm and garden equipment and sales	P	--
244	Financial, banking, mortgage and title institutions	P	--
245	Fitness center	P	--
246	General office and management services – less than 4,000 s.f.	P	--
248	General office and management services – 4,000 to 9,999 s.f.	P	--
250	General office and management services – 10,000 s.f. or greater	P	--
252	General retail merchandise stores – less than 4,000 s.f.	P	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	P	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	P	--
260	General retail merchandise stores – 25,000 s.f. or greater	ACUP	--
262	Kennels or pet day-cares	C	--
264	Kennels, hobby	--	P \ --
266	Laundromats and laundry services	P	--
268	Lumber and bulky building material sales	ACUP	--
270	Mobile home sales	ACUP	--
272	Nursery, retail	P	--
274	Nursery, wholesale	P	--
276	Off-street private parking facilities	P	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	P	--

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban Restricted)
280	Pet shop – retail and grooming	P	--
282	Research laboratory	--	--
284	Restaurants	P	--
286	Restaurants, high-turnover	P	--
288	Recreational vehicle rental	ACUP	--
290	Temporary offices and model homes	--	P
292	Tourism facilities, including outfitter and guide facilities	P	--
294	Tourism facilities, including seaplane and tour boat terminals	ACUP	--
296	Transportation terminals	ACUP	--
298	Veterinary clinics/animal hospitals	P	--
Recreational/Cultural Uses			
300	Accessory use or structure	P	P
302	Amusement centers	ACUP	--
304	Carnival or circus	ACUP	--
306	Club, civic or social	P	C
308	Golf courses	ACUP	C \ --
310	Marinas	ACUP	C \ --
312	Movie/performance theaters, indoor	P	--
314	Movie/performance theaters, outdoor	C	--
316	Museum, galleries, aquarium, historic or cultural exhibits	P	--
318	Parks and open space	P	P
320	Race track, major	C	--
322	Race track, minor	--	--
324	Recreational facilities, private	ACUP	C
326	Recreational facilities, public	ACUP	P
328	Recreational vehicle camping parks	C	C
330	Zoo	C	--
Institutional Uses			
400	Accessory use or structure	P	P
402	Government/public structures	ACUP	ACUP
404	Hospital	ACUP	--
406	Places of worship	ACUP	C
408	Private or public schools	ACUP	C
410	Public facilities and electric power and natural gas utility facilities, substations, ferry	ACUP	C

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban Restricted)
	terminals, and commuter park-and-ride lots		
Industrial Uses			
500	Accessory use or structure	P	P
502	Air pilot training schools	P	--
504	Assembly and packaging operations	C	--
506	Boat yard	ACUP	--
508	Cemeteries, mortuaries, and crematoriums	ACUP	C
510	Cold storage facilities	--	--
512	Contractor's storage yard	--	--
514	Food production, brewery or distillery	C	--
516	Fuel distributors	C	--
518	Helicopter pads	C	--
520	Manufacturing and fabrication, light	C	--
522	Manufacturing and fabrication, medium	--	--
524	Manufacturing and fabrication, heavy	--	--
526	Manufacturing and fabrication, hazardous	--	--
528	Recycling centers	--	--
530	Rock crushing	--	--
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	C	--
538	Storage, outdoor	--	--
540	Storage, self-service	ACUP	C
542	Storage, vehicle and equipment	ACUP	--
544	Top soil production, stump grinding	--	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.	--	--
550	Warehousing and distribution	--	--
552	Wrecking yards and junk yards	--	--
Resource Land Uses			

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban Restricted)
600	Accessory use or structure	P	P
602	Aggregate extractions sites	--	--
606	Aquaculture practices	C	C
608	Forestry	P	P \ --
610	Shellfish/fish hatcheries and processing facilities	--	--

Notice: Comprehensive Plan Amendment, SEPA Determination, & Public Comment/Hearing

Dear Property Owner or Resident:

This is to notify you that a proposed amendment to the Kitsap County Comprehensive Plan may potentially affect your property. Other proposed amendments may also be of interest to you. Staff reports and State Environmental Policy Act (SEPA) determinations regarding these amendments are available for your consideration. A public comment period is now open on the amendments and SEPA determinations. The Kitsap County Planning Commission will also hold two public hearings to receive public testimony before making recommendations regarding these amendments.

Site-Specific Map Amendment in Your Area

Landowner: Lois I. Richardson

Address: 8297 and 8339 State Highway 303, Bremerton

Parcels: 232501-4-019-2000; 232501-4-064-2004

Proposal: Expand commercial zone to align with new parcel boundaries

Topics of Other Amendments

George's Corner LAMIRD boundary; Kingston UVC zone; Kitsap County Non-Motorized Facilities Plan; Kitsap County Parks, Recreation, & Open Space Plan; public facilities and parks mapping; affordable housing strategies; clarifying text and mapping edits

Open Houses - Learn more about the proposed amendments. Your County Commissioner will be attending the open house in your district.

NK: July 10, 2018 (5:30-7:30 pm) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)

SK: July 11, 2018 (5:30-7:30 pm) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)

CK: July 12, 2018 (5:30-7:30 pm) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)

Online Open House: <http://tinyurl.com/kitsap2018cpa>

Public Comment Period – Closes 11:59 pm August 7, 2018

You are encouraged to comment. Comments may be submitted via the Online Open House, emailed (CompPlan@co.kitsap.wa.us), mailed to or dropped off at our office, or submitted during an open house or public hearing.

Public Hearing before the Planning Commission

When: 5:30 pm on July 17, 2018 & 5:30 pm on July 31, 2018

Where: Kitsap County Administration Building
Commissioner's Chambers (3rd Floor)
619 Division Street, Port Orchard, WA 98366

Visit the Online Open House to also learn what has already happened during this process and subscribe to future digital notifications.

Contact staff at (360) 337-5777 or CompPlan@co.kitsap.wa.us

Kitsap County
Department of Community Development
614 Division St. MS – 36
Port Orchard, WA 98366

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