

Department of Public Services

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Montesano, Washington 98563
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GRAYS HARBOR COUNTY

STATE OF WASHINGTON

August 25, 2014

Kevin Varness
Grays Harbor County, Utilities & Development Division
100 West Broadway, Suite 31
Montesano, WA 98563-3614

Subject: *Comprehensive Land-Use & Environmental Application Review 2014-0674*

Dear Mr. Varness:

The Grays Harbor County Planning Division completed its review of the above-referenced *Comprehensive Land-Use & Environmental Application Review (CLEAR)* for a proposed sheet pile wall installation for flood control purposes between Mileposts 2.2 to 2.7 on Wishkah Road in unincorporated Grays Harbor County. The Grays Harbor County Assessor Parcel Number for the property is 180933210010 & 180933240010 and in county road right-of-way.

The following critical areas (Title 18) were identified on or near your property as part of the review:

- Geologically Hazardous Areas
- Wetland Areas
- Frequently Flooded Areas
- Fish Habitat Conservation Areas

Geologically Hazardous Areas:

Grays Harbor County is entirely located within Seismic Zone "D". The International Building Code (IBC) provides design criteria to mitigate seismic hazards. Any construction on the property must comply with IBC requirements.

Wetland Areas:

The National Wetland Inventory illustrates indicates that the area east of the toe of fill placed for the Wishkah Road is roughly the edge of a large forested wetland associated with the Wishkah River. Project maps and the applicant's own wetland boundary delineation indicate that the areas impacted by the proposed sheet wall project will either be located directly in regulatory wetland or in the protective buffer required by Grays Harbor County Code 18.06.135.

Frequently Flooded Areas:

Flood Insurance Rate Maps 530057-0425B and 430057-0325B show the area east of the Wishkah Road in Flood Zone A and the area west of Wishkah Road in Flood Zone C. Flood Zone A indicates a flood area having a 1% chance of flood being equaled or exceeded in any given year (also referred to as the 100-year flood) with no base flood elevation data available. Flood Zone C indicates areas not expected to flood. A review of the Draft D-FIRM maps shows this designation unlikely to change with the adoption of updated maps.

Fish Habitat Conservation Areas:

There are three (3) typed waters on or adjacent to the subject property. There are two unnamed creeks, a Type "F" water on the Washington State Department of Natural Resources (DNR) Forest Practices Application Review System (FPARS) indicating that it is considered to be fish-bearing and a Type "N" water indicating that it is not fish-bearing. Type F streams require a 150' buffer and Type N require a 60' buffer. The Wishkah River is a Type "S" water indicating that it is a Shoreline of Statewide Significance. Type "S" waters require a 150-foot setback.

Based on the presence of these Critical Areas, Grays Harbor Planning Division has made the following determinations:

- A review of the United States Department of Fish and Wildlife Critical Habitat for Threatened and Endangered Species indicate the presence of bull trout in the Wishkah River. A project located within a wildlife habitat conservation area shall be required to prepare a critical protection area special study as provided in Section 18.06.020. The study shall be prepared by a professional habitat biologist and contain information on the location of the habitat area in relation to the proposal, direct measures to avoid impacts to the habitat conservation area or through the application of mitigation measures, and an analysis of the completed project effect to the habitat conservation area and its function.
- The entire proposal is located within the conservancy environment of Wishkah River and is therefore subject to the provisions of the Grays Harbor County Shoreline Master Program (SMP). The proposed sheet pile wall is an allowed use as it considered a "water control device and structure" under the local SMP. All uses and structures are required to be setback from ordinary high water 75 feet on shorelines of the statewide significance pursuant to the requirements of SMP Chapter 22. The substantial shoreline development permit will require a variance from the setback provision. The variance application will be heard by the Grays Harbor County Planning Commission.
- A review of the National Wetland Inventory maps and Washington State Department of Natural Resources (DNR) Forest Practices Application Review System (FPARS) indicates that the project area will have impact to regulatory wetland, both in direct disturbance and in activity within required buffers. A professional wetland delineation that assesses direct and indirect impacts as well as proposes mitigation plan (critical protection area special study) as provided in Section 18.06.020.

- Review of the Washington State Department of Natural Resources Forest Practices Application Review System indicates that the proposal is located within the 150-foot Type 'S' water buffer. The entire proposal is located within the jurisdiction of the Shoreline Master Program. Grays Harbor County Code Title 18.06.140 (8)(b)(4) provides that road construction and maintenance may occur in the standard buffer width provided that the location within the buffer shall be the minimum necessary to accommodate the use.

To continue with the Planning Division permitting process you will be required to do the following:

1. Submit a completed JARPA form in application for a shoreline substantial development with variance permit. The processing fee for this permit is \$1,582 + \$256 per \$20,000 valuation (a minimum of \$256 required). Ensure all submittal materials are 8 1/2 x 11 inches in size, black and white and unbound. This permit will be heard as one combined permit by the Grays Harbor County Planning Commission, which meets the 1st Tuesday of every month.
2. Along with the JARPA, the proposal requires compliance with the Washington State Environmental Policy Act (SEPA). Specifically, Washington Administrative Code (WAC) 197-11-310(1) requires SEPA review and issuance of a threshold determination for this proposal based on a completed environmental checklist.
3. Pursuant to Washington State Washington Administrative Code (WAC) 173.27.170 titled Review Criteria for Variance Permits, please provide the requested information outlined in section 173.27.170(3).
4. Pursuant to Grays Harbor County Code 18.06.020, the submittal must include the required special study on the bull trout critical habitat, which was mentioned above. The special study (level 3) review fee is \$509.00.
5. Pursuant to Grays Harbor County Code 18.06.020, the submittal must include the required special study in the form of a professional wetland delineation that assesses direct and indirect impacts as well as proposes mitigation plan (critical protection area special study) as provided in Section 18.06.020. The special study (level 3) review fee is \$509.00.
6. Pursuant to Grays Harbor County Code 18.06.040, please provide the requested information outlined in the section titled variance decision criteria (18.06.040(B)). The Reasonable Use Exception permit fee is \$934.

Please contact me at 360-249-4222 with any permit questions you may have. We look forward to working with you on your proposal.

Best regards,


Jane Hewitt
Land Use Planner

cc: CLEAR 2014-0674



Grays Harbor County
Department of Public Services

Planning and Building Division

100 West Broadway Avenue, Suite 31
Montesano, WA 98563-3614

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INTERNAL CRITICAL PROTECTION AREAS WORKSHEET

1. Development Application Number :
2. Project Exempt? Yes No. If yes, cite applicable Code section:
3. Critical Areas present on development site? If yes, which areas?

Geologically Hazardous Areas (Attach Map or Maps)

Erosion Hazard Areas - NO, SEE MAP 1 = FPARS

Landslide Hazard Areas - NO, SEE MAP 1 = FPARS

Seismic Hazard Areas - YES, SEE MAP 2

Frequently Flooded Areas (Attach Map) - YES, SEE MAP 3

Wetland Areas (Attach Maps) - YES, SEE MAP 4

Fish and Wildlife Habitat Conservation Areas (Attach Map)

Fish Habitat Conservation Areas
 GH - YES, SEE MAPS 1 & 5
 US - YES, SEE MAP 6

Wildlife Habitat Conservation Areas
 GH - NO, SEE MAPS
 US - NO, SEE MAP 6

Critical Aquifer Recharge Areas (Attach Map) NO, SEE MAP 7

4. Special Study Required? Yes No. If no, cite finding(s) of fact for determination:

PER 18.06.020 SPECIAL STUDY ON BULL TROUT CRITICAL HABITAT
PER 18.06.020 SPECIAL STUDY - WETLAND DELINEATION AND
MITIGATION PLAN.

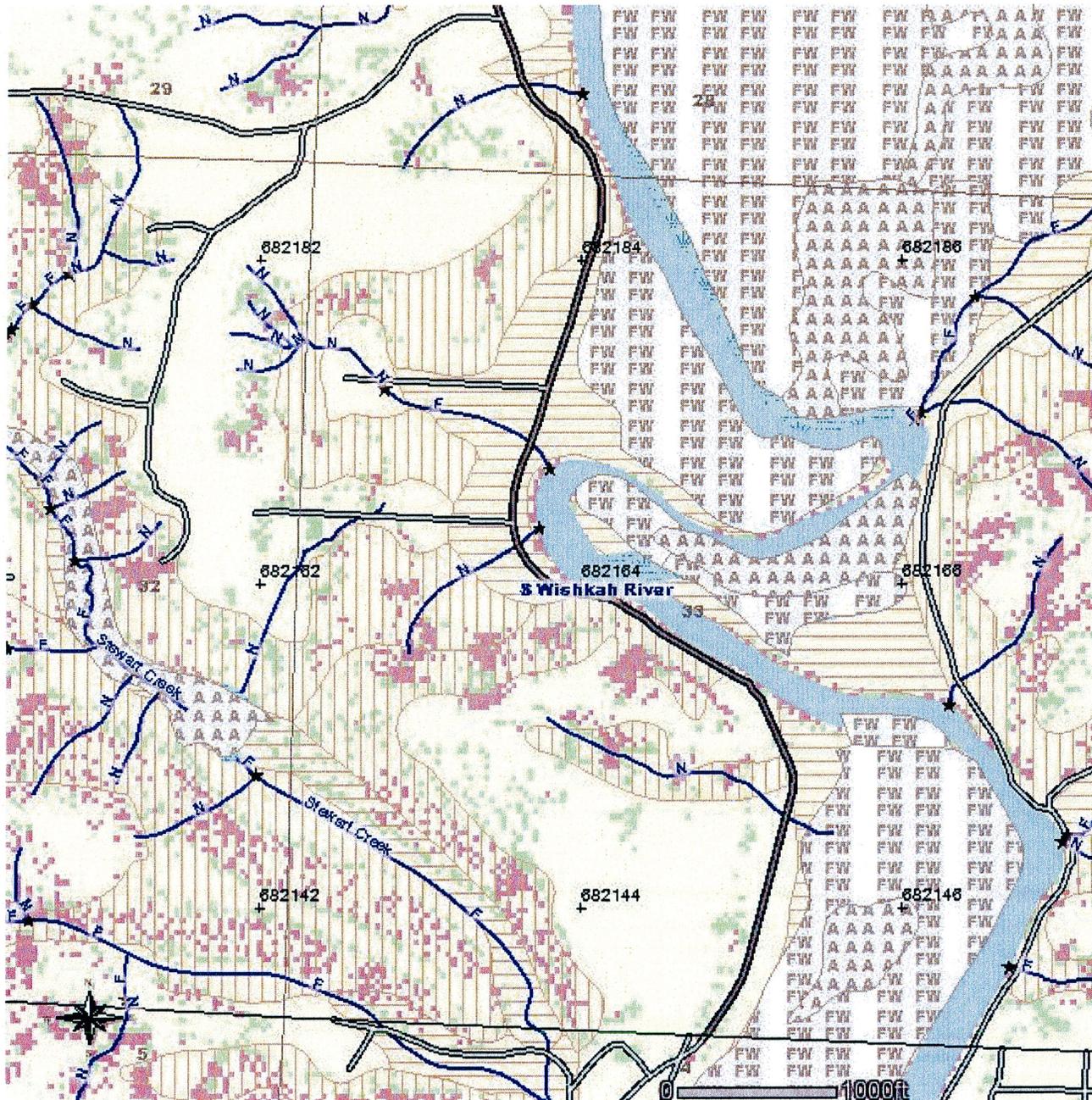
Signature

8/28/14
Date

FOREST PRACTICE RESOURCE MAP

TOWNSHIP 18 NORTH HALF 0, RANGE 09 WEST (W.M.) HALF 0, SECTION 33

Application #: _____



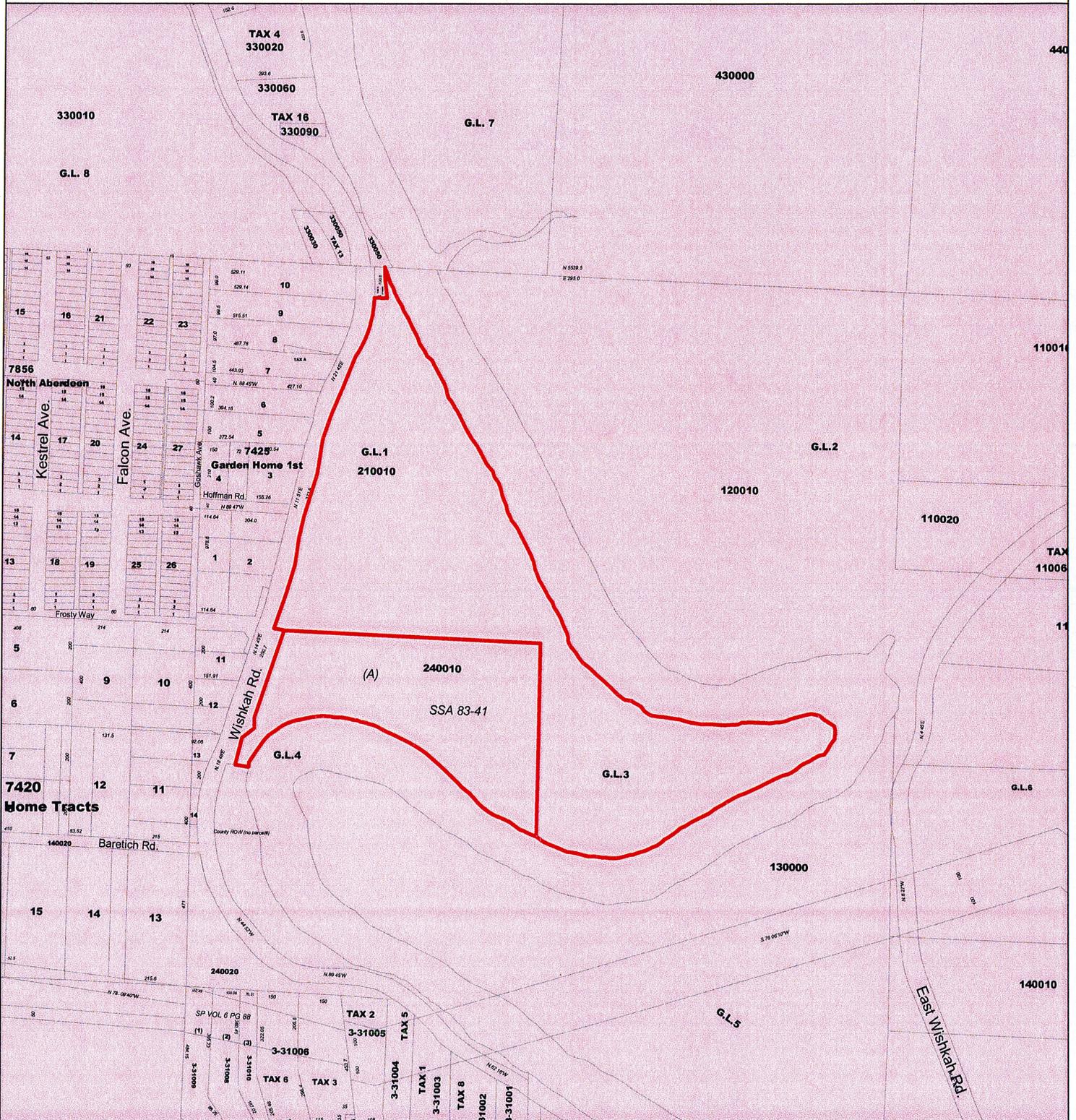
This box displays resource information not shown on the map, but is found within this section. For information on the identified resource, contact the agency listed.

Thursday, August 14, 2014 9:13:33 AM
NAD 83

<u>Agency</u>	<u>Issue of Concern</u>	<u>Phone Number</u>
(DNR) Forest Practices	FP Alert Site	See below *

GHC CAO Review (Map 2)

Seismic Zone



Critical Areas - Seismic

- D1 - SDS 0.67 - 0.83
- D2 - SDS 0.83 - 1.17
- Water

Map Location



Grays Harbor County
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500 0 500 Feet

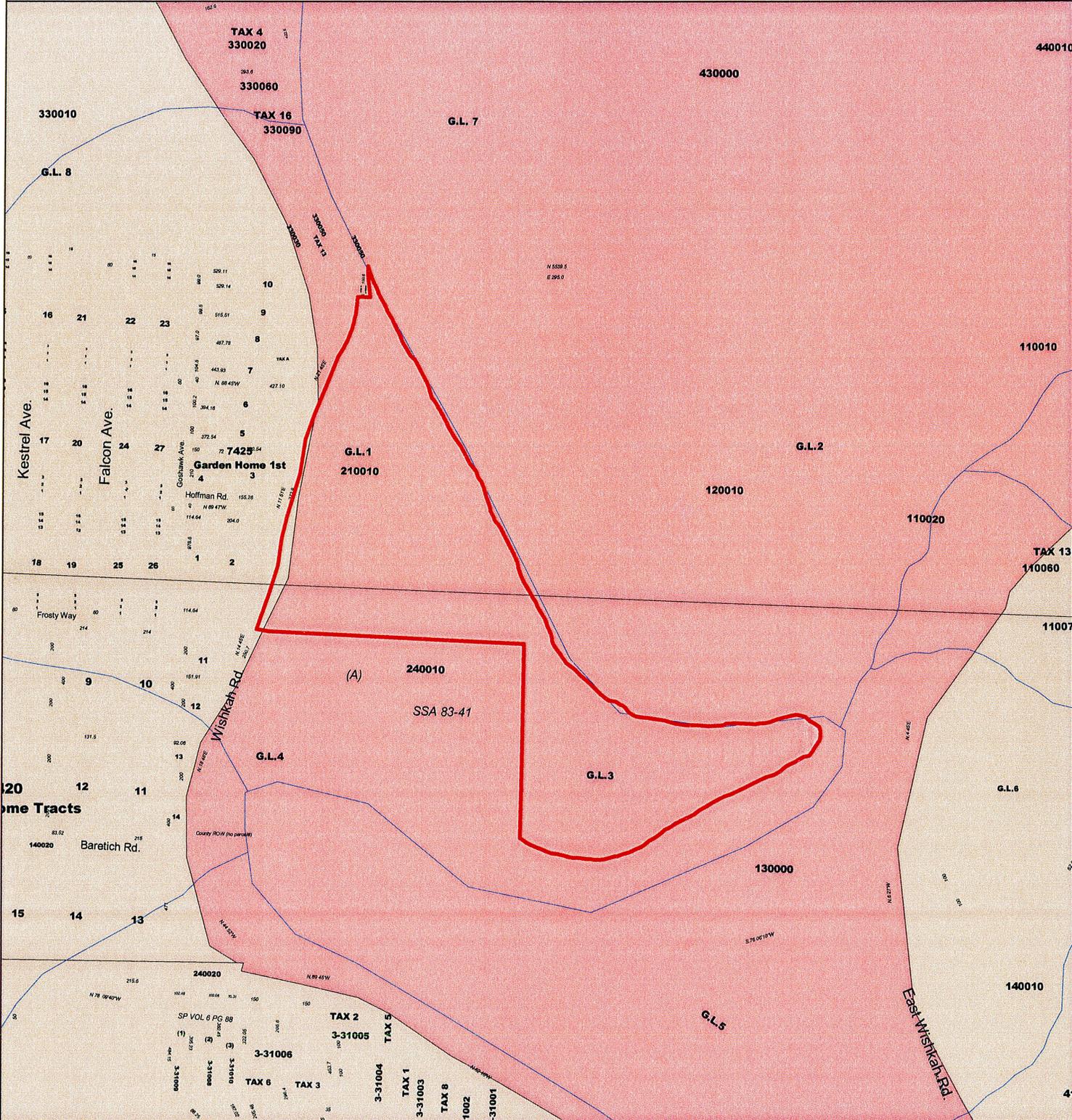


NOTE: This map is for reference only.



GHC CAO Review (Map 3)

FEMA Flood Zone



- Critical Areas - Flood**
- Zone A - 100 Year Flooding
 - Zone ANI - Undetermined
 - Zone D - Undetermined
 - Zone X - Outside 100 Year & 500 Year Floodplains
 - Zone X500 - 500 Year Flooding



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500 0 500 Feet

NOTE: This map is for reference only.

GHC CAO Review (Map 4)

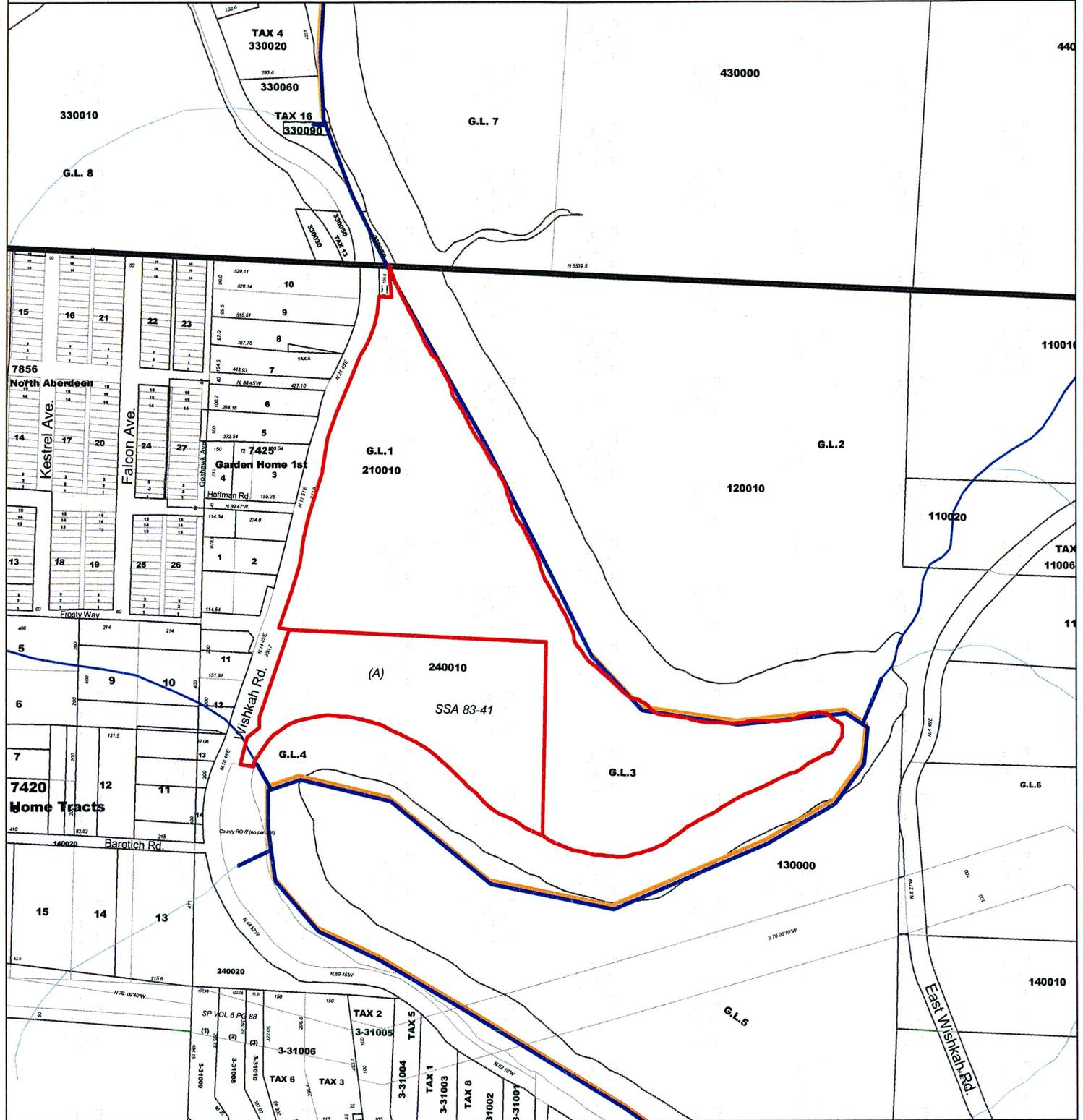
National Wetlands Inventory



<p>Critical Areas - Wetland</p> <ul style="list-style-type: none"> M - Marine E - Estuarine R - Riverine L - Lacustrine P - Palustrine U - Uplands 	<p>Map Location</p>	<p>Grays Harbor County Planning & Building</p> <div style="text-align: center;"> <p>500 0 500 Feet</p> </div> <div style="text-align: center;"> </div> <p style="text-align: center;">NOTE: This map is for reference only.</p> <div style="text-align: right;"> </div>
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GHC CAO Review (Map 5)

GHC Fish & Wildlife Habitat Data



- Designated Shorelines**
- Fish Habitat
 - Non-Fish Habitat
- Platting**
- Bald Eagle
 - Band-tailed Pigeon
 - Cassin's-winged Duck
 - Chimney Swift
 - Dusky Canada Goose
 - Elk
 - Harbor Seal
 - Hairy-wood Duck
 - King
 - Oak Woodland
 - Oregon Meadowlark
 - Peregrine Falcon
 - Purple Martin
 - Roosevelt Elk
 - Seabird Concentrations
 - Shorebird Concentrations
 - Song-rich Areas
 - Snowy Plover
 - Trumpeter Swan
 - Waterfowl Concentrations
 - Wetlands
 - Wood Duck



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500 0 500 Feet

NOTE: This map is for reference only.

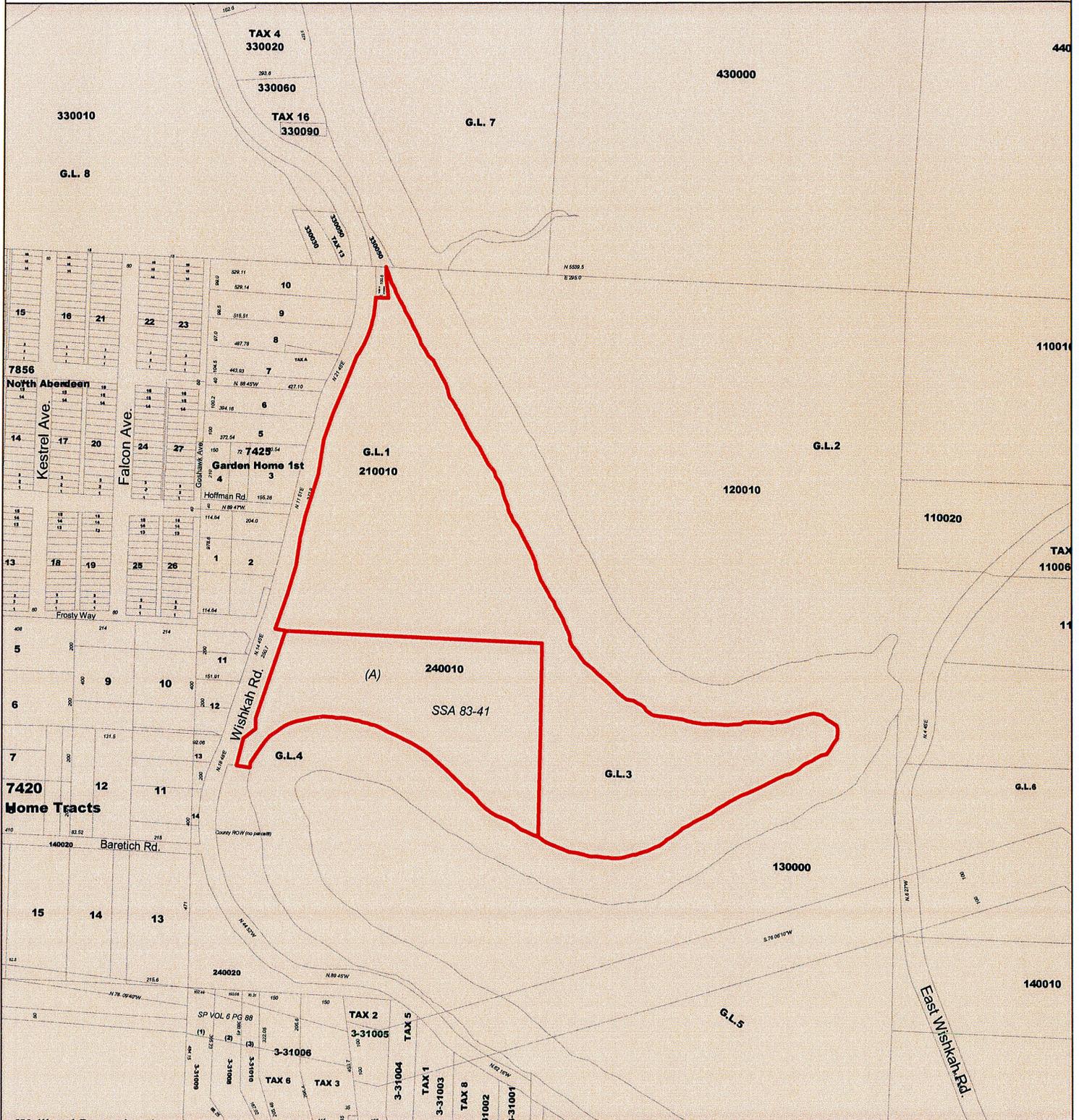
Flex Viewer

Powered by ArcGIS Server



GHC CAO Review (Map 7)

Group Wells/Wellhead Protection/Aquifers

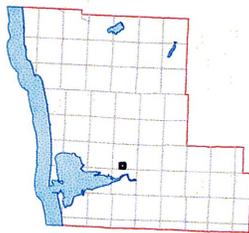


Wellhead Protection Areas

-  Low Susceptibility
-  Moderate Susceptibility
-  High Susceptibility
-  Unrated
-  Not Been Rated

- Critical Areas - Aquifer**
-  Pacific Northwest Basin-Fill Aquifers
 -  Puget Sound Aquifer System
 -  Other Rocks

Map Location



Grays Harbor County
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500 0 500 Feet



NOTE: This map is for reference only.

