



**CITY OF CENTRALIA
SEPA STAFF REPORT**

**Conditions to be incorporated into all
permit applications and are conditions of
approval and development.**

TO: File
FROM: Hillary Hoke, Assistant Director
REPORT DATE: February 7, 2023
APPLICATION # 2022 0729

ZONING: R:4, Low Density Residential
PROPERTY SIZE: 15.8 acres
LOCATION: 3400 blk Cooks Hill Road
ASSESSOR PARCEL NUMBER: 022120-002-000

A. GENERAL INFORMATION

Applicant: Rich Master LLC: Dan Rich – Jim Masters

Request: Subdivide 15.8 acres into 22 residential lots with a city water main extension, private road, and individual septic systems (Exhibit A).

**Comprehensive
Plan Designation:** Low Density Residential

Public Notice: An integrated Notice of Application and Mitigated Determination of Nonsignificance was published in The Chronicle newspaper on 2/9/2023 (Exhibit B).

The same notice was emailed to the applicant, staff and interested agencies on 2/9/2023 (Exhibit C).

The same notice was posted to the Department of Ecology SEPA register website on 2/9/2023 (Exhibit D).

The same notice was emailed to property owners within 300' of the project site on 2/9/2023 (Exhibit E).

The property was posted with a "Notice of Land Use Application" sign on 2//2023 (Exhibit F).

Staff Notice

And Comments: Preliminary comments were received from staff on January 18, 2023 (Exhibit G).

Public Comments: None as of the date of this report.



Agency Comments: Preliminary comments were received from Lewis County on December 14, 2023 (Exhibit H).

B. APPLICABLE REGULATIONS

The entire Centralia Municipal Code (CMC) including, but not limited to, the following sections:

CMC 20.02.040: Type IV Project Permit – City Council Decisions

CMC 20.21: Residential Zoning Districts.

Washington Administrative Code 197-11-350: Environmental Review – Mitigated Determination of Nonsignificance.

2018 International Building Code

C. BACKGROUND / ANALYSIS

The site is zoned R:4, allows four units per acre and is not serviced by City of Centralia utilities.

The site is 15.8 acres. At four units per acre a total of 63 units would be allowed by zone. Density proposed is 1.94 units per acre. Minimum lot size required by CMC 20.21.050 is 10,890 sq. ft. The smallest proposed lot size is 20,000 sq. ft. of lot 1. Minimum lot width required is 50'. The smallest proposed lot width is 100' with two flag lots (21-22) at 20' each. Flag lots are allowed per CMC 19.32.020 and minimum flag width is 20' per CMC 19.32.030.B.

Preliminary civil plan and supporting document review found no catastrophic issues. Approval is feasible with corrections and modifications. Prior to the granting of preliminary approval, all conditions of CMC 19.12 and 19.55 must be met.

Preliminary review indicates hydric soils in the NE corner and a DNR mapped type N stream in the SE corner of the subdivision in the vicinity of proposed tracts B & C. Tract B is a stormwater pond and tract C is a future ROW dedication to connect this subdivision to future development to the east. Properties to the east are not under the control of this developer and the adjacent owners have shown no interest in participate or future subdivision.

The Critical Area Report indicates no wetlands in the NE corner. Stormwater systems are an allowed use in stream buffers per CMC 16.20.080.D. The Report indicates soils were evaluated, vegetation studied, and historical data reviewed with no indication of hydrology present on the entire site, including the SE corner. This subdivision is not dependent on that future ROW installation. If future development of the ROW is needed, further studies and consultation with WDFW will be required.

The proposed subdivision will meet the following goals and policies of the Comprehensive Plan: EN 6: To protect surface water and groundwater quality and quantity.



H 1: To maintain and strengthen existing residential neighborhoods.

U 2: To use public right-of-ways within the City and adopted Urban Growth Areas for utilities wherever possible.

U 6: To provide stormwater management to protect, preserve and enhance where possible, the water quality of streams, lakes, and wetlands and protect life and property from hazardous conditions.

Engineered water main extension, road system and stormwater facilities will be required. Permits may not be issued until all proposed development meets current regulation requirements.

D. FINDINGS OF FACT

1. The property is zoned R:4, Low Density Residential.
2. The subdivision proposal meets the density and dimensional requirements of CMC 20.21 Residential Zoning Districts.
3. Preliminary Plat procedures have been met.

E. CONCLUSION OF LAW

1. The City has met the notice requirements of WAC 197-11 SEPA Rules to ensure public participation.
2. The project is in compliance with zoning requirements of CMC 20.21, Residential Zoning District.
3. The proposal meets the requirements of CMC 19.12.020 Preliminary Plat Procedures.
4. The proposal meets the requirements of CMC 19.12.030 Administrative Review.

F. STAFF DECISION

Staff approves the MDNS with notes and conditions listed on the threshold determination. At the time of permitting, all applicable regulations will be enforced and should address the concerns of any comments received. Staff recommends proceeding to public hearing per CMC 19.12.040 upon completion of the SEPA appeal period provided no appeals are filed with the appropriate agency.

Exhibits:

- A: Application
- B: Affidavit of Publication, The Chronicle
- C: Email Distribution
- D: Ecology Posting
- E: Property Owner Mailing List
- F: Property Sign Posting
- G: Staff Comments
- H: Lewis County Comments



DESIGN → PERMIT → MANAGE

October 27, 2022

City of Centralia
118 W Maple Street
Centralia, WA 98531

Re: Rich Masters Subdivision
RBE NO. 21133

Rich Masters Subdivision – Revised Project Narrative

Project Description:

The project is a Preliminary Plat consisting of 22 residential single-family home lot parcels, along with 3 Tracts for open space, utilities/access, and stormwater. The proposed site is parcel 022120002000, with a total site area of 15.8 acres.

Zoning & Density:

The parcel is zoned R-4 within the UGA; the proposal is for a Preliminary Plat (no PUD). With 15.8 total acres the proposed density is 1.4 du/ac.

Public Utilities:

This project will require the extension of City of Centralia water from Cooks Hill Road. Water system will include new fire hydrants on the proposed streets. Centralia City Light electrical services will be extended to all lots. Applicant is requesting lots will be sized and designed for individual on-site septic systems; no sewer extension is proposed.

Traffic and Access:

The site will be accessed off Cooks Hill Road, connecting to new dedicated city street through the plat. A stub will be provided for future extension to the west and east. New public streets will meet current City of Centralia road design standards. Trip generation will not exceed 50 pm peak hour trips; a TIA is not required. Trip generation estimate will be provided.

Stormwater:

The project will require stormwater detention and treatment per the City of Centralia Stormwater program. Stormwater plan will capture, treat, and detain runoff from roofs, private roadways, parking areas, and other pervious surfaces through dedicated drain lines. Post-developed non-pervious areas such as landscaped portions of the lots will also be factored into the stormwater detention. Portions of the runoff will be detained, treated, and released to the existing drainage patterns exiting the site.

Landscaping and Open Space:

All disturbed portions of the site will be landscaped and/or seeded for permanent erosion control. Street trees will be provided in accordance with city standards. All open space Tracts will be owned and maintained by a Homeowner's Association (including stormwater Tracts).

Critical Areas:

The site contains hydric soils in the northern portion of the site, and steep slopes and a 75-foot non-fish stream buffer in the southern portion of the site. A geotechnical report has been prepared identifying soils and drainage requirements. A Critical Area Report has been prepared to address wetland concerns.

Sincerely,



Chris Aldrich, RLA
Planning Manager

Cc: Project file



PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

General Application

Date: 11.16.22			FOR OFFICIAL USE ONLY	
Address (Location): 0 Cooks Hill Rd, Centralia			PERMIT NUMBER(S):	
Applicant's Name: Dan Rich & Jim Masters				
Applicant's Address: 1905 Harrison Ave			PROJECT: Approved Denied	
City: Centralia	State: WA	Zip: 98531	DATE ISSUED:	
Phone: 360.269.3750	Cell:	Email: mastersjd@comcast.net	ATTACHED: ☐ Plat maps ☐ Supporting applications # _____ # _____ ☐ Completed checklist(s) # _____ # _____ ☐ Legal Description (in Word) ☐ Receipt # _____	
Property Owner(s): Rich Masters LLC, Brenda Hctor				
Property Owner's Address: Same as above				
City:	State:	Zip:		
Phone:	Cell:	Email:		
Engineer or Surveyor: Amanda Palmore, Project Manager - RB Engineering			Parcel Number: 022120002000	
Engineer or Surveyor's Address: PO Box 923			Total Acreage: 15.8	
City: Chehalis	State: WA	Zip: 98532	Present Use of Property: Vacant land	
Phone: 360.740.8919	Cell:	Email: amandap@rbengineers.com	Proposed Use of Property: Subdivision	
Nearest intersection to the property: Summerside Drive and Cooks Hill Rd			Present Zoning: UGA	
Please provide the following: ☒ Application and checklist for specific work requested ☐ Filing Fees To be collected from applicant ☒ Any additional information that you feel is relevant to the review of this application. Please provide any narratives on either a 3 1/2"x 5" floppy disc or CD, in MS Word.				
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.				
Applicant's Signature			Date 11-16-22	

For Official Use Only

Master Application

Page ____ of ____



PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

Preliminary Subdivision Application

Date: 11.16.22
Applicant Name: Rich Masters LLC - Dan Rich & Jim Masters
Parcel Number: 022120002000
Legal Description:
Section 12 Township 14N Range 03W Pt Lying in SW4 NW4 Being Lot B BLA 2019-0601 3514844

AREA AND DISTANCE

Total amount of land in subdivision? 15.8 acres Total amount of existing street frontage? _____
Proposed number of lots 22
Smallest lot sizes 0.46 AC (20,000 SF) Largest lot size 0.5 AC (21,772 SF)

LAND USE

What is the current Comprehensive Land Use Designation? Rural

Indicate the proposed land use(s) of the subdivision.

- ☐ Commercial
☒ Single Family Home
☐ Manufactured Home
☐ Multi-Family
☐ Duplexes #units
☐ Multiple Family #units

Describe any proposed non-residential uses.

Describe any proposed residential uses.

22 middle-income single family homes with open space tracts.

Utilities

Indicate any utilities now existing on the property.

- | | |
|---|--|
| ☐ Streets – paved | ☐ Streets – unpaved |
| ☐ Sanitary Sewers | ☐ Septic |
| ☐ Storm Drains | ☐ Power |
| ☐ Irrigation Water | ☐ City water |
| ☐ Well | |

If using septic, has it been approved by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☒ No
☐ Not Applicable

If using a well, has it been approved as a Public Well by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

Indicate the method of extending the service to the lots (structures).

- ☒ Underground Utility Easement
☐ Overhead Utility Easement
☐ Utilities in the Streets

IMPROVEMENTS

Do you plan to file the plat in its entirety as proposed, or will it be a multi-phase development?

- ☒ As proposed ☐ Multi-phased development

If multi-phased, describe the acreage in each phase and the anticipated date work will begin on each phase. Use a continuation sheet if more room is needed.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Acreage						
Anticipated date work will begin						

Will any special deed restrictions be included in the sale of the lots?

- ☒ Yes ☐ No

If yes, please describe.

What is the street designation presently serving the property?

- ☐ Arterial
☐ Secondary
☐ Collector
☐ Access (local)
☐ Other (please specify):

Applicant's Signature

Date

11-16-22

SEPA Environmental Checklist – 2016 Version

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 of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

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 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 the 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: [\[help\]](#)

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: [\[help\]](#)

Rich Masters Plat

RBE Project No. 21133

2. Name of applicant: [\[help\]](#)

Rich Masters LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*1905 Harrison Ave
Centralia WA 98531*

4. Date checklist prepared: [\[help\]](#)

November 10, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Centralia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Single phase, construction 2023.

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

No

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

A geotechnical report has been prepared by South Sound Geotechnical and a Critical Area Report has been prepared by Environmental Design. Both reports are attached to this SEPA. Septic Soils Evaluation will be prepared by Jim Hunter Associates..

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

None known.

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

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Utility Extension Permit, Preliminary Plat and On-site septic approvals by Lewis County Health Department.

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

Proposed is a Preliminary Plat consisting of 22 residential single-family home lot parcels along with three tracts for open space, utilities/access and stormwater with a total site area of 15.8 acres.

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

Property Address(s) is 0 Cooks Hill Rd, Centralia WA 98531, Parcel No.(s) 022120002000, Section 12, Township 14N, Range 03W, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#) (select one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other:

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

Steepest slope onsite is approximately 30%.

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

Per NRCS Soil Data Survey the following soils are present onsite: Lacamas silt loam, Melbourne loam, Prather silty clay loam and Salkum silty clay loam

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

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

The site will include approximately 8600 cy of cut and 2300 cy of fill. Material will be from a local DNR approved mining operation.

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

Yes, However a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits

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

13.5 percent of the property will be covered with impervious surface

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

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

2. Air

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

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

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

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

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

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

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

No streams exist on the parcel. Portions of the site swale east toward Scammon Creek.

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

No

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

None

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

No

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

No

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

No.

b. Ground Water:

- 1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

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

Yes, the lots will utilize individual on-site septic systems for sewage disposal.

c. Water runoff (including stormwater):

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

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system. Discharged stormwater will eventually reach Chehalis River via Scammon Creek 1/4 mile downstream.

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

No.

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

No

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

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

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

a. Check or circle 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:

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

Approximately 4.5 acres of vegetation will be removed to construct this project. Vegetation include: Grasses and pasture.

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None Known.

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

Proposed landscaping will consist of native drought resistant plantings.

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

None known

5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

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: [\[help\]](#)

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

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None known

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

Yes, Pacific Flyway Migration Route.

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

None

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

None known.

6. Energy and natural resources

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

Electricity will be used to provide energy needs for future single family residences.

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

No

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

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental health

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

No

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

None

- 2) Describe existing hazardous chemical/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:

Typical household chemicals maybe stored in future homes.

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

None.

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

None.

b. Noise

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

None.

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

Short Term: Construction noise from equipment and building construction.

Long Term: Private vehicles accessing completed single family development.

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

Construction will be limited to Monday through Friday, 7:30AM to 4:30 PM

8. Land and shoreline use

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

The site is currently vacant land. Adjacent sites consist of single family residences and vacant land

- 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 non-farm or non-forest use? [\[help\]](#)

Yes, site was used for domestic production of hay for feed.

- 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:

Development will remove this land from hay production.

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is currently zoned Centralia UGA.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

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

A critical area report confirms the absence of wetlands on-site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Twenty-two single family homes with approximately 55 residents.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project will be designed to City of Centralia development standards and reviewed by the City's staff to ensure compliance to the City of Centralia codes.

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

N/A

9. Housing

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

Twenty-two single family units.

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

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. Aesthetics

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

The future homes will be designed to current building practices and use modern materials. The tallest building height would be twenty-five feet for a two-story home.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Current design standards and materials will be used for future homes.

11. Light and glare

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

Minimal off-site glare and lighting.

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

No

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

None

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

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Riverside golf course, various parks, NW Sports Hub and sport fields are near the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

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

None

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

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

Research of available public resources did not produce any structures over 45 years old.

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

Research of available public resources did not produce any known registers.

- 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, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- 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.

None

14. Transportation

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

Cooks Hill Road will be used to access new housing development.

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

No, nearest transit stop is 1.2 miles away.

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

A minimum of two additional parking spaces per lot is proposed, for a total of 44 parking spaces. No parking spaces will be eliminated as a result of this project.

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

Project will provide a private street serving the proposed lots.

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

No

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

The residential project will generate 220 daily trips based on a total of 22 number of lots.

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

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

15. Public services

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

Yes police and fire protection, health care and schools maybe needed by future residences.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

☒electricity, ☐natural gas, ☒water, ☒refuse service, ☒telephone,
☐sanitary sewer, ☒septic system, ☐other:

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

*Sewer Service - On-site septic
Water Service - City of Centralia
Phone Service - Centurylink
Cable Service - Comcast
Power - Centralia City Light*

C. SIGNATURE [\[HELP\]](#)

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

Signature: 

Name of signee: Amanda Palmore

Position and Agency/Organization: Project Manager / RB Engineering

Date Submitted: 11/17/22



DESIGN → PERMIT → MANAGE

November 3, 2022

City of Centralia
118 W Maple Street
Centralia, WA 98531

Re: Rich Masters Subdivision
RBE NO. 21133

Rich Masters Subdivision – Traffic Scoping Letter

Project Description:

The project is a Preliminary Plat consisting of 22 residential single-family home lot parcels, along with 3 Tracts for open space, utilities/access, and stormwater. The proposed site is parcel 022120002000, with a total site area of 15.8 acres.

Trip Generation:

Based on ITE Trip Generation Manual 10th Edition the project will generate 24 PM peak hour trips. Total weekday trips are estimated at 212 AVTE (average vehicle trip ends). See spreadsheet attached. Trip generation will not exceed 50 pm peak hour trips; a TIA is not required.

Distribution and LOS:

We estimate that 75% of all AVTE will be to/from the east toward I-5, Mellon Street and downtown Centralia. Recent count data at the Blakesly Junction couplet intersection at Cooks Hill Road and Mellon Street indicates a LOS of Level "C" or above (no failures). Affected intersections would include Cooks Hill Road at Scammon Creek Road, S. Scheuber Road, Military Road (all Stop controlled) and at the Airport Road/SR5 southbound ramp (signalized).

Streets & Access:

The site will be accessed off Cooks Hill Road, connecting to new dedicated city street through the plat. A stub will be provided for future extension to the west and east. The proposed access at Cooks Hill Road provides adequate sight visibility for the design speed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Aldrich", written over a light blue circular stamp.

Chris Aldrich, RLA
Planning Manager

Rich Masters Subdivision
Centralia, Wa.

21133

ITE Code = 210 Single Family Detached Housing

Units = 22 Houses

Weekday, A.M. Peak Hour of Generator

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
0.77	0.91	26%	74%	5.0	13.0	18.0

Weekday, P.M. Peak Hour of Generator

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
1.02	1.05	64%	36%	15.0	9.0	24.0

Weekday, Average Trip Ends

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
9.57	3.69	50%	50%	106.0	106.0	212.0

Saturday, Average Trip Ends

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

Saturday, Peak Hour Trip Ends

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

Sunday, Average Trip Ends

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

Sunday, Peak Hour Trip Ends

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

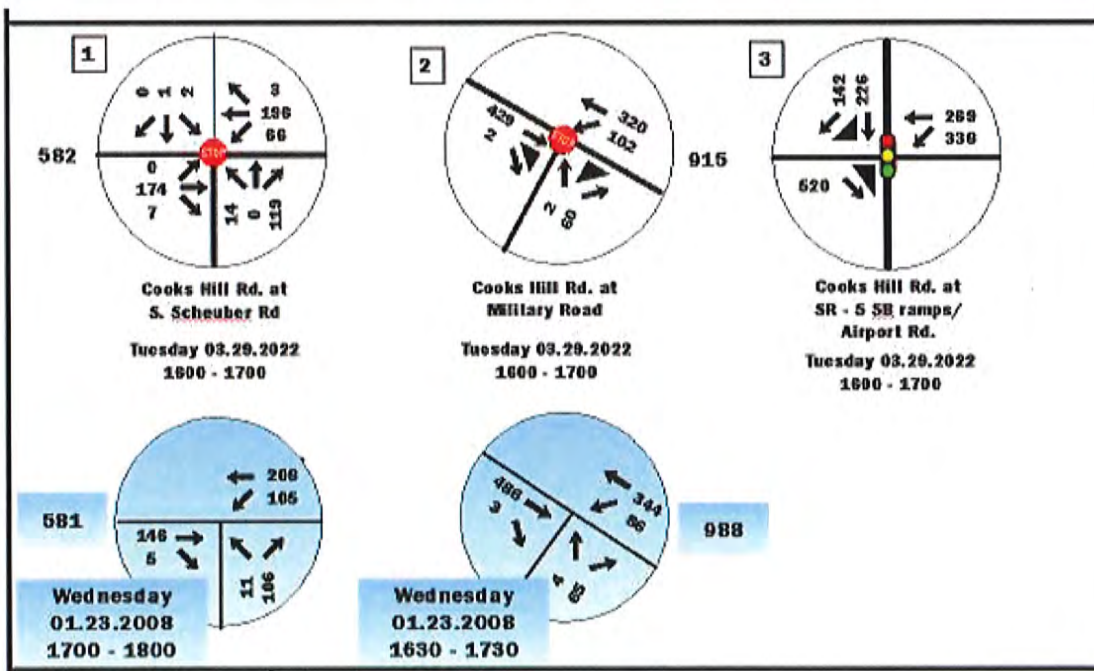
Weekday, A.M. Adjacent Street Peak Hour between 7 and 9 a.m.

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

Weekday, P.M. Adjacent Street Peak Hour between 4 and 6 p.m.

Average Rate	Std. Dev.	Entering	Exiting	Trips Enter	Trips Exit	Total Trips
				0.0	0.0	0.0

The Ponds - Centralia



Critical Area Report



Prepared For: Rich Masters

Site Address: Cooks Hill Road, Centralia

Tax Parcel Number: 022120002000

Date: July 20, 2022

Prepared By:
Environmental Design, LLC.
Septic Design • Wetlands • Mapping
901 L Street, Centralia, WA 98531
(360) 219-3343

Table of Contents

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Site Description	3
Methodology	3
Observation	4
Vegetation	4
Soils	4
Hydrology	4
Wildlife	5
Topography	5
Surrounding Wetlands and Impacts	5
Conclusions	5
References	6

Appendix A: Wetland Maps

- Figure 1: Site Location Map
- Figure 2: Test Plot Locations and Site Plan
- Figure 3: NRCS Soil Map
- Figure 4: National Wetlands Inventory Map
- Figure 5: Lewis County Critical Areas Map
- Figure 6: DNR Stream Map
- Figure 7: Fish and Wildlife PHS Map

Appendix B: Site Pictures

Appendix C: Test Plot Data Forms

Credentials

Introduction:

Environmental Design, LLC conducted a Wetland Study on July 8, 2022 to determine if wetland habitat is present on the site located at Cooks Hill Road in Centralia. The site is currently vacant filed land with residences surrounding it. The client is proposing a development on the site.

In order to conduct a thorough review of the site to determine if wetlands are present on the site several resources were reviewed. The project started by pulling research and reviewing the research from several sources. After review of the research it was noted that wetlands were mapped on the site. A site visit was then conducted in order to test in areas for wetland habitat. Since the site has been primarily used and maintained as agricultural use, test sites were completed in areas where vegetation, elevation or other characteristics changed that indicated a possible presence of wetland habitat.

Site Description:

The site is located at Cooks Hill Road in Centralia, Washington. The site is in Section 12 of Township 14 North, Range 03 West and is identified by Lewis County with the parcel number of 022120002000. The total acreage of the parcel is about 15.8 acres and is located within the City of Centralia city limits.

The area around the site is primarily residential and vacant land with hydric soils mapped throughout the sites.

Methodology:

A site visit was conducted on July 8, 2022, where Environmental Design walked the property and tested in various areas where vegetation seemed to have changed or where wetland habitat could be present. The site is relatively flat and has slight elevation changes.

Environmental Design, LLC completed the wetland study of this site by using the Routine Determination Method according to the 1987 U.S. Army Corp of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

In order to complete this method first research was conducted by pulling information and maps from the National Wetland Inventory website, the Lewis County Website, the NRCS website to find out what the soils were, and also further information was pulled from the Department of Natural Resources website. After reviewing the research, a site visit was conducted and areas were tested where vegetation, elevation, or the soil may have changed.

When using the Routine Approach, a wetland area must meet three specific parameters. These three parameters are hydrology, vegetation and hydric soils. Hydrology can be difficult to assess because it may or may not be present, depending on the time of year. Vegetation and soils are important to assess if there has been hydrology present in the past. If the site meets the hydrology, vegetative and hydric soil parameters then the site is considered a wetland. If one parameter is not met then the area is not considered a wetland. There must be hydrology present as this is the most critical parameter that makes a wetland.

Observations:

Vegetation:

Wetland Vegetation has been classified into indicator statuses of how likely the plant is to be found in a wetland habitat. The indicator status of each plant species can be found on the data forms. The different indicator statuses are listed below:

- Obligate Wetland (OBL) – highly likely to be in a natural wetland environment
- Facultative Wetland (FACW) –most likely to be present in a natural wetland environment
- Facultative (FAC) – can be present in both a natural wetland and non-wetland environment
- Facultative Upland (FACU) –may be present in a natural wetland, but most likely to be seen in non-wetland conditions
- Obligate Upland (UPL) – most likely to occur in non-wetland conditions
- No Indicator – the plant does not have enough data to determine the indicator status yet

The primary vegetation on the site is identified as listed:

Common Name	Scientific Name	Indicator
Sweet Vernal Grass	<i>Anthoxanthum odoratum</i>	FACU
Red Top	<i>Agrostis gigantea</i>	FAC
Oxeye Daisies	<i>Leucanthemum vulgare</i>	FACU

The vegetation did not meet the criteria for wetland habitat as most of the site is vegetated with field grass species.

Soils:

The site is primarily mapped as Lacamas Silt Loam, Prather Silty Clay Loam and Salkum Silty Clay Loam Series according to the U.S.D.A Natural Resources Conservation Service *Soil Survey of Lewis County, Washington (1980)*. The Lacamas series is listed on the hydric soils list produced by the U.S.D.A Natural Resources Conservation. The areas where test plots were conducted, the soil appeared to be consistent with the mapped series.

The NRCS describes the Lacamas Silt Loam series as a very deep, poorly drained soil located on broad plains, terraces and bottom lands. In a typical profile, the upper portion of the surface layer extends to a depth of about 7 inches and is very dark grayish brown silt loam. The lower portion of the surface layer is mottled, dark grayish brown and grayish brown silt loam extending to a depth of about 10 inches. The subsoil is mottled, olive gray silty clay for the upper 19 inches and the lower portion is mottled, olive gray clay extending to a dept of 60 inches or more.

The NRCS describes the Prather Silty Clay Loam series is described as a very deep moderately drained soil that can be found on broad till plains and terraces. In a representative profile, the surface is generally covered with a mat of partially decomposed organic litter about 2 inches thick. The upper part of the surface layer is very dark brown silty clay loam that extends about 7 inches. The lower portion of the surface layer about 7 inches thick and is a dark brown silty clay loam. The following 12 inches of the subsoil is dark brown silty clay and the next 25 inches is mottled, dark brown silty clay and yellowish brown clay. The substratum of the profile extends to a depth of 60 inches or more and is mottled, dark reddish brown, gray and brown clay.

The NRCS describes the Salkum Silty Clay Loam series as very deep well drained soil located on broad plains, high terraces and in glaciated hillsides and ridge tops. In a representative profile, the surface layer is covered with a mat of partially decomposed organic litter about 2 inches thick. The surface layer is dark brown silty clay loam that extends about 14 inches in depth. The subsoil is dark brown silty clay for the upper 20 inches and is yellowish red clay over yellowish re, dark red and olive yellow clay for the lower 18 inches. The substratum extends to a depth of 60 inches or more and is red, gray and yellowish brown silty clay.

The soil appeared to be well drained throughout the site. The soil was evaluated to a depth of about 20 inches or more at each test plot location as required. Indicators of hydric soil were observed on the site. See Appendix C for the profile details at the test plot locations.

Hydrology:

The site did not have evidence of hydrology located on it. The site was observed for other indicators of hydrology, such as standing water, drainage patterns, evidence in the soil and vegetation differences, no indicators were observed.

Wildlife:

The area is shown to have elk mapped as a priority species listed on the Priority Habitat Species Map produced by Fish and Wildlife. The site is residential and the area arounds the site are agricultural or residential land.

Topography:

The topography of the site is overall flat with gentle slopes measuring between 0-10%.

Surrounding Wetlands and Impacts:

The National Wetlands Inventory (NWI) map and other maps do not depict mapped wetlands within the area. It needs to be noted that the NWI maps and GeoData Center needs to be used cautiously as they compile general wetland data.

Environmental Design concludes that jurisdictional wetlands are not present on the site or within 300 feet of the proposed development.

Conclusions:

Environmental Design, LLC concludes that wetland habitat is not present on the site or within 300 feet of the proposed development.

References:

City of Centralia. www.cityofcentralia.com.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

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Soil Conservation Service. 1995. Hydric Soils for Washington. Online document: <http://www.statlab.iastate.edu:80/soils/hydric/wa/html>.

Soil Conservation Service. 1980. Soil Survey of Lewis County, Washington. U.S. Department of Agriculture, Washington DC.

Soil Conservation Service. 1990. Soil Survey of Thurston County, Washington. U.S. Department of Agriculture, Washington DC.

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-103. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication # 96-94. Olympia, Washington.

Washington State Department of Ecology. 2004. Washington State Wetlands Rating System: Western Washington Revised. Publ. # 04-06-025. Olympia, Washington.

Washington Department of Fish and Wildlife. Priority Habitat Species (PHS) Database. (August 2014)

The determination of this wetland was completed by Environmental Design, LLC. The determination of this wetland is based on scientific method and our best professional judgment. Environmental Design, LLC agrees that the conclusion should agree with the local, state, and federal regulatory agencies.

Completed By:

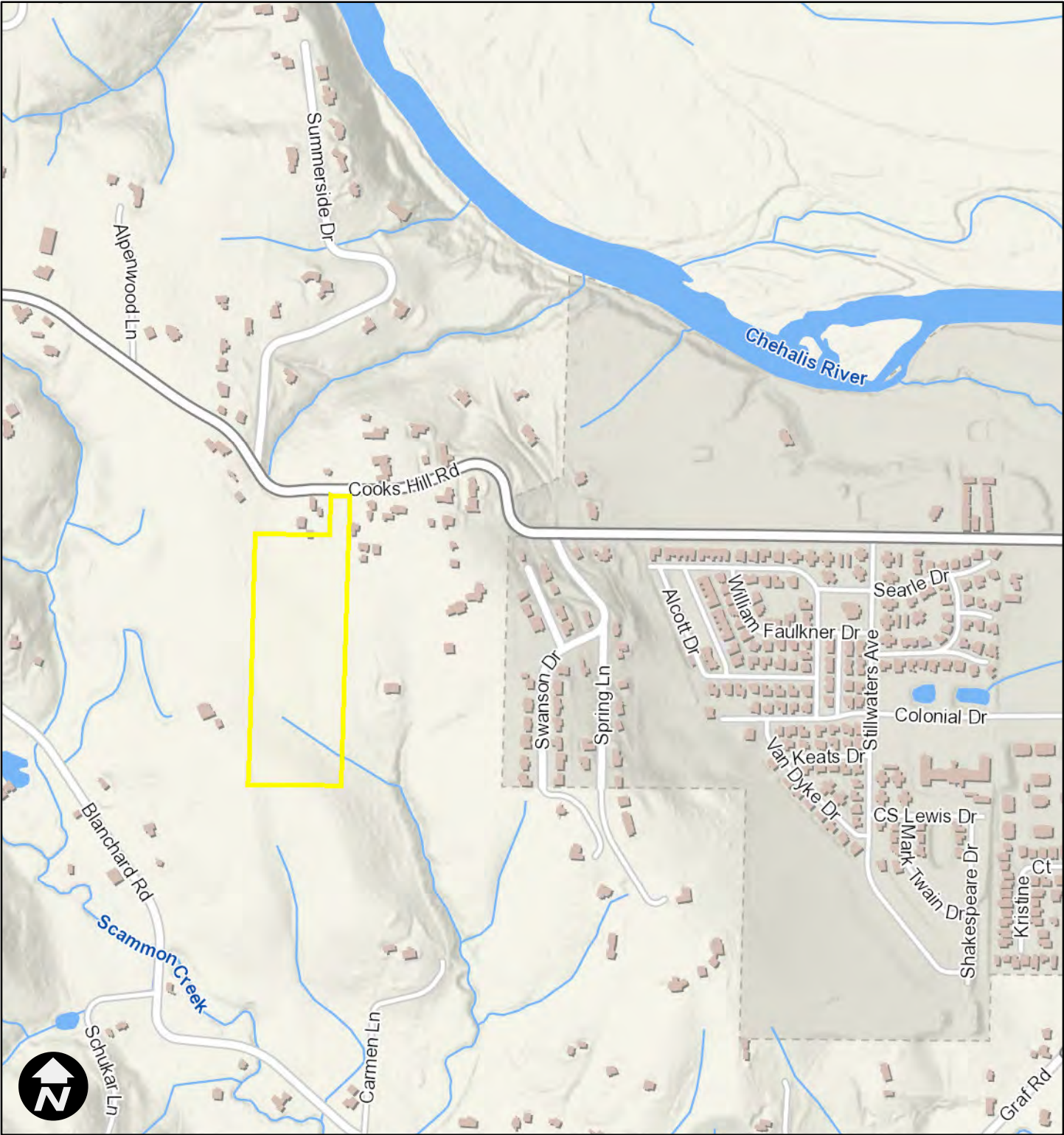
Becky Rieger

Becky Rieger, Wetland Specialist

Appendix A:

Wetland Maps

Figure 1: Site Location Map



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1:9,028



Parcels

0 400 800 1,600 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.



THE PROPERTY LINES IN THIS MAP ARE APPROXIMATE AND ARE NOT INTENDED TO BE USED AS A SURVEY.

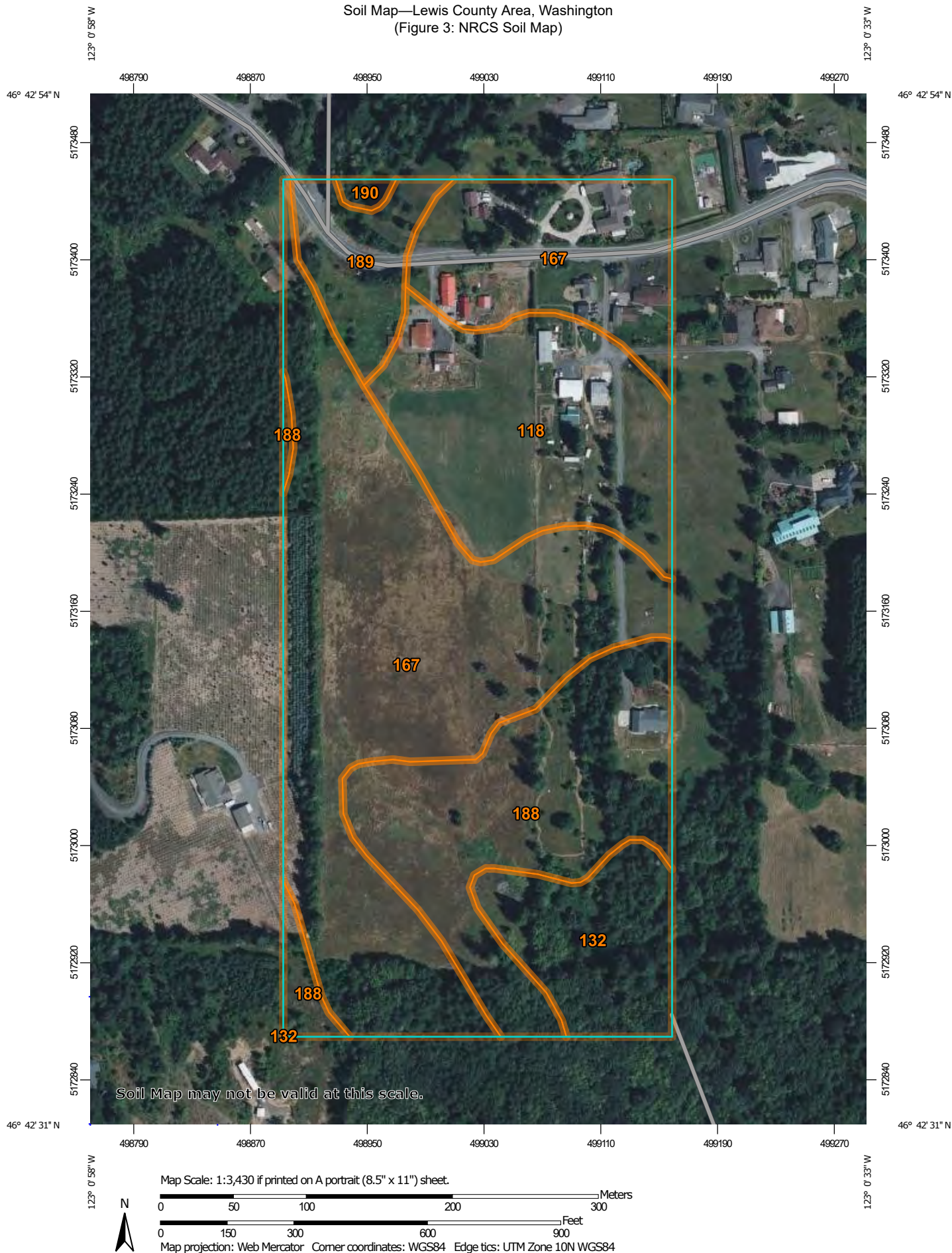
FIGURE 2: SITE MAP TEST PLOT LOCATIONS

Environmental Design, LLC.
Septic Design • Wetlands • Mapping
 901 L Street
 Centralia, Wa. 98531
 (360) 219-3343

CLIENT NAME:	RICH MASTERS	SITE ADDRESS:	COOKS HILL ROAD
MAILING ADDRESS:	1905 HARRISON AVE		CENTRALIA
	CENTRALIA, WA 98531	PARCEL NUMBER:	022120002000
PHONE NUMBER:	----	SEC-TWN-RNG:	12-14N-03W

JOB NUMBER:	2022-153
DATE:	08.15.2022
DRAFTED BY:	BJR
REVIEWED BY:	BJR

Soil Map—Lewis County Area, Washington
(Figure 3: NRCS Soil Map)



Soil Map—Lewis County Area, Washington
(Figure 3: NRCS Soil Map)

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: Lewis County Area, Washington

Survey Area Data: Version 21, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 26, 2020—Jul 27, 2020

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
118	Lacamas silt loam, 0 to 3 percent slopes	6.7	17.2%
132	Melbourne loam, 15 to 30 percent slopes	3.2	8.2%
167	Prather silty clay loam, 0 to 5 percent slopes	19.0	49.0%
188	Salkum silty clay loam, 5 to 15 percent slopes	7.7	20.0%
189	Salkum silty clay loam, 15 to 30 percent slopes	2.0	5.2%
190	Salkum silty clay loam, 30 to 65 percent slopes	0.2	0.4%
Totals for Area of Interest		38.7	100.0%

Figure 4: NWI Map



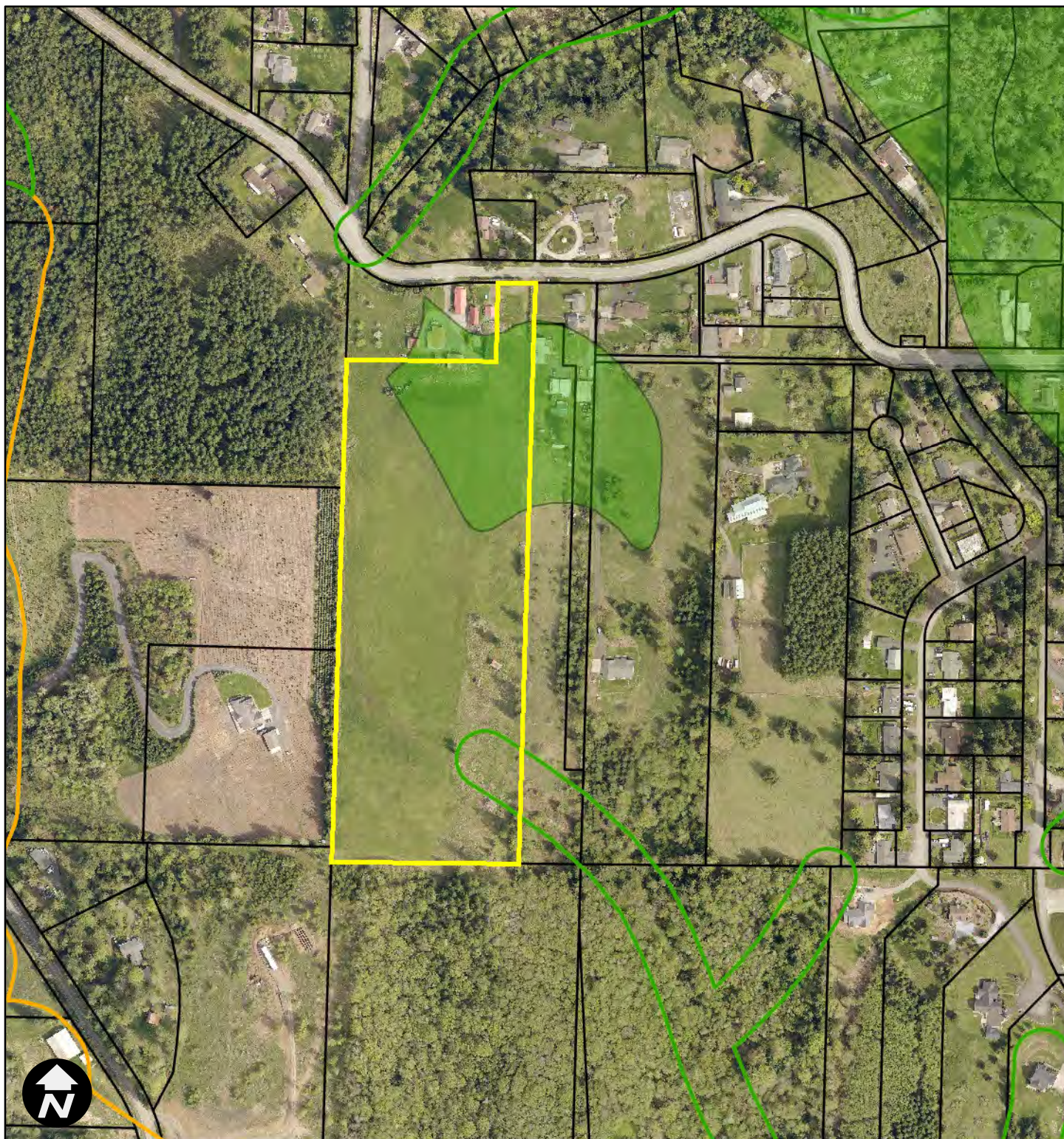
July 21, 2022

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.

Figure 5: Lewis County Critical Area Map



7/20/2022, 7:47:25 PM

1:4,514

- | | | | |
|---|--------------|---|--------------|
|  | Parcels |  | Fish 150' |
|  | Wetlands |  | Non-Fish 75' |
|  | Hydric Soils |  | Parcels |

Stream Buffers

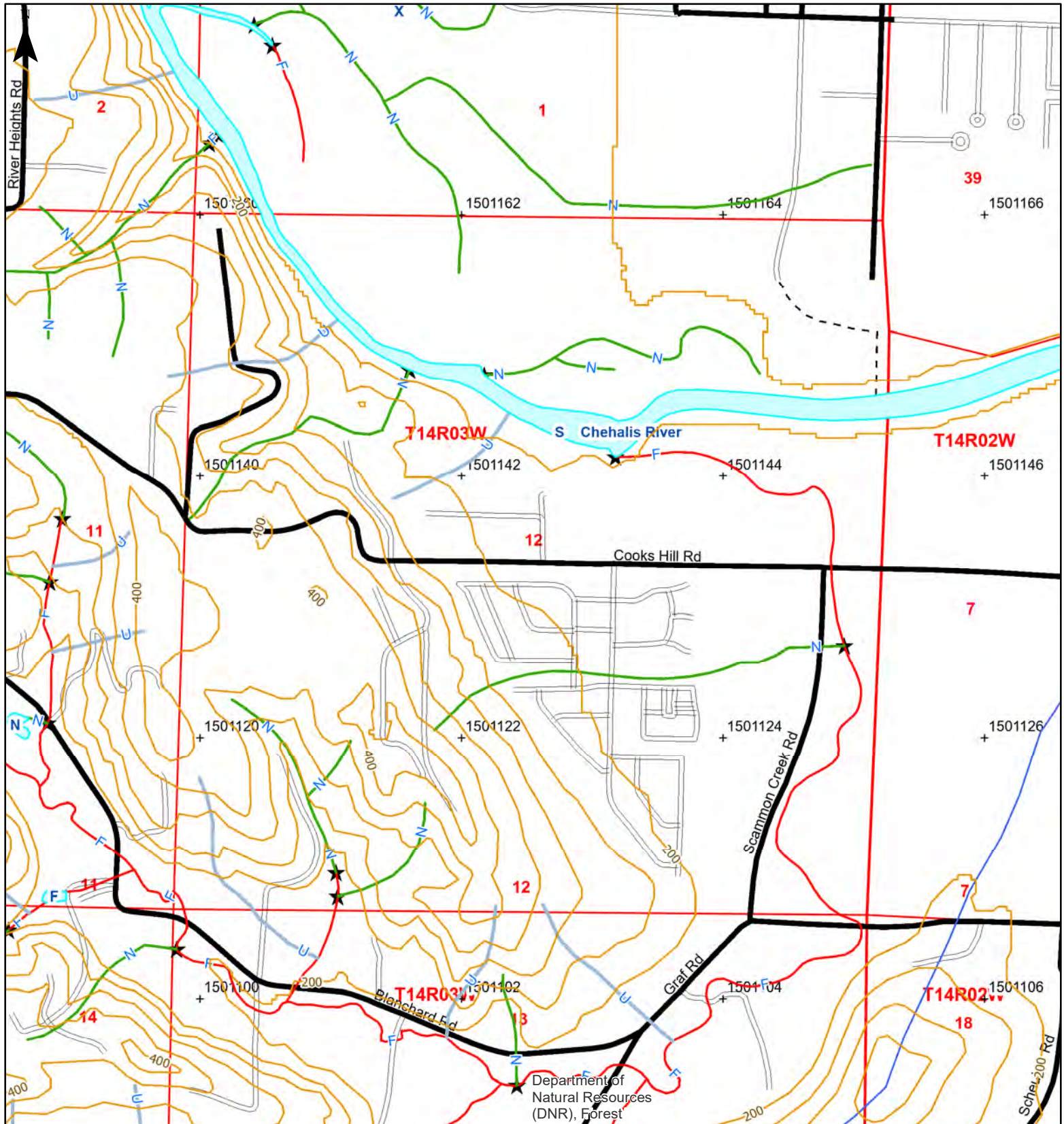
- | | |
|---|----------------|
|  | Shoreline 150' |
|---|----------------|

0 205 410 820 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

Forest Practices Activity Map - Application



Map Symbols

--- Harvest Boundary	● Landing
- - - Road Construction	▽ Waste Area
~ Stream	⬆ Clumped WRTS/GRTS
RMZ / WMZ Buffers	⬆ Existing Structure
⌵ Rock Pit	

Additional Information

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

Legal Description

S01 T14.0N R03.0W, S39 T14.0N R02.0W
 S14 T14.0N R03.0W, S02 T14.0N R03.0W
 S07 T14.0N R02.0W, S13 T14.0N R03.0W
 S12 T14.0N R03.0W, S18 T14.0N R02.0W
 S11 T14.0N R03.0W

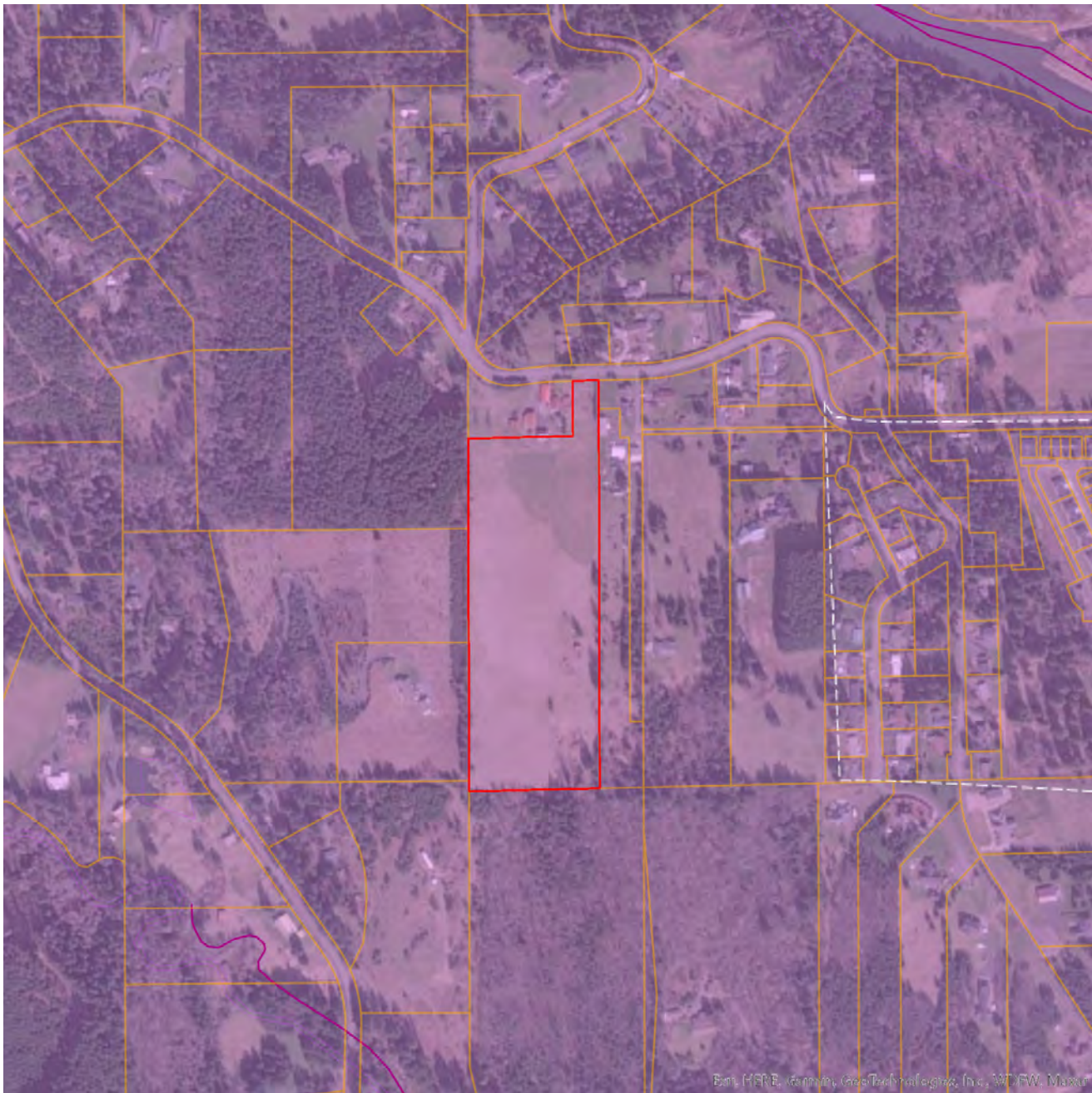


Date: 7/20/2022

Time: 7:53:43 PM



Priority Habitats and Species on the Web



Report Date: 07/20/2022, Parcel ID: [022120002000](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Roosevelt elk	N/A	N/A	No

PHS Species/Habitats Details:

Roosevelt elk	
Scientific Name	<i>Cervus elaphus roosevelti</i>
Priority Area	Regular Concentration
Accuracy	General locality
Notes	ROOSEVELT ELK WINTER RANGE. WILLAPA HERD.
Source Record	918523
Source Dataset	PHSREGION
Source Name	BENDER, LOU WDFW REG5
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00614
Geometry Type	Polygons

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.

Appendix B:

Site Pictures

Environmental Design, LLC.

Septic Design • Wetlands • Mapping



View of Site



View of Site



View of Site



View of Site

Appendix C:

Test Plot Data Forms

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 1
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR): Lat.: Long.: Datum:
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <u></u>	0	☐ 0.0%		Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. <u></u>	0	☐ 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u></u>	0	☐ 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
4. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u></u>)				Prevalence Index worksheet:
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC	Total % Cover of: <u>0</u> Multiply by: <u>0</u>
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU	FACW species <u>0</u> x 2 = <u>0</u>
4. <u></u>	0	☐ 0.0%		FAC species <u>40</u> x 3 = <u>120</u>
5. <u></u>	0	☐ 0.0%		FACU species <u>80</u> x 4 = <u>320</u>
	120	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u></u>)				Column Totals: <u>120</u> (A) <u>440</u> (B)
1. <u></u>	0	☐ 0.0%		Prevalence Index = B/A = <u>3.667</u>
2. <u></u>	0	☐ 0.0%		
3. <u></u>	0	☐ 0.0%		Hydrophytic Vegetation Indicators:
4. <u></u>	0	☐ 0.0%		☐ 1 - Rapid Test for Hydrologic Vegetation
5. <u></u>	0	☐ 0.0%		☐ 2 - Dominance Test is > 50%
6. <u></u>	0	☐ 0.0%		☐ 3 - Prevalence Index is ≤ 3.0 ¹
7. <u></u>	0	☐ 0.0%		☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. <u></u>	0	☐ 0.0%		☐ 5 - Wetland Non-Vascular Plants ¹
9. <u></u>	0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)
10. <u></u>	0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Woody Vine Stratum (Plot size: <u></u>)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u></u>	0	☐ 0.0%		
2. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Remarks:

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 1

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

[illegible]

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.)

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

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒

Depth (inches):

Water Table Present? Yes ☐ No ☒

Depth (inches):

Saturation Present? (includes capillary fringe) Yes ☐ No ☒

Depth (inches):

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 2
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR): Lat.: Long.: Datum:
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <u></u>	0	☐ 0.0%		Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. <u></u>	0	☐ 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u></u>	0	☐ 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
4. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u></u>)				Prevalence Index worksheet:
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC	Total % Cover of: <u>0</u> Multiply by: <u>0</u>
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU	FACW species <u>0</u> x 2 = <u>0</u>
4. <u></u>	0	☐ 0.0%		FAC species <u>40</u> x 3 = <u>120</u>
5. <u></u>	0	☐ 0.0%		FACU species <u>80</u> x 4 = <u>320</u>
	120	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u></u>)				Column Totals: <u>120</u> (A) <u>440</u> (B)
1. <u></u>	0	☐ 0.0%		Prevalence Index = B/A = <u>3.667</u>
2. <u></u>	0	☐ 0.0%		
3. <u></u>	0	☐ 0.0%		Hydrophytic Vegetation Indicators:
4. <u></u>	0	☐ 0.0%		☐ 1 - Rapid Test for Hydrologic Vegetation
5. <u></u>	0	☐ 0.0%		☐ 2 - Dominance Test is > 50%
6. <u></u>	0	☐ 0.0%		☐ 3 - Prevalence Index is ≤ 3.0 ¹
7. <u></u>	0	☐ 0.0%		☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. <u></u>	0	☐ 0.0%		☐ 5 - Wetland Non-Vascular Plants ¹
9. <u></u>	0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)
10. <u></u>	0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Woody Vine Stratum (Plot size: <u></u>)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u></u>	0	☐ 0.0%		
2. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Remarks:

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 2

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		
0-22	10YR	34/2	100				Silty Clay 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.)

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

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒

Depth (inches): _____

Water Table Present? Yes ☐ No ☒

Depth (inches): _____

Saturation Present?
(includes capillary fringe) Yes ☐ No ☒

Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 3
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR): _____ Lat.: _____ Long.: _____ Datum: _____
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. _____	0	☐ 0.0%	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	0	☐ 0.0%	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____	0	☐ 0.0%	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
4. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC	Total % Cover of: _____ Multiply by: _____
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU	FACW species <u>0</u> x 2 = <u>0</u>
4. _____	0	☐ 0.0%	_____	FAC species <u>40</u> x 3 = <u>120</u>
5. _____	0	☐ 0.0%	_____	FACU species <u>80</u> x 4 = <u>320</u>
	120	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: _____)				Column Totals: <u>120</u> (A) <u>440</u> (B)
1. _____	0	☐ 0.0%	_____	Prevalence Index = B/A = <u>3.667</u>
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
5. _____	0	☐ 0.0%	_____	
6. _____	0	☐ 0.0%	_____	
7. _____	0	☐ 0.0%	_____	
8. _____	0	☐ 0.0%	_____	
9. _____	0	☐ 0.0%	_____	
10. _____	0	☐ 0.0%	_____	
11. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	0	☐ 0.0%	_____	☐ 1 - Rapid Test for Hydrologic Vegetation
2. _____	0	☐ 0.0%	_____	☐ 2 - Dominance Test is > 50%
	0	= Total Cover		☐ 3 - Prevalence Index is ≤ 3.0 ¹
				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				☐ 5 - Wetland Non-Vascular Plants ¹
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
% Bare Ground in Herb Stratum: <u>0</u>				Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 3

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

[illegible]

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.)

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

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒

Depth (inches):

Water Table Present? Yes ☐ No ☒

Depth (inches):

Saturation Present? (includes capillary fringe) Yes ☐ No ☒

Depth (inches):

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 4
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR): Lat.: Long.: Datum:
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <u></u>	0	☐ 0.0%		Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. <u></u>	0	☐ 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u></u>	0	☐ 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
4. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u></u>)				Prevalence Index worksheet:
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC	Total % Cover of: <u>0</u> Multiply by: <u>0</u>
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU	FACW species <u>0</u> x 2 = <u>0</u>
4. <u></u>	0	☐ 0.0%		FAC species <u>40</u> x 3 = <u>120</u>
5. <u></u>	0	☐ 0.0%		FACU species <u>80</u> x 4 = <u>320</u>
	120	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u></u>)				Column Totals: <u>120</u> (A) <u>440</u> (B)
1. <u></u>	0	☐ 0.0%		Prevalence Index = B/A = <u>3.667</u>
2. <u></u>	0	☐ 0.0%		
3. <u></u>	0	☐ 0.0%		Hydrophytic Vegetation Indicators:
4. <u></u>	0	☐ 0.0%		☐ 1 - Rapid Test for Hydrologic Vegetation
5. <u></u>	0	☐ 0.0%		☐ 2 - Dominance Test is > 50%
6. <u></u>	0	☐ 0.0%		☐ 3 - Prevalence Index is ≤ 3.0 ¹
7. <u></u>	0	☐ 0.0%		☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. <u></u>	0	☐ 0.0%		☐ 5 - Wetland Non-Vascular Plants ¹
9. <u></u>	0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)
10. <u></u>	0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Woody Vine Stratum (Plot size: <u></u>)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u></u>	0	☐ 0.0%		
2. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Remarks:

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 4

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		
0-22	10YR	34/2	100				Silty Clay 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.)

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

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)☐ Red Parent Material (TF2)☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒Depth (inches):

Water Table Present? Yes ☐ No ☒Depth (inches):

Saturation Present?
(includes capillary fringe) Yes ☐ No ☒Depth (inches):

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

US Army Corps of Engineers

Western Mountains, Valleys, and Coast - Version 2.0

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 5
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR): Lat.: Long.: Datum:
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <u></u>	0	☐ 0.0%		Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. <u></u>	0	☐ 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u></u>	0	☐ 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
4. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u></u>)				Prevalence Index worksheet:
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC	Total % Cover of: <u>0</u> Multiply by: <u>0</u>
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU	FACW species <u>0</u> x 2 = <u>0</u>
4. <u></u>	0	☐ 0.0%		FAC species <u>40</u> x 3 = <u>120</u>
5. <u></u>	0	☐ 0.0%		FACU species <u>80</u> x 4 = <u>320</u>
	120	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u></u>)				Column Totals: <u>120</u> (A) <u>440</u> (B)
1. <u></u>	0	☐ 0.0%		Prevalence Index = B/A = <u>3.667</u>
2. <u></u>	0	☐ 0.0%		
3. <u></u>	0	☐ 0.0%		Hydrophytic Vegetation Indicators:
4. <u></u>	0	☐ 0.0%		☐ 1 - Rapid Test for Hydrologic Vegetation
5. <u></u>	0	☐ 0.0%		☐ 2 - Dominance Test is > 50%
6. <u></u>	0	☐ 0.0%		☐ 3 - Prevalence Index is ≤ 3.0 ¹
7. <u></u>	0	☐ 0.0%		☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. <u></u>	0	☐ 0.0%		☐ 5 - Wetland Non-Vascular Plants ¹
9. <u></u>	0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)
10. <u></u>	0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
11. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
Woody Vine Stratum (Plot size: <u></u>)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u></u>	0	☐ 0.0%		
2. <u></u>	0	☐ 0.0%		
	0	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Remarks:

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 5

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		
0-22	10YR	34/2	100				Silty Clay 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.)

☐ Histosol (A1)☐ Histic Epipedon (A2)☐ Black Histic (A3)☐ Hydrogen Sulfide (A4)☐ Depleted Below Dark Surface (A11)☐ Thick Dark Surface (A12)☐ Sandy Muck Mineral (S1)☐ Sandy Gleyed Matrix (S4)

☐ Sandy Redox (S5)☐ Stripped Matrix (S6)☐ Loamy Mucky Mineral (F1) (except in MLRA 1)☐ Loamy Gleyed Matrix (F2)☐ Depleted Matrix (F3)☐ Redox Dark Surface (F6)☐ Depleted Dark Surface (F7)☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)☐ Red Parent Material (TF2)☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

☐ Surface Water (A1)☐ High Water Table (A2)☐ Saturation (A3)☐ Water Marks (B1)☐ Sediment Deposits (B2)☐ Drift deposits (B3)☐ Algal Mat or Crust (B4)☐ Iron Deposits (B5)☐ Surface Soil Cracks (B6)☐ Inundation Visible on Aerial Imagery (B7)☐ Sparsely Vegetated Concave Surface (B8)

☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)☐ Salt Crust (B11)☐ Aquatic Invertebrates (B13)☐ Hydrogen Sulfide Odor (C1)☐ Oxidized Rhizospheres on Living Roots (C3)☐ Presence of Reduced Iron (C4)☐ Recent Iron Reduction in Tilled Soils (C6)☐ Stunted or Stressed Plants (D1) (LRR A)☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒

Water Table Present? Yes ☐ No ☒

Saturation Present? (includes capillary fringe) Yes ☐ No ☒

Depth (inches):

Depth (inches):

Depth (inches):

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

US Army Corps of Engineers

Western Mountains, Valleys, and Coast - Version 2.0

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

Project/Site: Cooks Hill Road City/County: Centralia / Lewis Sampling Date: 08-Jul-22
 Applicant/Owner: Rich Masters State: WA Sampling Point: WTP 6
 Investigator(s): Becky Rieger Section, Township, Range: S 12 T 14 N R 03 W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR): Lat.: Long.: Datum:
 Soil Map Unit Name: Lacamas Silt Loam / Prather Silty Clay Loam / Salkum Silty Clay Loam NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

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

Remarks:

Site does not meet criteria

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1. <u></u>	0	☐ 0.0%	
2. <u></u>	0	☐ 0.0%	
3. <u></u>	0	☐ 0.0%	
4. <u></u>	0	☐ 0.0%	
0 = Total Cover			

Sapling/Shrub Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1. <u>Agrostis gigantea</u>	40	☒ 33.3%	FAC
2. <u>Anthoxanthum odoratum</u>	40	☒ 33.3%	FACU
3. <u>Leucanthemum vulgare</u>	40	☒ 33.3%	FACU
4. <u></u>	0	☐ 0.0%	
5. <u></u>	0	☐ 0.0%	
120 = Total Cover			

Herb Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1. <u></u>	0	☐ 0.0%	
2. <u></u>	0	☐ 0.0%	
3. <u></u>	0	☐ 0.0%	
4. <u></u>	0	☐ 0.0%	
5. <u></u>	0	☐ 0.0%	
6. <u></u>	0	☐ 0.0%	
7. <u></u>	0	☐ 0.0%	
8. <u></u>	0	☐ 0.0%	
9. <u></u>	0	☐ 0.0%	
10. <u></u>	0	☐ 0.0%	
11. <u></u>	0	☐ 0.0%	
0 = Total Cover			

Woody Vine Stratum (Plot size: <u></u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
1. <u></u>	0	☐ 0.0%	
2. <u></u>	0	☐ 0.0%	
0 = Total Cover			

% Bare Ground in Herb Stratum: 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>40</u>	x 3 = <u>120</u>
FACU species <u>80</u>	x 4 = <u>320</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>120</u> (A)	<u>440</u> (B)
Prevalence Index = B/A = <u>3.667</u>	

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: WTP 6

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		
0-22	10YR	34/2	100				Silty Clay 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.)

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

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ 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 Soil Present? Yes ☐ No ☒

Remarks:

Soil is not hydric

Hydrology

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒

Depth (inches): _____

Water Table Present? Yes ☐ No ☒

Depth (inches): _____

Saturation Present?
(includes capillary fringe) Yes ☐ No ☒

Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☒

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

Aerial Photos

Remarks:

Hydrology is not present

Credentials

Becky Rieger

Home Address:
901 L Street
Centralia, WA 98531

Phone: (360) 219-3343

Education

Associates Degree in Arts
Centralia Community College
Date of Graduation: June 2007
Centralia, Washington

Associates Degree in Applied Science
Major in Geographic Information Systems
Grays Harbor Community College
Date of Graduation: June 2002
Aberdeen, Washington

Continuing Education / Awards / Organizations

Coastal Training Program

- o Certificate in Using the Revised Wetland Rating System (2014)
- o Certificate in Identifying Hydric Soils (2012)
- o Certificate in Using the Revised Wetland Rating System (2007)

Oregon State University (2006)

- o Certificate in Soil Identification

Portland State University Wetland Program (2006)

- o Certificate in Wetland Delineation Course
- o Certificate in Advanced Hydric Soils and Hydrology Course
- o Certificate in Hydrophytic Vegetation Identification Course

Licensed On-Site Wastewater Designer (2009-Current) License # 5100369

Olympia Master Builders

- o Lewis County Chapter Vice President
- o Olympia Master Builders Associate Vice President

Washington On-Site Sewage Association

- o SW Washington Designer Rep. (2018 – Current)

Professional Experience

Licensed Designer / Wetland Specialist / Owner May 5, 2010 - Current
Environmental Design, LLC

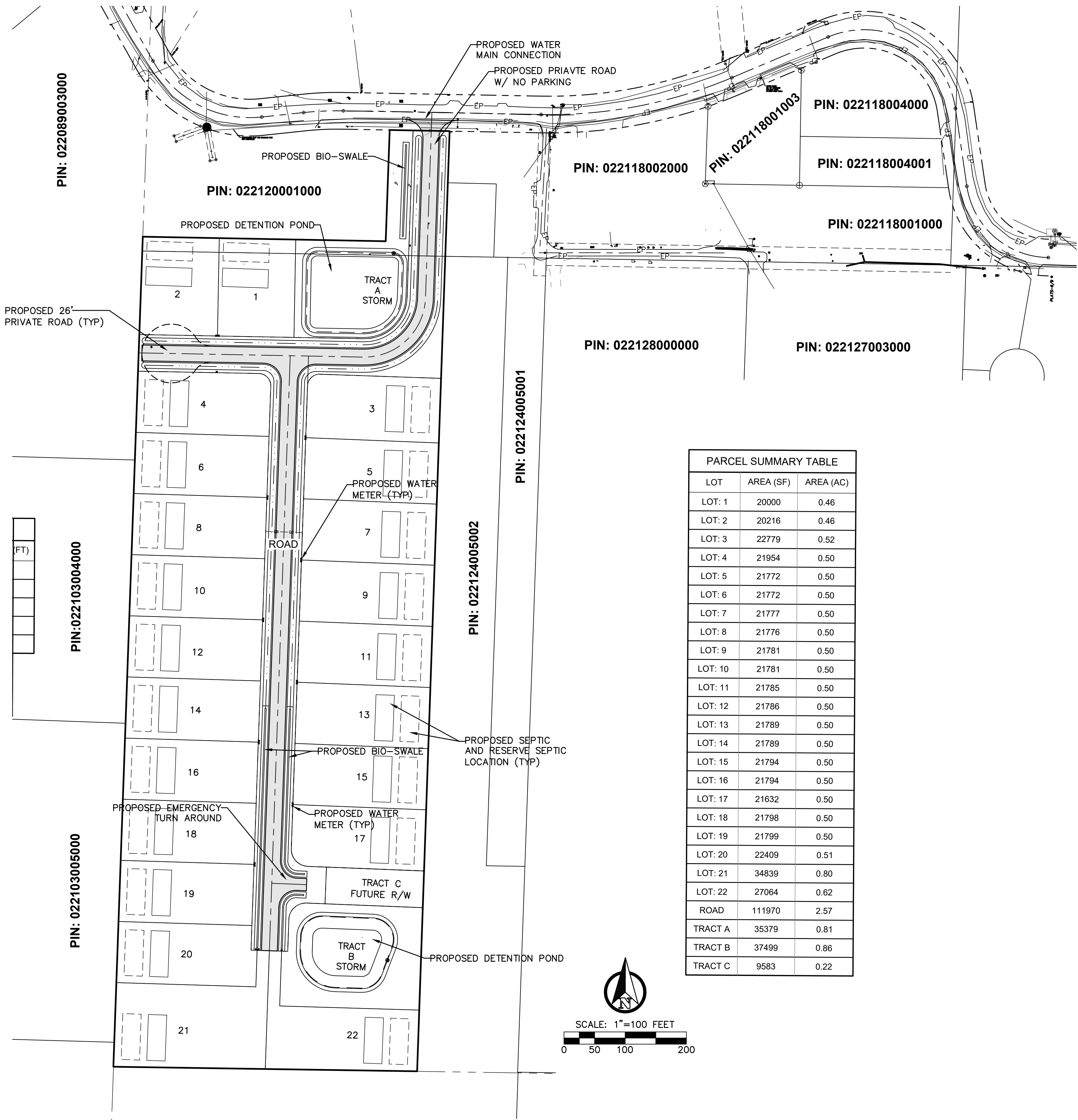
- Complete Site and Soil Evaluations, Site Consultations, Topography Field Work
- Complete Septic Designs and mapping projects using MicroSurvey
- Complete Wetland and other Critical Area Reports per regulations in multiple jurisdictions
- Perform presentations to educate people about wetlands and septic systems

Assistant Designer / Certified Wetland Specialist Feb. 24, 2005 – Oct. 30, 2007
Goode & Associates Supervisor: Jeannie Yackley

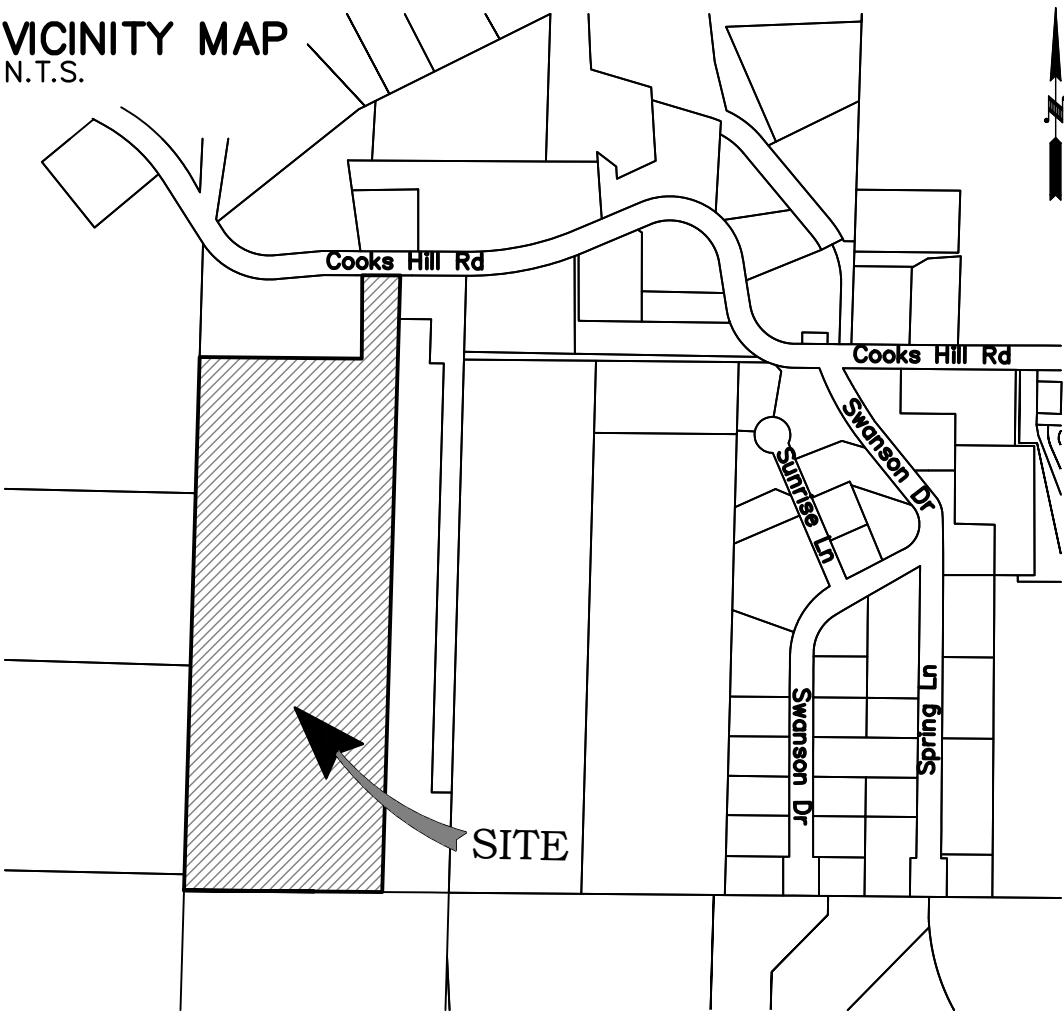
- Complete designs of on-site wastewater designs for county submittal
- Communicate with county regulators, installers, and clients
- Conduct wetland determinations, delineations, mitigations and consultations
- Research projects, apply for permits, and conduct final inspections on installed septic systems
- Perform presentations to educate people about wetlands and septic systems

RICH MASTERS SUBDIVISION

SECTION 12, TOWNSHIP 14 NORTH, RANGE 03 WEST, W.M.
CENTRALIA , WASHINGTON



PARCEL SUMMARY TABLE			
LOT	AREA (SF)	AREA (AC)	
LOT: 1	20000	0.46	
LOT: 2	20216	0.46	
LOT: 3	22779	0.52	
LOT: 4	21954	0.50	
LOT: 5	21772	0.50	
LOT: 6	21772	0.50	
LOT: 7	21777	0.50	
LOT: 8	21776	0.50	
LOT: 9	21781	0.50	
LOT: 10	21781	0.50	
LOT: 11	21785	0.50	
LOT: 12	21786	0.50	
LOT: 13	21789	0.50	
LOT: 14	21789	0.50	
LOT: 15	21794	0.50	
LOT: 16	21794	0.50	
LOT: 17	21632	0.50	
LOT: 18	21798	0.50	
LOT: 19	21799	0.50	
LOT: 20	22409	0.51	
LOT: 21	34839	0.80	
LOT: 22	27064	0.62	
ROAD	111970	2.57	
TRACT A	35379	0.81	
TRACT B	37499	0.86	
TRACT C	9583	0.22	



PROJECT INFORMATION

APPLICANT: DAN RICH & JIM MASTERS
RICH MASTERS, LLC
MASTERS.JD@COMCAST.NET
(360)269-3750

PARCEL NOS:
(PROJECT SITE) 022120002000

SITE ADDRESS: 0 COOKS HILL RD
CENTRALIA, WA 98531

ZONING: UGA-R4 (LOW DENSITY)

SITE AREA: 15.8 ACRES

SANITARY SEWER: PUBLIC

WATER: PUBLIC

FIRE DISTRICT: CITY OF CENTRALIA

R4 SETBACKS: FRONT: 20'
SIDES: 5'
REAR: 25'
CORNER: 15' TO LIVING AREA
20' TO GARAGE

DENSITY: 15.8 AC - (2.56+0.81+0.86+0.22AC)
= 15.8-4.45 = 11.35 AC
22DU / 11.35AC = 1.94 DU/AC

SITE SUMMARY

SOILS: 118 LACAMAS SILT LOAM (0-3% SLOPES)
167 PRATHER SILTY CLAY LOAM (0-5% SLOPES)
188 SALKUM SILTY CLAY LOAM 5-15% SLOPES)
132 MELBOURNE LOAM (15-30% SLOPES)

WATERSHED: WR1A 23 - UPPER CHEHALIS

SHEET INDEX

P0.1 PRELIMINARY SITE PLAN
P1.1 PRELIMINARY GRADING & DRAINAGE PLAN
P2.1 PRELIMINARY UTILITY PLAN

NO.

DATE

REVISION

DESIGNED BY: ARP

DRAWN BY: ARP

CHECKED BY: RWB

DATE: 11/17/22

SCALE: 1" = 100'

RICH MASTERS SUBDIVISION

RICH MASTERS, LLC

CITY OF CENTRALIA WA.

PRELIMINARY SITE PLAN

RB Engineering

DESIGN -> PERMIT -> MANAGE

811

Know what's below. Call 811 before you dig.

P.O. Box 923

CHEHALIS, WA 98532

OFF: (360) 740-8919

EMAIL: info@rbengr.com

JOB NUMBER

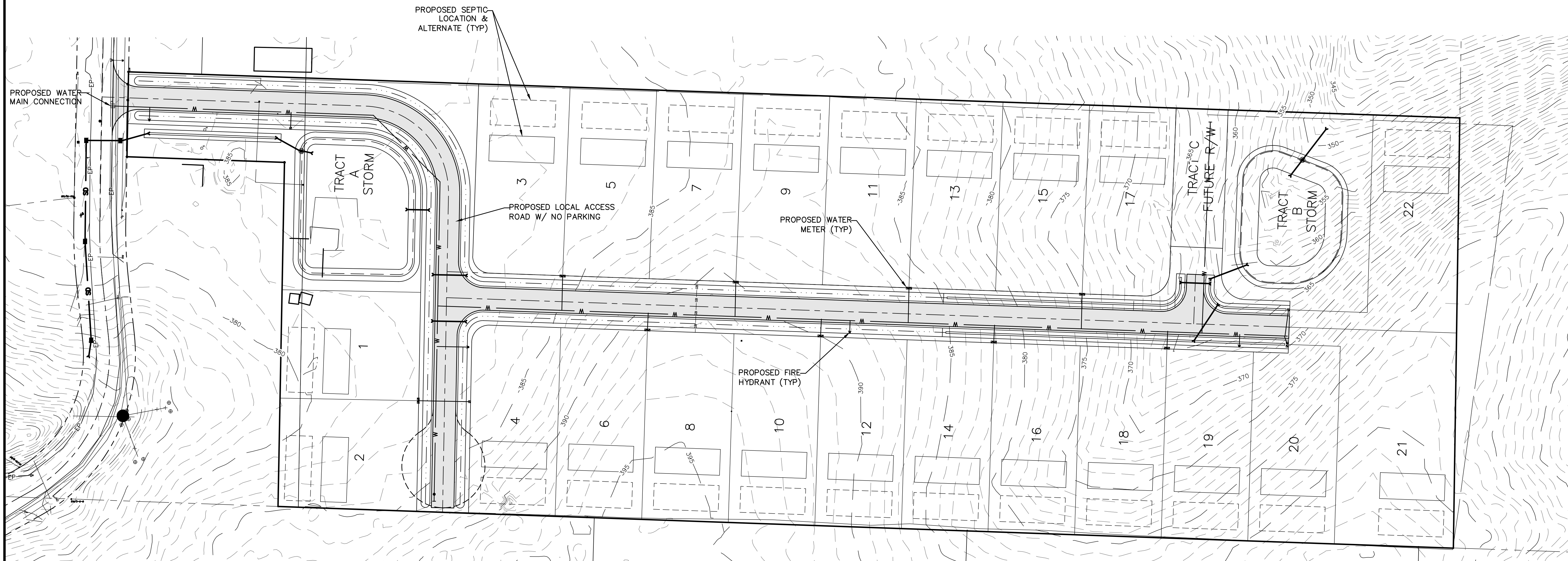
21133

DRAWING NAME

21133_P0.1_PSP

P0.1

1 OF 3



 Know what's below. Call 811 before you dig	JOB NUMBER P2.1	DRAWING NAME P2.1 - P2.1_PUTPL
	P2.1 3 OF 3	
	RB Engineering DESIGN → PERMIT → MANAGE P.O. Box 923 CHEWAS, WA 98532 OFF: (360) 740-8919 EMAIL: CntrlProcs@RBEEngineers.com	
		

PRELIMINARY UTILITY PLAN

RICH MASTERS SUBDIVISION	RICH MASTERS, LLC	WA.
CITY OF CENTRALIA		

NO.	DATE	REVISION

DESIGNED BY: ARP	DATE: 11/17/22	SCALE: 1" = 60'
DRAWN BY: ARP		
CHECKED BY: RWB		

AFFIDAVIT OF PUBLICATION STATE OF WASHINGTON COUNTY OF LEWIS

Cindy Thayer, and/or Sarah Burdick, and/or Ronda Pogorelc
and/or Cheyenne Denman says that she is the legal clerk of

The Chronicle

a semi-weekly newspaper, which has been established, published in the English language, and circulated continuously as a semi-weekly newspaper in the City of Centralia, and in Lewis County, Washington, general circulation in Lewis County for more than six (6) months prior to the date of the first publication of the notice hereto attached, and that the said Chronicle was on the 7th day of July 1941, approved as a legal newspaper by the Superior Court of said Lewis County. And that the attached is a true copy and was published in regular issues (and not in supplement form) of said newspaper as LEGAL # 125211 RE:MDNS

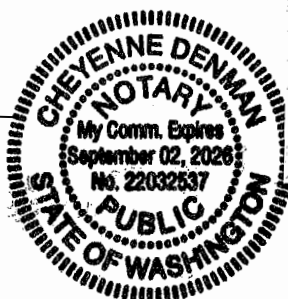
once each day for a period of 1 day
commencing on 02/09/2023 and ending on 02/09/2023

and both regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 558.00

Ronda Pogorelc
Subscribed and sworn to before me 02/09/2023

Cheyenne Denman
Notary Public in and for the State of Washington,
residing at

Centralia



125211 MDNS

NOTICE OF APPLICATION AND MITIGATED DETERMINATION OF NONSIGNIFICANCE

SEPA #: 2022 0729

Date: 2/7/23

Description of proposal: Subdivide 15.8 acres into 22 residential lots, including 8,600 CY of cut and 2,300 CY of fill for infrastructure construction. Water main extension and individual septic systems will be installed.

Proponent: Rich Masters LLC

Location of proposal: 3400 blk of Cooks Hill Road. Tax parcel #022120-002-000 12/14N/3W

Date of Application: 12/8/22

Date of Notice of

Completeness: 1/10/22

Lead agency: Centralia Community Development

Project Permits: SEPA, Civil Plan, NPDES, Building, Plat, Septic Systems

Environmental Documents on file: SEPA Checklist, Geotechnical Report, Traffic Scoping Letter, Critical Areas Report, Drainage Report

The City of Centralia Community Development Dept. has determined this project does not have a probable significant adverse impact on the environment with mitigating conditions. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. The proposal will include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. This information is available to the public upon request.

Notes and conditions:

1. Work may not commence until all required permits and approvals are obtained.
2. Final subdivision approval is dependent on submittal and approval of a survey meeting the requirements of CMC 19.12 and 19.55.
3. Pursuant to CMC 16.04.100.F and CMC 16.04.160.B, mitigation fees will be required for adverse impacts related to traffic,

The complete application may be viewed at the Community Development Dept. located at 118 W. Maple, Centralia, WA 98531, during regular business hours, M-F. Any person(s) may comment on the proposal, in writing, via mail or email at the addresses above. You may appeal this determination to City of Centralia - Community Development. All appeals must be filed in writing, with the appropriate fee, by 5:00 pm on 3/3/2023. You should be prepared to make specific factual objections. If you have any questions regarding the SEPA or appeal processes please contact the Responsible Official.

Published: The Chronicle
February 9, 2023

schools, floodplain, etc. that cannot be mitigated by development plan alteration(s). The exact amount of the fee(s) will be determined at the time of civil and construction plan review and must be satisfied prior to the issuance of any permits.

4. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing a 100' buffer depending on circumstances) must stop, conditions and recommendations of the Cultural Resources Report must be followed and the following actions taken:

- a. Implement reasonable measures to protect the discovery site, including but not limited to, covering, stabilization, etc.
 - b. Take reasonable steps to ensure the confidentiality of the discovery site.
 - c. Take reasonable steps to restrict access to the discovery site.
 - d. The proponent shall notify the concerned Tribes and all appropriate local, state and federal agencies including the Dept. of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken.
5. Development of proposed Tract C - Future Right-of-Way is in the vicinity of a DNR mapped Type N stream. Critical Areas Report indicates no evidence of hydrology onsite; such as soils, vegetation, drainage patterns, etc. Future development of that ROW may require additional studies and permitting.

This MDNS is issued under WAC 197-11-350; the City of Centralia will not act on this proposal for 15 days from the date of publication.

Comments are due by:
February 24, 2023

Responsible official:

Hillary Hoke
Position/title:
Asst. Director,
Centralia Community
Development
Phone: (360) 330-7684
Email:
hhoke@cityofcentralia.com
Address: PO Box 609,
Centralia WA 98531

Hillary Hoke

From: Hillary Hoke
Sent: Tuesday, February 7, 2023 10:41 AM
To: Tina, SW Clean Air; WDFW - SEPA; Karen Witherspoon - Lewis Co.; 'Megan Sathre'; Black Hills Audubon - SEPA; WNDR - SEPA; Commerce - SEPA; 'OR-SEPA-REVIEW@wsdot.wa.gov'; DAHP - SEPA; Culture - Cowlitz Tribe - SEPA; Permit - Cowlitz Tribe - SEPA; NRD - Cowlitz Tribe - SEPA; Chehalis River Council - SEPA; Michael - Quinault Tribe - SEPA; Steve - TT; Rebecca - TT; Colleen - Chehalis Tribe - SEPA; Elizabeth - Yakama Nation - SEPA; 'bkindell@centralia.wednet.edu'; 'Joseph Vetter'; Lisa Grant
Cc: Emil Pierson; Patty Page; 'MKytta'; 'Kevin Anderson'; 'mastersjd@comcast.net'
Subject: City of Centralia - Integrated Notice of Application and MDNS
Attachments: Notice of Application and Mitigated Determination of Nonsignificance 22-lot residential subdivision Cooks Hill Road - Rich Masters LLC.pdf

Tracking:	Recipient	Delivery	Read
	Tina, SW Clean Air		
	WDFW - SEPA		
	Karen Witherspoon - Lewis Co.		
	'Megan Sathre'		
	Black Hills Audubon - SEPA		
	WNDR - SEPA		
	Commerce - SEPA		
	'OR-SEPA-REVIEW@wsdot.wa.gov'		
	DAHP - SEPA		
	Culture - Cowlitz Tribe - SEPA		
	Permit - Cowlitz Tribe - SEPA		
	NRD - Cowlitz Tribe - SEPA		
	Chehalis River Council - SEPA		
	Michael - Quinault Tribe - SEPA		
	Steve - TT		
	Rebecca - TT		
	Colleen - Chehalis Tribe - SEPA		
	Elizabeth - Yakama Nation - SEPA		
	'bkindell@centralia.wednet.edu'		
	'Joseph Vetter'		
	Lisa Grant		
	Emil Pierson	Delivered: 2/7/2023 10:41 AM	
	Patty Page	Delivered: 2/7/2023 10:41 AM	Read: 2/7/2023 10:52 AM
	'MKytta'		
	'Kevin Anderson'		
	'mastersjd@comcast.net'		

Good morning,

Attached please find an integrated Notice of Application and Mitigated Determination of Nonsignificance with supporting documents. The project proposal is a 22-lot residential subdivision located on Cooks Hill Road in the City of Centralia Urban Growth Area. A SEPA determination does not constitute project approval. Additional information may be viewed on our website at the following link: [SEPA's and Public Notices](#). Additional information may also be viewed and/or copies requested by contacting me.

Comments are due by Friday, February 24, 2023. Appeals are due by Friday, March 3, 2023. Please contact me if you have any questions. Thank you.

Sincerely,

Hillary Hoke

Hillary Hoke, Assistant Director
Community Development Department
118 W Maple Street, Centralia
P: 360-330-7684
C: 360-523-3930

Hillary Hoke

From: NoReply@ecy.wa.gov
Sent: Tuesday, February 7, 2023 11:00 AM
To: Hillary Hoke
Subject: [External]SEPA record published

Caution EXTERNAL EMAIL MESSAGE: Do not click links or open attachments unless you recognize the sender and know the content is safe. If a link sends you to a website where you are asked to validate using your Account and Password, DO NOT DO SO! Instead, report the incident to Information Services.

The SEPA admin reviewed and published [SEPA record number 202300557, "Rich Masters Plat"](#).
Lead Agency File Number: 2022 0729.
It will now be available to the public.

From: Garret Peck
Email: separegister@ecy.wa.gov
Phone number: (360) 407-6300

Exhibit E

	LORENZ SCHOCK 855 TROSPER ROAD SW, #108-281 TUMWATER, WA 98512	HOCTOR, MEGAN L & HUNTER, AUDIE 3406 COOKS HILL RD CENTRALIA, WA 98531-9012
PULLIN, DALE or Current Resident 3417 COOKS HILL RD CENTRALIA, WA 98531	PULLIN, DALE or Current Resident 3421 COOKS HILL RD CENTRALIA, WA 98531	BAINE, RICHARD A & DIANE V 3517 COOKS HILL RD CENTRALIA, WA 98531-9084
DEMING, JOEL & STEWART, KATHLEEN 1903 AHLERS AVE UNIT A CENTRALIA, WA 98531	CURRENT RESIDENT 114 SUMMERSIDE DR CENTRALIA, WA 98531	CURRENT RESIDENT 231 BLANCHARD RD CENTRALIA, WA 98531
BREARTY, DREW M & MORGAN Y PO BOX 231 GALVIN, WA 98544-0231	CURRENT RESIDENT 171 10 BLANCHARD RD CENTRALIA, WA 98531	VERMILLION, SCOTT J & CARMEN M 171-19 BLANCHARD RD CENTRALIA, WA 98531-9001
ERIC LUNZER AND SCOTT LUNZER 727 SAPPHIRE STREET, UNIT 208 SAN DIEGO, CA 92109	SNYDER, MARY A 3420 COOKS HILL RD CENTRALIA, WA 98531	WARK, STEPHEN 3422 COOKS HILL RD CENTRALIA, WA 98531
CURRENT RESIDENT 3603 COOKS HILL RD CENTRALIA, WA 98531	ERICKSON, SHIRLEY 315 S GOLD ST CENTRALIA, WA 98531-4129	RICH MASTERS, LLC 1905 HARRISON AVE CENTRALIA, WA 98531
MASTERS, MARSHAL J & MORGAN 3516 COOKS HILL RD CENTRALIA, WA 98531-9012	HOCTOR, BRENDA 3418 COOKS HILL RD CENTRALIA, WA 98531-9083	CURRENT RESIDENT 143 CARMEN LN CENTRALIA, WA 98531
LACEY, ARBOR G 293 BLANCHARD RD CENTRALIA, WA 98531-9001	STEINER TRST DTD 10/25/17 PO BOX 1634 CENTRALIA, WA 98531-0750	



SEPA #: 2022 0729
Date: February 7, 2023

Dear Property Owner,

The City of Centralia has received an application for the below described project development. By law, the City of Centralia is required to send notice to all property owners within 300 feet of this proposed development site. Please review the below and enclosed information. If you have any questions or comments please follow the directions below. Thank you.

**NOTICE OF APPLICATION AND
MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Description of proposal: Subdivide 15.8 acres into 22 residential lots; including 8,600 CY of cut and 2,300 CY of fill for infrastructure construction. Water main extension and individual septic systems will be installed.

Proponent: Rich Masters LLC

Location of proposal: 3500 blk of Cooks Hill Road, tax parcel #022120-002-000, 12/14N/3W

Date of Application: 12/8/2022

Date of Notice of Completeness: 1/10/2023

Lead agency: Centralia Community Development

Project Permits: Subdivision, SEPA, Civil Plan, NPDES, Building, Septic Systems

Environmental Documents on file: SEPA checklist, Critical Areas Report, Traffic Scoping Memo, Preliminary Drainage Report, Geotechnical Report.

The City of Centralia Community Development Dept. has determined this project does not have a probable significant adverse impact on the environment with mitigating conditions. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. The proposal will include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. This information is available to the public upon request.

Notes and conditions:

1. Work may not commence until all required permits and approvals are obtained.
2. Subdivision approval is dependent on submittal and approval of survey meeting the requirements of CMC 19.12 and 19.55.
3. Pursuant to CMC 16.04.100.F and CMC 16.04.160.B, mitigation fees will be required for adverse impacts related to traffic, schools, floodplain, etc. that cannot be mitigated by development plan alteration(s). The exact amount of the fee(s) will be determined at the time of civil and construction plan review and must be satisfied prior to the issuance of any permits.
4. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing a 100' buffer depending on circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site; including but not limited to, covering, stabilization, etc.
 - b. Take reasonable steps to ensure the confidentiality of the discovery site.
 - c. Take reasonable steps to restrict access to the discovery site.
 - d. The proponent shall notify the concerned Tribes and all appropriate local, state and federal agencies including the Dept. of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken.
5. Development of proposed Tract C – Future Right-of-Way is in the vicinity of a DNR mapped Type N stream. Critical Areas Report indicates no evidence of hydrology onsite; such as, soils, vegetation, drainage patterns, etc. Future development of that ROW may require additional studies and permitting.

This MDNS is issued under WAC 197-11-350; the City of Centralia will not act on this proposal for 15-days from the date of publication. **Comments are due by: February 24, 2023.**

Comments may be submitted to the responsible official at:

Responsible official: Hillary Hoke, Asst. Director, Centralia Community Development

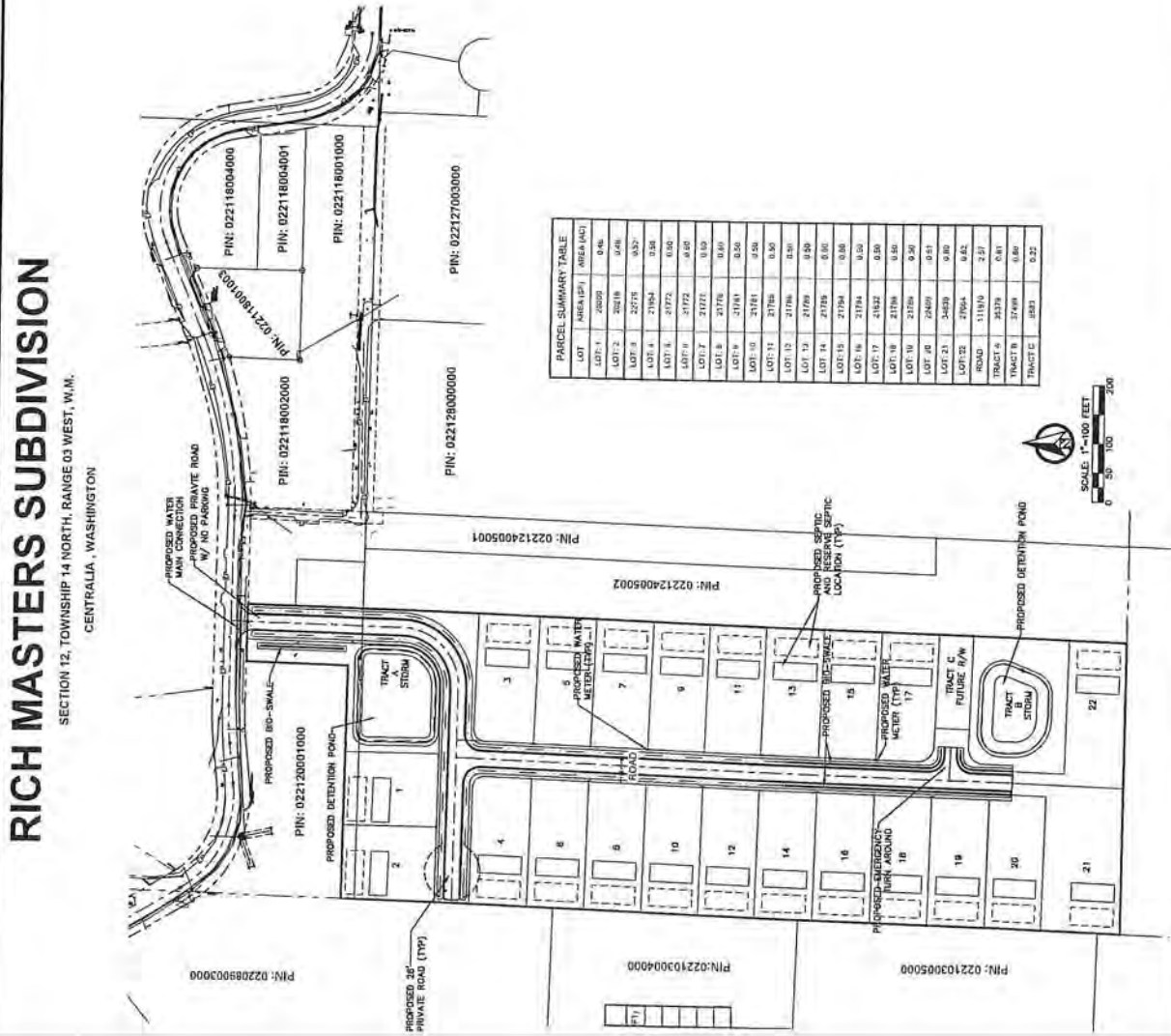
Phone: (360) 330-7684 Email: hhoke@cityofcentralia.com

Address: PO Box 609, Centralia WA 98531

The complete application may be viewed at the Community Development Dept. located at 118 W Maple, Centralia, WA 98531, during regular business hours, M-F. Any person(s) may comment on the proposal, in writing, via mail or email at the addresses above. You may appeal this determination to City of Centralia - Community Development. All appeals must be filed in writing, with the appropriate fee, by 5:00 pm on **March 3, 2023**. You should be prepared to make specific factual objections. If you have any questions regarding the SEPA or appeal processes please contact the Responsible Official.

RICH MASTERS SUBDIVISION

SECTION 12, TOWNSHIP 14 NORTH, RANGE 03 WEST, W.M.
CENTRALIA, WASHINGTON



LOT	AREA (SQ. FT.)	AREA (AC)
LOT 1	2,000	0.046
LOT 2	2,000	0.046
LOT 3	2,000	0.046
LOT 4	2,000	0.046
LOT 5	2,000	0.046
LOT 6	2,000	0.046
LOT 7	2,000	0.046
LOT 8	2,000	0.046
LOT 9	2,000	0.046
LOT 10	2,000	0.046
LOT 11	2,000	0.046
LOT 12	2,000	0.046
LOT 13	2,000	0.046
LOT 14	2,000	0.046
LOT 15	2,000	0.046
LOT 16	2,000	0.046
LOT 17	2,000	0.046
LOT 18	2,000	0.046
LOT 19	2,000	0.046
LOT 20	2,000	0.046
LOT 21	2,000	0.046
LOT 22	2,000	0.046



RB Engineering, Inc.
DESIGN + PERMIT + MANAGE
1000 1st Ave. N.E.
Seattle, WA 98108
Phone: 206.461.1133
Fax: 206.461.1134
Email: info@rbeng.com

P0.1
1 of 3

PRELIMINARY SITE PLAN

RICH MASTERS SUBDIVISION
CITY OF CENTRALIA

DATE: 11/17/22
SCALE: 1" = 100'
DRAWN BY: RMB
CHECKED BY: RMB
DESIGNED BY: RMB
APPROVED BY: RMB

PROJECT INFORMATION

APPLICANT: DAN RICH & JIM MASTERS
RICH MASTERS, LLC
1000 1st Ave. N.E.
Seattle, WA 98108
(206) 461-1133

PARCEL NOS. (PROJECT SITE): 022120002000
SITE ADDRESS: 0 COOKS HILL RD
CENTRALIA, WA 98531
ZONING: UGA-14 (LOW DENSITY)
SITE AREA: 15.8 ACRES
SANTARY SENDER: PUBLIC
WATER: CITY OF CENTRALIA
FIRE DISTRICT: 20'
84 SETBACKS: 5'
15' TO LIVING AREA
20' TO DRIVE
15.8 AC - (2.56+0.81+0.88+0.22AC)
2007 / 11.3AC - 1.84 AC / AC

SITE SUMMARY

SOILS: 118 LACUMAS SILT LOAM (0-3% SLOPES)
119 LACUMAS SILT LOAM (3-5% SLOPES)
120 LACUMAS SILT LOAM (5-10% SLOPES)
121 LACUMAS SILT LOAM (10-15% SLOPES)
122 LACUMAS SILT LOAM (15-20% SLOPES)
123 LACUMAS SILT LOAM (20-25% SLOPES)
124 LACUMAS SILT LOAM (25-30% SLOPES)
125 LACUMAS SILT LOAM (30-35% SLOPES)
126 LACUMAS SILT LOAM (35-40% SLOPES)
127 LACUMAS SILT LOAM (40-45% SLOPES)
128 LACUMAS SILT LOAM (45-50% SLOPES)
129 LACUMAS SILT LOAM (50-55% SLOPES)
130 LACUMAS SILT LOAM (55-60% SLOPES)
131 LACUMAS SILT LOAM (60-65% SLOPES)
132 LACUMAS SILT LOAM (65-70% SLOPES)
133 LACUMAS SILT LOAM (70-75% SLOPES)
134 LACUMAS SILT LOAM (75-80% SLOPES)
135 LACUMAS SILT LOAM (80-85% SLOPES)
136 LACUMAS SILT LOAM (85-90% SLOPES)
137 LACUMAS SILT LOAM (90-95% SLOPES)
138 LACUMAS SILT LOAM (95-100% SLOPES)

SHEET INDEX

P0.1 PRELIMINARY SITE PLAN
P0.2 PRELIMINARY UTILITY PLAN
P0.3 PRELIMINARY UTILITY PLAN

VICINITY MAP



DESIGN → PERMIT → MANAGE

October 27, 2022

City of Centralia
118 W Maple Street
Centralia, WA 98531

Re: Rich Masters Subdivision
RBE NO. 21133

Rich Masters Subdivision – Revised Project Narrative

Project Description:

The project is a Preliminary Plat consisting of 22 residential single-family home lot parcels, along with 3 Tracts for open space, utilities/access, and stormwater. The proposed site is parcel 022120002000, with a total site area of 15.8 acres.

Zoning & Density:

The parcel is zoned R-4 within the UGA; the proposal is for a Preliminary Plat (no PUD). With 15.8 total acres the proposed density is 1.4 du/ac.

Public Utilities:

This project will require the extension of City of Centralia water from Cooks Hill Road. Water system will include new fire hydrants on the proposed streets. Centralia City Light electrical services will be extended to all lots. Applicant is requesting lots will be sized and designed for individual on-site septic systems; no sewer extension is proposed.

Traffic and Access:

The site will be accessed off Cooks Hill Road, connecting to new dedicated city street through the plat. A stub will be provided for future extension to the west and east. New public streets will meet current City of Centralia road design standards. Trip generation will not exceed 50 pm peak hour trips; a TIA is not required. Trip generation estimate will be provided.

Stormwater:

The project will require stormwater detention and treatment per the City of Centralia Stormwater program. Stormwater plan will capture, treat, and detain runoff from roofs, private roadways, parking areas, and other pervious surfaces through dedicated drain lines. Post-developed non-pervious areas such as landscaped portions of the lots will also be factored into the stormwater detention. Portions of the runoff will be detained, treated, and released to the existing drainage patterns exiting the site.

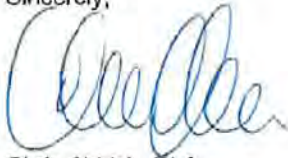
Landscaping and Open Space:

All disturbed portions of the site will be landscaped and/or seeded for permanent erosion control. Street trees will be provided in accordance with city standards. All open space Tracts will be owned and maintained by a Homeowner's Association (including stormwater Tracts).

Critical Areas:

The site contains hydric soils in the northern portion of the site, and steep slopes and a 75-foot non-fish stream buffer in the southern portion of the site. A geotechnical report has been prepared identifying soils and drainage requirements. A Critical Area Report has been prepared to address wetland concerns.

Sincerely,



Chris Aldrich, RLA
Planning Manager

Cc: Project file

SEPA Environmental Checklist – 2016 Version

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 of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

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 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 the 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: [\[help\]](#)

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: [\[help\]](#)

Rich Masters Plat

RBE Project No. 21133

2. Name of applicant: [\[help\]](#)

Rich Masters LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*1905 Harrison Ave
Centralia WA 98531*

4. Date checklist prepared: [\[help\]](#)

November 10, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Centralia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Single phase, construction 2023.

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

No

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

A geotechnical report has been prepared by South Sound Geotechnical and a Critical Area Report has been prepared by Environmental Design. Both reports are attached to this SEPA. Septic Soils Evaluation will be prepared by Jim Hunter Associates..

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

None known.

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

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Utility Extension Permit, Preliminary Plat and On-site septic approvals by Lewis County Health Department.

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

Proposed is a Preliminary Plat consisting of 22 residential single-family home lot parcels along with three tracts for open space, utilities/access and stormwater with a total site area of 15.8 acres.

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

The soil appeared to be well drained throughout the site. The soil was evaluated to a depth of about 20 inches or more at each test plot location as required. Indicators of hydric soil were observed on the site. See Appendix C for the profile details at the test plot locations.

Hydrology:

The site did not have evidence of hydrology located on it. The site was observed for other indicators of hydrology, such as standing water, drainage patterns, evidence in the soil and vegetation differences, no indicators were observed.

Wildlife:

The area is shown to have elk mapped as a priority species listed on the Priority Habitat Species Map produced by Fish and Wildlife. The site is residential and the area arounds the site are agricultural or residential land.

Topography:

The topography of the site is overall flat with gentle slopes measuring between 0-10%.

Surrounding Wetlands and Impacts:

The National Wetlands Inventory (NWI) map and other maps do not depict mapped wetlands within the area. It needs to be noted that the NWI maps and GeoData Center needs to be used cautiously as they compile general wetland data.

Environmental Design concludes that jurisdictional wetlands are not present on the site or within 300 feet of the proposed development.

Conclusions:

Environmental Design, LLC concludes that wetland habitat is not present on the site or within 300 feet of the proposed development.



22-Lot Residential Subdivision Vicinity Map



City of Centralia
Community Development
118 W Maple St.
Centralia, WA 98531

CURRENT RESIDENT
231 BLANCHARD RD
CENTRALIA, WA 98531



Exhibit F



NOTICE OF LAND USE APPLICATION

FILE NUMBER: 2022 0729 PERMITS REQUIRED: SEPA, Civil, Building,
NPDES, Lewis Co. Bacc & EH

PROJECT DESCRIPTION: Subdivide 15A PUBLIC COMMENT PERIOD ENDS: 2-24-2023
into 22 residential lots with city water, septic systems
and new public road system.

Complete Application Can Be Reviewed At
Centralia Dept. Of Community Development

118 Maple Street
Centralia, Wa 98531
(360) 330-7662



WARNING

THE REMOVAL, MUTILATION, DESTRUCTION OR CONCEALMENT OF THIS NOTICE IS
A MISDEMEANOR PUNISHABLE BY FINE



PROJECT PLAN STAFF REVIEW

PROJECT NAME: Rich Masters Subdivision No. 2022 0729				
PROJECT ADDRESS: 0 Cooks Hill Road, TP #022120-002-000				
DESCRIPTION: 22-lot residential subdivision				
COMMUNITY DEVELOPMENT STAFF PERSON: Hillary Hoke, Assistant Director				
DATE DOCUMENTS FORWARD TO PW/UTILITIES: 11/21/2022				
DATE DOCUMENTS DUE BACK TO COMMUNITY DEVELOPMENT: Wednesday, December 7, 2022				
Please review the attached documents/plans and complete the following: 1. Enter the date on which you reviewed this submittal & check the appropriate box for approval or corrections. 2. Attach comments and provide details on corrections required, if any. 3. Forward the submittal to the next reviewer on the list. 4. If you are the last person to review, return the submittal to Community Development for processing.				
DEPARTMENT / STAFF MEMBER		APPROVAL OR CORRECTIONS REQUIRED?		
ENGINEERING & STORMWATER		Yes	No	Corrections
Patty Page, City Engineer	Date: 1/18/23	☒	☐	☒
Comments: See comments				
CITY LIGHT				
Dave Hayes, Eng. Manager	Date: 11/22/22	☒	☐	☐
ML Norton, CCL Director	Date:	☐	☐	☐
Comments: Need electric Application for SERVICE + ACD FILES				
WATER				
Andy Oien, Water Op. Mgr.	Date: 11/28/22	☒	☐	☒
Comments: See attached				
WASTEWATER				
Rick Eaton, WW Op. Mgr.	Date: 11/30/2022	☒	☐	☐
Jaosn Schroeder, WW Tech.	Date: 11-30-22	☒	☐	☐
Dee Russell, Pre-treatment	Date:	☐	☐	☐
Comments:				
PUBLIC WORKS & STREETS				
Kim Ashmore, PW Director	Date: 12-2-2022	☒	☐	☐
Comments:				

Preliminary Plan Review Comments

Project: Rich Masters Subdivision

Address: 0 Cooks Hill Road – Parcel # 022120-002-000

Submittal No.: Preliminary Plan Review ONLY

Review Comments Returned to Engineer: 01/18/2023

Stormwater Requirements

- Complete and sign Stormwater Maintenance Agreement prior to plan approval. Make sure signed agreement is notarized. Site-specific Maintenance Plan that include the ponds, control structures, etc., needs to be included as appendix B of the agreement.
- \$100 Stormwater Plan Review Fee needs to be submitted prior to construction approval.
- Stormwater infiltration testing and calculations for soil hydraulic conductivity shall be completed for the soil layers to a depth below the bottom of facility of 2.5 times the maximum depth of the facility but not less than 10 feet in accordance with Option 3 in Chapter 5 of Volume V of the 2019 Stormwater Management Manual for Western Washington.
- Submit final stormwater report with civil plans for review and approval.
- Ecology Construction Stormwater General Permit will be required.
- Stormwater pond setback is 20 feet from adjacent property lines. Ponds over 4 feet deep or steeper than 3:1 require 6-foot tall fencing.

Preliminary Plat/Preliminary Civil Plans

- A second access to the development will be required if it includes more than 30 housing units. As shown, the proposed plat is fine as long as the lots are only having single family housing built on them.
- Right of way dedication will be required as part of the subdivision if the roads will be public and roads need to be built to Local Access standard detail in the Development Guidelines. All roadway improvements will be required prior to subdivision approval and acceptance.
- Preliminary site plan indicates this will be a private road development. Preliminary plat and cover letter indicate the road will be public. Please specify which is correct and be consistent when completing plans for approval so that the correct standards are applied. We will not review the preliminary plans and provide comments until that is clarified.
- Hammerhead or cul-de-sac is required for all roadway stubs that are 150 feet or longer.
- If this will be a private development and intended to be gated, the gate needs to be set back from the right of way far enough for 2 vehicles to stack without blocking the public right of way.
- Water Comments
 - If there are any private wells onsite, they must be decommissioned prior to approval.
 - Watermain shall be located within the right of way, a minimum of 10 feet from property line. If this will be a private development, then the watermain needs to be located within the road easement/tract, a minimum of 10 feet from property

line. Watermain cannot be installed adjacent to the pond (Tract A Storm) or less than 10 feet from a roadside swale as shown.

- Bonded sacrificial anode is required at live tap connection to 12" DI watermain on Cooks Hill Road.
- Bill of Sale will be required for watermain installation prior to first building permit issuance.
- Easement for watermain will be required if this will be a private development. 20ft wide easement centered on watermain.
- City Development Guidelines and Standard Details shall be utilized in designing watermain.
-
- City Light Comments –
 - Submit application for power and provide civil plans in AutoCAD format for electrical design for the development.

Traffic Scoping Letter

- Distribution of 25% of traffic heading west on Cooks Hill Road does not seem accurate.
- No TIA required but please revise the trip distribution and resubmit.

Water Comments

Rich Masters Subdivision – 0 Cooks Hill Rd

11/25/22

1. Is there a private well on parcel(s)? *IF so, needs to be decommissioned*
- ~~2. Main(s) are dead end. Backflow assembly required to prevent "meter rocking"~~ *As*
3. Main too close to Tract A Storm Pond
4. Bonded sacrificial anode required at live tap connection to 12" DI main on Cooks Hill Rd.



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

December 14, 2022

To: SEPA Administrator

RE: Rich Masters - 22 Lot Subdivision / MSC22-0133

Date Received: December 6, 2022

Comments Due: December 14, 2022

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development circulated your documents to the Environmental Health and Public Works departments for their comments. Following are the County comments:

Community Development:

- Building - Centralia UGA
- Each unit shall have an approved address
- For all other project permit applications, including a SEPA Threshold Determination, notices and staff reports, under the authority granted to the city under Section 4 of this Agreement, the county requests the city forward copies to the Lewis County Department of Community Development.
- Any subsequent reviews of this UGA project that include a related notice(s) published by the City be forwarded to the Senior Project Planner for internal county review and county comment
- Consistent with the approved ILA for co-management of the UGA, please forward the following to the County Community Development Director: preliminary and final plats will be approved and signed by the Board of County Commissioners after a recommendation has been received from the City. The recommendation must contain findings and conclusions, related to the preliminary approval, follow by a recommendation for final approval with a second certification from the City that all applicable requirements (conditions of approval described in the preliminary decision) of Winlock Development Regulations and RCW 58.17 have been accomplished, and all elements for recording have been met.
- Authority over Lewis County Board of Health regulations on potable water and on-site septic systems shall be retained by Lewis County.

- A road approach permit shall be obtained from Lewis County prior to accessing any county roadway.
- Any new or modification of existing road approaches will require road approach permits from Lewis County Public Works.
- County road closures shall be administered by Lewis County Code Title 12.
- "Front yard setback from County right-of way must be consistent with LCC 15.15.040 Setback
 - 1) Minimum Setback, 60-Foot Right-of-Way.
 - (a) The minimum building setback from any county road right-of-way, 60 feet in width or less, shall be 55 feet from the right-of-way centerline, as established by the records of the Lewis County engineer; provided, that this standard shall not apply to alleys.
 - (b) Where the existing right-of-way has only been constructed as a half street improvement (and the other half has not yet been constructed), the 55 feet shall be measured from the planned center of the overall width of the total right-of-way.
 - (2) Minimum Setback, Greater Than 60-Foot Right-of-Way. The minimum building setback from any county road right-of-way greater than 60 feet in width shall be 25 feet from the near edge of the road right-of-way as established by the records of the Lewis County engineer."
- Utility installation associated with Lewis County franchise within Lewis County rights-of-way shall be administered by Lewis County pursuant to Lewis County Code Title 12 and RCW 36.55 & 36.75.
- Any County regulation not contained within CMC title 10, Title 14, Title 16, Title 18, Title 19 and/or Title 20 as provided in the ILA and which the County desires to administer under its own authority.

Environmental Health:

- Septic application and review will be necessary to determine if soils allow for septic systems on lots of this size
- Project will require confirmation of soil conditions by the county. All location requirements will need to be maintained per LCC 8.40.150.
- Project is within the Centralia Public Works water service area and will require service connection to the public water system. A Centralia Utilities water line is mapped along the Cooks Hill Rd Right of Way adjacent to the project Parcel. No further comment.

Public Works:

- Anticipated traffic under the threshold for TIA. No additional information necessary.
- A stormwater permit will be required before construction can begin.

- Private Rd will require road approach permit from LCPW.
- No turnaround shown for street in front of lots 1 & 2
- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120.
- Survey monuments exist at this location per City of Centralia Short Plat recorded under AFN 3514844
- Will need Lewis County road approach permit.
- The road division reached out to City of Centralia and they will review the private road and oversee construction as it is within the UGA.

Respectfully,

Megan Sathre

Megan Sathre
Lewis County Community Development
Megan.Sathre@lewiscountywa.gov