Shelterwood Consulting

206.571.4249
shelterwood55@gmail.com

September 4, 2024

Ms. Ufilya Davis,

Senior Developer

Shelter Resources, Inc.

2223 - 112th Ave NW, Suite 102

Bellevue, Washington

Re: 1215 SW Swantown Ave, Oak Harbor, WA

Via email and Dropbox

Dear Ms. Davis:

Enclosed with this letter please find our limited wetland analysis for 1215 SW Swantown Avenue, Oak Harbor, Washington, and a invoice for the work we performed.

As we discussed on August 28, 2024, we did not find any wetlands on the site. We structured our analysis using the Army Corps of Engineers Wetland Data, transecting vegetation, digging soil pits for hydric soil analysis, and surveying for hydrological features. The date sheets are enclosed in the report as part of the exhibits.

It is my understanding this report will be submitted along with grant applications. If Shelter Resources needs any further information, please do not hesitate to contact me.

I will forward an invoice along with a current W-9 under a separate email.

Again, thank you and please do not hesitate to reach out with any questions or concerns.

Sincerely,

Kim McDonald

Kim McDonald, PhD

Principal, Shelterwood Consulting

SHELTERWOOD CONSULTING



Limited Wetland Survey of One Parcel[1] 1215 SW Swantown, Oak Harbor, Island County, Washington for Shelter Resources, Inc.

Kim McDonald, PhD
Principal, Shelterwood Consulting
206.571.4249
shelterwood55@gmail.com
Project No: 1046

[1] Geo No: R13203-110-1730

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10. Island County Field Indicators Worksheet
12. Shelterwood Consulting biographic information

EXECUTIVE SUMMARY

Shelterwood Consulting was retained by Shelter Resources, Inc (SR) to provide a limited wetland survey of a parcel located in Oak Harbor, Island County, Washington. Since we were retained to provide a limited wetland survey or assessment, formal classification under the Washington State Wetland Rating System for Western Washington was not completed. However, in site work and evaluation, the Army Corps of Engineers Wetland Determination Data Forms for Western Mountains, Valleys, and Coast Region was used as well as the Washington State Wetland Rating System.

Site work was done on August 28, 2024. Four soil pits were dug to depths of twenty four inches. Vegetation was identified during the site visit and any signs of hydrology on the site was examined pursuant to the requirements of the Army Corps of Engineers.

During the site work, no surface water was present. The site itself appears to have had structures and perhaps logged at one time. There is “second growth” Douglas fir (*Pseudotsuga menziesii)* on the site as well as non-native grass forbs.

Preliminary work included reviewing the National Wetland Inventory Map of the parcel as well as the habitat designations by Island County. We also reviewed historic aerial photographs of the area, soils maps from the US Soil Survey, maps of flood zones, watershed information from Washington Department of Ecology and the critical area maps from the Washington Department of Natural Resources.

Our findings show that with only grass forbs and Douglas fir there are no vegetative or hydrological indicators and no hydric soils, this site is not a wetland.

We were on site for four hours.

We prepared plots and conducted a thorough vegetation inventory, dug four soil pits, examined the site for indications of the hydrology, all required under the Army Corps of Engineers Wetland Determination Data Form — Western Mountain, Valleys, and Coast Region. This

determination is the threshold, if no wetland can be determined using the Army Corps data requirements, then there is no further requirement to rate the non-existent wetland under the Washington State Wetland Rating System - Western Region. However, in our site work and data analysis, we did review the site using the Washington Wetland Rating System for Western Region, attempting to determine if the site was possibly a slope or depression, both types of wetlands.

Based upon our soil, vegetation, hydrology, and Wetland Rating System, we concluded there are no wetlands on this particular site. The soils show no hydric indicators, there are no indicators of any wetland hydrology. Using the vegetation methods, there does not seem to be wetland vegetation.

LEGAL DESCRIPTION

Geographic Id: R-132-110-1730

Legal Description: IN SE SW BG NW CR SE SW S330' E462' S229' E327.5' N TO SLN RD NWLY ALG RD TO NLN SE SW W332.2' TPB ALSO BG NW CR SE SW S330' TPB S20' SWLY TO 85' S OF TPB N85' TO TPB EX PT TO IS CO FOR RD FR 078-1950, 091-1940, 096-1500 & 117-1590

Elevation: 178’

Tax Assessor’s Number: 484390

Size: 5.580 acres (243,064 square feet)

Address: 1215 SW Swantown Ave

DELINEATION METHODS

Site visitation and field work occurred on August 28, 2024. The time during the field work was without precipitation and air temperature was around 68°.

Prior to field work, satellite photos including historic data, was obtained through Google Earth/ Pro. During the initial field work, a complete tour of the site was made and after field work at the site, a complete inspection was made of the watershed within a 5 mile area.

After the initial review of the area, plots were created. Vegetation inventories were made within 10' radius for all classes of vegetation. The inventories were recorded on data sheets.

Four soil pits were dug to 20" in the field. A thorough field examination for redox or other field indicators of hydric soils was made. The results of the three soil pits were recorded on data sheets.

A thorough examination looking for any indications of surface water and several transects were made through the vegetated area and no surface water was found.

A thorough review of Island County's Wetland Handbook (https://www.islandcountywa.gov/Planning/Documents/CriticalAreas/Wetland%20Identification%20Guide%20FINAL.pdf) was done prior to site visit. It was also used during the site visit.

WETLAND DELINEATION AND CLASSIFICATION

The site is currently undeveloped land with a history of some built structures. The site is vegetated with Douglas fir and grass forbs and are are non-native gasses.

In order to adequately assess the site, the Rating Summary forms from the State of Washington for Western Washington as well as the Army Corps of Engineers Wetland Determination Data Form for Western Mountain, Valleys, and Coast Region was used.

It is standard practice to evaluate the site using the Army Corps of Engineers Wetland Determination Form prior to making any evaluation using the Washington state Wetland Rating System. In other words, the Corps Determination forms are the threshold. Because of the site location the site was assessed using the Wetland Determination Data Form - Western Mountain, Valleys, and Coast Region prior to determining whether the Washington State Wetland Classification Rating System - Western Washington should be used and if so, what "type" of wetland was present and it was determined there was no requirement to review the site using the Washington State Wetland Rating System..

Douglas fir is a Facultative Upland species under the Army Corps of Engineers Wetland Plant List for the Coast Range and Western Mountains and Valleys region: https://nwpl.sec.usace.army.mil/. The grass forbs are non-native and not found in the Wetland Plant List.

The next wetland indicator is soils. Four 20" soil pits were dug. Since the soil was dry, a spray bottle was taken into the field to apply water in order to determine color using the *Munsell Soil-Color Charts* (2009 revised). The soil appeared well drained, showing no redox features. It was ashy loam in texture and for the first 10" horizon at both sites the color, when moist, was 7.5YR4/3 and for the next 10" was 7.5YR3/4. The soils are Everett Series which are common in and around Island County.

During the transects, time was spent looking for wetland hydraulic indicators. There were no watermarks, water stained leaves, saturation (no water seen), no thin muck surface, and after 20” in the soil pits, the water table was not found. In reviewing aerial photographs, including historic photos from 1996 to present day, inundation at the site is not visible.

In doing wetland delineations the next step is to rate the wetland and depending upon location, use either the wetland rating system for Western or Eastern Washington. While the potential site has a slight slope, due to the lack of other wetland indicators in the Army Corps of Engineers Wetland Determination Data Form, the area does not need to be rated for either of these classifications.

CONCLUSIONS

This site is an prior low development lot with second growth Douglas fir and non-native grass forbs.

After the site visit with field work, it was determined that a wetland does not exist on the site. There are no indicators of wetland vegetation, hydric soils nor any hydrologic indicators.

EXHIBITS

1. Area Map
2. Close in view of site
3. Land Resource Regions
4. Island County Critical Areas map
5. National Wetland Inventory of site
6. Washington Department of Natural Resources map of site (showing no wetlands)
7. US Department of Agriculture Soil Survey of site
8. Everett Series soil description
9. Army Corps of Engineers Wetland Delineation Form/Worksheet for Western Mountains, Valleys, and Coast Forest
10. Island County Field Indicators Worksheet
11. Shelterwood Consulting Biography

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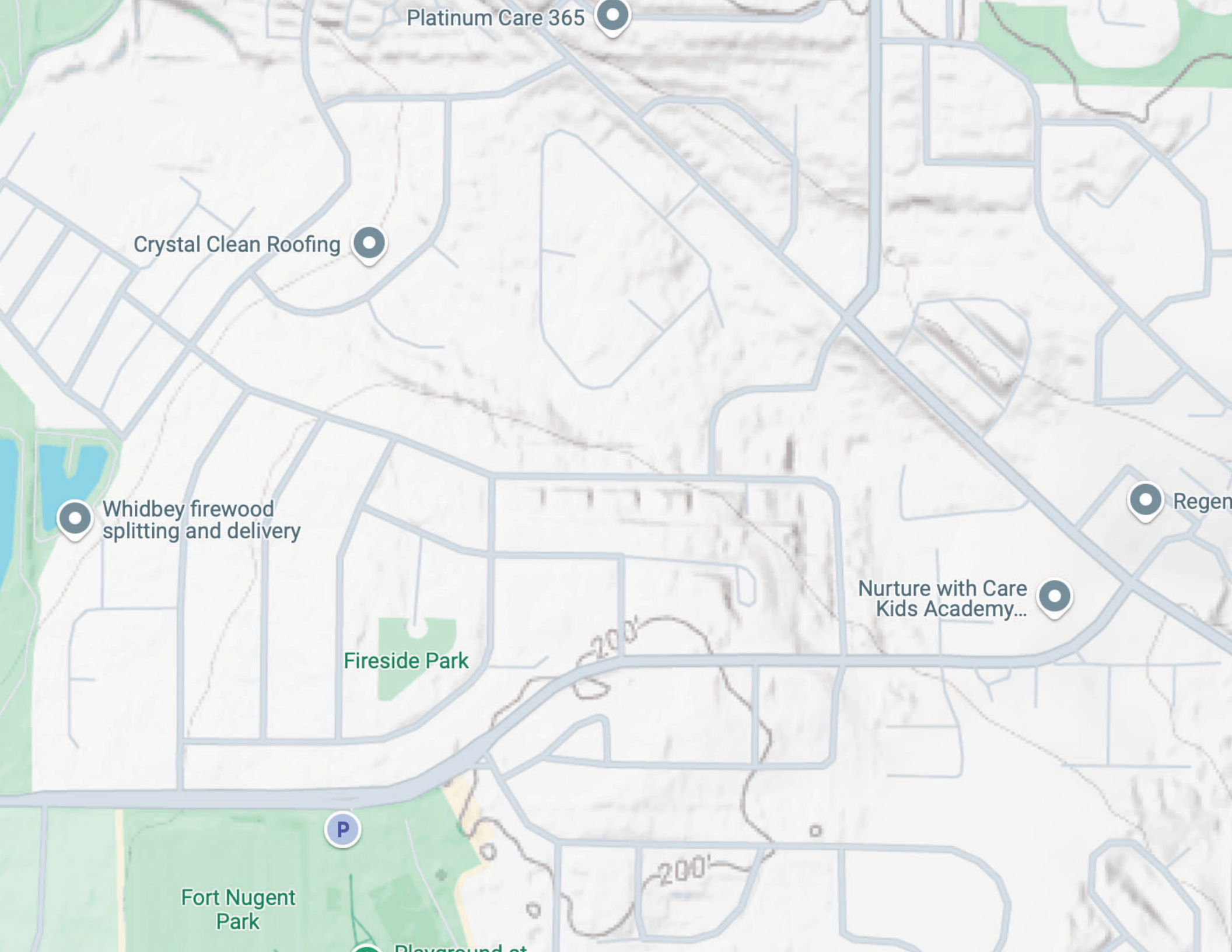
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Crystal Clean Roofing
Whidbey firewood splitting and delivery
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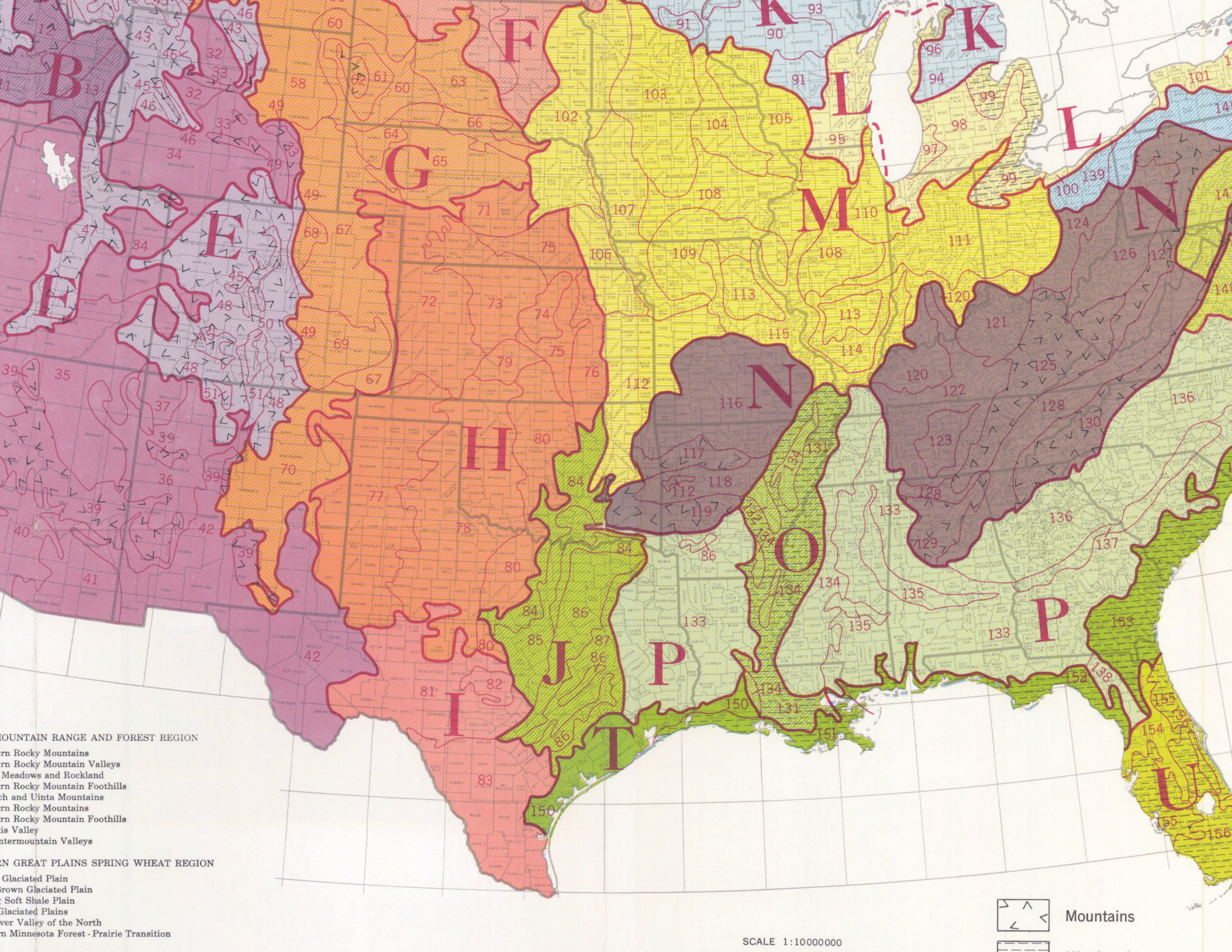
Nurture with Care
Kids Academy...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OUNTAIN RANGE AND FOREST REGION
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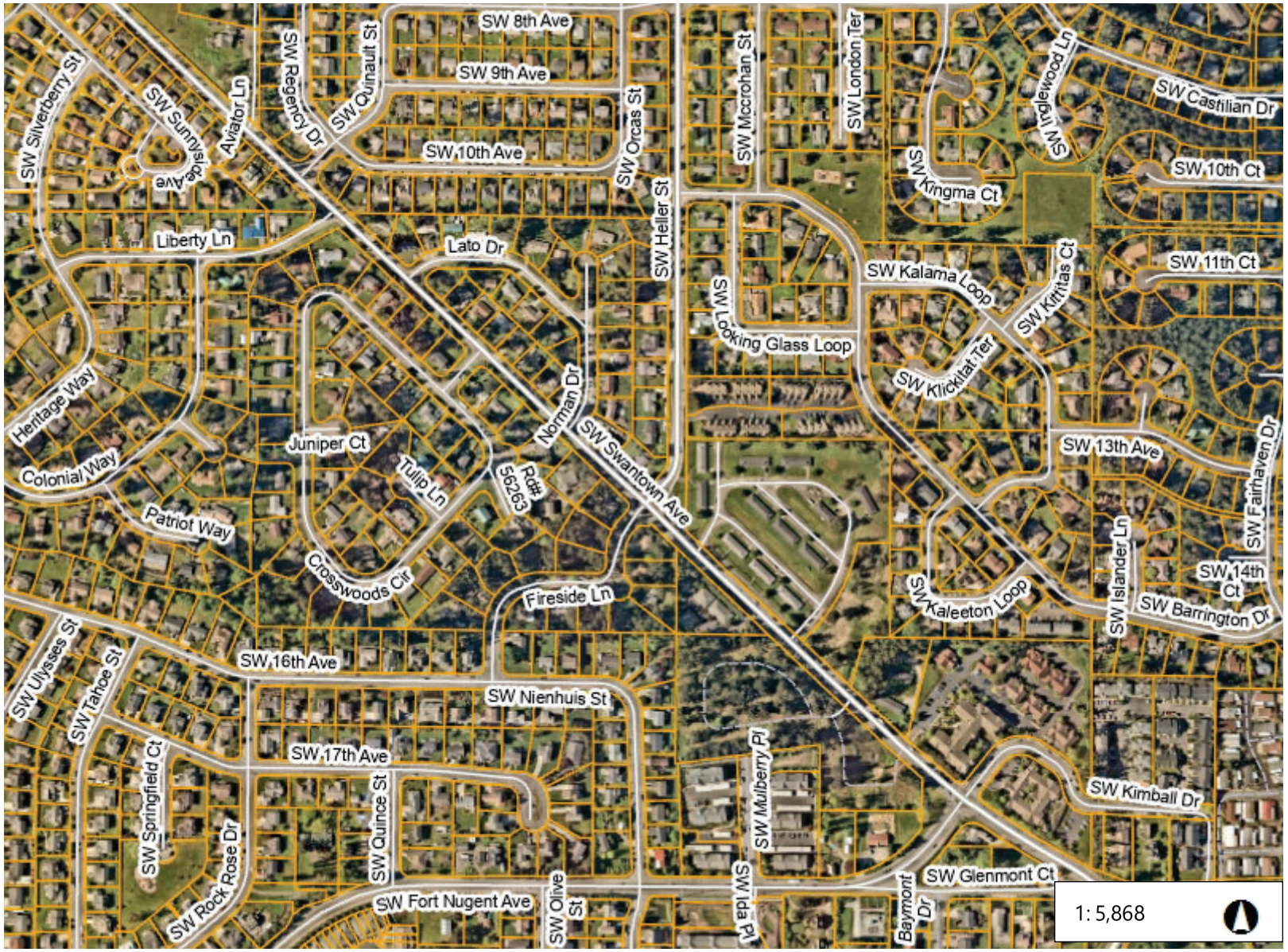
rn Rocky Mountain Valleys
Meadows and Rockland
rn Rocky Mountain Foothills
ch and Uinta Mountains
rn Rocky Mountains
rn Rocky Mountain Foothills
is Valley
ntermountain Valleys
RN GREAT PLAINS SPRING WHEAT REGION
Glaciated Plain
Brown Glaciated Plain
Soft Shale Plain
Glaciated Plains
ver Valley of the North
rn Minnesota Forest - Prairie Transition
SCALE 1:10000000
Mountains

ICGeoMap





Legend

- Wetlands (IC)
  - National Wetland Inventory
    - Estuarine and Marine Deepwater
    - Estuarine and Marine Wetland
    - Freshwater Emergent Wetland
    - Freshwater Forested/Shrub Wetland
    - Freshwater Pond
    - Lake
    - Riverine
  - Streams - Regulatory
    - Fish
    - Non-fish
    - Shorelines of the State
    - Unknown
- Parcels
- Roads
  - Highway
  - Collector and Arterial
  - Local
  - Private

Notes

978.0 0 489.01 978.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

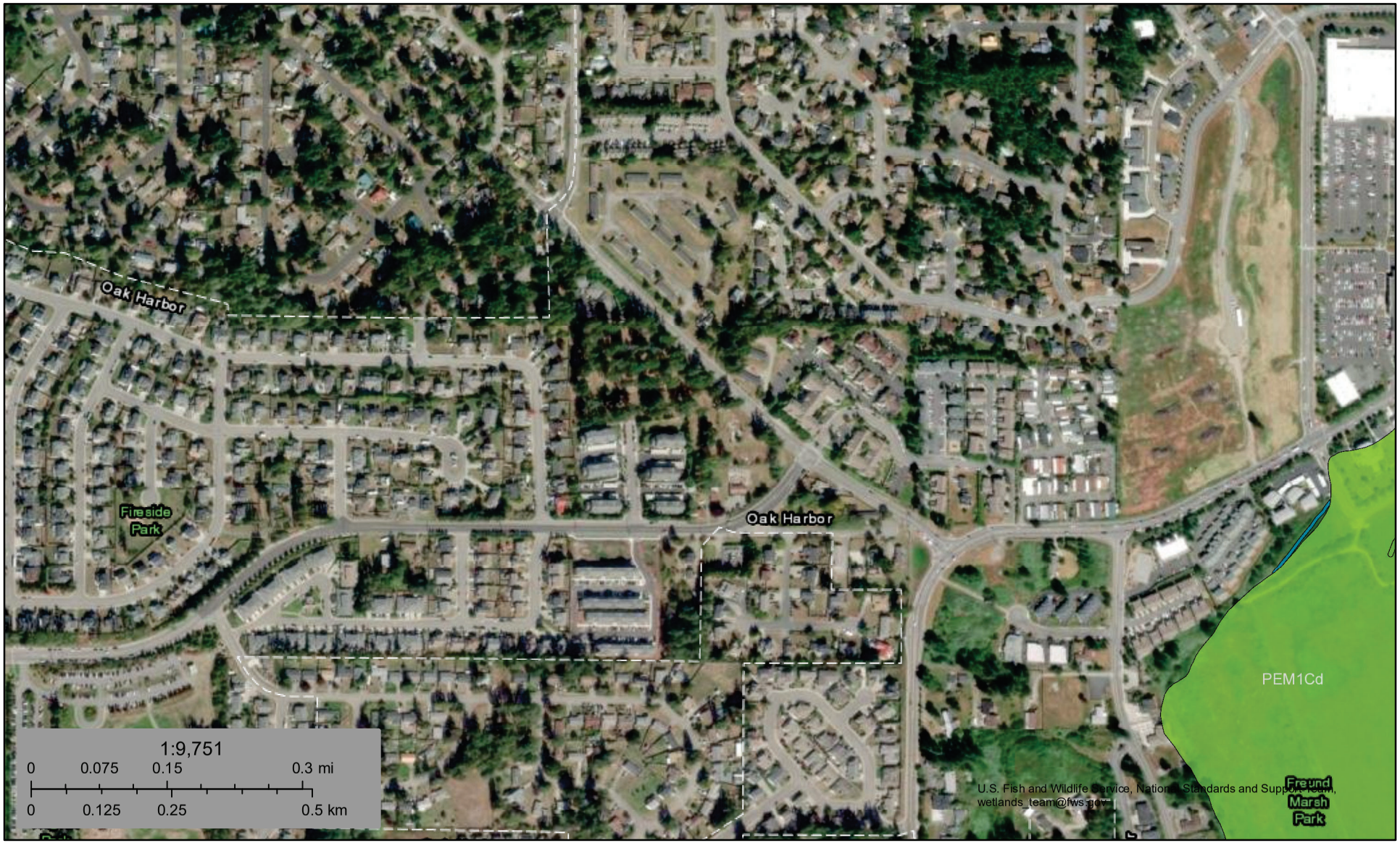
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.

U.S. Fish and Wildlife Service

National Wetlands Inventory

national wetland inventory map 1215 SW S



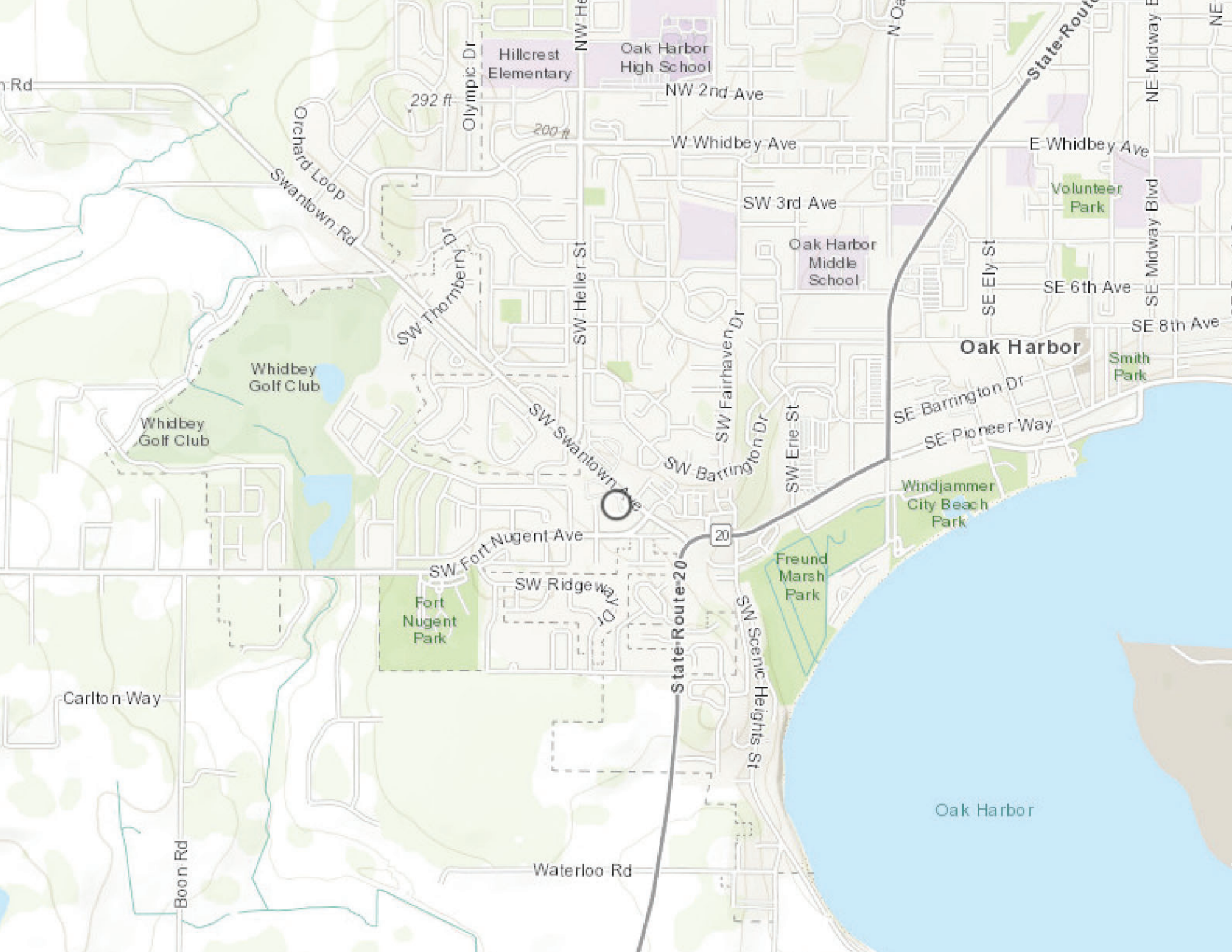
August 27, 2024

Wetlands

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper


Hillcrest Elementary
Oak Harbor High School
NW 2nd Ave
292 ft
200 ft
W Whidbey Ave
E Whidbey Ave
Olympic Dr
NW Heller St
Orchard Loop
Swantown Rd
SW Thornberry Dr
SW 3rd Ave
Oak Harbor Middle School
Volunteer Park
SE Ely St
SE 6th Ave
SE Midway Blvd
SE 8th Ave
Oak Harbor
Smith Park
SW Heller St
SW Fairhaven Dr
SW Erie St
SE Barrington Dr
SE Pioneer Way
Whidbey Golf Club
Whidbey Golf Club
SW Swantown Ave
SW Barrington Dr
Windjammer City Beach Park
SW Fort Nugent Ave
20
Freund Marsh Park
SW Ridgeway Dr
Fort Nugent Park
State Route 20
SW Scenic Heights St
Carlton Way
Oak Harbor
Boon Rd
Waterloo Rd


soil pit locations
Write a description for your map.
Legend
1215 SW Swantown Ave
soil pit
SW Swantown Ave
soil pit 1
soil pit 2
soil pit 4
soil pit 3
1215 SW Swantown Ave
Google Earth
Image © 2024 Airbus
N
100 ft



Map Scale: 1:1,560 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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 1:12,000.

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: Island County, Washington
Survey Area Data: Version 21, Aug 28, 2023

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

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

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
3011	Everett-Alderwood complex, 0 to 5 percent slopes	5.6	60.3%
3017	Everett-Alderwood complex, 3 to 15 percent slopes	3.7	39.7%
Totals for Area of Interest		**9.3**	**100.0%**

m from the mineral soil surface

U.S. Army Corps of Engineers

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

See ERDC/EL TR-10-3; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 06/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 1215 SW swamp wn City/County: Oak Harbor/Island Sampling Date: 8/28/2024

Applicant/Owner: Shelter Resources State: WA Sampling Point: _____

Investigator(s): K. McDonald Section, Township, Range: S03 T32 R1

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): 0 Slope (%): 0

Subregion (LRR): A. NW Forest Lat: 48° 17' 25" N Long: 122° 40' 20.61' W Datum: _____

Soil Map Unit Name: Everett - Alderwood NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: Site previous land structure. 2nd or 3rd growth Douglas fir on uplands.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	25%	Y	FACU
2.			
3.			
4.			
	25% =Total Cover		
Sapling/Shrub Stratum (Plot size: 10')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 10')			
1. grass forbs	75%	Y	0
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% =Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	=Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = 4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: _____

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-9	7.5YR 4/3	100%						
9-1	7.5YR 3/4	100%						

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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 (2 or more required)

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

Field Observations:

Surface Water Present?	Yes ___	No ✓	Depth (inches): ___
Water Table Present?	Yes ___	No ✓	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✓	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

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

Remarks:

VEGETATION Continued – Use scientific names of plants. Sampling Point: _____

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	=Total Cover		
Sapling/Shrub Stratum			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
	=Total Cover		
Herb Stratum			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
	=Total Cover		
Woody Vine Stratum			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants less than 3 in. DBH, regardless of height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size.

Woody Vine – All woody vines, regardless of height.

Remarks:

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

Island County Planning and Community Development
Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

Applicant Name (please print)**:**_____ **Date:** _____

Parcel or Key Number:_____

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?
   ☐ Yes ☐ No
   If No, proceed to question #3
   If Yes, is it:
   ☐ 4 weeks - 4 months ☐ 4 months - 8 months - Seasonally ☐ 8 months - Year Round

---

2. If you answered yes to question #1, are the surrounding adjacent areas:
   Topographically higher ☐ Yes ☐ No
   Topographically lower ☐ Yes ☐ No
   Topographically the same elevation ☐ Yes ☐ No

---

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?
   ☐ Yes ☐ No

---

4. Identify any features through which water flows onto your property (Check all that apply)
   ☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
   ☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other_____

---

5. Identify any features through which water flows off of your property (Check all that apply)
   ☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
   ☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other_____

---

6. Are there defined ditches/channels on, or near your property that have water?
   ☐ Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).
   ☐ Yes, there are ditches/channels that have regular water flow during wet months.
   ☐ Yes, there are ditches/channels that have water flow all year long.
   ☐ No, there are no defined channels
   If Yes, how wide is defined channel?
   ☐ Large (>2 ft across) ☐ Small (<2 ft across) ☐ Grass Lined Swale (dried up pond)

Comments:

Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

Comments:

Vegetation

Only certain types of vegetation can survive in wetland conditions. In fact, some plants, trees and shrubs live nowhere else except in wetlands, e.g. skunk cabbage. Other types of vegetation are tolerant of both wet and drier conditions, e.g. salmonberry and alder. Most trees and plants look different depending upon the time of the year. This can make it difficult to identify exactly what's on your property. Numerous photographs of the more common types of wetland vegetation are shown during different seasons. **Please include these observations in your Hydrology Map.**

7. Are there any native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide? (Check all that apply)

☐ Slough Sedge	☐ Cooleye's Hedge Nettle	☐ Crabapple	☐ Red Stemmed Dogwood
☐ Labrador Tea	☐ Water Parsley	☐ Skunk Cabbage	☐ American Speedwell
☐ Cat Tail	☐ Common Rush	☐ Willows	☐ Red Alder
☐ Salmonberry	☐ Nootka Rose	☐ Bull Rush	☐ Western Red Cedar
☐ Pacific Silverweed	☐ Sitka Spruce	☐ Hardhack	☐ Grasses (other than lawn)

8. Are there any non-native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide?

☐ Creeping Buttercup	☐ Reed Canary Grass	☐ Yellow Iris	☐ Himalayan Blackberry
☐ Eurasian Milfoil	☐ Evergreen Blackberry	☐ Velvetgrass	
☐ Canadian Thistle/ Bull Thistle	☐ Hairy Willow-herb		

Comments:

Soil

While water and vegetation can be identified by simply observing what is on your property, learning about your soils will take a little more work. Soil characteristics change as a result of the regular presence of water. Minerals in the soil will start to rust and organics are unable to decompose. By digging some holes you can see whether or not the area you are looking at is in fact a wetland. The Wetland Identification Guide's Soil section provides additional information that you may find useful in answering the following questions. You will need to dig a hole 12 inches deep in order to answer the following questions. **Please include the locations <u>where</u> you took your soil samples in your Hydrology Map.**

9. Indicate the color of the soil at the bottom of the 12 inch deep hole that you dug.

☐ Dark Black ☐ Grey w/rust spots ☐ Brown

10. Does the soil smell sulfuric? (like rotten eggs)

☐ Yes ☐ No ☐ At Times

11. If you take a tablespoon size sample of the soil and squeeze it, is it saturated with water?

☐ Yes ☐ Moderate/Soil is damp ☐ No. Soil is dry

Comments:

SHELTERWOOD CONSULTING

Shelterwood Consulting has been providing natural resource and environmental consulting in Washington and Oregon for a variety of clients since 2001.

Kim McDonald, the principal of Shelterwood, has a Masters of Forestry and a PhD in Natural Resource Management. Her bachelors was a joint degree in English and Botany. She also holds a law degree. She taught Natural Resource Law, Recreation Management, as well as Alternative Dispute Resolution at the University of Washington. She is certified by the Washington State Department of Ecology on the Washington State Wetland Rating System for both Western and Eastern Washington (2014, 2015), as well as the Debit/Credit Method for Wetland Mitigation and delineating the Ordinary High Water Mark for Eastern Washington. She has also been certified by the US Army Corps of Engineers for identifying hydric soils. She also counsels clients on defensible space for wildfire preparedness.

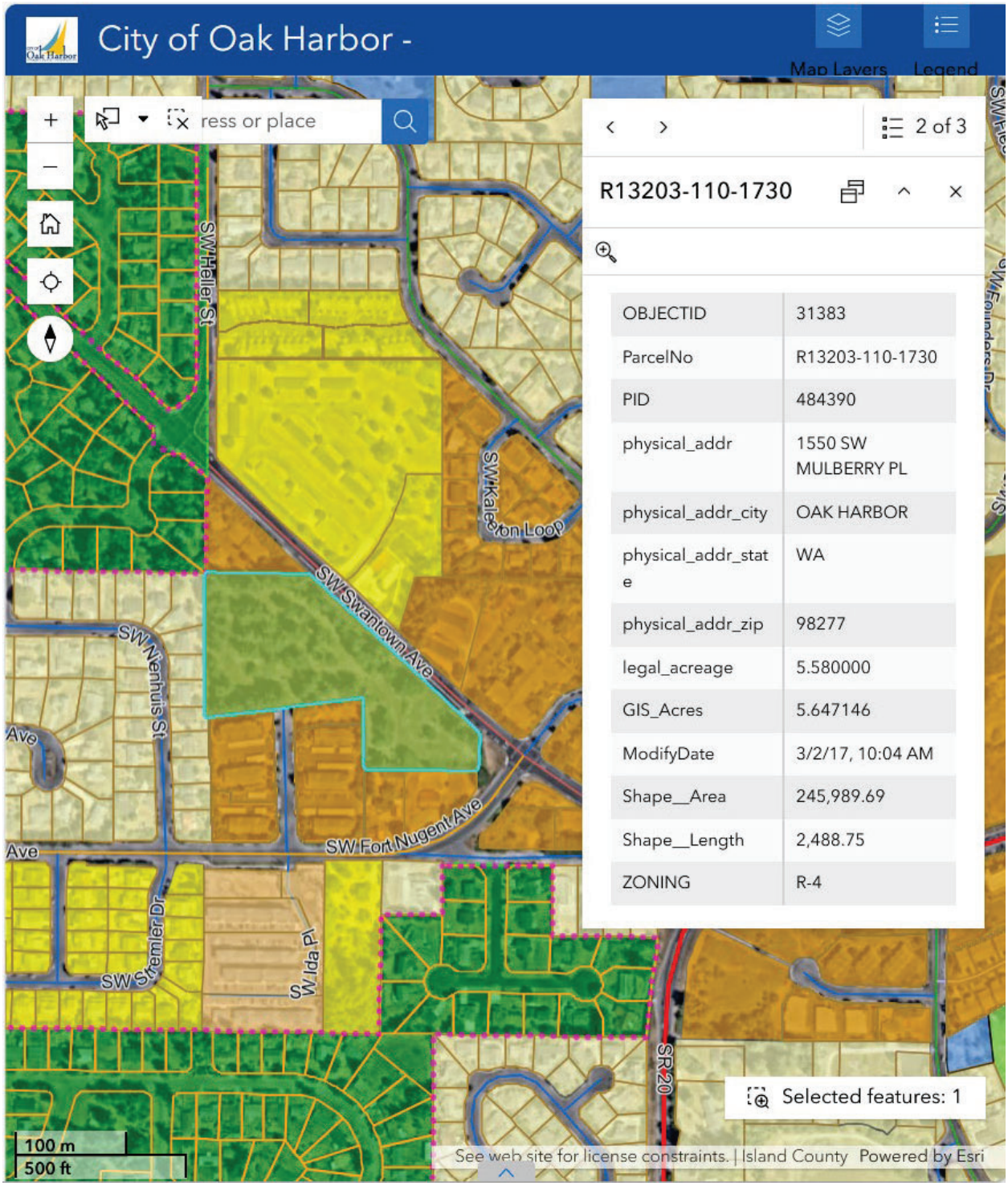
Shelterwood Consulting works with a wide range of clients, including non-profit land owners, governmental agencies, tribes, Vulcan Real Estate and other development entities throughout the state of Washington.

Dr. McDonald spent 7 years on the Hydraulic Permit Advisory Committee for Washington Department of Fish and Wildlife (WDFW) where she led the group in advocating for stronger protections for aquatic habitats. She also worked closely with WDFW to develop stronger enforcement actions for invasive species brought to the state through recreational boating. She currently is the vice-president of her local Trout Unlimited Chapter and sits on the statewide Trout Unlimited Advocacy Committee. She is a member of the Society of

Wetland Scientists and Society of American Foresters (listed as a consulting forester for the Washington and Oregon State Chapters). She has won awards for her conservation work from Washington Wild, Washington Council of Trout Unlimited, and the prestigious National Conservation Award from Trout Unlimited in 2022 at their Portland, Maine Convention.

ZONING – MULBERRY VILLAGE

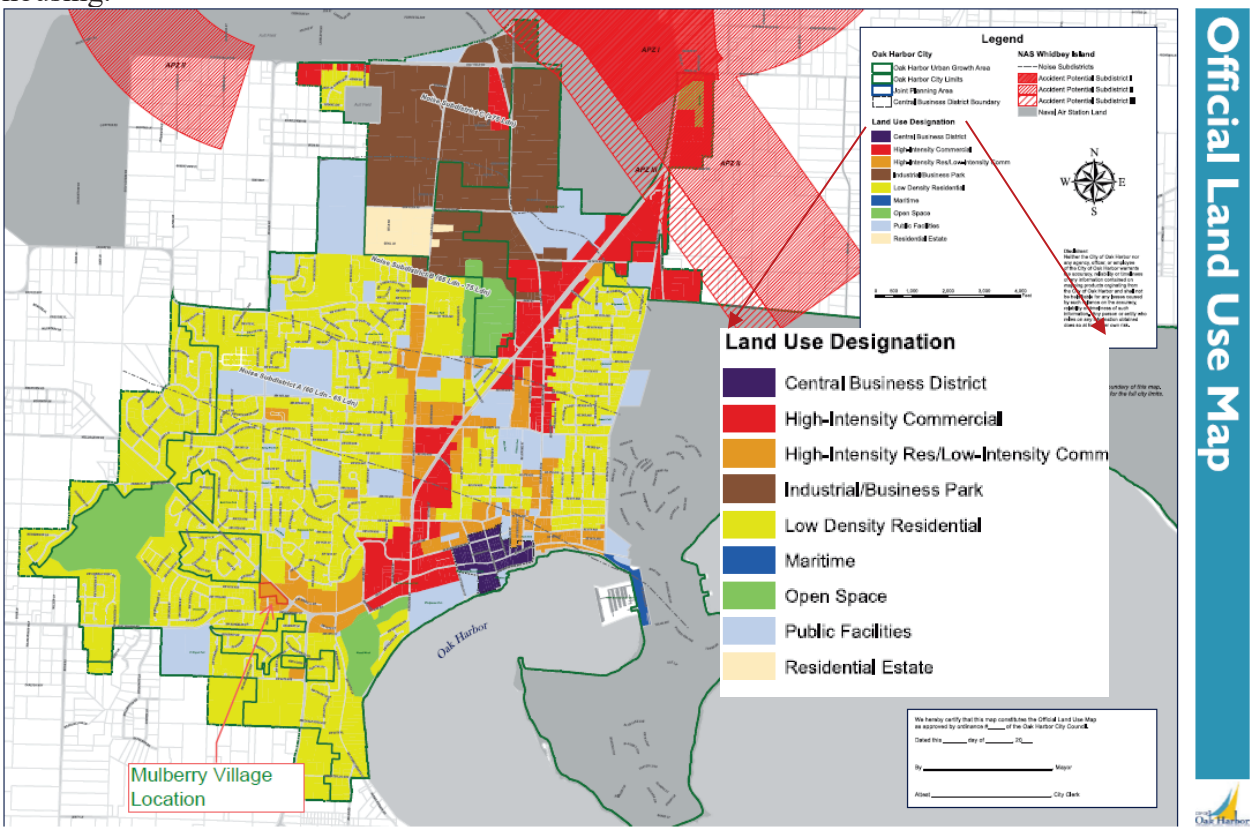
City of Oak Harbor Zoning Map shows the project location is in the R-4 zoning area.



Source: City of Oak Harbor – Development Services Department Reference Viewer,

https://experience.arcgis.com/experience/400dc5f460a1491b9aad7c87790dd8ef#data_s=id%3AdataSource_1-19ef04469a8-layer-41%3A2387, Accessed 8/13/2026

City of Oak Harbor Comprehensive Plan shows Mulberry Village is located in an area designated as “High-Intensity Res/Low-Intensity Comm” which includes high density residential housing.



Source: City of Oak Harbor, Offical Land Use Map, Oak Harbor Comprehensive Plan, Updated 2022. https://www.oakharbor.gov/ImageRepository/Document?documentId=1273



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Department of Agriculture Forest Service. This information was derived from digital orthophotography at a scale of 1:12,000 from photography dated 2012.

SCALE

Map Projection
NAD 1983 UTM Zone 10N
Western Hemisphere Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 260 520 1,040 Meters

PANEL LOCATOR

FEMA Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

ISLAND COUNTY, WASHINGTON
(AND INCORPORATED AREAS)

PANEL 120 OF 500

FEMA

COMMUNITY	NUMBER	PANEL	SUFFIX
ISLAND COUNTY	530312	0120	F