

MEMORANDUM

To: Jenna Kay, Planner II/Shoreline Master Program Coordinator
From: Brent Davis, Wetland and Habitat Review Manager/Shoreline Administrator *BD*
Date: January 16, 2019
Subject: REVISED Proposed Shoreline Map Amendments for Plas Newydd Farm

I have reviewed the documents and map data provided by Plas Newydd Farm, LLC to support Shoreline Map Amendments for their properties based on site specific data and analysis. This review includes the following documents and GIS data:

- Draft Plas Newydd Farm OHWM Determination;
- OHWM boundaries derived from site specific LIDAR topographic data;
- Final Wetland Delineation Report for the Wapato Valley Conservation and Wetland Bank;
- Wetland unit boundaries derived from site specific LIDAR topographic data; and
- Mapping of the Flood Hazard Area (100-year floodplain) derived application of USACE flood frequency data at river mile 87 on the Columbia River to site specific LIDAR topographic data.

I have been to the site numerous times in the last 4 years and have previously reviewed the wetland and flood hazard mapping as part of the Inter-agency Review Team (IRT) for the Wapato Valley Conservation and Wetland Bank, co-chaired by the Washington Department of Ecology and the Seattle District of the US Army Corps of Engineers. I have concluded that it is appropriate to use the land owner's analysis and findings to update the county's Shoreline Map as requested.

I have also processed the mapping data provided into an amendment of the Shoreline Management Area map for the site and attached a set of Figures that show where the data warrants removals and additions to the SMA as well as changes to the mapped Shoreline Designations based on the OHWM provided.

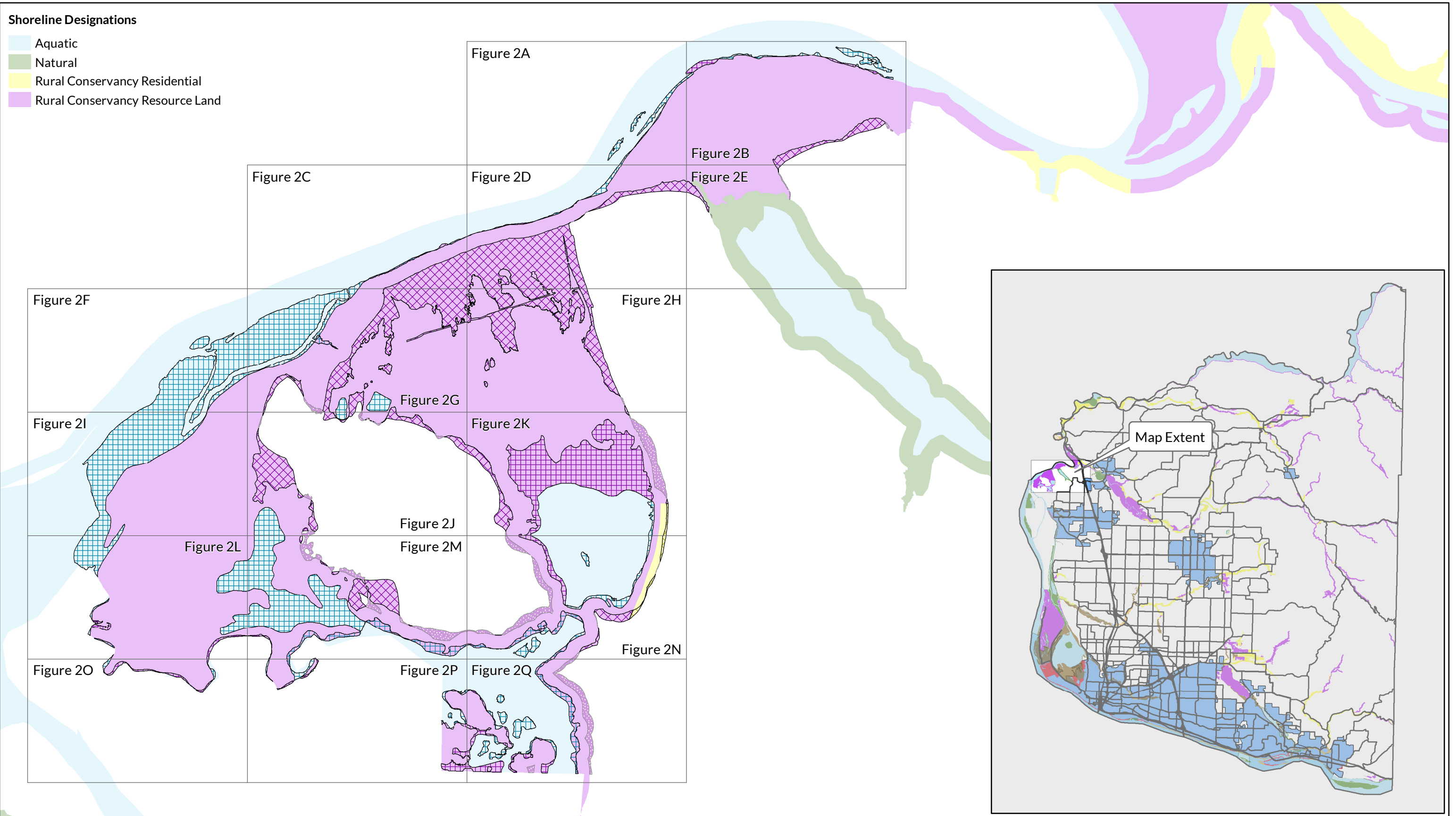
Some additional work may be required to reconcile these map changes with existing mapping on adjacent properties.

Site Specific Determination of the Shoreline Management Area Required

Adoption of the OHWM, wetland, and Flood Hazard Area boundaries provided for this map update does not revise critical areas maps adopted or maintained under the Growth Management Act or replace site specific determinations of the extent of the Shoreline Management Area and boundaries between mapped Shoreline Designations for future Shoreline Permit or Statement of Exemption applications.

The Shoreline Administrator will not rely solely on the adopted Shoreline Map in administration of the Shoreline Master Program and will field verify site specific conditions at the time of any future application pursuant to 40.460.440.D.4.





Areas to be Added

- Natural
- Rural Conservancy Residential
- Rural Conservancy Resource Land

Areas to be Removed

- Rural Conservancy Residential
- Rural Conservancy Resource Land

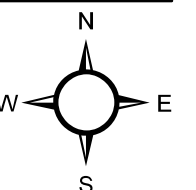
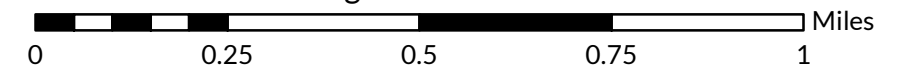
Designation Changes

- Aquatic to Rural Conservancy Residential
- Rural Conservancy Residential to Aquatic



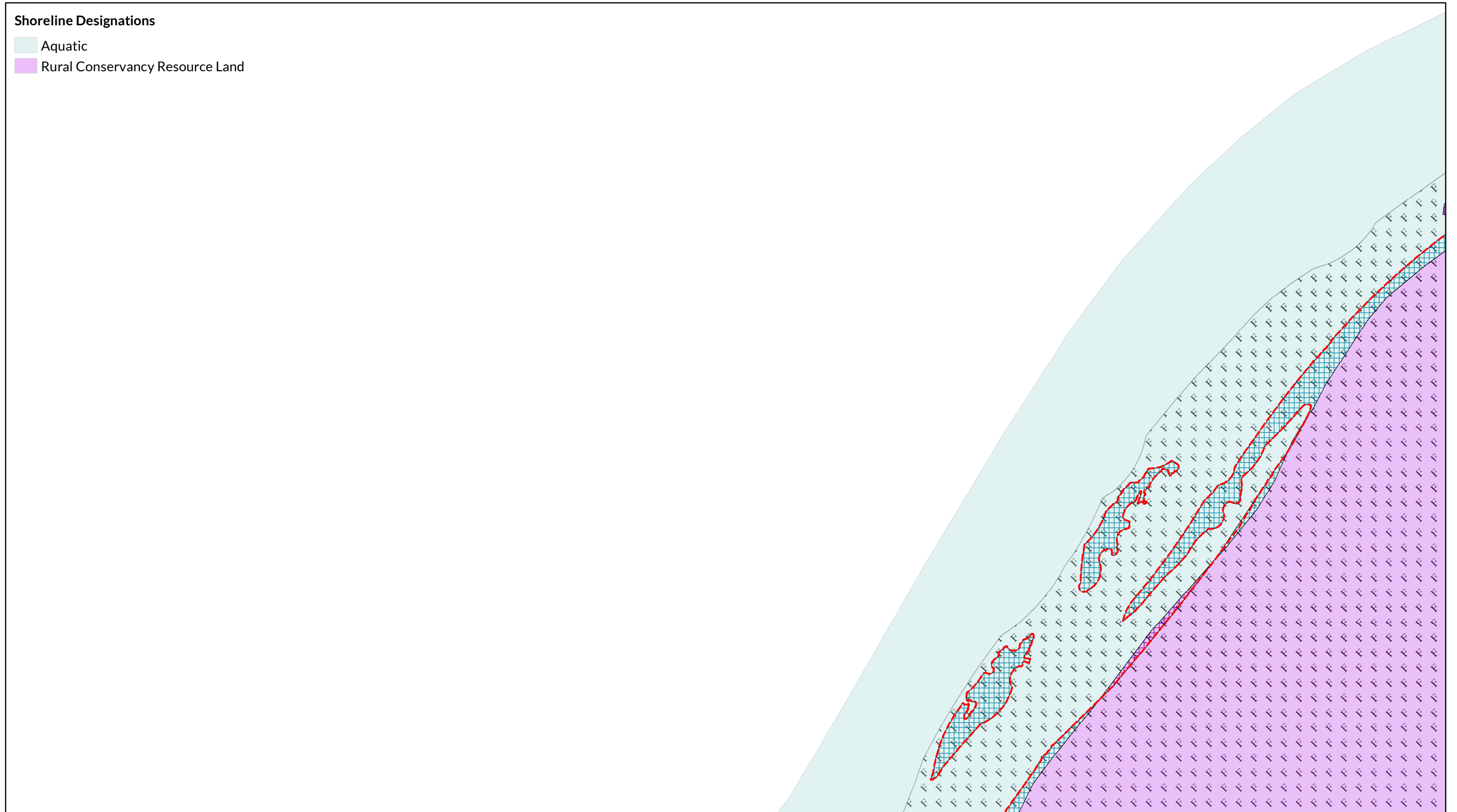
**2020 Shoreline Master Program Update
Plus Newydd Farm Shoreline Map Revisions**

Figure 1: Overview







Shoreline Designations

-  Aquatic
-  Rural Conservancy Resource Land



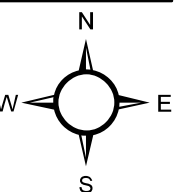
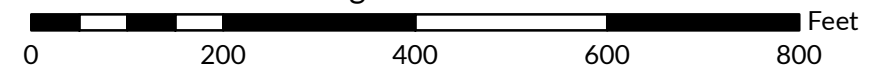
Designation Changes

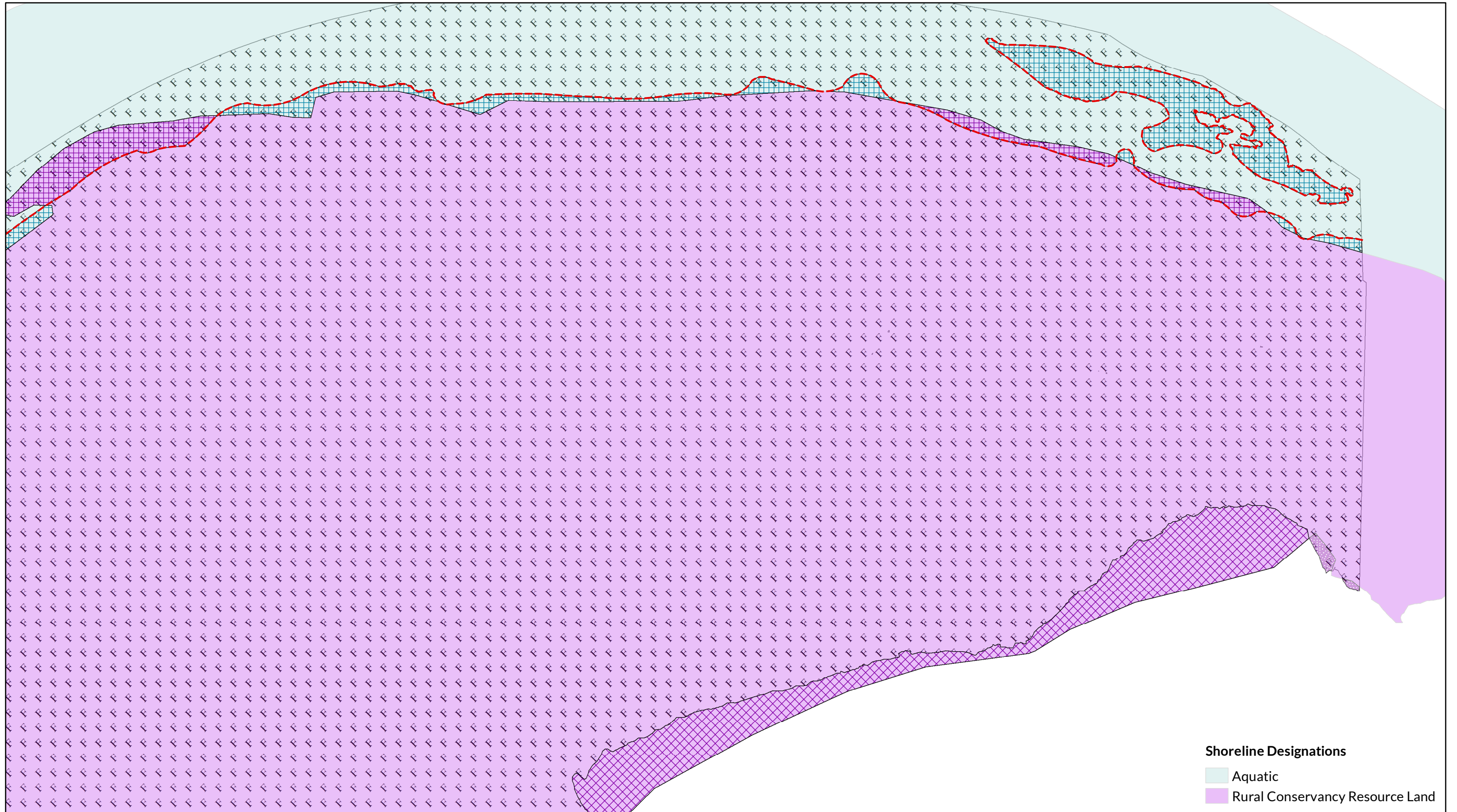
-  Aquatic to Rural Conservancy Residential
-  Rural Conservancy Residential to Aquatic
-  OHWM
-  Flood Hazard (100-year)



**2020 Shoreline Master Program Update
Plas Newydd Farm Shoreline Map Revisions**

Figure 2A: Detail





Areas to be Added

Rural Conservancy Resource Land

Areas to be Removed

Rural Conservancy Resource Land

Designation Changes

Aquatic to Rural Conservancy Residential

Rural Conservancy Residential to Aquatic

OHWM

Flood Hazard (100-year)

Shoreline Designations

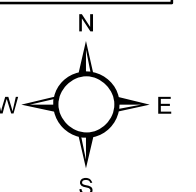
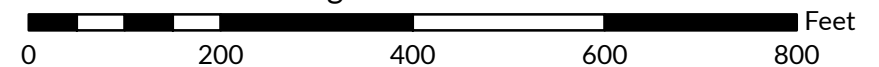
Aquatic

Rural Conservancy Resource Land



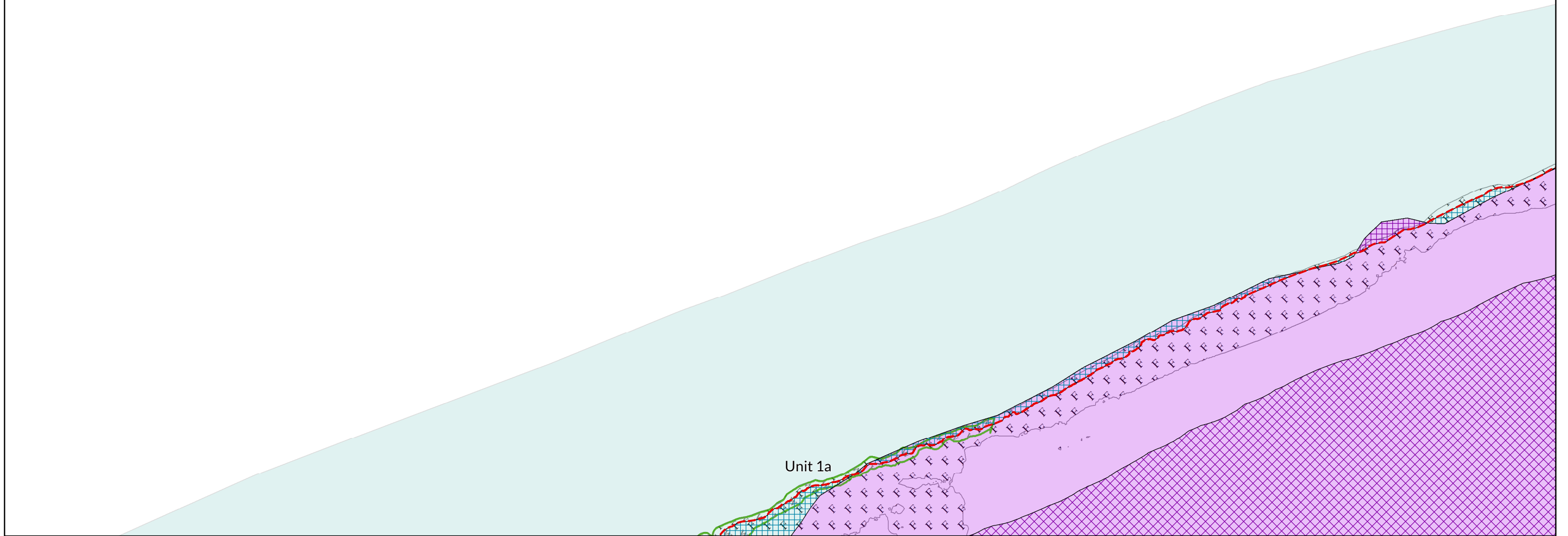
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Plus Newydd Farm Shoreline Map Revisions

Figure 2B: Detail



Shoreline Designations

- Aquatic
- Rural Conservancy Resource Land



Areas to be Removed

- Rural Conservancy Resource Land

Designation Changes

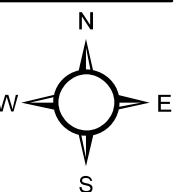
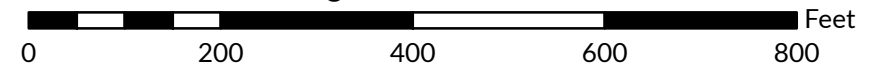
- Aquatic to Rural Conservancy Residential
- Rural Conservancy Residential to Aquatic

- OHWM
- Wetlands
- Flood Hazard (100-year)



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 Plus Newydd Farm Shoreline Map Revisions

Figure 2C: Detail





Shoreline Designations

- Aquatic
- Rural Conservancy Resource Land

Areas to be Added

Rural Conservancy Resource Land

Areas to be Removed

Rural Conservancy Resource Land

Designation Changes

Aquatic to Rural Conservancy Residential

Rural Conservancy Residential to Aquatic

OHWM

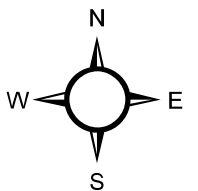
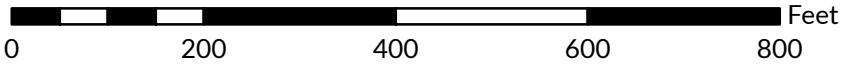
Wetlands

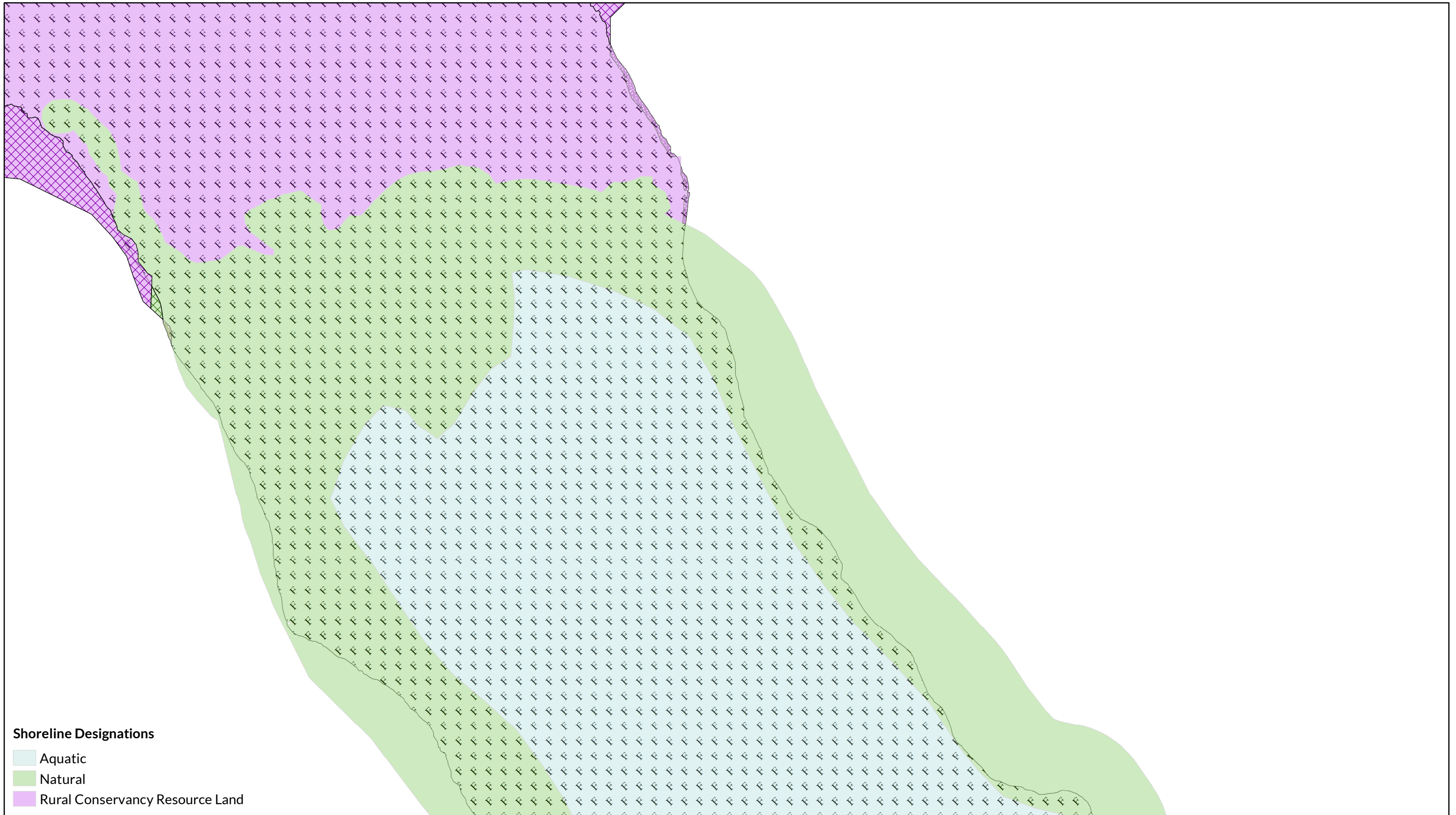
Flood Hazard (100-year)



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Plas Newydd Farm Shoreline Map Revisions

Figure 2D: Detail





Shoreline Designations

- Aquatic
- Natural
- Rural Conservancy Resource Land

Areas to be Added

- Natural
- Rural Conservancy Resource Land

Areas to be Removed

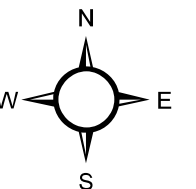
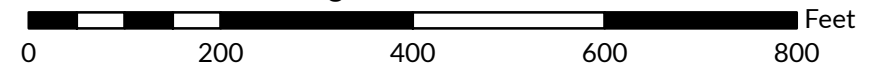
- Natural
- Rural Conservancy Resource Land

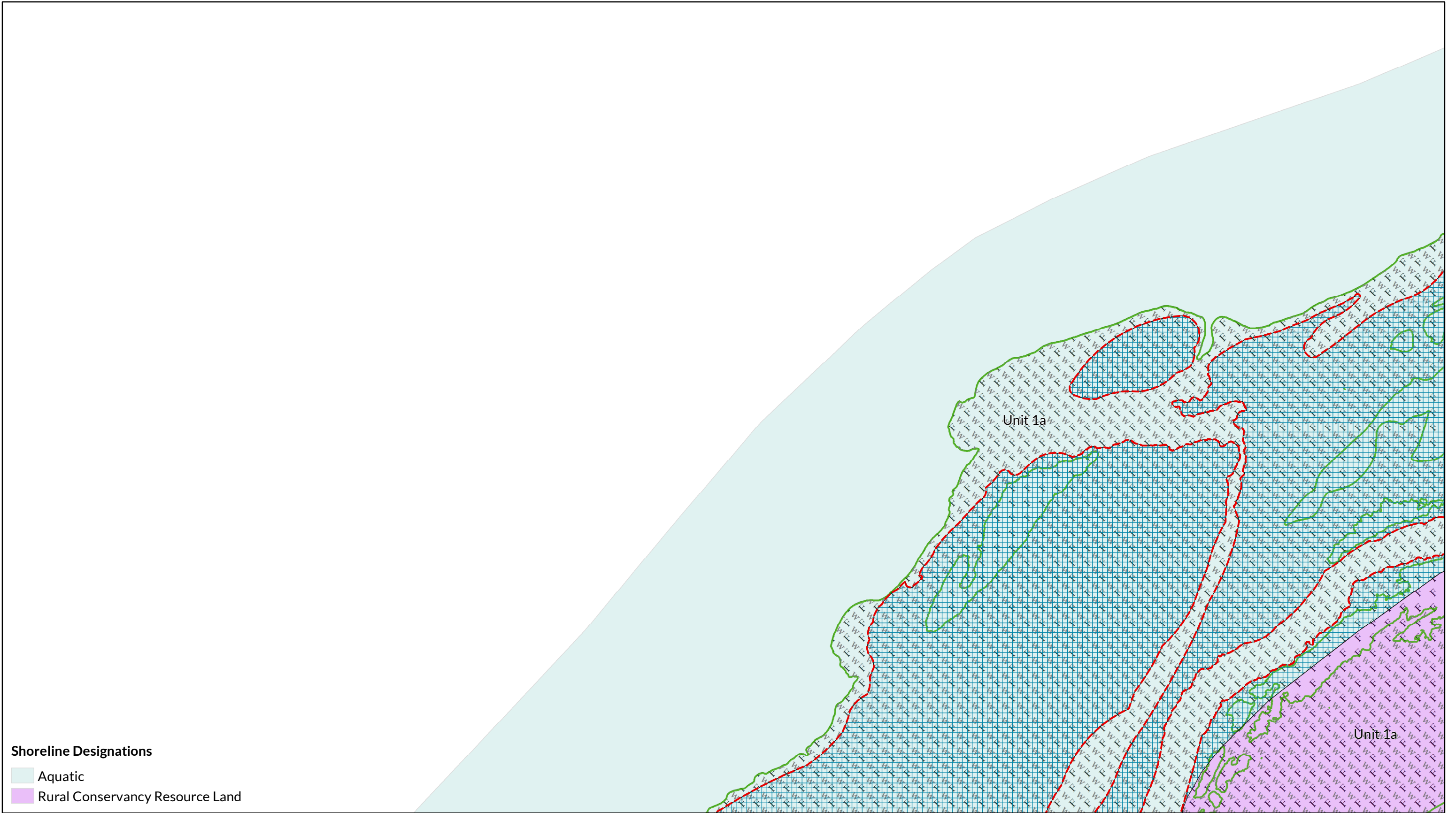
Flood Hazard (100-year)





**2020 Shoreline Master Program Update
Plus Newydd Farm Shoreline Map Revisions**

Figure 2E: Detail









Shoreline Designations

-  Aquatic
-  Rural Conservancy Resource Land

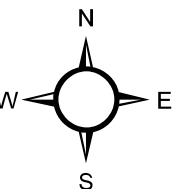
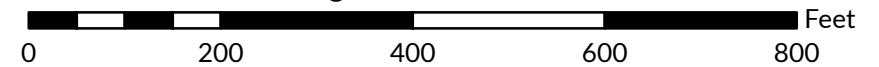
Designation Changes

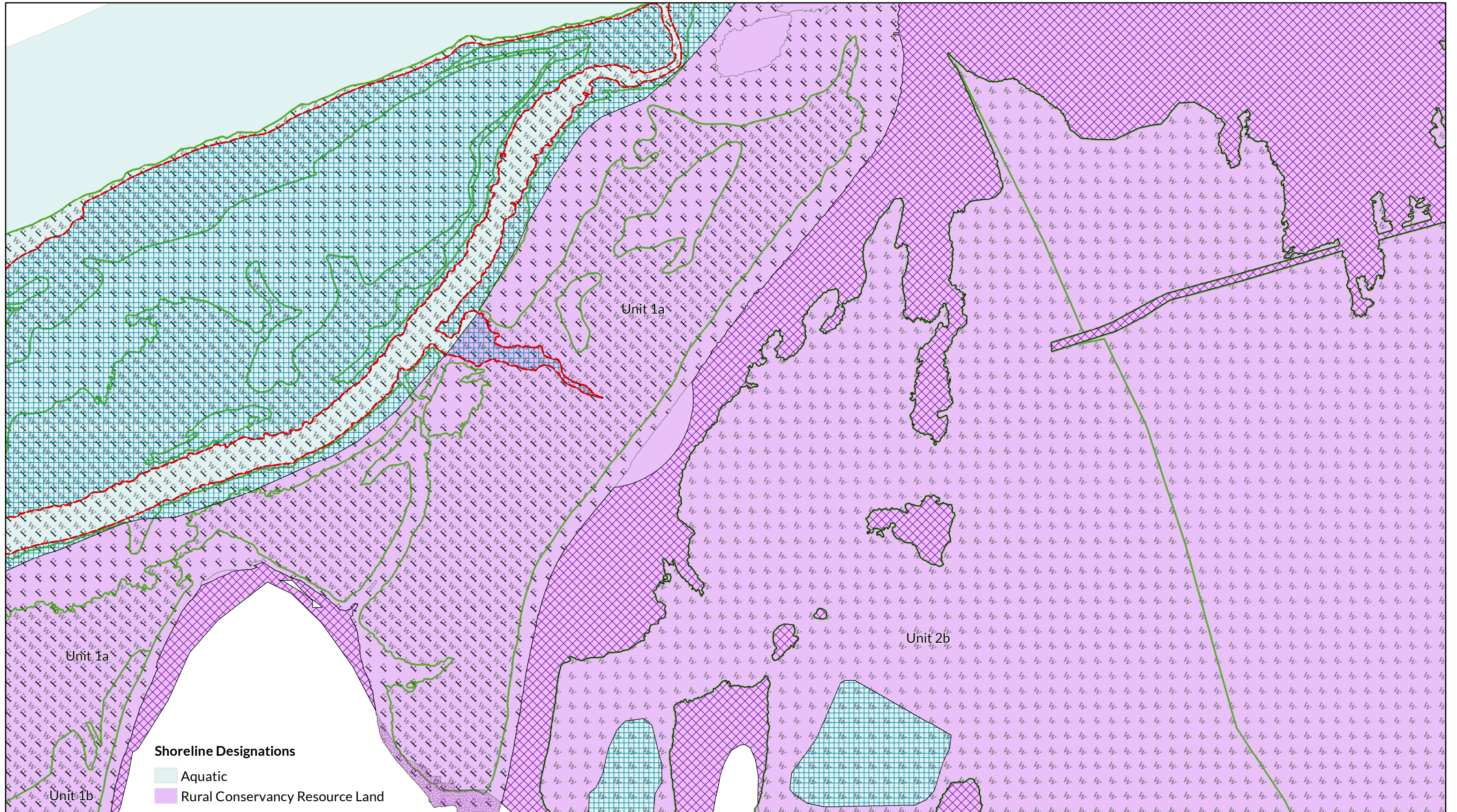
-  Aquatic to Rural Conservancy Residential
-  OHWM
-  Wetlands
-  Flood Hazard (100-year)



**2020 Shoreline Master Program Update
Plus Newydd Farm Shoreline Map Revisions**

Figure 2F: Detail





Areas to be Added

Rural Conservancy Resource Land

Areas to be Removed

Rural Conservancy Resource Land

Designation Changes

Aquatic to Rural Conservancy Residential

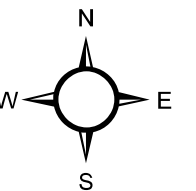
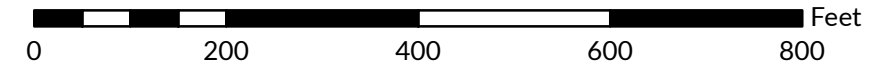
OHHM

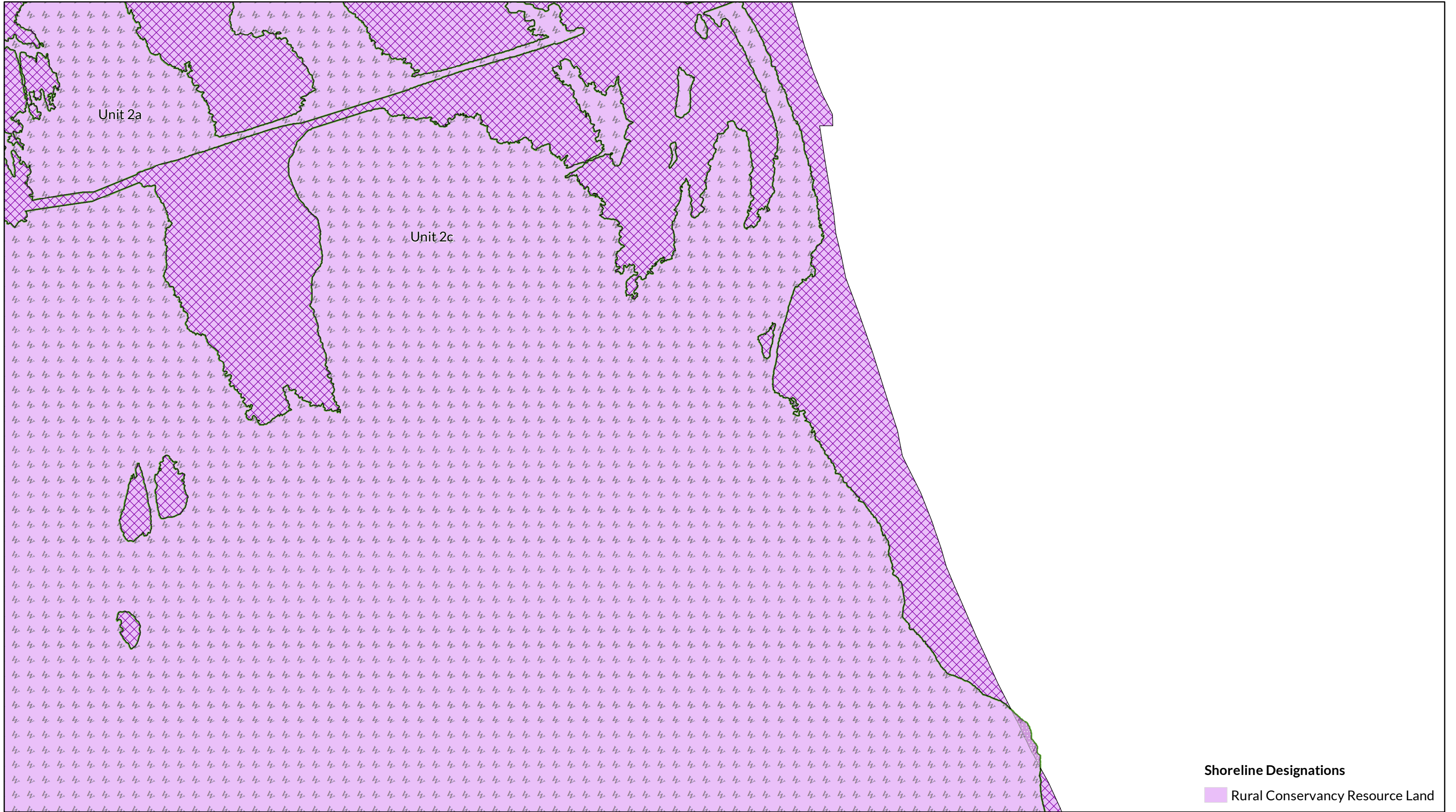
Wetlands

Flood Hazard (100-year)

2020 Shoreline Master Program Update
Plus Newydd Farm Shoreline Map Revisions

Figure 2G: Detail





- Areas to be Added**
- Rural Conservancy Resource Land
- Areas to be Removed**
- Rural Conservancy Resource Land

Wetlands

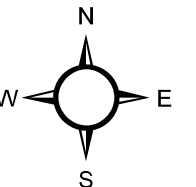
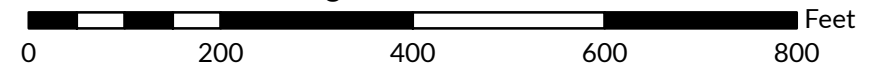
Shoreline Designations

- Rural Conservancy Resource Land



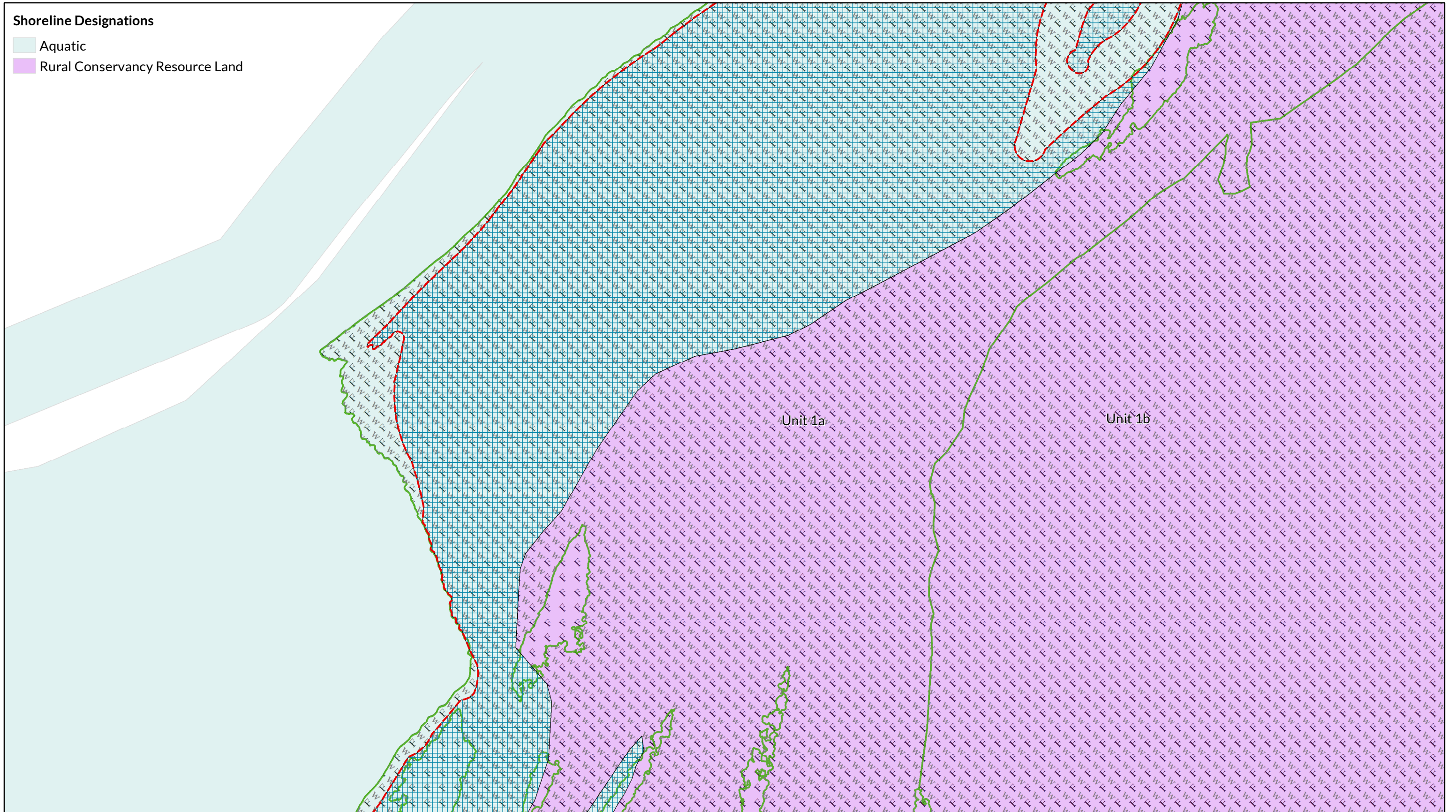
2020 Shoreline Master Program Update
Plas Newydd Farm Shoreline Map Revisions

Figure 2H: Detail







Shoreline Designations

-  Aquatic
-  Rural Conservancy Resource Land



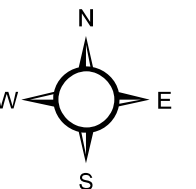
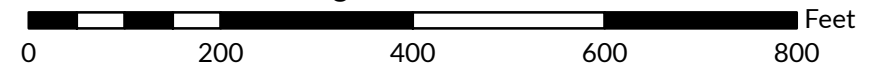
Designation Changes

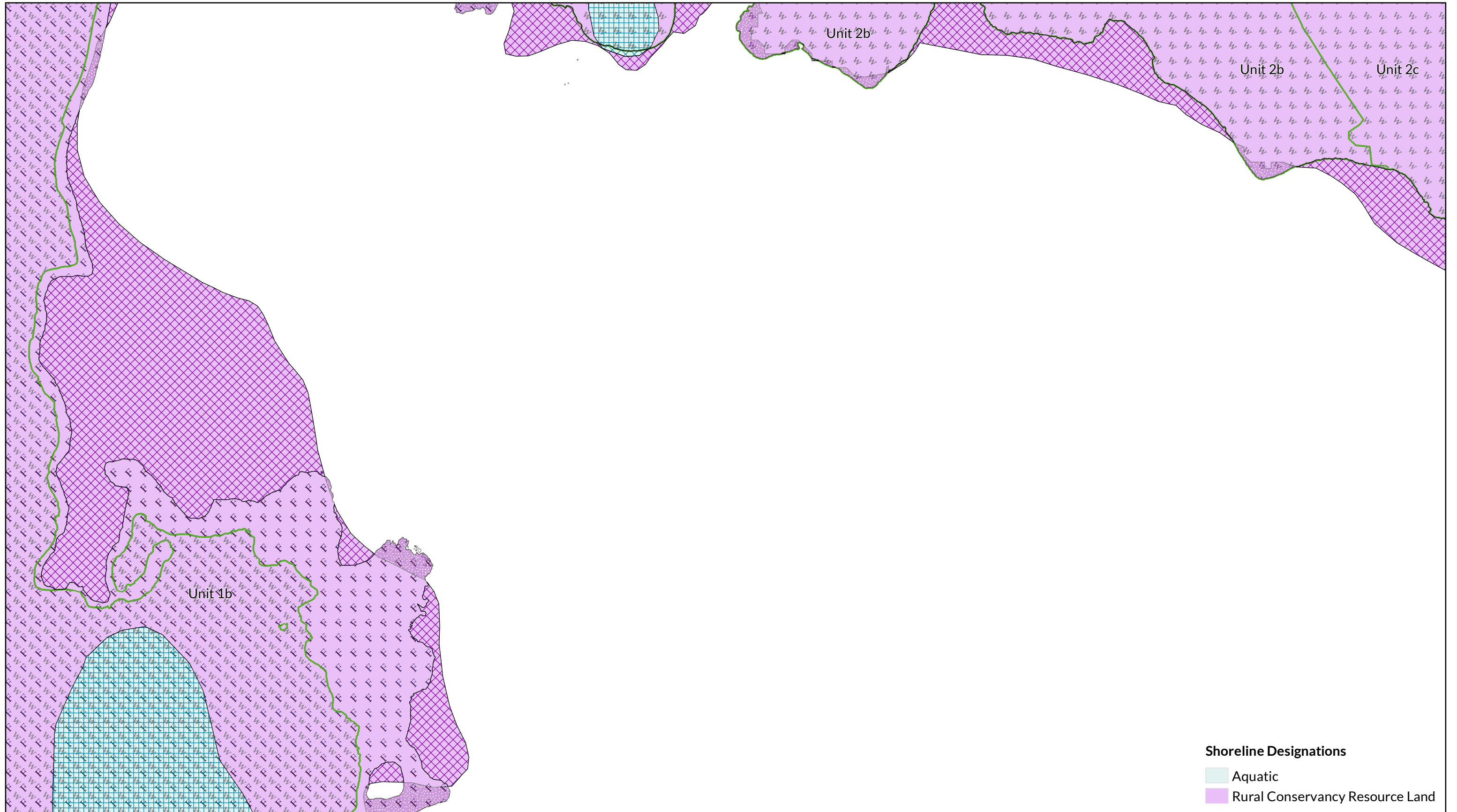
-  Aquatic to Rural Conservancy Residential
-  OHWM
-  Wetlands
-  Flood Hazard (100-year)



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 Plus Newydd Farm Shoreline Map Revisions

Figure 2I: Detail





Designation Changes

Aquatic to Rural Conservancy Residential

Areas to be Added

Rural Conservancy Resource Land

Areas to be Removed

Aquatic

Rural Conservancy Resource Land

Wetlands

Flood Hazard (100-year)

Shoreline Designations

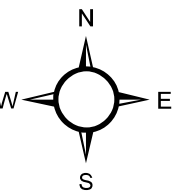
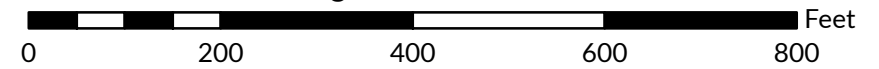
Aquatic

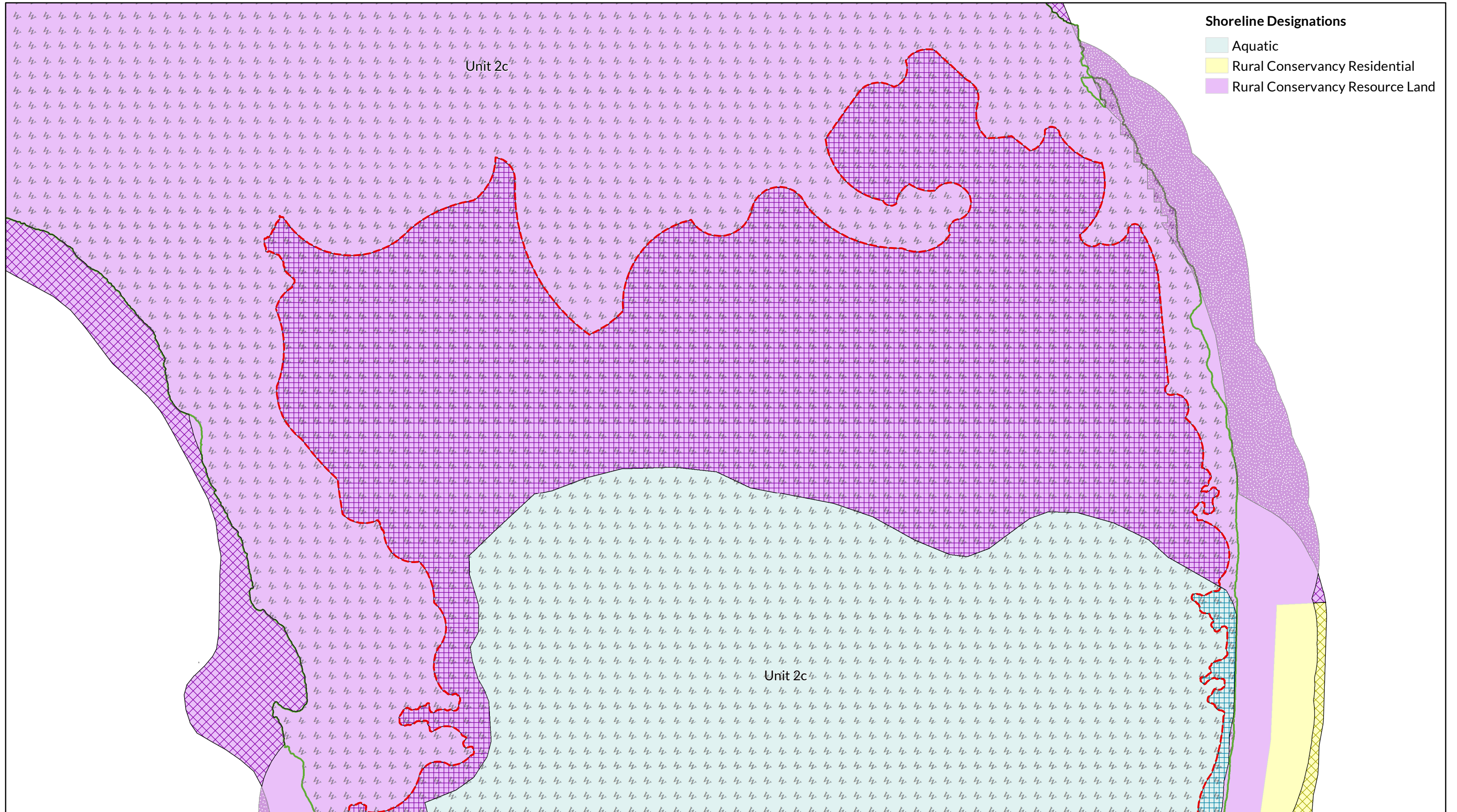
Rural Conservancy Resource Land



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






Figure 2J: Detail





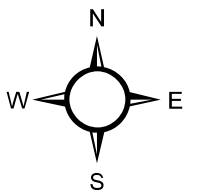
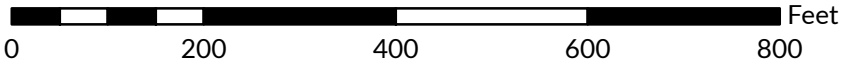
Shoreline Designations

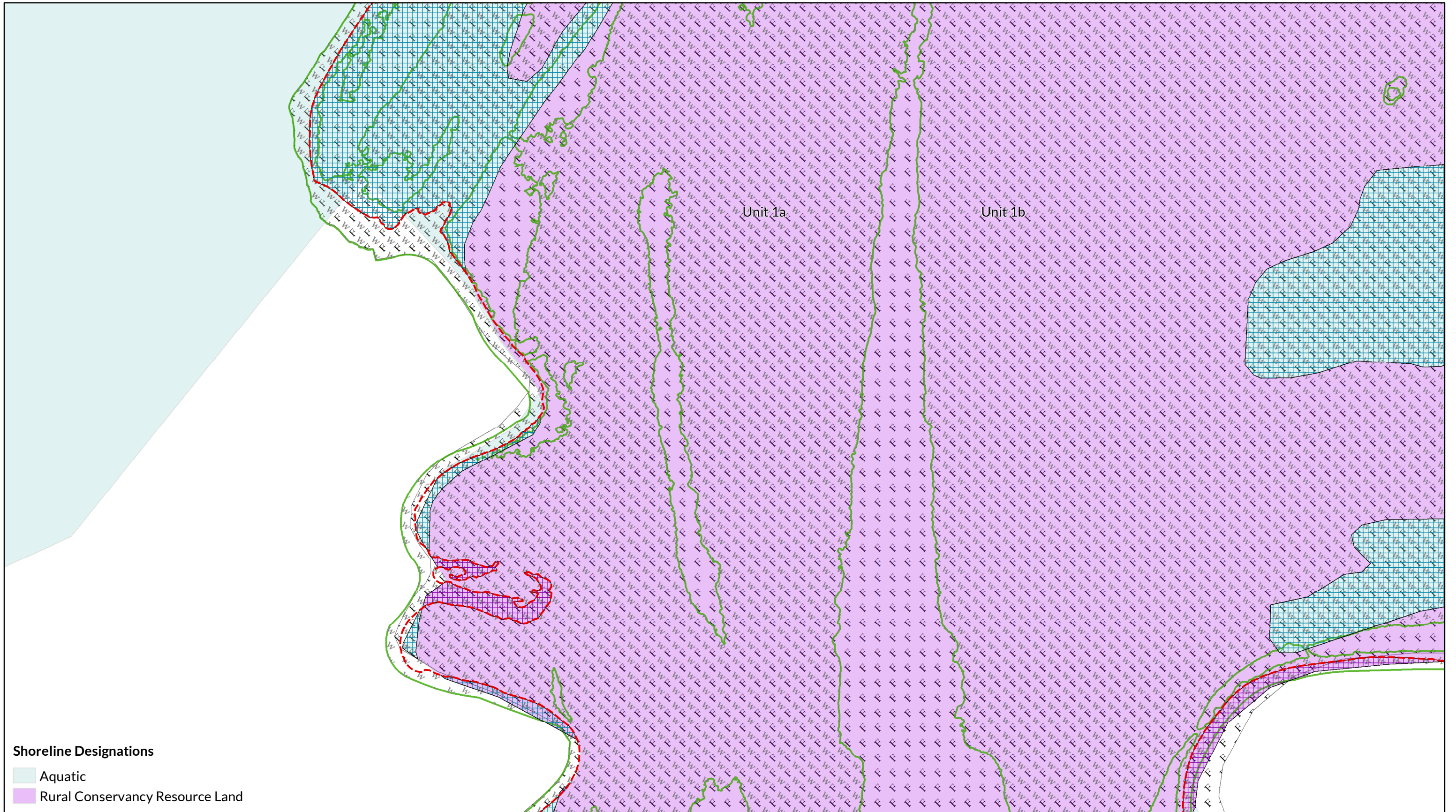
- Aquatic
- Rural Conservancy Residential
- Rural Conservancy Resource Land

 Wetlands	 Flood Hazard (100-year)	 OHWM
Designation Changes	Areas to be Removed	Areas to be Added
 Aquatic to Rural Conservancy Residential	 Rural Conservancy Residential	 Rural Conservancy Resource Land
 Rural Conservancy Residential to Aquatic	 Rural Conservancy Resource Land	



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 Figure 2K: Detail





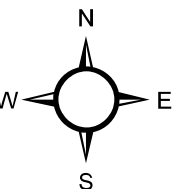
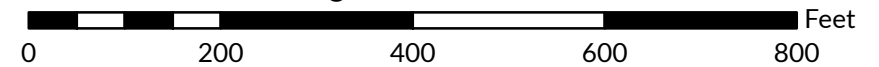
Designation Changes

- Aquatic to Rural Conservancy Residential
- Rural Conservancy Residential to Aquatic
- Wetlands
- Flood Hazard (100-year)
- OHWM

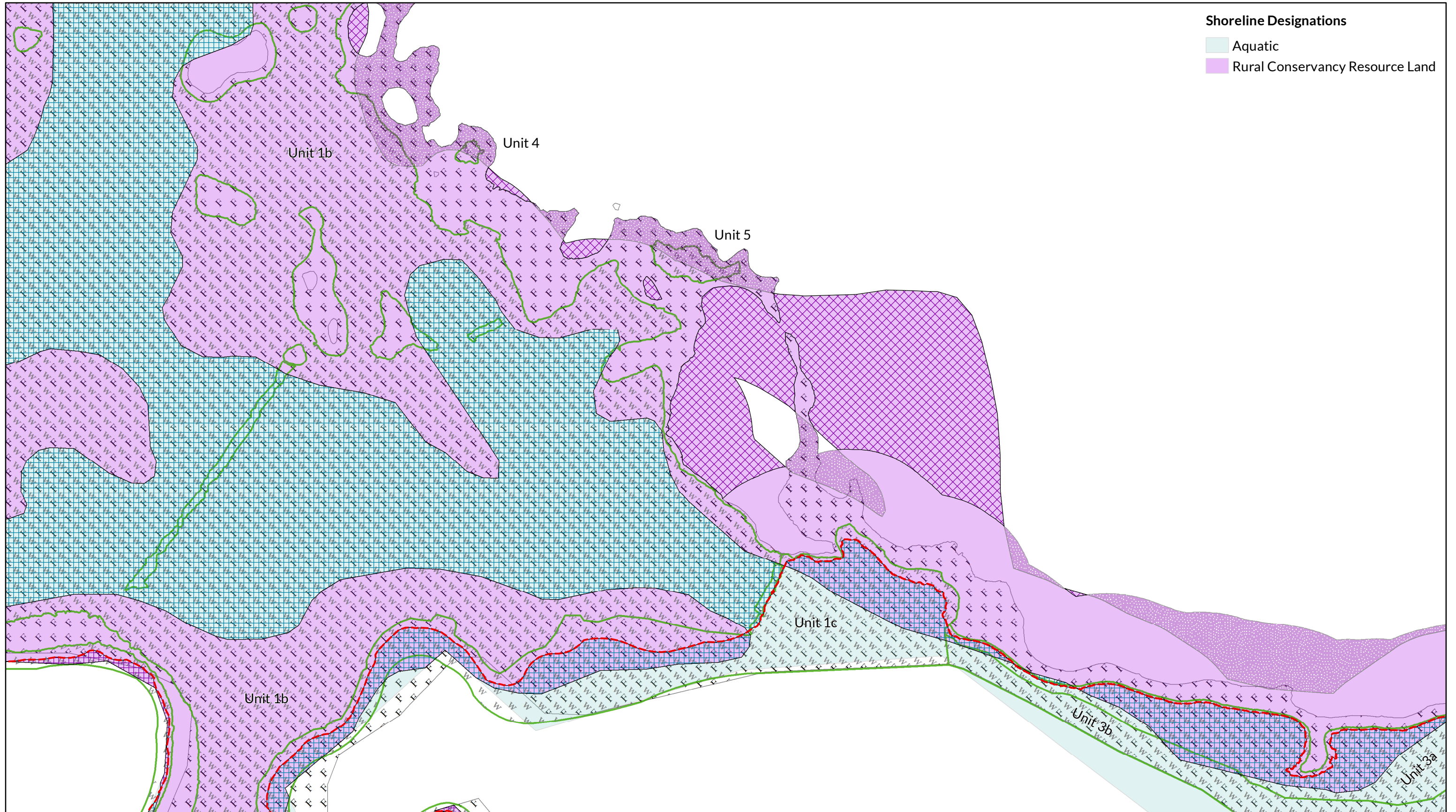


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Plas Newydd Farm Shoreline Map Revisions

Figure 2L: Detail



Shoreline Designations
 Aquatic
 Rural Conservancy Resource Land



Designation Changes

- Aquatic to Rural Conservancy Residential
- Rural Conservancy Residential to Aquatic

Areas to be Added

- Rural Conservancy Resource Land
- Areas to be Removed**
- Rural Conservancy Resource Land

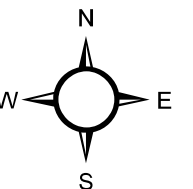
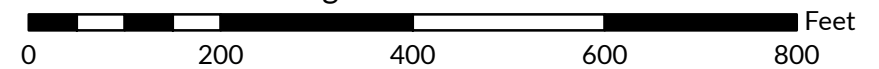
Wetlands

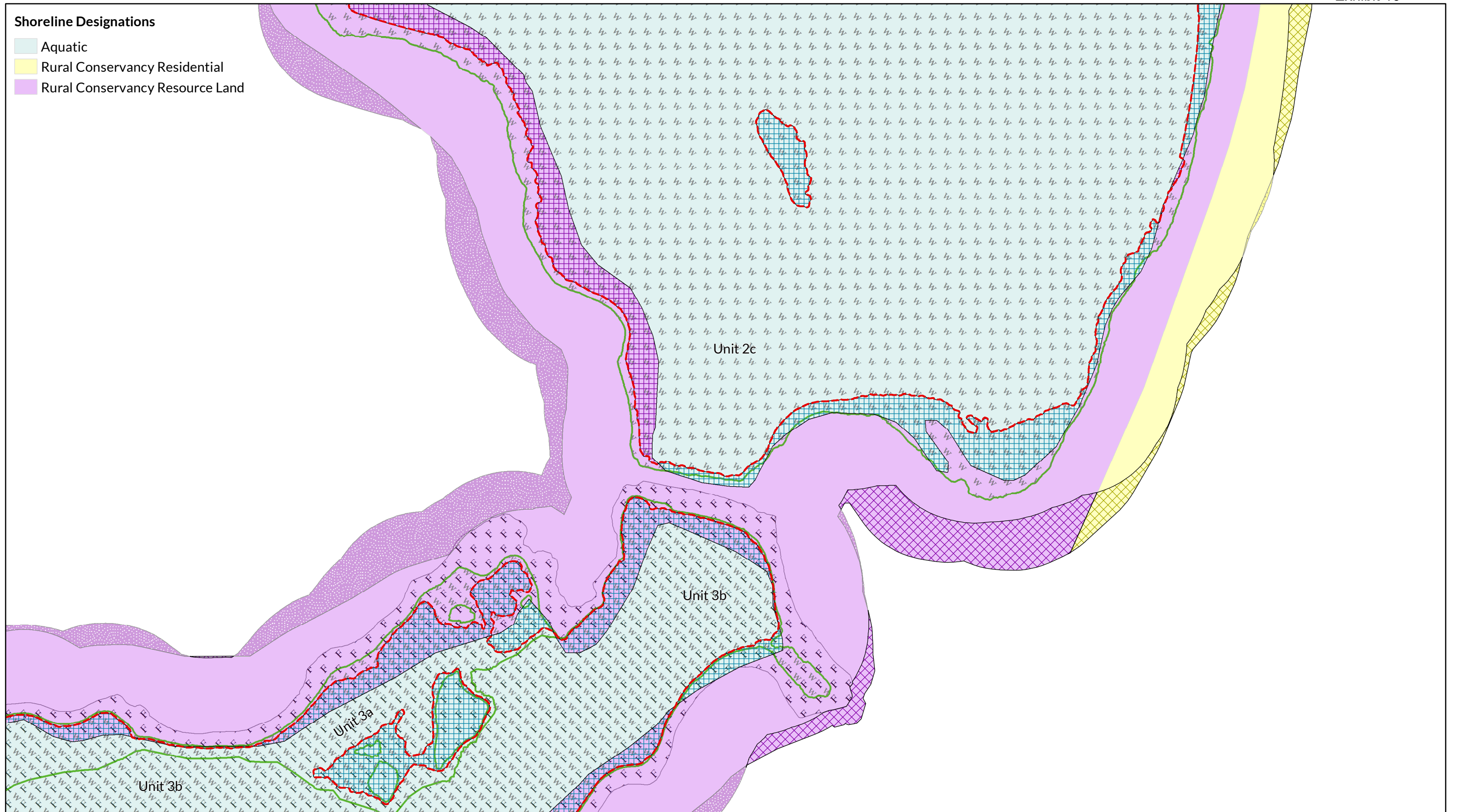
- Flood Hazard (100-year)
- OHWM



**2020 Shoreline Master Program Update
 Plus Newydd Farm Shoreline Map Revisions**

Figure 2M: Detail





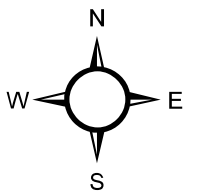
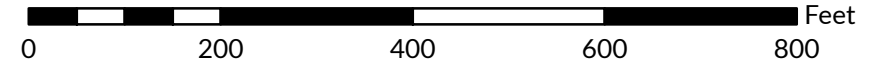
- Shoreline Designations**
- Aquatic
 - Rural Conservancy Residential
 - Rural Conservancy Resource Land

- Designation Changes**
- Aquatic to Rural Conservancy Residential
 - Rural Conservancy Residential to Aquatic
- Wetlands**
- Wetlands
- Areas to be Added**
- Flood Hazard (100-year)
 - Rural Conservancy Residential
 - Rural Conservancy Resource Land
- Areas to be Removed**
- Rural Conservancy Residential
 - Rural Conservancy Resource Land



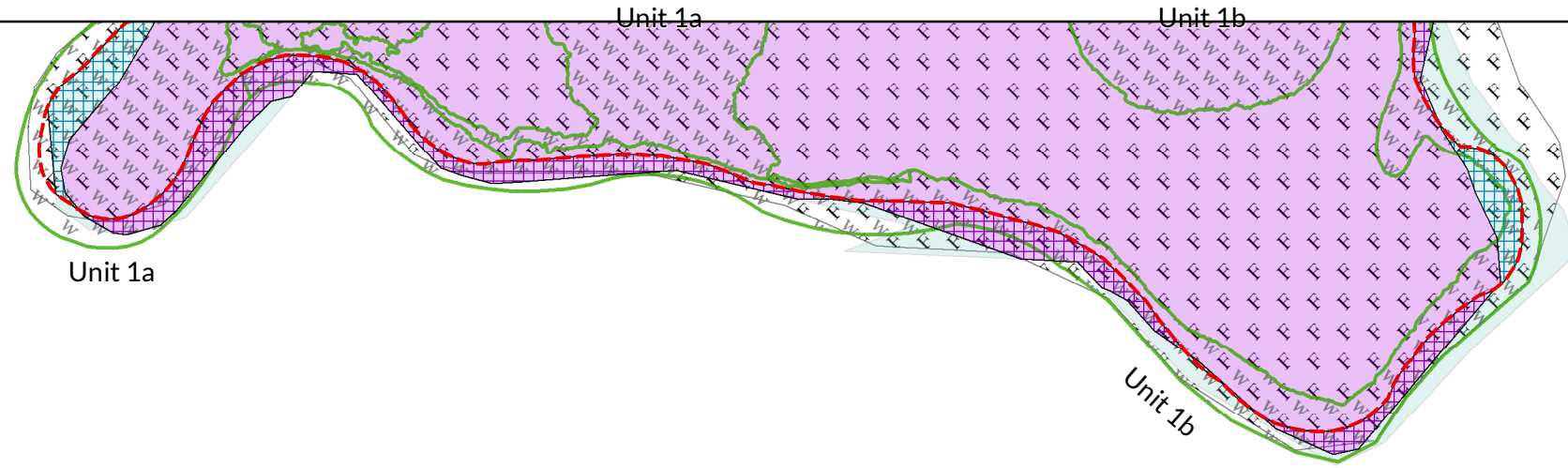
2020 Shoreline Master Program Update
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Figure 2N: Detail








Shoreline Designations

-  Aquatic
-  Rural Conservancy Resource Land



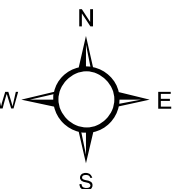
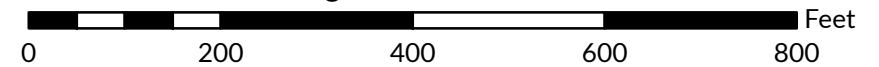
Designation Changes

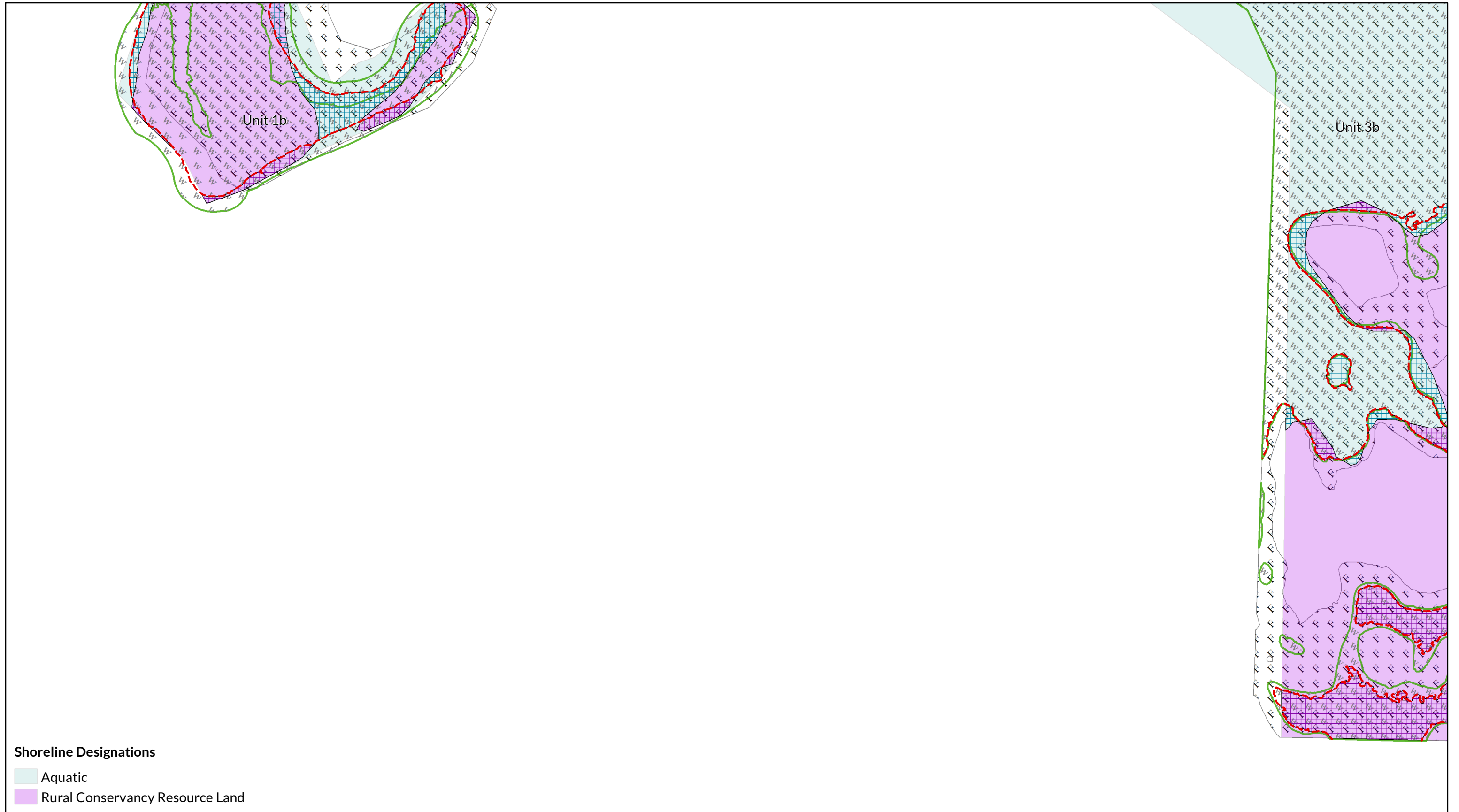
-  Aquatic to Rural Conservancy Residential
-  Rural Conservancy Residential to Aquatic
-  Wetlands
-  Flood Hazard (100-year)
-  OHWM



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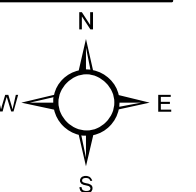
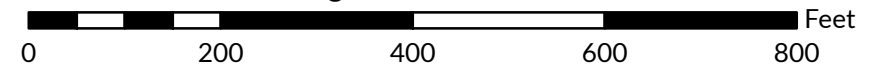
Figure 20: Detail

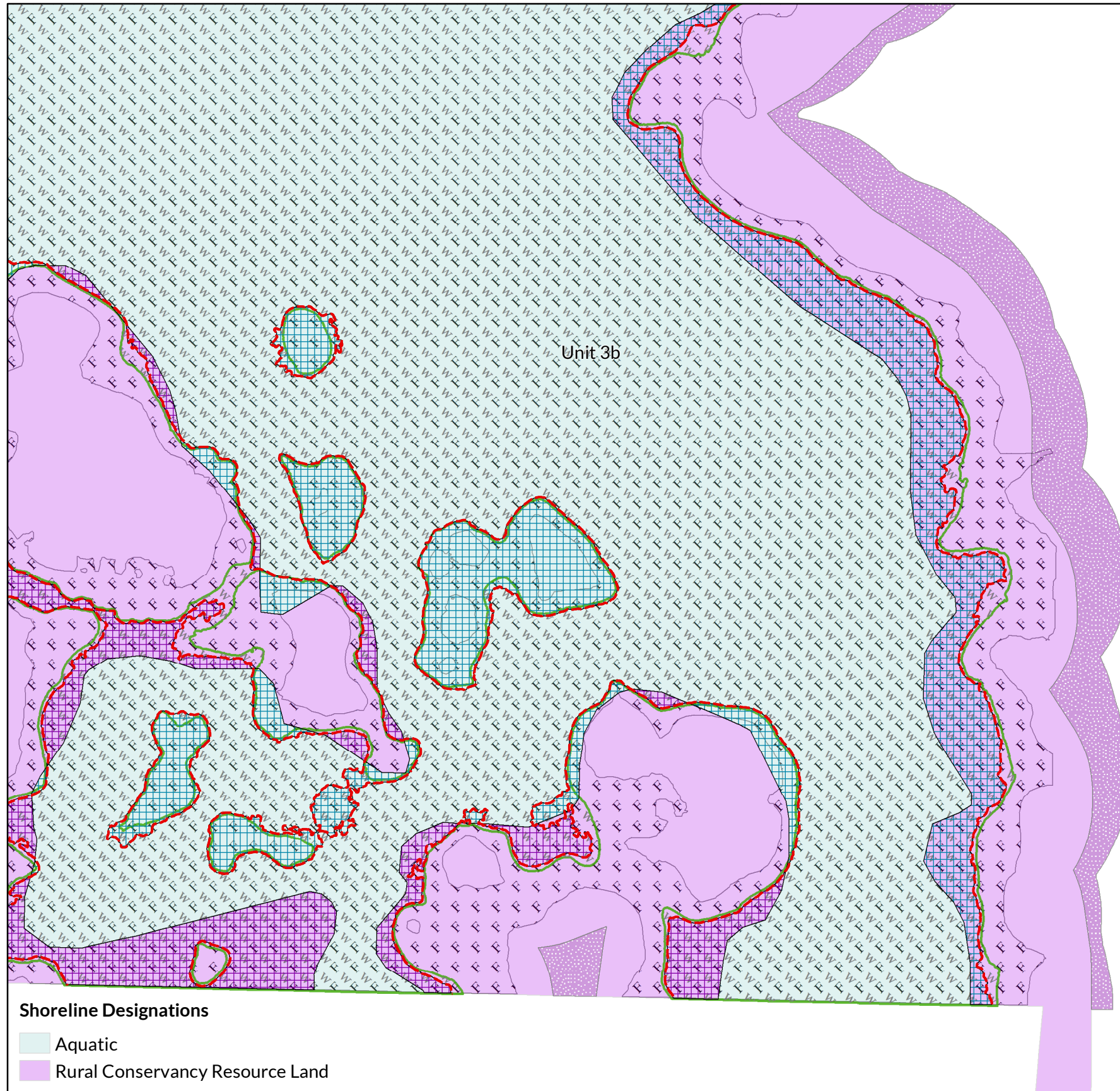




**2020 Shoreline Master Program Update
Plas Newydd Farm Shoreline Map Revisions**

Figure 2P: Detail





Unit 3b

Shoreline Designations

- Aquatic
- Rural Conservancy Resource Land

Designation Changes

- Aquatic to Rural Conservancy Residential
- Rural Conservancy Residential to Aquatic

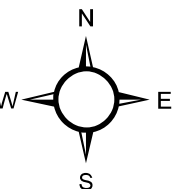
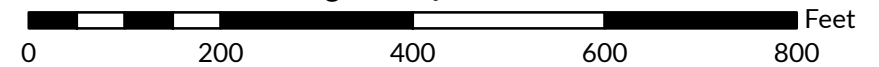
Areas to be Added

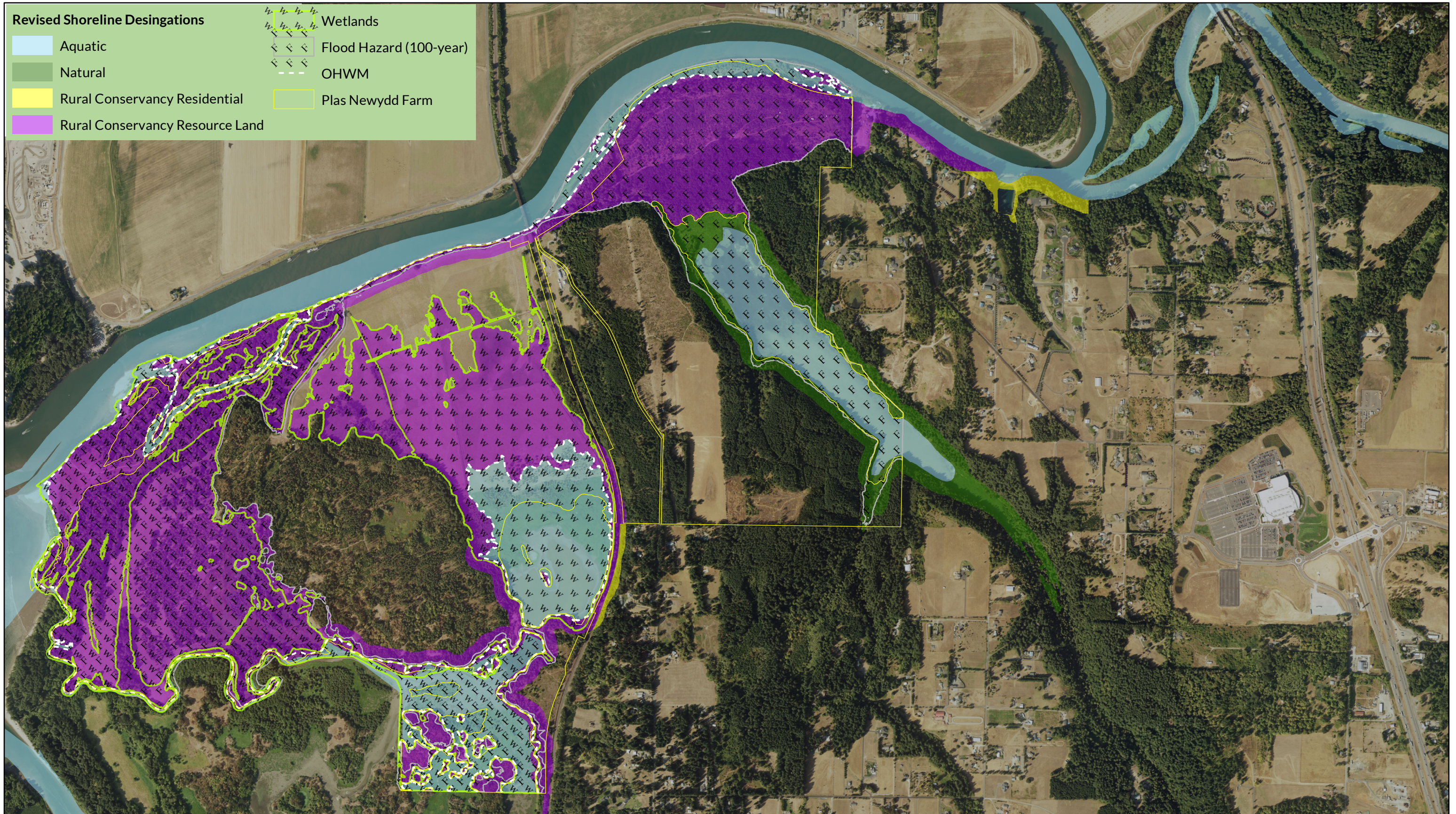
- Rural Conservancy Resource Land
- Wetlands
- Flood Hazard (100-year)
- OHWM



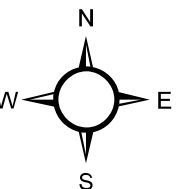
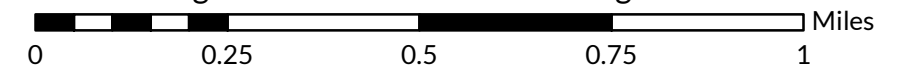
2020 Shoreline Master Program Update
Plus Newydd Farm Shoreline Map Revisions

Figure 2Q: Detail



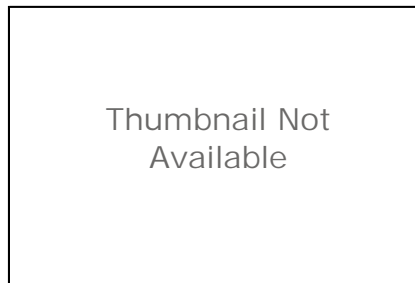


2020 Shoreline Master Program Update
Plas Newydd Farm Shoreline Map Revisions
Figure 3: Revised Shoreline Designations



100yr_Flood_Zone_PN_FARM

Shapefile



Tags

Flood, 100, year, flood zone

Summary

This shapefile delineates those areas on the PN Farm property falling below 26.54 NAVD 88 that are not protected by levees or dikes.

Description

100 year flood zone calculated from the USACE flood frequencies for RM 87 on the Columbia River.

Credits

PN Farm

Use limitations

There are no access and use limitations for this item.

Extent

West -122.779350 **East** -122.728208

North 45.870558 **South** 45.840151

Scale Range

Maximum (zoomed in) 1:5,000

Minimum (zoomed out) 1:150,000,000

You are currently using the Item Description metadata style. Change your metadata style in the Options dialog box to see additional metadata content.