

OAK HARBOR HEARING EXAMINER
JULY 8, 2025, at 2:00 P.M.

City Hall Council Chambers
865 SE Barrington Drive
Oak Harbor, WA 98277

The Hearing Examiner and the public may attend virtually or in-person at City Hall,
Council Chambers.

To participate virtually from your web browser, use the following link:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 219 831 903 395 4

Passcode: yC9Mz3Ws

AGENDA

1. Call to Order

Conditional Use Application 2504-0016 and Site Plan 2504-0017: The applicant is proposing an addition of approximately 985 square feet to the existing stabilization facility at 275 NE 10th Ave.

2. Adjourn

Exhibit 1
Ituha Stabilization Center Addition
Case Numbers 2504-0016 and 2504-0017
Staff Report to Hearing Examiner

APPLICATION:

The applicant requests permission to expand an existing 10-bed voluntary mental health detoxification facility approved under a Conditional Use Permit (CUP) in November 2018 (*application and decision in Exhibit 2*). This specific application package includes (1) an amended Conditional Use Permit (Type III permit), and (2) a Site Plan review (Type II permit) for the physical expansion, under the standards of Oak Harbor Municipal Code (OHMC) 18.20.220 which allows an applicant to have a project reviewed under the highest review type.

The subject site was developed following the approval of the original CUP in 2019 and has been in operation since construction completion. Subsequent development of the larger parent parcel is underway with the Camas Flats apartment community to the south.

The facility itself is for the exclusive use of Island, Skagit and San Juan county residents. The proposed expansion will add approximately 985 square feet to the existing 10,260 square-foot building and six additional beds to the ten existing. Clients are under constant and close supervision, staying inside the building in sleeping or day rooms. Secure, private outdoor space is also provided. The parking areas are located to the side of the building with landscaping provided around the site to screen the building and parking areas as required within the Oak Harbor Municipal Code and Design Regulations and Guidelines document.

Staffing will consist of up to 10 employees for tasks such as evaluation, stabilization and detox treatment under the direction of licensed psychiatrists, nurses, mental health professionals and peer support staff. Services provided will include diagnostic assessments, health screening, medication assessments and therapy sessions.

PRELIMINARY INFORMATION:

Applicant: Dennis Dean, Jr., BCRA Design, 2106 Pacific Ave, Suite 300, Tacoma, WA 98402

Property Owner: Island County, PO Box 5000, Coupeville, WA 98239

Address of proposal: NE 10th Avenue, Oak Harbor, WA 98277

Parcel Number: R13335-337-0980

Comprehensive Plan Designation: Low Intensity Residential

Zoning Designation: R-3, Multiple-Family Residential

Application Presented for Action (*see Exhibit 3*):

Conditional Use Application (2504-0016) - *Review Process III*

Site Plan Review (2504-0017) - *Review Process II*

Attachments:

Exhibit 2 2018 Conditional Use Application and Decision (CUP-18-02)

Exhibit 3	Conditional Use and Site Plan Application and Materials
Exhibit 4	Zoning and Vicinity Map
Exhibit 5	Public Noticing Documents

SITE GEOGRAPHY

The subject property is located on the south side of NE 10th Avenue, east of the intersection at N. Oak Harbor Street. Public infrastructure in the form of a public street, curb, gutter and sidewalk exist adjacent to the facility and further construction of those improvements will be completed along NE 10th Avenue with the completion of the Camas Flats project. The parcel slopes downward from west to east. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Residential	R-3, Multiple-Family Residential
South:	Residential	R-3, Multiple-Family Residential
East:	Residential	R-3, Multiple-Family Residential
West:	Residential	R-3, Multiple-Family Residential

PERMIT APPLICATION

The applicant is requesting Conditional Use Permit and Site Plan approval to expand an existing skilled nursing facility on the property described above. As noted in OHMC 19.20.1050, a “skilled nursing facility” is a conditional use in the R-3 zone district.

OHMC 19.08.860 defines a skilled nursing facility as, “an institution or a distinct part of an institution that is licensed to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its members by marriage, blood or adoption.”

Following OHMC 18.20.250(2)(b), the review of applications for Conditional Uses are Review Process III actions. Such actions are subject to an open public hearing before the Oak Harbor Hearing Examiner, with a final decision by the Examiner. Site Plan review permits are Type II process, which is usually reviewed and approved at the staff level, however as noted above, the applicant has chosen to bundle the two application types together to streamline the approval process.

The following report addresses the standards of the Conditional Use and Site Plan review sections of the Oak Harbor Municipal Code.

SEPA

A SEPA review is not required for this application, being less than 12,000 square feet in new construction (OHMC 20.04.100(1)).

LEGAL NOTICE

A Notice of Application and notice to neighboring property owners were mailed and posted on May 27, 2025 and published in the newspaper on May 28, 2025. The Notice of Public Hearing was posted on June 20, advertised on June 21, 2025, and mailed to adjacent property owners on June 23, 2025 (Exhibit 5).

PUBLIC COMMENTS

The City has not received any comments from members of the public.

CONDITIONAL USE REVIEW

Conditional uses may be approved if they meet specific criteria set in OHMC 19.67.30. These criteria are set forth below, with staff commentary in *italics*.

- (1) All special conditions for the particular use are met;
There are no special conditions listed in the R-3 zone district. Typically, the 'special conditions' referred to in this section deal with such specifics as screening of outdoor storage and similar items. With the original review of the existing project, staff reviewed the submitted plans against the standards of the OHMC and the Design Regulations and Guidelines (DRG) document. The existing facility meets those standards, and the proposed addition does as well. See the Site Plan review section for further information.
- (2) It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property;
As noted in the application, the proposed addition is a one-story structure designed to be residential in appearance. The location of the new construction on the rear of the building mitigates above issues by being screened from the public right of way by the existing building. New construction occurring to the south of the facility will be minimally affected by the new addition. There should not be any increased traffic or emergency response over a permitted use, as noted in the application, as clients are admitted on a voluntary basis and would not be dropped off via ambulance or other emergency vehicle. Environmental impacts and lighting and glare will be regulated by the appropriate sections of the OHMC.
- (3) It is provided with adequate parking;
The application materials show the project having near the maximum number of parking spaces for this type of use. OHMC 19.44.100 requires a minimum of 10 parking spaces based on the proposed use, and up to 250% being the maximum number allowed. The applicant has proposed 24 parking spaces to ensure adequate parking for shift changes, and staff does not anticipate any parking issues coming from this property.
- (4) It is served with adequate public streets, public utilities and facilities;
The applicant states and staff concur that the traffic impact will be minor, due to the facility's expected low traffic count and lack of significant traffic during the morning and evening rush hour periods. Existing water and sewer lines will be adequate to serve the proposed building and will not be stressed by the addition.
- (5) It otherwise meets the purpose of the district in which it is to be placed;
In the staff report for the original CUP application, staff noted that the purpose and intent statement of the R-3 zone district (OHMC 19.20.160) does not explicitly identify uses such as the one proposed, it is important to note that none of the other Residential zone districts do so either, while still allowing for Bed and Breakfast businesses, assisted living facilities, churches, community centers, hospitals, mortuaries, nurseries, schools and other non-residential uses as either permitted or conditional uses.

Further, staff notes that the original density of the project at 10 residential units on the 1.7-acre parcel would calculate 5.9 units per acre, well within the maximum 16 unit per acre found in the R-3 district. An additional 6 beds are still within that standard at 9.4 units per

acre. The application for conditional use will introduce less traffic to the neighborhood than a 16-unit residential project, and will not strain existing services, as required by the purpose statement.

- (6) It meets the goals and policies of the Oak Harbor comprehensive plan.
The proposed project specifically meets Goal 2.b of the Housing Element of the Oak Harbor Comprehensive Plan: “support the Island County Housing Authority and Opportunity Council to address siting and development of housing for special needs populations.”

Additionally, siting the proposed facility in this location supports Urban Growth Area goal 1, “support and encourage urban uses and densities to occur within UGA boundaries.” Development within existing UGA areas reduces the need to utilize land farther from existing services.

Finally, the design of the facility will be required to meet the standards set forth in the DRG document, which addresses the goals of the Urban Design Element, specifically Goal 3, which discusses landscaping requirements, the location of parking away from the front of buildings and overall quality of material and design.

SITE PLAN REVIEW

Site Plan review applications may be approved if they meet general criteria set in OHMC 19.48.037, with staff commentary in *italics*.

- (1) Comprehensive Plan. The proposed site plan and other application information proposed for development shall be consistent with the city’s comprehensive plan;
As noted in the CUP criteria section, this standard is met by the application.
- (2) Zoning. The proposed site plan and other required application information shall meet the requirements of this title;
The proposed use requires a Conditional Use Permit in the R-3 district, which the applicant has received for the initial development of the site. The applicant has requested a CUP to expand the existing facility as reviewed above in this staff report. If that CUP is granted, this standard is met.
- (3) Natural Environment. The site plan and other required application information shall meet the requirements of environmentally sensitive area regulations of OHMC Title 20 and the State Environmental Policy Act, Chapter 197-11 WAC;
No environmentally sensitive areas exist on the site. Previous Site Plan review of the initial phase of the project addressed the potential impacts to a nearby wetland area through design of the stormwater facilities and ensuring the site meets all relevant criteria of the OHMC and any state and federal standards. This new addition to the building will meet those standards as well. The addition to the existing building falls under the requirements for a SEPA checklist, and a checklist was completed and Determination of Non-significance issued for the existing building.
- (4) Public Services. The proposed project shall be designed to meet the following:
- (a) Adequate water supply to city standards as listed in OHMC Title 13;
Proposed facility will be served by city water and does not create an undue impact.
 - (b) Adequate sewer facilities to city standards as listed in OHMC Title 14;

Proposed facility will be served by city sewer system and does not create an undue impact.

(c) Appropriate surface water management to city standards as listed in OHMC Title 12;
The proposed building will be tied into existing stormwater facility which is sufficient for the purposes of stormwater treatment and dispersal.

(d) Adequate fire protection and hydrants to city standards as listed in OHMC Title 8;
Fire service and facilities will be sufficient for the proposal.

(e) Appropriate street improvements (including sidewalks) or site access facilities to city standards for or to all anticipated uses within the project as listed in OHMC Titles 11 and 17 and Chapter 21.40 OHMC;
Street improvements for the site were constructed with the original building and meet the above standards.

(f) Provisions for all appropriate deeds, dedications and all other easements; and
Application meets this standard.

(g) Provisions made for access to and maintenance of all common facilities;
Application meets this standard.

- (5) Existing Public Facilities and Services. The proposed project shall be designed to not adversely impact the public facilities and services which the city has adopted a level of service for without providing for additional mitigation means meeting the city's approval.

Mitigation measures, if necessary, must be proposed by the applicant and designed by a certified professional in that applicable field;
Application meets this standard. The addition of 6 new beds to the facility will not have an undue impact on the provision of public services and will not overload existing facilities.

Staff has further reviewed the application materials against the additional criteria of OHMC 19.48, including the potential mitigation of impacts to neighboring properties, provision of adequate light and air, and aesthetic considerations of building design. These items were also considered with the review of the original 10,260 square foot building in the Site Plan review process undertaken in 2019. Staff found that the proposal meets these criteria by providing a campus environment with a building designed to appear residential in nature, locating the parking lot to the side and rear of the building and including well designed landscaping and site improvements.

The original building and site was additionally reviewed against the standards of the Oak Harbor Design Regulations and Guidelines (DRG) document, which lays out additional standards for building design and materials, landscaping standards and pedestrian amenities. The addition proposed will not change these characteristics or constitute a violation of any provision of the Site Plan review process, DRG or the OHMC.

CONCLUSION

Staff has reviewed the application and its associated materials against the Conditional Use Permit and Site Plan review standards found in the Oak Harbor Municipal Code and has determined that the requested addition to the existing skilled nursing facility meets the intent of all standards found within.

RECOMMENDED ACTION

Staff recommends approval of the Conditional Use Permit and Site Plan review in applications 2504-0016 and 2504-0017 subject to the following conditions of approval:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant, as attached in Exhibit 3 and abide by conditions and requirements set forth within this report.
2. Exterior lighting is to be directed down and away from existing residential areas.
3. Any addition of patients, staff or building square footage to the facility may be subject to revision of the Conditional Use Permit. The applicant/owner of the facility shall coordinate with City staff to determine appropriate permitting for such and follow the required process as outlined in the OHMC.
4. The Conditional Use Permit and Site Plan review approval must be acted on within two years of the date of granting. Otherwise, the permits shall expire and be null and void.

CITY OF OAK HARBOR
HEARING EXAMINER

RE: Conditional Use Permit	)	CUP-18-02
Application for	)	
<i>Island County Stabilization Center</i>	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW,
	)	AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The Applicant seeks a Conditional Use Permit to allow a 10-bed voluntary mental health detoxification facility to be located on an empty property, addressed as NE 10th Avenue, Oak Harbor, Washington 98277.

Decision: The Hearing Examiner for the City of Oak Harbor hereby grants approval for the requested Conditional Use Permit, subject to the Conditions of Approval recommended by the Development Services Department of the City of Oak Harbor.

FINDINGS OF FACT

I. INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted herein and evidence presented at the public hearing.

Applicant's Representative: Jim Wolch, BCRA Design
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

Property Owner: Island County
P.O. Box 5000
Coupeville, WA 98239

Address of Proposal: NE 10th Avenue
Oak Harbor, WA 98277

Parcel Number: R13335-337-0980

Comprehensive Plan Designation: Low Intensity Residential

Zoning Designation: R-3, Multiple-Family Residential

Application Presented for Action: Conditional Use Permit [CUP-18-02] - Review Process III

SEPA: A SEPA DNS is being prepared for this project.

Legal Notices:

Published: Notice of Application and Public Hearing, **10/20/18**

Mailed and Posted: Notice of Application to adjacent Property Owners, **09/15/18**

Hearing Date and Location: November 5, 2018, at Oak Harbor City Hall

Parties of Record at Hearing:

Raymond Lindenburg, Associate Planner
Development Services Department
City of Oak Harbor

Jim Wolch, Applicant's Architect
BCRA Design
2106 Pacific Avenue, Suite 300
Tacoma, Washington 98402

Rick Chapman
1618 SE 8th Avenue
Oak Harbor, WA 98277

Helen Hancock
1927 Loon
Oak Harbor, WA 98277

Jackie Henderson
PO Box 1233
Coupeville, WA

Betty Rogers
Oak Harbor 98277

Marcia Ruiz
Whidbey Island

Susie Franklin
Whidbey Island

Troy Williams
3090 Goff Course Road

Matt Webster
1720 NE 9th Avenue
Oak Harbor, WA

Travis Marcum
789 SW 14th Court
Oak Harbor, WA

Doug Langrock
2746 Taylor Road
Oak Harbor, WA

Steve Verbarendse
Oak Harbor, WA

Krysta Verbarendse
Oak Harbor, WA

Vivien Rogers-Decker
Oak Harbor, WA

Betsy Niemann
PO Box 925
Coupeville, WA

Christine Kribb
1999 SE 9th Ave.
Oak Harbor, WA

II. EXHIBITS

- 1 Staff Report with attached Exhibits
 - 1-1 Conditional Use Permit Application and Narrative
 - 1-2 Vicinity and Zoning Map
 - 1-3 Public Noticing Documents

1-4 Written Public Comments

- Krysta Verbarendse letter to Development Services Department of Sept. 27, 2018, re: Island County Stabilization Center
- William R. Massengeler, letter received by City on Oct 1, 2018

2. Written Public Comments received by City, presented at Hearing

- Jeffrey & Wynne Mack email to City Council, Nov 1, 2018 re: Proposed Mental Health Facility, submitted by Deanna Emery on behalf of Robert Severns, Nov 2, 2018 to Steve Powers, cc: Robert Severns; Blaine Oborn
- Shannon Williams email to Steve Powers, Nov 5, 2018 re: Oak Harbor Stabilization Campus; with Steve Powers message dated Nov 2, 2018 to Shannon Williams
- Amber Lee-Cowan email dated Nov 5, 2018 to Steve Powers re: Planned detox facility
- Ginger Varner, email Nov 5, 2018 to Steve Powers re: Oak Harbor Stabilization Campus

3. Written Exhibit Submitted at Hearing

- WRAPP Policy Card citing to SAMHSA submitted by Betsy Niemann

III. FACTUAL FINDINGS

The Applicant, Jim Wolch, seeks approval of a Conditional Use Permit to operate a Skilled Nursing Facility on an undeveloped lot, located on the south side of NE 10th Avenue, east of the intersection at North Oak Harbor Street. The proposed site for the stabilization center is only about 1.7 acres of the total 6.75 acres. Public improvements, such as sidewalks and gutters, will be constructed as part of the project on the site. As noted in the Staff Report, the proposed use will include ten (10) beds for clients and up to nine (9) staff during daytime hours and four (4) staff during evening and overnight periods. The clients will be residents of Island County, or neighboring Skagit and San Juan counties. The definition of "skilled nursing facility" applies to the application and is thereby a Conditional

Use in the R-3 zone district. The Development Services Department of the City of Oak Harbor recommended approval of the requested Conditional Use Permit, subject to conditions.

The Findings of Fact set forth by Staff in the Staff Report are supported by the record as a whole. At the hearing, Raymond Lindenburg made a scrivener's correction on page 2 of the Staff Report, correcting OHMC 19.08.860 defining a skilled nursing facility to reflect the correct code number. The Applicant indicated no disagreement with the recommended Conditions of Approval or factual and legal assertions. The Findings of Fact and Conclusions of Law of the Department as set forth in the attached Staff Report, Exhibit No.1 in the Hearing Examiner's file, are adopted as Findings of Fact and incorporated herein by this reference.

There was public comment both in favor of and opposed to this proposal in writing and at the public hearing. There are a number of community members concerned about whether the facility will attract crime to a residential neighborhood. While this may be a legitimate concern, there is no evidence beyond speculation to make this correlation. As there is no empirical evidence- the number of earnest speculations is not a reason by itself to deny. The Hearing Examiner noted that it will be staffed and supervised 24 hours a day and seven (7) days a week which should mitigate concerns. Further, the proposal is consistent with the Conditional Use Criteria, including meeting the goals and policies of the Oak Harbor Comprehensive Plan in addressing the development of housing for special needs populations.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact.

CONCLUSIONS OF LAW

I.

The Hearing Examiner concurs with Staff's review of the Conditional Use Criteria in the Staff Report and with Staff's Recommendation that the Conditional Use Permit Approval is consistent with the Conditional Use Criteria of OHMC 19.67. Subject to the Conditions of Approval attached to the granting of this permit, the proposal is consistent with the Conditional Use Criteria, including meeting the Goals and Policies of the Oak Harbor Comprehensive Plan. A Conditional Use Permit should be granted, subject to conditions.

II.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such.

DECISION

Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following: *The Hearing Examiner for the City of Oak Harbor hereby grants Conditional Use Permit Approval to Jim Wolch, BCRA Design, for the proposed Island County Stabilization Center, a 10-bed voluntary mental health detoxification facility, addressed as NE 10th Avenue, Oak Harbor, Washington, parcel R13335-337-0980, subject to the following Conditions of Approval:*

1. The project shall be in general conformance with the narrative and application materials submitted by the Applicant, dated October 24, 2017, and March 14, 2018, Exhibit 1-1 in the Hearing Examiner's file. The Applicant shall abide by conditions and requirements set forth in the attached Staff Report.
2. The Applicant shall ensure lighting is directed down and away from existing residential areas.
3. The Applicant shall ensure that the project complies with the standards of the Design Regulations and Guidelines Document.
4. The Conditional Use Permit shall not be transferable to a subsequent user unless specifically authorized by the Hearing Examiner, who finds it appropriate and a permit authorizing the transferability is on record with the Island County Auditor.

5. The Conditional Use Permit must be acted on within one year of the date of granting. Otherwise the Conditional Use Permit shall expire and be null and void.
6. The Conditional Use Permit applies only to the property for which the Application is made.

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with the above stated conditions may be cause for enforcement action pursuant to OHMC 19.100. Complaints regarding a violation of the conditions of this permit should be filed with the City of Oak Harbor Development Services Department.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS

This Decision of the Hearing Examiner is a final Decision by the City of Oak Harbor. Any Appeal must be filed in Superior Court and served on all necessary Parties, in accordance with the provisions of RCW 36.70C.040, within twenty-one (21) days of the date of this Decision.

DATED this 14th day of November 2018.



Rajeev Majumdar, Hearing Examiner *Pro Tem*

EXHIBIT 1

**Island County Stabilization Center
Case No. CUP-18-02
Staff Report to Hearing Examiner**

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APPLICATION:

An application for a conditional use permit to allow a 10-bed voluntary mental health detoxification facility to be located on an empty property in the City of Oak Harbor. The facility would be for the exclusive use of Island, Skagit and San Juan county residents and the typical stay would be approximately 3-5 days. Clients will be under constant and close supervision, staying inside the building in sleeping or day rooms. Secure, private outdoor space is also proposed.

The building itself is proposed to be a one-story, 10,250 structure located off of NE 10th Avenue, angled slightly from the roadway. The parking areas are proposed to be alongside the building and landscaping will screen the building and parking areas as required within the Oak Harbor Municipal Code and Design Regulations and Guidelines document.

Staffing will consist of up to 9 employees for tasks such as evaluation, stabilization and detox treatment under the direction of licensed psychiatrists, nurses, mental health professionals and peer support staff. Services provided will include diagnostic assessments, health screening, medication assessments and therapy sessions.

If the conditional use is approved, the applicant would be required to apply for appropriate site plan approval.

PRELIMINARY INFORMATION:

Applicant: Jim Wolch, BCRA Design, 2106 Pacific Ave, Suite 300, Tacoma, WA 98402

Property Owner: Island County, PO Box 5000, Coupeville, WA 98239

Address of proposal: NE 10th Avenue, Oak Harbor, WA 98277

Parcel Number: R13335-337-0980

Comprehensive Plan Designation: Low Intensity Residential

Zoning Designation: R-3, Multiple-Family Residential

Application Presented for Action:

Conditional Use Application (CUP-18-02) - Review Process III

Attachments:

Attachment 1-1	Conditional Use Application and Applicant Narrative
Attachment 1-2	Zoning and Vicinity Map
Attachment 1-3	Public Noticing Documents
Attachment 1-4	Public Comment

SITE GEOGRAPHY

The subject property is located on the south side of NE 10th Avenue, east of the intersection at N. Oak Harbor Street. The lot is currently undeveloped – the proposed site of the stabilization center is only about 1.7 of the total 6.75 acres. Public improvements such as sidewalk and gutter have not been constructed on the south side of NE 10th Avenue – that frontage adjacent to the site would be completed as part of the project. The parcel slopes downward from west to east. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Residential	R-3, Multiple-Family Residential
South:	Residential	R-3, Multiple-Family Residential
East:	Residential	R-3, Multiple-Family Residential
West:	Residential	R-3, Multiple-Family Residential

CONDITIONAL USE PERMIT APPLICATION

The applicant is requesting conditional use approval to operate a Skilled Nursing Facility on the property described above. As noted in OHMC 19.20.175, “any conditional use permitted in an R-2 district” is a conditional use in the R-3 district. The R-2 district defers to the R-1 district through a similar statement. OHMC 19.20.110(28) lists a “skilled nursing facility” as a conditional use in the R-1 district.

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, followed by a final decision by the Examiner.

OHMC 19.08.860 defines a skilled nursing facility as, “an institution or a distinct part of an institution that is licensed to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its members by marriage, blood or adoption.”

As noted in the application materials, the proposed use would include 10 beds for clients and up to 9 staff during daytime hours – 4 staff during evening and overnight periods. The clients would be residents of Island County, or neighboring Skagit and San Juan counties. By the application, the definition of “skilled nursing facility” applies, and is thereby a conditional use in the R-3 zone district.

SEPA

A SEPA DNS is being prepared for this project.

LEGAL NOTICE

A Notice of Application and notice to neighboring property owners were mailed and posted on September 15, 2018. The Notice of Public Hearing for the Conditional Use Permit was advertised on October 20, 2018 (Attachment 3).

PUBLIC COMMENTS

The City received two comments from members of the public (Attachment 4).

Comments received focused on the location of the proposed facility being in an established residential neighborhood and concerns about the clientele that the facility would serve.

Specifically, one comment referenced the 2010 Oak Harbor Comprehensive Plan (since superseded), stating that the introduction of the facility would be counter to the concept of preventing haphazard intrusion of incompatible land uses.

Questions were also posed regarding the process used to find the location, how the facility would be operated, where clients resided, and the funding sources for the center.

CONDITIONAL USE REVIEW

Conditional uses may be approved if they meet specific criteria set in OHMC 19.67.30. These criteria are set forth below, with staff commentary in *italics*.

- (1) All special conditions for the particular use are met;
There are no special conditions listed in the R-3 zone district or the preceding R-2 and R-1 districts for conditional uses. Typically, the 'special conditions' referred to in this section deal with such specifics as screening of outdoor storage and similar items. There will be specific design criteria applied to the building as part of the design review in the site plan application process. The applicant has been informed of the criteria of the Design Regulations and Guidelines (DRG) document through the pre-application process. The criteria listed within have been applied as seen on the proposed site plan attached to this application. Those criteria have to do with site layout and exterior design, which will help mitigate the impact of this or any other use constructed on the site.
- (2) It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property;
As noted in the application, the proposed building is a one-story structure designed to be residential in appearance. After reviewing the application materials, staff does not have any reason to believe that the proposed building would be any more of an impact than a permitted apartment building or similar structure. There should not be any increased traffic or emergency response over a permitted use, as noted in the application, as clients are admitted on a voluntary basis and would not be dropped off via ambulance or other emergency vehicle. Environmental impacts and lighting and glare will be regulated by the appropriate sections of the OHMC.
- (3) It is provided with adequate parking;
The application materials show the project having near the maximum number of parking spaces for this type of use. OHMC 19.44.100 requires a minimum of 10 parking spaces based on the proposed use, and up to 250% being a maximum number allowed. The applicant has proposed 24 parking spaces to ensure adequate parking for shift changes, and staff does not anticipate any parking issues coming from this property.
- (4) It is served with adequate public streets, public utilities and facilities;
The applicant states that the traffic impact will be minor, due to the facility's expected low traffic count and lack of significant traffic during the morning and evening rush hour periods. Staff reviewed the traffic study that was provided by the applicant and agreed with this assessment. Half street improvements will be required along the frontage where the development is to take place – this will provide curb, gutter and sidewalk in a location where those facilities are currently lacking. Existing water and sewer lines will be adequate to serve the proposed building and will not be over-stressed by the addition.
- (5) It otherwise meets the purpose of the district in which it is to be placed;
According to OHMC 19.20.160, the purpose and intent of the R-3 zone district is to, "provide

for and protect areas for medium- to high-density multiple-family residential development. The densities for this district range between a minimum density of six units per gross acre and a maximum density of 16 units per gross acre. The R-3 districts are intended only for those areas adjacent to arterials or collector streets, without generation of additional traffic upon residential streets, and with adequate public services."

While the purpose and intent statement does not explicitly identify other uses such as the one proposed, it is important to note that none of the other Residential zone districts do so, while still allowing for Bed and Breakfast businesses, assisted living facilities, churches, community centers, hospitals, mortuaries, nurseries, schools and other non-residential uses as either permitted or conditional uses.

Also of note is the density requirement within the R-3 district – if the project proposed 10 residential units on the 1.7-acre portion proposed, it would calculate to 5.9 units per acre. The application for conditional use will introduce less traffic to the neighborhood than a 10-unit residential project, and will not strain existing services, as required by the purpose statement.

- (6) It meets the goals and policies of the Oak Harbor comprehensive plan.

The proposed project specifically meets Goal 2.b of the Housing Element of the Oak Harbor Comprehensive Plan: "support the Island County Housing Authority and Opportunity Council to address siting and development of housing for special needs populations."

Additionally, siting the proposed facility in this location supports Urban Growth Area goal 1, "support and encourage urban uses and densities to occur within UGA boundaries." Development within existing UGA areas reduces the need to utilize land farther from existing services.

Finally, the design of the facility will be required to meet the standards set forth in the DRG document, which addresses the goals of the Urban Design Element, specifically Goal 3, which discusses landscaping requirements, the location of parking away from the front of buildings and overall quality of material and design.

Conclusion

Staff has reviewed the application and its associated materials including a preliminary site plan, SEPA checklist and traffic study against the conditional use permit standards found in OHMC 19.67 and the standards of the R-3 zone district and has determined that the requested use of a skilled nursing facility meet the intent of both.

RECOMMENDED ACTION

Staff recommends approval of CUP-18-02 subject to the following conditions of approval:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant dated October 24, 2017 and March 14, 2018, as attached in Exhibit 1 and abide by conditions and requirements set forth within this report.
2. Lighting is to be directed down and away from existing residential areas.
3. The project will comply with the standards of the Design Regulations and Guidelines document.

4. The conditional use shall not be transferable to a subsequent user unless specifically authorized by the hearing examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County auditor.
5. The conditional use permit must be acted on within one year of the date of granting. Otherwise the conditional use permit shall expire and be null and void.
6. The conditional use permit applies only to the property for which the application is made.



City of Oak Harbor
Development Services Department
865 SE Barrington Drive, Oak Harbor, WA 98277
<http://www.oakharbor.org>

Phone: 360-279-4510
Fax: 360-279-4519

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CITY OF OAK HARBOR
Development Services Department

Development Application

Project Information

Project Name: Island County Stabilization Center
Project Address: XXX NE 10th Avenue, Oak Harbor
Description of Work: New construction of a 24-hour mental health and detox facility. The facility is 1-story and designed to fit into the residential neighborhood; short plat will follow conditional use permit process.
Assessor Parcel Number(s): R13335-337-0980
Land Area (sq. ft. or acres): 6.75 acres Zoning District: R-3
What is the Project Valuation (best guess, if necessary) \$ 3,800,000.00

Applicant Information

Applicant Name: Jim Wolch / BCRA
Address: 2106 Pacific Ave, Suite 300
City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-627-4367
Email: JWolch@bcradesign.com

Applicant's Interest to Property* (check one):

☐ Owner ☐ Owner's Agent ☐ Lessee ☐ Contractor ☒ Licensed Architect ☐ Licensed Engineer
☐ Other (specify) _____

Primary Contact (if other than applicant)

Name: same as applicant
Address: _____
City/State: _____ Zip: _____ Phone/Fax: _____
Email: _____

Property Owner(s) (if other than applicant)

Name: Island County Facilities Management; contact: Larry Van Horn
Address: PO Box 5000,
City/State: Coupeville, WA Zip: 98239 Phone/Fax: 360-678-7871
Email: l.vanhorn@co.island.wa.us

All Persons/Firms having an ownership interest in the property:

Name: _____ Phone: _____

Name: _____ Phone: _____

Name: _____ Phone: _____

Architect / Engineer:

Name: Jim Wolch / BCRA Address: 2106 Pacific Ave, Suite 300

City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-627-4367

Email: JWolch@bcradesign.com

Architect / Engineer:

Name: Justin Goroch / BCRA Address: 2106 Pacific Ave, Suite 300

City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-627-4367

Email: JGoroch@bcradesign.com

Contractor:

Name of Business: TBD

Contact Person: _____

Email: _____

Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

WA State Contractors License: _____ Exp. _____

City of Oak Harbor Business License: _____

Authorization

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct, and complete.


Applicant Signature*

7/13/18
Date

Permit Type (check all that apply)

- ☐ Building
 ☒ Land Use
 ☐ Engineering
 ☐ Grading Only
 ☐ Land Clearing Only
 ☐ Demolition Only
☐ Residential Construction
 ☐ Commercial Construction

Please Note: Additional applications or supplementary pages may apply to your project.

Permits Requested (check all that apply)

☐ Accessory Dwelling Unit	☐ Grading	☐ Site Plan – Type I, II, IV
☐ Binding Site Plan	☐ Land Clearing	☐ Short Plat Short Plat will follow CUP w/Site Plan Review
☐ Boundary Line Adjustment	☐ Lot Combination	☐ Shoreline Substantial Development
☐ Civil Plan Review	☐ Pre-Application	☐ Transportation Concurrency
☐ Conditional Use - Consolidated	☐ Preliminary PRD	☐ Simple Variance - Consolidated
☒ Conditional Use - Simple	☐ Preliminary Plat	☐ Variance - Simple
☐ Final Plat	☒ SEPA Review	☐ Zoning Code Text Amendment

Are you requesting to process the applications individually per OHMC 18.20.360(1)?

☐ Yes ☒ No

Project Details (fill in all applicable sections)

Ground Disturbance: ☒ Yes ☐ No If yes, completes the following questions:

Is disturbance greater than 100 cubic yards? ☒ Yes ☐ No

Type of equipment to be used Excavation equipment (backhoe, dozer, etc)

Total cubic yards of excavation > 3000 CY Total cubic yards of fill > 4000 CY

Critical Areas:

Does the site contain a critical area as defined in OHMC 20.12.030(2) ☐ Yes ☒ No ☐ Unknown

If yes, please state critical area type(s) _____

Shoreline Development:

Is construction planned within 200 feet of ordinary high water? ☐ Yes ☒ No ☐ Unknown

Floodplain:

Is the project site /property/or portions of the property within a floodplain? ☐ Yes ☒ No ☐ Unknown

Project Details (fill in all applicable sections)

Stormwater:

Will the completed project result in 2,000 or more square feet of impervious surface? ☒ Yes ☐ No ☐ Unknown

Total replaced new and impervious surface (in sq. ft) Approximately 35,000 sf

What is the stormwater facility type(s) proposed to be used for the project? Downspout infiltration trenches, bioretention treatment areas and underground detention with infiltration.

Land Clearing: ☒ Yes ☐ No If yes, complete the following questions:

Percentage of land to be cleared 90 % Types of vegetation to be removed Pasture

Garry Oaks on the property? ☐ Yes ☒ No Estimated date of clearing _____

Type of equipment to be used Excavation equipment (backhoe, dozer, etc)

Transportation Concurrency: will be reviewed at later date

Licensed Traffic Engineer _____ Phone _____ Email _____

Total length of public streets _____ Total length of private streets _____

Existing property use _____

Land Use Data:

Sq ft of new construction 10,850 SF Existing property use Vacant

Proposed Property Use Skilled Nursing Facility Housing Type Proposed n/a

Proposed Number of Buildings 1 Number of Existing Dwelling Units 0

Number of Proposed Dwelling Units 0 Number of Existing Parking Spaces 0

Number of New Parking Spaces 24 Number of Existing Lots 0

Number of New Lots Proposed 1 (short plat will follow CUP w/Site Plan Review) Proposed Density n/a

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CITY OF OAK HARBOR
Development Services Department

Island County Stabilization Center

Operational Characteristics

Overview

Project Description: Island County will provide a 10-bed voluntary mental health detoxification facility exclusively for individuals within the boundaries of Island, San Juan, and Skagit County. The proposed site for this service will be located at XXX NE 10th Avenue, Oak Harbor WA 98239.

Clients could come from an emergency department, a police drop-off, primary care referral, or scheduled appointment to the facility. Typical stays are from 3 to 5 days and clients are continuously supervised. Clients would spend most of their time in a day room or a sleeping room but an enclosed exterior space for privacy is also desired. The facility would also have office and work areas for staff. The current program for the facility is approximately 10,250 square feet and is planned to be a one-story structure.

Services are tailored to accommodate an individual's immediate needs and level of emotional distress and discomfort. The maximum number of clients at any given time is limited to 10. The staffing model outlined below includes leadership positions and direct care staff. It excludes back office support staff. The ratios provided assume maximum unit capacity.

- Days: 9 staff
- PM: 4 staff
- NOC: 4 staff

The environment will be a secure setting designed to maintain health and safety standards, manage risk, and provide education and treatment while minimizing trauma and discrimination for individuals aged 18 and older.

The facility services at a minimum include evaluation, stabilization, and detox treatment provided by or under the direction of licensed psychiatrists, certified psychiatric Advanced Registered Nurse Practitioner (as allowed pursuant to RCW 71.05), nurses, mental health professionals, peer support staff, and discharge planning involving the individual, as well as family and/or significant others with the consent of the individual, so as to ensure continuity of health care.

Services will include diagnostic assessment, health screening, current medication assessment and adjustment as necessary. In addition, they will receive individual therapy, group and family therapies and activities of daily living (ADLs) rehabilitation services.

In conjunction with the clinical team's treatment plan, the individual is to be discharged as soon as a less-restrictive plan for treatment can be safely implemented. To effectively coordinate aftercare services, the operator will develop collaborations with human services organizations and systems, community-based housing, employment, substance abuse, education, outpatient mental health, physical health, self-help, peer support, and benefits assistance providers.

The operator's staff will provide follow-up for individuals that have minimal knowledge of how to effectively access and navigate the system of care, and to offer them the greatest chance of succeeding in the community and avoiding situations that could lead to a relapse and potential readmission to the facility.

The operator will ensure channels of communication and service coordination strategies are established with other community resources, including Mobile Outreach Crisis Team (MOCT), Crisis Triage Center, Consumer Warm Line, inpatient/outpatient providers, law enforcement, hospital emergency departments, Island County courts, and other allied service providers.



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CITY OF OAK HARBOR
Development Services Department

Island County Stabilization Center Conditional Use – Response to Criteria

19.67.30 Criteria.

No conditional use shall be granted unless it meets the following criteria:

- (1) Are all special conditions for the particular use being met by the proposal?
(Certain uses have specific conditions listed when considered as a Conditional use. For example, the Residential Office district permits restaurants as a conditional use but it cannot have a drive-up window. If no specific conditions exist, then state that none exists.)

Response: Per OHMC 19.20.115 Conditional uses permitted (28), a Skilled nursing facility is approvable through a CUP with no special conditions listed.

- (2) Does the proposed use have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property?

Response: The proposed use will be designed to be residential in scale, materials and overall appearance. It will be a single-story wood framed building with sloped roof, siding and windows along all elevations. The intent of the facility is to provide a serene setting to promote personal reflection and healing. Because the patients are voluntary, it is not expected to have a high incidence of either police or ambulance emergencies, with little resulting excessive noise or unusual lights/glare. The site is relatively flat and will be designed and landscaped to minimize soil erosion.

- (3) Is the proposed use provided with adequate parking?
(list the parking requirement for the proposed as per the OHMC Sec 19.44.100 and also the number of parking spaces provided on the site. Refer to OHMC Sec 19.20.320 (10) for uses in the CBD District)

Response: The parking requirements per OHMC Sec 19.44.100 for a skilled nursing facility require a minimum of 1 space per 5 beds and additional parking for staff. This would require a minimum of 10 spaces. We are choosing to provide 24 spaces (including 1 van accessible space) as this will cover the times of the day when there is staff overlap during shift changes. Maximum parking allowed per OHMC Sec 19.44.105 is 250% of the minimum, and for this project is 25 parking spaces.





(4) Is the proposed use served with adequate public streets, public utilities and facilities?

Response: The project proposal will be located with its entrance on NE 10th Avenue. While this road is very busy during the typical morning and late afternoon rush hours, the proposed use will not increase that impact. This use does not have a high traffic count and the trips are generally spread over the course of the day or at shift changes. There is a maximum of 8 staff on a shift during the day and shift changes are the peak impact times. Half-street improvements along 10th Avenue will be included in the development work.

Water and sewer are available in Oak Harbor Street and in the private road to the east and will be brought down 10th Avenue to serve the site.

(5) Does the proposed use meet the purpose and intent of the district in which it is to be located?

Response: Per 19.20.160: "The R-3 multiple-family residential district is intended to provide for and protect areas for medium- to high-density multiple-family residential development. The densities for this district range between a minimum density of six units per gross acre and a maximum density of 16 units per gross acre. The R-3 districts are intended only for those areas adjacent to arterials or collector streets, without generation of additional traffic upon residential streets, and with adequate public services."

The property is approximately 60,000 SF or roughly 1.4 acres. The facility will have 10 beds and even though it is not a multi-family use, the scale of the building and occupant load will be compatible with the density range. Since it is classified as a Skilled Nursing Facility, the traffic will not add to current peak traffic the way that a multi-family project would do. The project site is located adjacent to 10th Avenue which is appropriate for our clients as this street is in a quiet area which is favorable for personal reflection and healing. Having privacy for the patients is paramount to their successful rehabilitation.

Out of respect for the patients' privacy we cannot bring building elevations with patient rooms up close to the street. Our solution is that we have angled the building to give the site and the main entrance a more dynamic and interesting feel, creating an entry plaza focal area which is very welcoming to those coming into the facility, while being a gracious presence on the street and to the neighborhood. This responds to the Design Regulation that requires activity facing the street while also protecting the privacy of the patients. Building design will be residential in scale with appropriately sized and placed windows. Landscaping between the building and the sidewalk will be designed to enhance the street side view and passerby' experience. The front entry plaza is over 500 SF and landscaping elements and furniture will be incorporated as appropriate to create a sense of welcome to the building entrance.



(6) Does the proposed use meet goals and policies listed in the Oak Harbor Comprehensive Plan?

Oak Harbor ⇒ 2036 A Vision for the Future

Low-Intensity Residential [pg. 26]

The Low-Intensity Residential category is intended to accommodate most of the residential uses and to support low-intensity uses such as religious institutions, care facilities, schools etc., that create healthy livable neighborhoods. Supporting uses in this category normally provide services that are quiet, low impact and operate in a fashion that does not hinder the residential character of the neighborhood.

Land Use Inventory [pg. 30]

...the Low-Intensity Residential constitutes the major portion of the city and is likely the most dynamic of all categories as the city grows.

Land Use Goals and Policies [pg. 32-]

Goal 1 – Promote a healthy mix of uses

- 1.a. Encourage land use densities/intensities where services exist or are readily available.
- 1.b. Consider land use changes that are compatible with the character of its neighborhood.

Goal 2 – Encourage land use patterns that promote health and safety

- 2.a. Promote land use changes that provide services closer to where people live.
- 2.l. Consider flexible standards to encourage redevelopment of underutilized lots.
- 2.o. Promote a pedestrian scale environment by requiring buildings to locate close to street frontages in commercial, office and residential areas.
- 2.p. Promote pedestrian amenities, where feasible, with development and redevelopment of land.

Goal 5 – Respect the character of its natural and built environment

5.h. Require development to adhere to design guidelines and regulations that promotes a pedestrian friendly environment by:

- 1. Locating buildings closer to street frontages;
- 2. Encouraging visually interesting facades and people spaces.

5.m. Require buffers where land use intensities vary.

5.n. Require landscaping standards to efficiently screen for outdoor uses and storage areas.

Response: The project reflects the preceding goals and policies of the Comprehensive Plan and is a supporting use that will provide services that are quiet, with low impact, and not detract from the residential character of the neighborhood and community and does not hinder the residential character of the neighborhood.

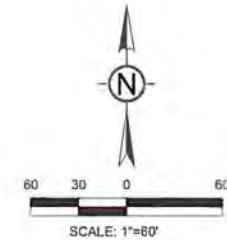
It is also important to note that Low-Intensity Residential land (includes R-1, R-2 & R-3 zoned land) makes up approximately 47% of the amount of land in Oak Harbor (per 2017 City Comprehensive Plan, pg. 26) and the use of this site for a non-residential purpose does not decrease the ability to provide low-intensity housing elsewhere in the city limits.



VICINITY MAP
SCALE: NTS

ISLAND COUNTY STABILIZATION CENTER

OAK HARBOR, WA 98277
CONDITIONAL USE PERMIT (SIMPLE)
FOR SKILLED NURSING FACILITY



SITE INFORMATION:

TAX PARCEL NUMBER: R13335-337-0980
PARCEL AREA: 294,163 SF (6.75 ACRES)
ZONING: RESIDENTIAL R-3

MINIMUM OFF-STREET PARKING: 10 (PER CH. 19.44 SKILLED NURSING FACILITY)
MAXIMUM OFF-STREET PARKING: 25 (PER CH. 19.44 SKILLED NURSING FACILITY)

OFF-STREET PARKING PROVIDED:

STANDARD STALLS - 23
ADA STALLS - 1
TOTAL STALLS - 24

BUILDING SQUARE FOOTAGE: 10,260

CONSTRUCTION TYPE: V-B

PROPOSED LOT AREA: APPROXIMATELY 1.7 ACRES (AFTER SHORT PLAT)

LEGAL DESCRIPTION:

(OLD REPUBLIC TITLE REPORT ORDER NO. 03-164804-O, DATED SEPT 15, 2017)

LOT 1 OF RANDHAWA BOUNDARY LINE ADJUSTMENT, OAK HARBOR PROJECT
NO. BND-16-01 AS RECORDED APRIL 21, 2016 UNDER AUDITOR'S FILE NO. 4397868.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

LOCAL BENCHMARK:

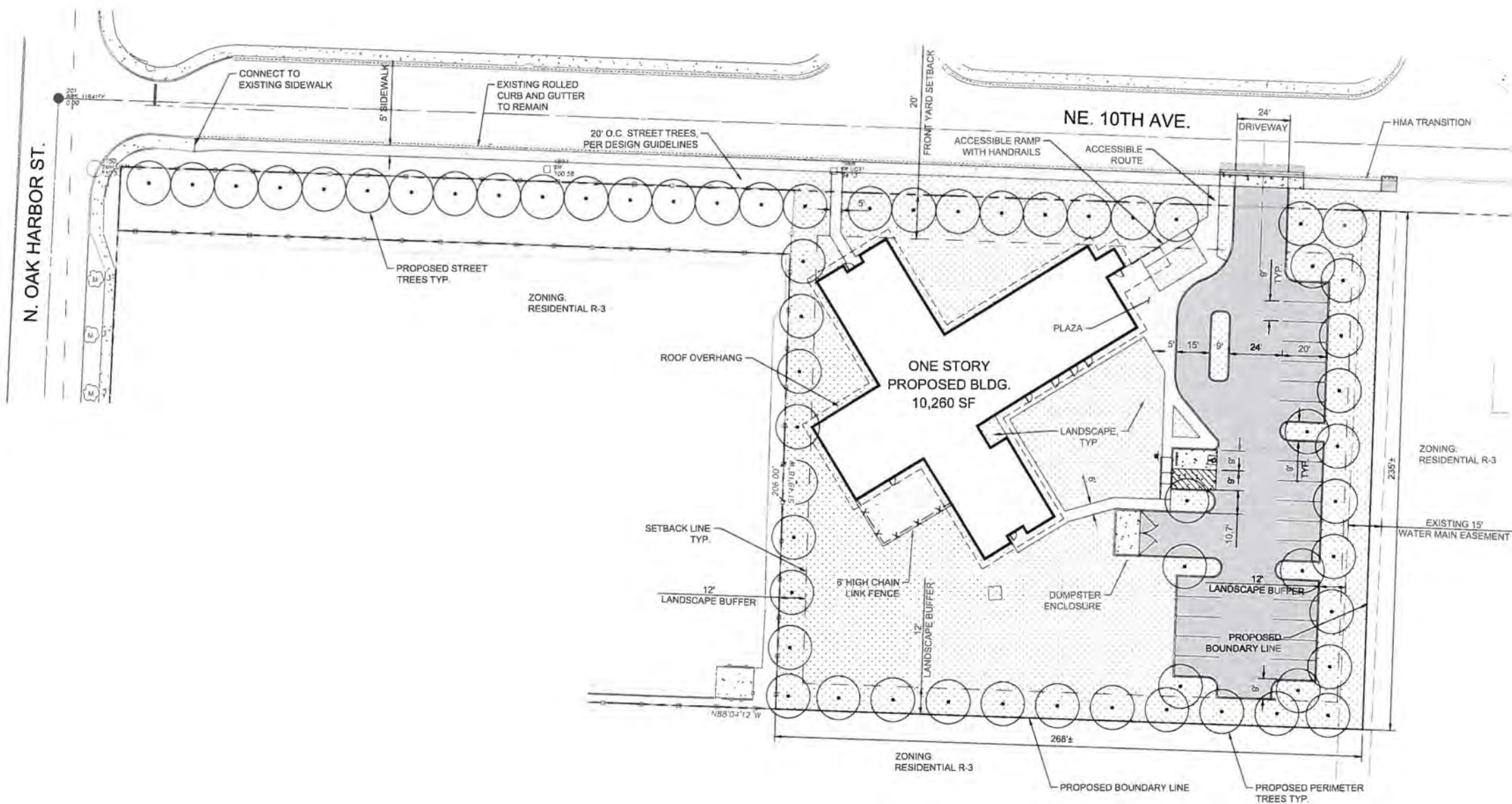
SEWER MANHOLE NEW SW CORNER OF THE SITE
RIM = 108.93'

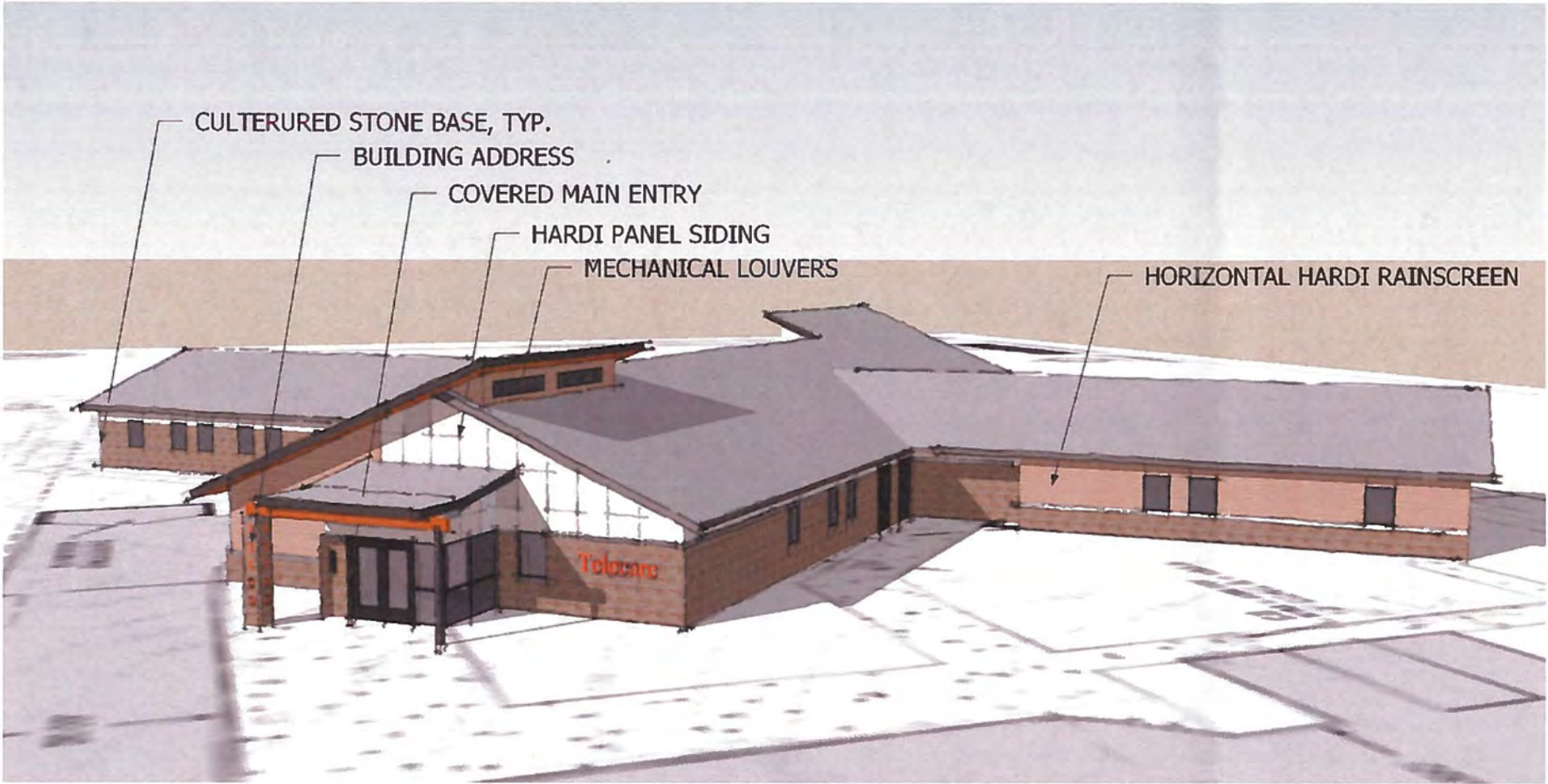
VERTICAL DATUM / BENCHMARK:

NAVD 88
FROM GPS NETWORK

SITE ADDRESS:

XXXX NE 10TH AVE
OAK HARBOR, WA 98277

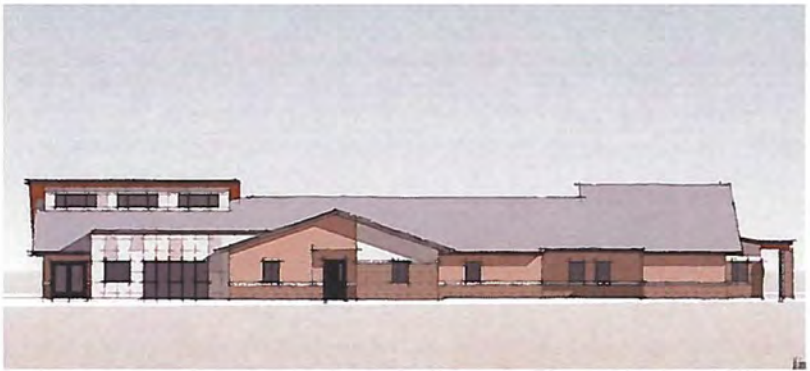




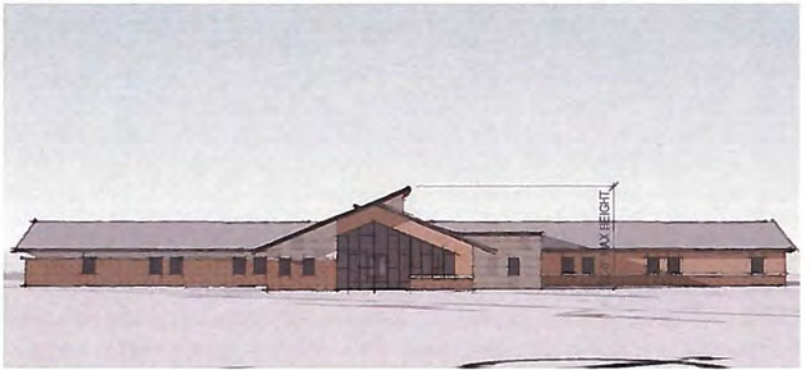
Entry View



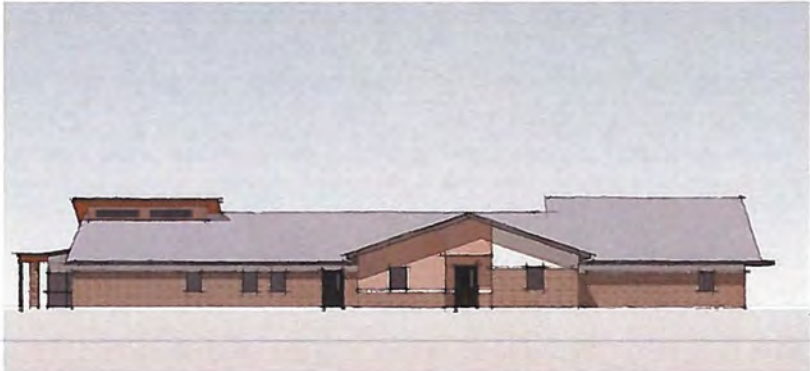
North View



East View



South View

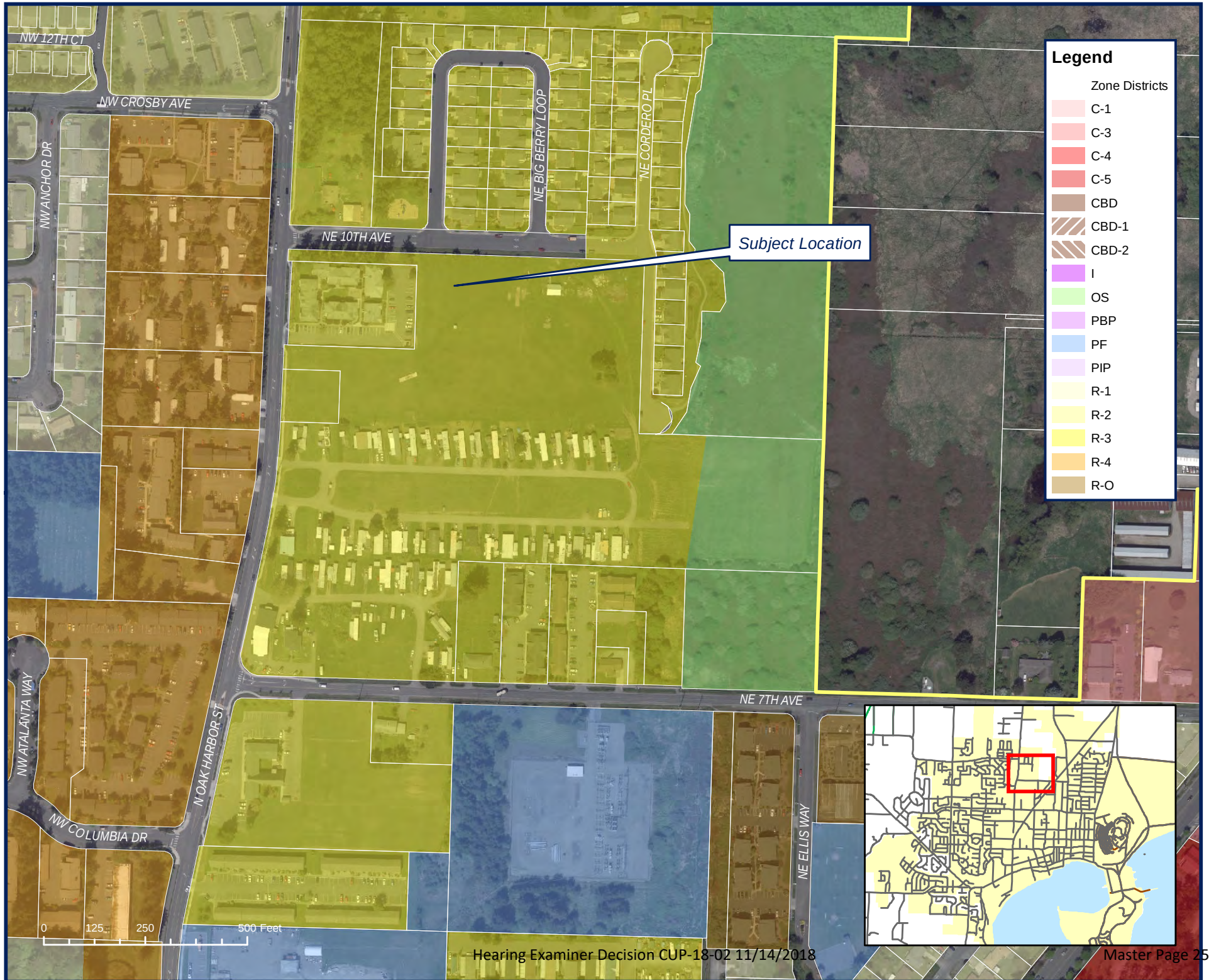


West View

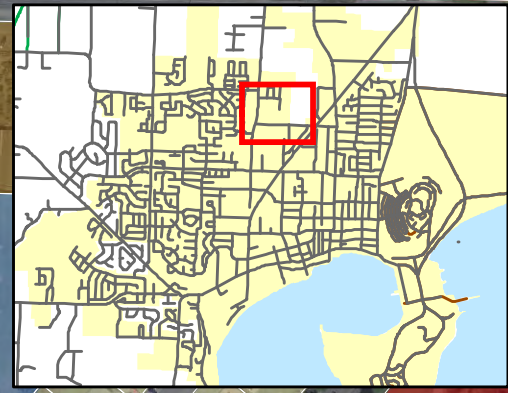
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Attachment 2 - Zoning and Vicinity Map



Legend	
Zone Districts	
	C-1
	C-3
	C-4
	C-5
	CBD
	CBD-1
	CBD-2
	I
	OS
	PBP
	PF
	PIP
	R-1
	R-2
	R-3
	R-4
	R-O



AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, LARRY VAN HORN, hereby certify that I did, on the 14 day of SEPTEMBER 2018 post 2 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

1. 0 NE 10th Avenue (East of 950 N Oak Harbor Road)
2. 0 N Oak Harbor Road (Frontage of parcel) ,R13335-337-0980

advertising a Notice of Application for Conditional Use Application (CUP-18-02),
SEPA environmental checklist for the proposed Island County Stabilization Center.


(Signature of person posting)

SIGNED AND ATTESTED to before me this 14th day of September, 2018
by Larry Van Horn.



Virginia Shaddy
Notary Public
Print Name Virginia Shaddy
Notary Public in and for the State of
Washington, Island City/County
Commission expires 9/6/2020

**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Bebee, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 13th day of September, 2018, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-18-02 and SEPA environmental checklist SEP-18-03 a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 13th day of September, 2018 in Oak Harbor, Washington.



(Signature of person mailing)



September 14, 2018

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION**

Island County Stabilization Center

**APPLICATION: Conditional Use CUP-18-02
APPLICATION: SEPA environmental checklist SEP-18-03**

Island County submitted a conditional use (**CUP-18-02**) application and SEPA environmental checklist (**SEP-18-03**) for the proposed new construction of a 24-hour mental health and detox facility. The facility is 1-story and designed to fit into the residential neighborhood. The conditional use application is for the purpose of approval for a skilled nursing facility in an R-3 zone. The applicant intends to apply for a short plat after the conditional use process is completed.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PROJECT LOCATION: The property location is at 0 NE 10th Avenue, R13335-337-0980 (located to the East of 950 N. Oak Harbor Street on NE 10th Avenue).

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 5:00 p.m. on October 1, 2018**. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m.

PUBLIC HEARING REQUIRED: The conditional use application (**CUP-18-02**) will be scheduled for a public hearing before the Hearing Examiner. The notice of public hearing will be mailed when the date and time has been established for the hearing.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:
SEPA environmental checklist (**SEP-18-03**).

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for application CUP-18-02 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

OAK HARBOR 1 LLC

BOX ~~481~~ 507

~~OAK HARBOR, WA 98277~~
Anacortes, WA 98221

OAK HARBOR FEE OWNERS LLC

15910 VENTURA BLVD SUITE 1450

ENCINO, CA 91436

HARBOR SHORES ASSOC & C/O AD-
WEST REALTY

545 RAINIER BLVD N #9

ISSAQUAH, WA 98027

JAMES M LLOYD & MARIA ISABEL DIAZ

324 N GOLD CANYON ST APT B

RIDGECREST, CA 93555

ASHLEY CHARISSE BERNALES

1304 NE BERRY LOOP

OAK HARBOR, WA 98277

COLBY M NARINE

1070 NE CORDERO PLACE

OAK HARBOR, WA 98277

SPRING HOLLOW #1 & LOT OWNERS

910 CORDERO PLACE

OAK HARBOR, WA 98277

CITY OF OAK HARBOR

865 SE BARRINGTON DR

OAK HARBOR, WA 98277

ISLAND COUNTY & HUMAN SERVICES

PO BOX 5000

COUPEVILLE, WA 98239

WILLIAM H & NORMA CLARK

1379 NE BIG BERRY LOOP

OAK HARBOR, WA 98277

GALBRAITH WINDHAVEN PROPERTIES LLC

1025 NE 7TH AVE

OAK HARBOR, WA 98277

OAK HARBOR FEE OWNERS LLC

15910 VENTURA BLVD SUITE 1450

ENCINO, CA 91436

BEVERLY GARDUQUE

1030 NE CORDERO PLACE

OAK HARBOR, WA 98277

DARREL R FRANKLIN

974 NE CORDERO PLACE

OAK HARBOR, WA 98277

JASON J & LORRAINE M QUICHCHO

PSC 477 BOX 22

FPO, AP 96306

SPRING HOLLOW #1 & LOT OWNERS

910 CORDERO PLACE

OAK HARBOR, WA 98277

JEFFREY J & JO ANN G QUICHOCHO

1040 NE BERRY LOOP

OAK HARBOR, WA 98277

LIHI FIR VILLAGE LLC

2407 1ST AVE #200

SEATTLE, WA 98121

DANIEL L & ALMA M CRAVY

958 NE CORDERO PLACE

OAK HARBOR, WA 98277

LYNDON A & ELINITA H BONGANAY

1339 NE BIG BERRY LOOP

OAK HARBOR, WA 98277

OAK HARBOR FEE OWNERS LLC

15910 VENTURA BLVD SUITE 1450

ENCINO, CA 91436

31 NW CROSBY LLC

6511 17TH AVE NE

SEATTLE, WA 98115

CHADWICK L & LILIBETH R DOUGLASS

1067 NE CORDERO PLACE

OAK HARBOR, WA 98277

MARVIN D & TIYA P ALGERE BURNS

1080 NE BIG BERRY LOOP

OAK HARBOR, WA 98277

MARK W & ANNE MIREN MOONEY

1007 NE CORDERO PLACE

OAK HARBOR, WA 98277

SPRING HOLLOW #1 & LOT OWNERS

910 CORDERO PLACE

OAK HARBOR, WA 98277

NESTOR & ROSA I LOPEZ SALAZAR

PO BOX 4388

VIRGINIA BEACH, VA 23454

LEO RANDHAWA FAMILY LLC

1730 LABOUNTY RD #3-328

FERNDAL, WA 98248

E JEAN MONK

4367 CERULLO DR

OAK HARBOR, WA 98277

JEFFREY D STASTNY

3419 VIRGINIA BEACH BLVD

VIRGINIA BEACH, VA 23452

HENRY A & KRYSTAL L LARREYNAGA
1006 NE CORDERO PLACE
OAK HARBOR, WA 98277

MARLON & ROSALYN BARTOLOME
990 NE CORDERO PLACE
OAK HARBOR, WA 98277

NEAL L & LINDA M HARVEY JTWROS
3113 H AVE
ANACORTES, WA 98221

CHRISTOPHER C MCCARTER
252 BLUE RIDGE LN
SAN JACINTO, CA 92583

JONATHAN F & VINA SEVILLA
1055 NE CORDERO PLACE
OAK HARBOR, WA 98277

ANGEL C & FLORENCIA C GUINA
192 NE 10TH AVE
OAK HARBOR, WA 98277

JONATHAN A MANDERVILLE
1043 NE CORNERO PLACE
OAK HARBOR, WA 98277

NEAL L & LINDA M HARVEY JTWROS
3113 H AVE
ANACORTES, WA 98221

WALDEN FAMILY LLC
1234 LOMBARDY LN
OAK HARBOR, WA 98277

MARIO B & GIRLIE P PAJARILLO
1041 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

CHRISTIAN C SAMARAS
1079 NE CORDERO PLACE
OAK HARBOR, WA 98277

EDWIN T & AVELINA S AGUILAR
1060 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

WOODBURY PARK LLC
504 FAIRHAVEN AVE
BURLINGTON, WA 98233

PHILIP & MIA RYANES
1359 NE BIG BERRY LP
OAK HARBOR, WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR, WA 98277

ANDREW J YOUNG
2465 MEDA AVE
SANTA ROSA, CA 95404

CHRISTOPHER A NIGUS
1091 NE CORDERO PLACE
OAK HARBOR, WA 98277

PATRICK M & IMEE A COOPER
1081 NW BIG BERRY LOOP
OAK HARBOR, WA 98277

JULIO & ANNA MARISA FAZZARI
WILLIAMSON
910 NE CORDERO PLACE
OAK HARBOR, WA 98277

DONNY A & GLADYS C KLOEWER
1019 NE CORDERO PLACE
OAK HARBOR, WA 98277

ANTHONY J MATTIELLO JR
1100 NE BERRY LOOP
OAK HARBOR, WA 98277

WOODBURY PARK LLC
504 FAIRHAVEN AVE
BURLINGTON, WA 98233

WALTER M & TERESA A KRYCHTA
1317 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

LEIALOHA & AMY E KUAPAHI
1340 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

BRIAN WARE
1002 NE CORDERO PLACE
OAK HARBOR, WA 98277

NEAL L & LINDA M HARVEY JTWROS
3113 H AVE
ANACORTES, WA 98221

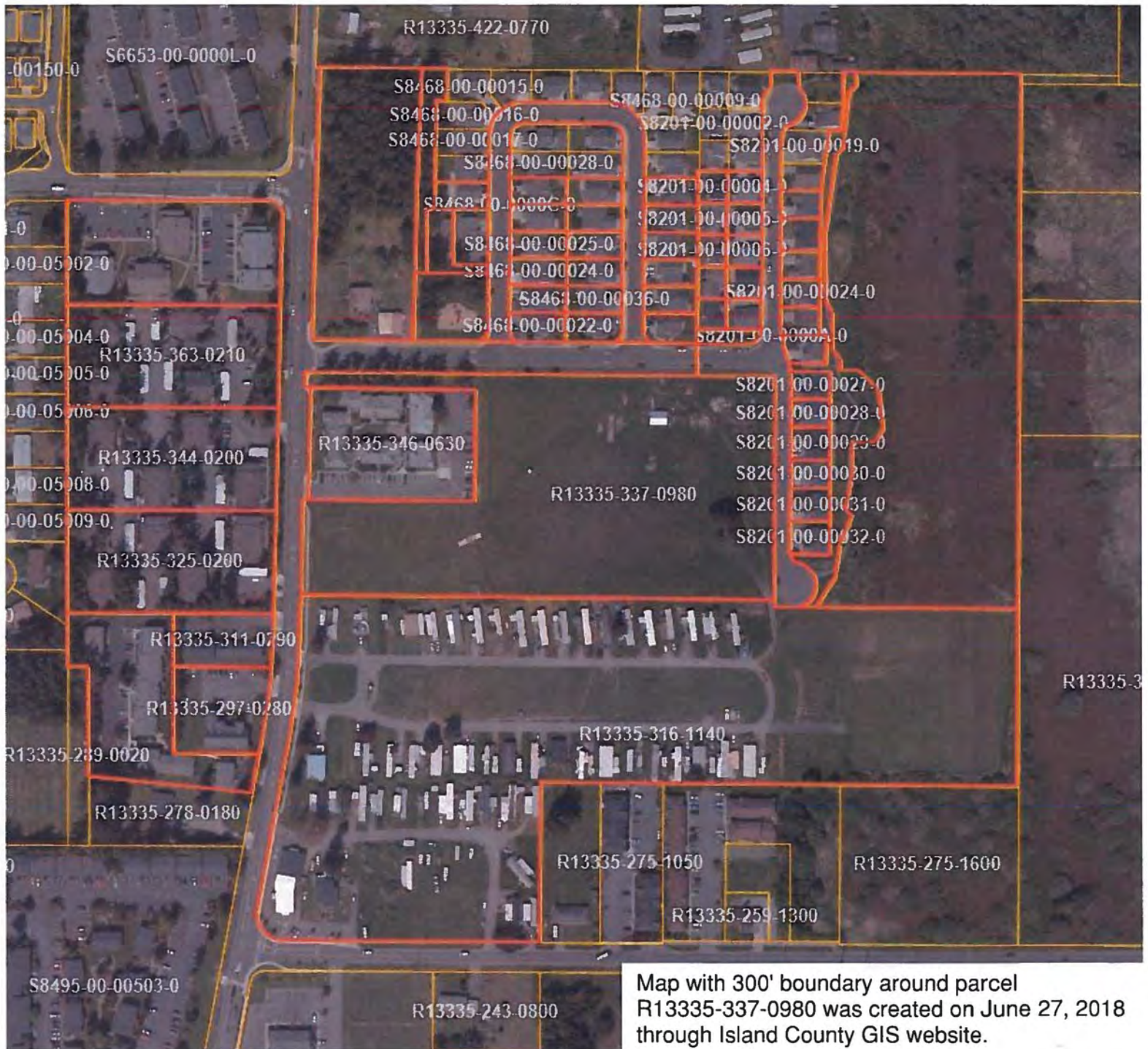
ISIDRO F & ROSARIO M HERRERA
1061 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

SCOTTIE Q & EMILY D HOLTSCRAW
1101 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

RECEIVED

JUL 16 2018

CITY OF OAK HARBOR
Development Services Department



**CERTIFICATION OF POSTING
NOTICE OF APPLICATION**

Office of the City Administrator
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 13th day of September 2018, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

- 3) City Library
 1000 E Regatta Drive
 Oak Harbor, WA 98277

advertising a Notice of Application CUP-18-02

Executed this 13th day of September, 2018 in Oak Harbor, Washington.



(Signature of person posting)

NOTICE OF APPLICATION

APPLICATION: Conditional Use CUP-18-02
APPLICATION: SEPA environmental checklist SEP-18-03

Island County Stabilization Center

Island County submitted a conditional use (CUP-18-02) application and SEPA environmental checklist (SEP-18-03) for the proposed new construction of a 24-hour mental health and detox facility. The facility is 1-story and designed to fit into the residential neighborhood. The conditional use application is for the purpose of approval for a skilled nursing facility in an R-3 zone. The applicant intends to apply for a short plat after the conditional use process is completed.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PROJECT LOCATION: The property location is at 0 NE 10th Avenue, R13335-337-0980 (located to the East of 950 N. Oak Harbor Street on NE 10th Avenue).

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 5:00 p.m. on October 1, 2018**. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m.

PUBLIC HEARING REQUIRED: The conditional use application (CUP-18-02) will be scheduled for a public hearing before the Hearing Examiner. The notice of public hearing will be mailed when the date and time has been established for the hearing.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: SEPA environmental checklist (SEP-18-03).

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for application CUP-18-02 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

Lisa Bebee
Permit Coordinator

Published: Whidbey News Times
Date: September 15, 2018



**CERTIFICATION OF NOTIFICATION
OF PUBLIC HEARINGS**

Oak Harbor Hearing Examiner
865 SE Barrington Drive
Oak Harbor, Washington 98277

I, Lisa Felix, acting as the Development Services Department Administrative Assistant for the City of Oak Harbor, certify under penalty of perjury under the laws of the State of Washington that:

1. On the 16th day of October, 2018, I provided written notice to the Whidbey News Times Legals (legals@soundpublishing.com), to be published in the paper on the 20th day of October, 2018, of the Public Hearing before the Hearing Examiner, which is scheduled for the 5th day of November, 2018; and
2. On the 19th day of October, 2018, I posted the notice on the City of Oak Harbor website.

Signed this 19th day of October, 2018, at Oak Harbor, Washington.

Lisa Felix
Senior Administrative Assistant



NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER

HE 11-05-2018

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on Monday, November 5, 2018 at 11:00 AM, or as soon thereafter as possible following any preceding items, to consider the following item:

OAK HARBOR STABILIZATION CAMPUS – CUP-18-02

The Hearing Examiner will consider a conditional use permit application submitted for the Oak Harbor Stabilization Campus by Mr. Jim Wolch with BCRA Design on behalf of Mr. Larry Van Horn with Island County Facilities Management. The Conditional Use request consists of the construction and operation of a 10-bed, 24-hour mental health detoxification facility. Intake to the facility would be voluntary, and open to residents of Island, San Juan and Skagit Counties. Typical stays are from 3 to 5 days and clients would remain under direct supervision full time. Clients will be mostly indoors – either sleeping, or participating in assessment, screening, medication adjustments, therapy sessions, etc. The subject property is located on the south side of NE 10th Avenue, parcel number R13335-337-0980.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

For additional information, you may contact the Department of Development Services in City Hall at (360) 279-4510. All meetings of the Hearing Examiner are open to the public.

PUBLISHED Whidbey News Times Saturday, October 20, 2018



**CERTIFICATION OF POSTING
PUBLIC HEARING NOTICES**

Oak Harbor Hearing Examiner
865 SE Barrington Drive
Oak Harbor, Washington 98277

I, Lisa Felix, acting as the Development Services Department Administrative Assistant for the City of Oak Harbor, certify under penalty of perjury under the laws of the State of Washington that:

On the 19th day of October, 2018, I did post two (2) notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

1. Oak Harbor City Hall – Upstairs bulletin board
865 SE Barrington Drive
Oak Harbor, WA 98277
2. Oak Harbor City Hall – Downstairs bulletin board
865 SE Barrington Drive
Oak Harbor, WA 98277

Advertising a public hearing for Oak Harbor Stabilization Campus Conditional Use Permit CUP-18-02 before the Hearing Examiner on the 5th day of November, 2018.

Executed this 19th day of October, 2018, at Oak Harbor, Washington.

Lisa Felix
Senior Administrative Assistant



**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

HE 11-05-2018

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on **Monday, November 5, 2018 at 11:00 AM**, or as soon thereafter as possible following any preceding items, to consider the following item:

OAK HARBOR STABILIZATION CAMPUS – CUP-18-02

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Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

For additional information, you may contact the Department of Development Services in City Hall at (360) 279-4510.

All meetings of the Hearing Examiner are open to the public.

Lisa Felix, lfelix@oakharbor.org
Senior Administrative Assistant

POSTED ON FRIDAY, OCTOBER 19, 2018:

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.org

EMAILED ON TUESDAY, OCTOBER 16, 2018: legals@soundpublishing.com

PUBLISHED ON SATURDAY, OCTOBER 20, 2018: Whidbey News Times

REMOVE TUESDAY, NOVEMBER 6, 2018



**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Felix, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 19th day of October, 2018, I deposited in the U.S. mail, postage prepaid, a copy of the Notice of Public Hearing before the Hearing Examiner for Oak Harbor Stabilization Campus Conditional Use Permit CUP-18-02 to take place on November 5, 2018 (a copy of which is attached hereto and by reference made a part hereof) to the attached list of recipients.

Executed this 19th day of October, 2018, in Oak Harbor, Washington.

Lisa Felix
Senior Administrative Assistant



October 19, 2018

**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

You are receiving this notice because you own property within 300 feet of parcel R13335-337-0980.

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on **Monday, November 5, 2018 at 11:00 AM**, or as soon thereafter as possible following any preceding items, to consider the following item:

OAK HARBOR STABILIZATION CAMPUS – CUP-18-02

The Hearing Examiner will consider a conditional use permit application submitted for the Oak Harbor Stabilization Campus by Mr. Jim Wolch with BCRA Design on behalf of Mr. Larry Van Horn with Island County Facilities Management. The Conditional Use request consists of the construction and operation of a 10-bed, 24-hour mental health detoxification facility. Intake to the facility would be voluntary, and open to residents of Island, San Juan and Skagit Counties. Typical stays are from 3 to 5 days and clients would remain under direct supervision full time. Clients will be mostly indoors – either sleeping, or participating in assessment, screening, medication adjustments, therapy sessions, etc. The subject property is located on the east side of Oak Harbor Street and on the south side of NE 10th Avenue, parcel number R13335-337-0980.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

The conditional use permit application is available for review at the City of Oak Harbor Development Services Department at City Hall, 865 SE Barrington Drive. For more information, please contact the Permit Coordinator in the Development Services Department at 360-279-4510.

All meetings of the Hearing Examiner are open to the public.

Lisa Felix

Senior Administrative Assistant

lfelix@oakharbor.org

OAK HARBOR 1 LLC
PO BOX 507
Anacortes, WA 98221

GALBRAITH WINDHAVEN PROPERTIES LLC
1025 NE 7TH AVE
OAK HARBOR, WA 98277

OAK HARBOR FEE OWNERS LLC
15910 VENTURA BLVD SUITE 1450
ENCINO, CA 91436

~~OAK HARBOR FEE OWNERS LLC
15910 VENTURA BLVD SUITE 1450
ENCINO, CA 91436~~

~~OAK HARBOR FEE OWNERS LLC
15910 VENTURA BLVD SUITE 1450
ENCINO, CA 91436~~

31 NW CROSBY LLC
6511 17TH AVE NE
SEATTLE, WA 98115

HARBOR SHORES ASSOC & C/O AD-
WEST REALTY
545 RAINIER BLVD N #9
ISSAQUAH, WA 98027

BEVERLY GARDUQUE
1030 NE CORDERO PLACE
OAK HARBOR, WA 98277

CHADWICK L & LILIBETH R DOUGLASS
1067 NE CORDERO PLACE
OAK HARBOR, WA 98277

JAMES M LLOYD & MARIA ISABEL DIAZ
324 N GOLD CANYON ST APT B
RIDGECREST, CA 93555

DARREL R FRANKLIN
974 NE CORDERO PLACE
OAK HARBOR, WA 98277

MARVIN D & TIYA P ALGERE BURNS
1080 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

ASHLEY CHARISSE BERNALES
1304 NE BERRY LOOP
OAK HARBOR, WA 98277

JASON J & LORRAINE M QUICHCHO
PSC 477 BOX 22
FPO, AP 96306

MARK W & ANNE MIREN MOONEY
1007 NE CORDERO PLACE
OAK HARBOR, WA 98277

COLBY M NARINE
1070 NE CORDERO PLACE
OAK HARBOR, WA 98277

SPRING HOLLOW #1 & LOT OWNERS
910 CORDERO PLACE
OAK HARBOR, WA 98277

~~SPRING HOLLOW #1 & LOT OWNERS
910 CORDERO PLACE
OAK HARBOR, WA 98277~~

~~SPRING HOLLOW #1 & LOT OWNERS
910 CORDERO PLACE
OAK HARBOR, WA 98277~~

JEFFREY J & JO ANN G QUICHOCHO
1040 NE BERRY LOOP
OAK HARBOR, WA 98277

NESTOR & ROSA I LOPEZ SALAZAR
PO BOX 4388
VIRGINIA BEACH, VA 23454

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR, WA 98277

LIHI FIR VILLAGE LLC
2407 1ST AVE #200
SEATTLE, WA 98121

LEO RANDHAWA FAMILY LLC
1730 LABOUNTY RD #3-328
FERNDAL, WA 98248

ISLAND COUNTY & HUMAN SERVICES
PO BOX 5000
COUPEVILLE, WA 98239

DANIEL L & ALMA M CRAVY
958 NE CORDERO PLACE
OAK HARBOR, WA 98277

E JEAN MONK
4367 CERULLO DR
OAK HARBOR, WA 98277

WILLIAM H & NORMA CLARK
1379 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

LYNDON A & ELINITA H BONGANAY
915 SW Eagle Vists Ave
OAK HARBOR, WA 98277

JEFFREY D STASTNY
3419 VIRGINIA BEACH BLVD
VIRGINIA BEACH, VA 23452

HENRY A & KRYSTAL L LARREYNAGA
1006 NE CORDERO PLACE
OAK HARBOR, WA 98277

CHRISTIAN C SAMARAS
1079 NE CORDERO PLACE
OAK HARBOR, WA 98277

DONNY A & GLADYS C KLOEWER
1019 NE CORDERO PLACE
OAK HARBOR, WA 98277

MARLON & ROSALYN BARTOLOME
990 NE CORDERO PLACE
OAK HARBOR, WA 98277

EDWIN T & AVELINA S AGUILAR
1060 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

ANTHONY J MATTIELLO JR
1100 NE BERRY LOOP
OAK HARBOR, WA 98277

NEAL L & LINDA M HARVEY JTWROS
3113 H AVE
ANACORTES, WA 98221

WOODBURY PARK LLC
504 FAIRHAVEN AVE
BURLINGTON, WA 98233

~~WOODBURY PARK LLC~~
~~504 FAIRHAVEN AVE~~
~~BURLINGTON, WA 98233~~

CHRISTOPHER C MCCARTER
252 BLUE RIDGE LN
SAN JACINTO, CA 92583

PHILIP & MIA RYANES
1359 NE BIG BERRY LP
OAK HARBOR, WA 98277

WALTER M & TERESA A KRYCHTA
1317 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

JONATHAN F & VINA SEVILLA
1000 Panorama Rdg
Mount Vernon, WA 98273

~~CITY OF OAK HARBOR~~
~~865 SE BARRINGTON DR~~
~~OAK HARBOR, WA 98277~~

LEIALOHA & AMY E KUAPAHI
1340 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

ANGEL C & FLORENCIA C GUINA
192 NE 10TH AVE
OAK HARBOR, WA 98277

ANDREW J YOUNG
2465 MEDA AVE
SANTA ROSA, CA 95404

BRIAN WARE
1002 NE CORDERO PLACE
OAK HARBOR, WA 98277

JONATHAN A MANDERVILLE
1043 NE CORNERO PLACE
OAK HARBOR, WA 98277

CHRISTOPHER A NIGUS
1091 NE CORDERO PLACE
OAK HARBOR, WA 98277

NEAL L & LINDA M HARVEY JTWROS
3113 H AVE
ANACORTES, WA 98221

~~NEAL L & LINDA M HARVEY JTWROS~~
~~3113 H AVE~~
~~ANACORTES, WA 98221~~

PATRICK M & IMEE A COOPER
1081 NW BIG BERRY LOOP
OAK HARBOR, WA 98277

ISIDRO F & ROSARIO M HERRERA
1061 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

WALDEN FAMILY LLC
1234 LOMBARDY LN
OAK HARBOR, WA 98277

JULIO & ANNA MARISA FAZZARI
WILLIAMSON
910 NE CORDERO PLACE
OAK HARBOR, WA 98277

SCOTTIE Q & EMILY D HOLTSCLAW
1101 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

MARIO B & GIRLIE P PAJARILLO
1041 NE BIG BERRY LOOP
OAK HARBOR, WA 98277

September 27, 2018

RECEIVED

SEP 28 2018

CITY OF OAK HARBOR
Development Services Department

City of Oak Harbor
Development Services Department
865 SE Barrington Drive
Oak Harbor, WA 98277

Re.: Conditional Use Permit CUP-18-02
Island County Stabilization Center
Location: R13335-337-0980, 0 NE 10th Avenue, Oak Harbor, WA

Development Services Department,

I write to voice my opposition to the Conditional Use Permit that Island County has applied for that would allow for the new construction of a 24-hour mental health and detox facility at the location provided above.

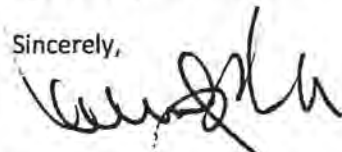
Owning adjacent property in this residential area, I remind the City that this location is in a multi-family residential zone. The apartments, condominiums, and houses in this area are homes to young families with children as well as the retired and aging. There is also a community park right across the street from this location.

Placing a 24-hour mental health and detox facility at this location will expose and/or endanger residence of this community because of the type of clientele this facility serves. The City's own Comprehensive Plan identifies goals to "Promote the integrity of areas established or proposed for residential land uses by preventing the sporadic and haphazard intrusion of incompatible land uses." (City of Oak Harbor 2010 Comprehensive Plan, page 29, Goal 8.5) Providing services to the mentally ill or drug addicted is incompatible with this neighborhood, and does not promote the integrity of this established residential area. Further, it does not serve the public to introduce this type of facility in to any residential zone where it will attract the drug addicted, the homeless and the mentally ill.

Families and property owners alike should be able to rely on our local government to provide for our public safety and consistent protection of our property rights. Allowing a facility such as this, in this zone will violate both.

Again, I oppose this permit.

Sincerely,



Krysta Verbaendse
Property Address: 1070 N Oak Harbor Road, Oak Harbor, WA 98227
Mailing Address: PO Box 507, Anacortes, WA 98221

To whom it may concern,

My neighbors and I have some concerns about the construction of the mental health / Detox Facility beside our neighborhood.

Some questions that I have are:

① How was this location chosen for construction?

② What is meant by 24 hour detox facility? Will it be open 24 hours a day or will those admitted only be there for 24 hours? If the latter, then what happens after the 24 hour period?

③ Where will those who are treated come from, merely only Island County or Washington State?

④ The location, in the middle of several neighborhoods, is not a good location. Is there an alternative?

(over)

Safety and quality of
life are a concern, will
there be more police present?

How is this being ~~financed~~
funded?

Thank you for your
time and consideration

Sincerely

William R Massengale

1297 NE 10th Bay Loop
Oak Harbor, WA
98277

RECEIVED

OCT 01 2018

CITY OF OAK HARBOR
Development Services Department

EXHIBIT 2

Blaine Oborn

From: Deanna Emery on behalf of Robert Severns
Sent: Friday, November 02, 2018 2:28 PM
To: Steve Powers
Cc: Robert Severns; Blaine Oborn
Subject: FW: Proposed Mental Health Facility

From: Wynne Mack <info@whidbeyjeweler.com>
Sent: Thursday, November 01, 2018 4:27 PM
To: City Council <Council@oakharbor.org>
Subject: Proposed Mental Health Facility

To Mayor Severns and Oak Harbor City Council:

As a long time local business owner, commercial and residential property owner and resident of Oak Harbor, it has just come to my attention Commissioner Johnsons proposal to build a mental health facility in Oak Harbor. I cannot believe that this is even being proposed in our community! This regional facility needs to be located on the I-5 corridor, which would be in the best interest of everyone, especially the patients. They would be closer to larger and additional facilities if needed. Oak Harbor already has enough issues dealing with the transient population being bused here by Island Transit. Many of the residents of Oak Harbor feel that having this facility located in here is not in the city's best interest. We have a difficult time believing that there is no property available in Skagit County as stated by Commissioner Johnson given its size and open land. Skagit county is centrally located and is quicker and more accessible to emergency services, plus it would more cost effective for operating, not to mention land costs and property tax savings. Commissioner Johnson needs to go back to the drawing table and come up with more options. As Commissioner Johnson pointed out in her interview with Whidbey News Times she does not live here. Many people have voiced their concerns to me and we believe she is out of touch with the issues that Oak Harbor is currently facing, including our emergency services that are already spread thin.

Even though the project is only 1.7 acres, once a facility is built and the county owns the remainder of the property, who is to stop the county from increasing this to a 50 plus bed facility or to continue adding to the facility once it has been built with no oversight or accountability on the part of the Island county commissioners? Then the citizens of Oak Harbor are left with all of the problems, baggage and extra expenses such as emergency services, commercial and residential property values declining and good citizens moving away.

I have lived and had businesses in communities where an institution has located with a small facility and grew more than 6 times its original proposed size. Businesses closed, citizens relocated and property values fell. The Oak Harbor City council needs to focus on our housing issues for young military families and encouraging contractors to develop this property for more affordable housing. Then these families will stay in Oak Harbor, patronize our local businesses and help pay for the over-budget waste water treatment plant instead of commuting from areas as far as Sedro-Wooley.

Respectfully,
Jeffrey Mack
Owner-Whidbey Jeweler

Lisa Felix

From: Steve Powers
Sent: Monday, November 05, 2018 8:35 AM
To: Ray Lindenburg
Cc: Lisa Felix
Subject: FW: OAK HARBOR STABILIZATION CAMPUS – CUP-18-02

Ray,

One additional written comment.

Steve



Steve Powers, AICP
Director, Development Services
City of Oak Harbor

865 SE Barrington Drive | Oak Harbor, WA 98277
p: 360-279-4511 | f: 360-279-4519
spowers@oakharbor.org | www.oakharbor.org

From: Shan Williams <Shannonwilliamstl@hotmail.com>
Sent: Monday, November 05, 2018 8:27 AM
To: Steve Powers <spowers@oakharbor.org>
Subject: Re: OAK HARBOR STABILIZATION CAMPUS – CUP-18-02

Hello Steve,
Thank you for being so open & informative on the issue.

Would you please submit the below to the hearing examiner. There is no email noted on the webpage. I'll call in to see if there is another email option.

Thank you again,
Shannon

There is no reason for Oak Harbor or Island County to host 3 counties for a substance abuse, mental treatment facility.

We have given our policy and voice to those in troubled times but we have forgotten the families and children that these policies affect most.

I am a mother of 3 young children. I can no longer go into town or enjoy the parks. Our mothers live in fear for the health and safety of their children.

It is not the local population but a transient influx that has taken over the town. The town offers many free services to all who might come. These new unregulated services are on-top of many local and federal programs available to those in need.

I am the voice of many. I represent all the children and families that have found themselves overlooked by policy & decision of late.

A chamber of commerce meeting with 300 attending was proof of the health & safety hazard we are facing due to these non local transients. The police, fire chief and mayor spoke to the dangers.

Our homes have been broken into, our children kept from town and the parks. We have been warned of the disease that travels with compromised immune systems. Our cars have been stolen and our property squatted on.

We would all like to see help offered to those in need but not at the expense of our family's safety & health. That has been our policy lately. To offer all to those in need without considering the real impact upon our families.

There must be a balance. There must be regulation and smart policy. We cannot be permitted to interpret the law or code in ways that endanger our most innocent & vulnerable citizens.

It's time to revisit the intent of the policy. The vitality and character of our town is not being preserved. Our small town and island is not meant to host such a large county as Skagit. The impact has been downplayed and overlooked. There will be a new influx directly related to this proposal.

A residential area was never intended by the law to play host to a mental health/substance abuse center.

Although the mental health/substance abuse center is calling itself a nursing facility which is a -care facility- it is not acceptable with the intent of the code in mind.

A -care facility- makes families think of daycares/nursing homes etc. The intent of the zoning was to create safety and peace in the residence.

Daycares and nursing homes do not have a likelihood of endangering the community. They have no regular history of violence or crime associated with them. Mental facilities do. They have criminal/psychotic cases inherently tied to them. The nature of them does not correspond to a neighborly residential feel nor does it promote its safety.

The intent of the coding was never meant to be used to put a mental facility in a residential area. It was meant to preserve and protect the safety of the families within the community.

Four Oak Harbor city schools are located within less than one mile from the proposed mental health/substance abuse facility.

NE 10th AVE
N OAK HARBOR RD

GIS MAP ISLAND COUNTY

A mile = 5280ft

Broadview Elementary
4953ft

HILLCREST Elementary 5006ft

Oak Harbor Junior High 2894ft

Oak Harbor High
3625ft

Proposing this as 'similar enough' to a multi family use building is not sufficient. It is not a 'caregiving' facility without danger. It has a likeness in build but not in use or occupant of a multi family structure.

24 parking spots, 10,000sqft. Catering to three separate counties. Skagit is notable in size and number.

There are to be 10 beds with a turn over ever 3-5 days. This is not family or child friendly as a proposal.

This proposal was never the intent of the code. It is not in the best interests of the neighborhood, town or island.

A 3-5 day stay or a even a two week stay is not effective. It'll be a constant influx with low efficiency.

Considering 3-5 day stays, Arrival by walk ins, busing, driving Etc, there will be a constant turnover at all times of the day and traffic of all kinds surrounding.

This will set a precedence that will be built upon policy-wise. We are a small island. An island that families move to for beauty and safety.

This is a likely danger to our children and community. It is multi county facility with a high turn over. It will pull more people into a town that is currently being over run by drug addicts and homeless.

Why would we not limit the care to Island County residents exclusively? Why locate this in an inappropriate area at all?

This is our county money. Perhaps we should vote on the use of our own homeless funds. The commissioners should not be allowed to use it to host other counties on a permanent basis.

This should be for the island county only. An exclusive island county facility would assure us if nothing else that our city and county intend this program to aid our voters and actual residents.

It's a misuse of the code 'intent' of residential land. Our small & island are not the location to host 3 counties. Who will be held liable for the incidents that will surely surround it?

It should serve only Island County residents. The location should be appropriate and fair to all concerned.

Thank you,
Shannon Williams

Sent from my iPhone

On Nov 2, 2018, at 2:43 PM, Steve Powers <spowers@oakharbor.org> wrote:

Dear Shannon,

It was a pleasure speaking with you today and I hope that I was at least some small help to you. As promised, please see the attached file for the Hearing Examiner packet for the Oak Harbor Stabilization Campus. The packet consists of the hearing agenda and the staff report, with attachments. The attachments to the staff report include: Attachment 1 Conditional Use Application and Applicant Narrative; Attachment 2 Zoning and Vicinity Map; Attachment 3 Public Noticing Documents; and Attachment 4 Public Comment. This last attachment consists of the two public comment letters the City received during the processing of this application.

I hope you find the information useful. Please feel free to give me a call yet today or Monday morning if I can be of any further assistance to you.

Sincerely,

Steve

<image003.jpg>

Steve Powers, AICP
Director, Development Services
City of Oak Harbor

865 SE Barrington Drive | Oak Harbor, WA 98277
p: 360-279-4511 | f: 360-279-4519
spowers@oakharbor.org | www.oakharbor.org

<HE Packet 2018 1105.pdf>

Ray Lindenburg

From: Steve Powers
Sent: Monday, November 05, 2018 10:44 AM
To: Ray Lindenburg
Subject: FW: Planned detox facility

Importance: High

Ray
Additional public comment.
Steve

Steve Powers, AICP
Director, Development Services
City of Oak Harbor

865 SE Barrington Drive | Oak Harbor, WA 98277
p: 360-279-4511 | f: 360-279-4519
spowers@oakharbor.org | www.oakharbor.org

-----Original Message-----

From: Amber Lee-Cowan <ambereneelee@gmail.com>
Sent: Monday, November 05, 2018 10:04 AM
To: Steve Powers <spowers@oakharbor.org>
Subject: Planned detox facility

Dear Steve,

Since you are allowing the county to build a detox facility are you going to make them stop handing out needles to people who use illegal drugs?

Seems counterproductive to enable drug abuse on one side of town and treat drug abuse on the other.....

Many parents are unhappy with the placement of the needle exchange and now a detox facility coming in...

Thanks for showing us where your priorities lie.

Sincerely,
Amber Lee-Cowan

Ray Lindenburg

From: Steve Powers
Sent: Monday, November 05, 2018 10:44 AM
To: Ray Lindenburg
Subject: FW: Oak Harbor Stabalization Campus

Importance: High

Ray,
One more...
Steve

Steve Powers, AICP
Director, Development Services
City of Oak Harbor

865 SE Barrington Drive | Oak Harbor, WA 98277
p: 360-279-4511 | f: 360-279-4519
spowers@oakharbor.org | www.oakharbor.org

-----Original Message-----

From: Ginger Varner <gkgreek1963@yahoo.com>
Sent: Monday, November 05, 2018 10:15 AM
To: Steve Powers <spowers@oakharbor.org>
Subject: Oak Harbor Stabalization Campus

Dear Sir, I am a concerned resident of OH, Island County regarding this proposal and am not in favor of it. Hopefully we can be heard & something different can be done. Thank you, Ginger Varner

EXHIBIT 3

Recovery-Oriented Systems of Care (ROSC) is a coordinated network of community-based services and supports that is person-centered and builds on the strengths and resilience of individuals, families, and communities to achieve abstinence and improved health, wellness, and quality of life for those with or at risk of alcohol and drug problems. SAMHSA

EXHIBIT 3
- Side 1

23015
- 51017
23015

Camano Whidbey Island Recovery Coalition—WRAPP Campus

Wellness, Recovery and Positive Partnerships

WRAPPCampus@gmail.com

Recovery Coach Training and Peer Matching

SEPA Environmental Checklist

A. BACKGROUND

RECEIVED

JUL 16 2018

CITY OF OAK HARBOR
Development Services Department

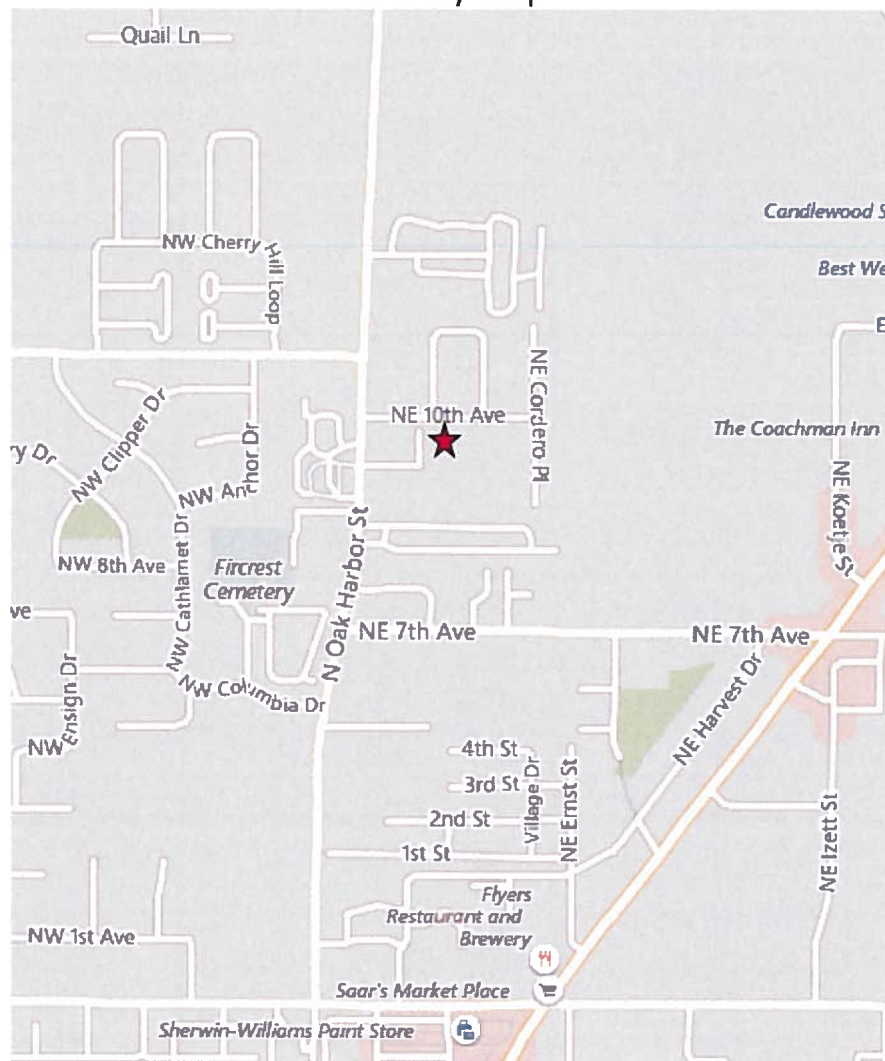
1. Name of proposed project, if applicable:
Island County Stabilization Center
2. Name of applicant – Name, phone number & address:
**BCRA
2106 Pacific Ave., Suite 300
Tacoma, WA 98402**
3. Address and phone number of applicant and contact person:
**Contact: Jim Wolch, Architect; Christine Phillips, Planner
(253) 627-4367**
4. Date checklist prepared:
July 11, 2018
5. Agency requesting checklist:
City of Oak Harbor
6. Proposed timing or schedule (including phasing, if applicable):
**Construction is anticipated to begin in February 2019.
Short plat will be processed with the Site Plan Review Permit.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
**No further activity on the proposed building site is anticipated at this time.
However, the City of Oak Harbor and Island County are in discussion planning on future development of this parcel's leftover acreage.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Subsurface Exploration and Geotechnical Engineering Evaluation Report is forthcoming; GeoEngineers; Draft July 12, 2018
Topographical Survey; Harmsen & Associates, Inc.; June 22, 2018**
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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Conditional Use Permit, Major Site Plan Review, Short Plat; City of Oak Harbor
Typical Building and Site Development Permits: City of Oak Harbor**
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.
The Project is to construct a 10-bed 10,250 SF Behavioral Health Detoxification

Facility with related site development including parking and landscaping. Project will include a Short Plat to create new 1.7 acre parcel.

12. Location of 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.

Site Address: **XXX NE 10th Ave, Oak Harbor, WA 98239**
Parcel: **R13335-337-0980**

Vicinity Map



1. Earth

- B, Page 1 of 13

during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 45% of the site will be covered with building and impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A temporary erosion control plan will be prepared and implemented during the construction phase in accordance with the Washington State Department of Ecology and the City of Oak Harbor Development Standards. TESC measures will include a temporary construction exit, filter fabric fence, temporary drainage ditches, wattles, straw bales and catch basin inlet protection.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site. Once the project is complete, automobile exhaust from employees and other miscellaneous vehicles will be the main source of emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Off-site emissions may come from NAS Whidbey air traffic approximately 1.9 miles to the north as well as in the western and eastern areas above the site. More likely sources are from traffic on N Oak Harbor Street and NE 10th Avenue. These emissions are not anticipated to affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
None required. Overall, current levels of dust in the air from vacant property will be controlled after development.

3. Water

- a. Surface:
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state

what stream or river it flows into.

The nearest federally designated wetlands are less than 0.15 mile east of the site. This wetland is also considered a low susceptibility aquifer. Per the Randhawa Family LLC Boundary Line Adjustment Dated 04.05.2016, there is an abandoned well house and water service in the southern portion of the site that will be removed per WAC 173-160. The well is not currently registered with the Department of Ecology.

- 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.
No work will be near any body of water.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
The proposed project does not require any surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The subject site is not within an identified 100-year floodplain. The wetland approximately 0.15 miles east of the site is, however, classified as such.
- 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.
The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No ground water withdrawals will be required as a direct result of the proposed project. No water will be discharged to groundwater as a direct result of the proposed project.
- 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, and the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.
The subject property will be served by public sanitary and storm sewers. It is anticipated that no waste materials will enter the ground from the subject site.

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

c. Water Runoff (including storm water):

- 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.
The source of runoff will be stormwater runoff from building roof tops, concrete walks and asphalt pavement areas. Runoff from the project will be collected by roof downspouts and a water quality treatment system and then conveyed by underground storm pipe to an underground detention system prior to discharging to the natural drainage course at the eastern boundary of the parcel.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
It is unlikely that significant amounts of waste material could enter ground or surface waters.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.
During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary. Stormwater will be managed per the 2012 (Amended in 2014) Department of Ecology Stormwater Manual.

4. Plants

- a. Check or circle types of vegetation found on the site:
- | | |
|-------------------------------------|--|
| ☒ | deciduous tree: alder, maple, aspen, other |
| ☒ | evergreen tree: fir, spruce, cedar, pine, other, |
| ☐ | shrubs |
| ☒ | grass |
| ☐ | pasture |

- _____ crop or grain
- _____ orchards, vineyards or other permanent crops
- _____ wet soil plants: cattail, buttercup, bulrush, 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?
All vegetation and brush located within the site development area will be cleared prior to construction. Per landscaping plan, trees and other plantings will be around the perimeter of the parcel per City of Oak Harbor Landscape Code.
- c. List threatened or endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Landscaping along street and property edges and within parking areas will be designed and installed in accordance with applicable City requirements. Native plants will be used where appropriate.
- e. List all noxious weeds and invasive species known to be on or near the site.
Invasive species found on the project site will be removed during construction.

5. Animals

- 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:
- birds: hawk, heron, eagle, songbirds, other (list): **birds typical of suburban environments such as jays, crows, sparrows etc. are likely to be seen on or near site. Other more coastal fowl such as may be found in the nearby surroundings.**
- mammals: deer, bear, elk, beaver, other (list): **small mammals typical of suburban environments such as rodents/squirrels, raccoons, as well as larger game like deer, are likely to be seen on or near the site.**
- fish: bass, salmon, trout, herring, shellfish, other (list): **None.**
- b. List any threatened or endangered species known to be on or near the site.
None known.

- c. Is the site part of a migration route? If so, explain.
Island County is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways of the area. Key rest stops are not known to be located within this site, although it is possible the birds may use the trees near the site.
- d. Proposed measures to preserve or enhance wildlife, if any.
None proposed.

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.
**Electric – Power and lighting
Natural Gas – HVAC and generator**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The proposed project will not adversely affect the potential use of solar energy by the adjacent properties as it is a single-story building and set back from the property to the north and west by at least 50 feet, the western property residing at a higher elevation, and so will not create any shade or shadows on these existing or potential future structures.
- 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.
Washington State energy requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

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.
None known.
- 1) Describe special emergency services that might be required.
None anticipated.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.
- b. Noise:
- 1) What types of noise exist in the area which may affect your

project (for example: traffic, equipment, operation, other)?
Minimal street traffic noise from N Oak Harbor Street and NE 10th Avenue. Aerial noise from NAS Whidbey Island approximately 1.9 miles to the north.

- 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 (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise would result from construction activities. Long term noises associated with the proposed project will include the coming and going of vehicles as well as indoor and outdoor use of the facility by staff and clients. Additional aerial noise would come from NAS Whidbey Island.
- 3) Proposed measures to reduce or control noise impacts, if any.
The project will be reviewed through the building permit process. The property lies within the Aviation Environs Overlay Zone and is required to be built in conformance with OHMC 17.30 & OHMC 19.20.650 (5). A 30-dB noise level reduction is required in the 65 and above Ldn noise exposure zone as defined by the Oak Harbor official zoning map as noise Subdistrict B and C. OHMC 17.30.135(3).

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.
Currently the main parcel is vacant and is a part of a 7-acre parcel of Island County/City of Oak Harbor owned land. Adjacent properties include the remaining undeveloped portion of the 7-acre lot to the east and south, N Oak Harbor Street and Harbor Ridge Apartments to the west, single-family homes to the north and east, and trailer homes to the south.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
According to old photos, the site appeared to be part of a parcel with a few trailer residences. It appears that a dirt road was either cut through the property, or over time just driven on enough to make an indentation in the earth. It is unknown whether there were working farmlands or forestlands in the more distant history of the site.
 - 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:
There are no working farm or forest lands in the vicinity.

- c. Describe any structures on the site.
There is an existing abandoned well house on the site.
- d. Will any structures be demolished? If so, what?
The well house will be removed.
- e. What is the current zoning classification of the site?
R3-Residential
- f. What is the current comprehensive plan designation of the site?
Residential; Low-Intensity Residential
This land use category is intended to accommodate most of the residential uses and support low intensity uses such as religious institutions, care facilities, schools etc., that create healthy livable neighborhoods. Supporting uses in this category normally provide services that are quiet, low impact and operate in a fashion that does not hinder the residential character of the neighborhood.
See 2016 Oak Harbor Comprehensive Plan.
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Oak Harbor has mapped this area as Moderate Susceptibility for Critical Aquifer Recharge Area. Also, the site is in close proximity to a seismic hazard approximately 0.25 miles north (the North Whidbey Fault approximate location) and a wetland approximately 0.15 miles east.
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that the proposed building could receive up to 10 patients and will be staffed by approximately 12-15 full-time and part-time employees.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal will be reviewed through the City's Conditional Use

Permit process, which requires a public hearing before the Hearing Examiner. Project is located within a residential zone. Project will be designed to be residential in scale, materials and overall appearance, and in compliance with city standards.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any.
None proposed.

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?
The proposed building will be designed to be residential in scale, materials and overall appearance. It will be a single-story wood framed building, approximately 22' tall to the highest point, with sloped roof, siding, and windows along all elevations. Likely materials may be a combination of fiber cement panel siding, fiber cement board and batten siding, trim, aluminum windows, masonry or stone veneers, and asphalt roofing or other typical residential-scaled materials.
- b. What views in the immediate vicinity would be altered or obstructed?
No proprietary or significant views will be obstructed by the proposal.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Building will be designed with architectural features and materials. All will be done in compliance with City of Oak Harbor Codes.
See Elevation Drawings included with submittal.

11. Light and Glare

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

Typical parking lot lighting will be directed downward and away from adjacent properties. Building mounted security lighting will be provided around the perimeter of the building. Light from vehicle headlights as cars navigate the parking area could occur at any time during the day or night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the glare resulting from the proposed project will create a safety hazard or interfere with views, and the project will comply with all relevant standards.
- c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light and glare will not affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There is one park within the City of Oak Harbor 1 mile to the northeast.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreation will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Clients and staff at the facility will have access to a private outdoor recreation area on the project site.

13. Historic and Cultural Preservation

- 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.
There are no existing structures on the site and no nearby buildings listed on any registers
- 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.

Both Island County and the City of Oak Harbor have documented historic habitation by the Yakama, Upper Skagit, Jamestown S’Klallam, Sauk Suittle, Stillaguamish, Tulalip, Lower Skagit, Swinomish, Suquamish, and Snohomish Tribes, as well as the Lummi Nation and Samish Indian Nation, but there is no visual evidence of this use or occupation of the property or adjacent lands.

The nearest historic site, 45IS00309, is a historic debris scatter and is located approximately 3,000 feet away from this project site. The closest cultural resources report was completed adjacent to the property and did not encounter any cultural resources.

There are many older buildings in the vicinity, the closest located within a ½ to 1 mile to the site, dating back to the late 1800s.

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

Researched City of Oak Harbor historical website.

Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas gave no information.

- 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.
- The City’s Inadvertent Discovery Protocol will be included with contractor requirements. In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), and local Indian Tribes.**

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- Access to this site will be from NE 10th Avenue. NE 10th Avenue is the access to N Oak Harbor Street, which links the site to the rest of the city and to the local freeway system.**
- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- Nearest bus stop is just north of NE 10th Avenue on N Oak**

Harbor Street and Crosby Ave. This stop is served by Route 12 and heads south into the downtown district. Routes 3 and 10 also pass through this area and serve the north, west, and east areas of Oak Harbor, linking the historic downtown with the surrounding city limits.

- c. How many additional parking spaces would the completed project have? How many would the project eliminate?
There is no parking currently on the site. 24 stalls are proposed to serve the facility.
- 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).
The project will include frontage improvements including curb, gutter, landscape, and sidewalk, along the front of NE 10th Avenue and west up to the intersection of NE 10th Avenue and N Oak Harbor Street.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
This use does not have a high traffic count and the trips are generally spread over the course of the day or at shift changes. There is a maximum of 8 staff on a shift during the day and shift changes are the peak impact times. This project will complete the Transportation Concurrency requirements prior to the issuance of building permits.
- 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.
There are no agricultural or forest lands in this area.
- h. Proposed measures to reduce or control transportation impacts, if any.
The project will include frontage improvements including curb, gutter, landscape, and sidewalk, along the front of NE 10th Avenue and west up to the intersection of NE 10th Avenue and N Oak Harbor Street.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools,

other)? If so, generally describe.

Fire, police and ambulance services would be required for this new use.

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

Island County will contract for required services.

16. Utilities

- a. Underline utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
The proposed building will require all common utilities currently provided at the subject site.

Electricity – Puget Sound Energy

Natural Gas – Cascade Natural Gas Corp.

Refuse Service – City of Oak Harbor

Telephone - Verizon

Water service – City of Oak Harbor

Sanitary Sewer – City of Oak Harbor

C. SIGNATURE

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

Signature: Christine Phillips

Name of signee: Christine Phillips

Position and Agency/Organization: Planner with BCRA; agent for owner

Date Submitted: 7/13/18



May 22, 2019

Island County Stabilization Center SEP-18-03 DNS Issued

To Whom It May Concern:

A copy of the Island County Stabilization Center SEPA determination of non-significance (SEP-18-03) and legal notice that went in the paper for this project has been enclosed for your review and comment. The checklist has also been provided for your reference.

If you have any questions regarding this DNS, please call me at (360) 279-4512.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Heller".

Sarah Heller
Administrative Assistant
Development Services

Enc: SEPA DNS
Legal notice to paper
SEPA Checklist

CITY OF OAK HARBOR
DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes the construction of a 24-hour mental health and detox facility consisting of a 1-story, 10,260 square foot building with 10 beds. The design of the structure is intended to fit into the existing residential neighborhood. This facility is proposed on a 6.75 acre vacant parcel, with a short plat included to separate a new 1.7 acre parcel for the building, parking and landscaping. This application is subject to a Conditional Use Permit (CUP-18-02), Site Plan (SIT-19-02) and Short Plat (SPL-19-01).

Proponent Jim Wolch, BCRA

Location of proposal NE 10th Place, Parcel number: R13335-337-0980

Lead Agency City of Oak Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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 lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Steve Powers, AICP

Position/Title: Development Services Director

Phone: (360) 279-4510

Address 865 SE Barrington Drive, Oak Harbor, WA 98277

Date May 22, 2019

Signature 

You may appeal this determination:

- to Oak Harbor Hearing Examiner
- c/o City of Oak Harbor, 865 SE Barrington Drive, Oak Harbor, WA 98277
- no later than 5:00 pm on June 9, 2019
- by mail or in person.

You should be prepared to make specific factual objections.

Please contact Lisa Bebee, at (360) 279-4510 to ask about the procedures for SEPA appeals.



DNS Issued for SEP-18-03

Notice is hereby given that the City of Oak Harbor issued a Determination of Non-significance (DNS) on May 22, 2019 for an environmental checklist submitted by Jim Wolch, BCRA, for the construction of a 24-hour mental health and detox facility consisting of a 1-story, 10,260 square foot building with 10 beds. The design of the structure is intended to fit into the existing residential neighborhood. This facility is proposed on a 6.75 acre vacant parcel, with a short plat included to separate a new 1.7 acre parcel for the building, parking and landscaping. This application is subject to a Conditional Use Permit (CUP-18-02), Site Plan (SIT-19-02) and Short Plat (SPL-19-01).

The complete DNS and pertinent documents may be examined during regular business hours at the Department of Development Services, Oak Harbor City Hall, 865 SE Barrington Drive, Oak Harbor, WA.

The DNS shall be final unless otherwise modified after the comment period, and / or appeal is made by June 09, 2019.

Sarah Heller, sheller@oakharbor.org
Administrative Assistant, Development Services Department

POSTED ON WEDNESDAY, MAY 22, 2019:

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.org

EMAILED ON WEDNESDAY, MAY 22, 2019: legals@soundpublishing.com

PUBLISHED ON SATURDAY, MAY 25, 2019: Whidbey News Times

REMOVE MONDAY, JUNE 10, 2019

MEMORANDUM

May 13, 2019

TO: Steve Powers, Development Services Director/SEPA Official

FROM: Ray Lindenburg, Associate Planner

SUBJECT: SEPA Checklist for Island County Stabilization Center

SUMMARY ANALYSIS:

General

Description of proposal: The applicant proposes the construction of a 24-hour mental health and detox facility consisting of a 1-story, 10,260 square foot building with 10 beds. The design of the structure is intended to fit into the existing residential neighborhood. This facility is proposed on a 6.75 acre vacant parcel, with a short plat included to separate a new 1.7 acre parcel for the building, parking and landscaping. This application is subject to a Conditional Use Permit (CUP-18-02), Site Plan (SIT-19-02) and Short Plat (SPL-19-01).

Earth

The proposed project is located on a consistently sloping parcel with about 8 feet of fall from west to east. There are no steep slopes on the property.

A soils survey was completed by the applicant and found a non-stratified mixture of sand, gravel and silt consistent with ice contact deposits as noted in the state of Washington DNR soils map. As per many locations within the City, earthquake faults lie near the project site. Building codes address this knowledge with design requirements that will be met during construction.

Cut and fill will be completed during construction of the project, with about 1,000 cubic yards of fill being added to the site. Applicant notes that fill will be from an approved source and appropriate for structural fill.

Erosion will be controlled by appropriate Best Management Practices (BMPs) to ensure that silts and other contaminants do not leave the site. An Erosion and Sediment Control Plan will be approved as part of the Civil Plan review process. Typical City requirements will be imposed and will be sufficient to ensure compliance with all applicable regulations.

Buildings and other impervious surfaces are expected to cover approximately 45% of the site.

Air

Construction equipment can be expected to generate emissions. The applicant will maintain all equipment in a manner to minimize impact. There are no odors or other emissions anticipated during or after construction.

Water

The project site is located about .15 miles from a designated wetland, but no work will take place nearer than that distance, and none will be near any body of water. There are no floodplains on the site, though the area around the wetland is designated as such.

Surface

The applicant has proposed drainage systems to comply with the 2012/14 DOE stormwater manual. All water will be dispersed accordingly on site.

Ground

The project will not draw water from any underground source. All water for the site will be piped in from the public Oak Harbor City water system. As noted above, the applicant proposes stormwater systems that comply with DOE standards. No adverse impacts to ground water are anticipated.

Runoff

Best management practices will be employed on at the construction level in accordance with DOE and City specifications to prevent runoff impacts. DOE stormwater manual standards will be adhered to.

Plants

Currently, the project site is occupied by grasses and other low-growing plants that have been maintained by mowing on a regular basis. A handful of trees exist on the site, mostly along the NE 10th Place right-of-way. No endangered or protected species are known to exist on the site. No Garry Oaks are known to be growing on the subject property. Vegetation will be removed in preparation for construction and replaced according to an approved landscaping plan. The plan will include a variety of trees and shrubs, grassy areas and native vegetation as per requirements found in the Oak Harbor Municipal Code. Compliance will be ensured through the construction process and confirmed as part of a final inspection.

Animals

While this is a fairly suburban location, a variety of birds and mammals have been observed on the site. As the project is developed, small mammals and birds may be displaced to other areas, however, no threatened or endangered species are known to be on the site. The final design and landscaping of the property will provide cover for birds and small mammals, and they can be expected to return as those sorts of animals are well-adapted to living in developed locations in Oak Harbor.

Energy and natural resources

The facility will be served with electricity and natural gas. The building will be constructed in accordance with the Washington State Energy Code. Solar access on neighboring properties will not be affected by the construction of the proposed one-story building on this site.

Environmental health

There are no known environmental hazards on the site. The proposed use of the land will provide a low risk of future environmental contamination.

During development of the project, construction noise will be expected. That noise will be limited to work hours stated by the Oak Harbor Municipal Code and enforced. After completion, no noise impacts other than typical household and parking lot traffic should be expected.

Land and shoreline use

Neighboring properties consist of multi-family and single-family homes. The land has been unoccupied by buildings for several decades as noted in aerial photos. Previous low-yield farming may have been practiced on the site, however the property was part of the neighboring trailer court before a boundary line adjustment was approved in the last two years. There are no other agricultural uses in the immediate vicinity.

The City of Oak Harbor land use designation for the site is Low-Intensity Residential. The Low-Intensity Residential category is intended to accommodate most of the residential uses and to support low-intensity uses such as religious institutions, care facilities, schools etc., that create healthy livable neighborhoods. Supporting uses in this category normally provide services that are quiet, low impact and operate in a fashion that does not hinder the residential character of the neighborhood.

The project is located approximately 1.3 miles from the nearest shoreline. There are no critical areas on the site.

As the proposed use was listed as a Conditional Use within the R-3 zone district, a public hearing was held before the Hearing Examiner to determine if a Conditional Use permit was appropriate for the site. The Hearing Examiner determined that the Conditional Use should be approved and that decision was not appealed.

Housing

No homes exist on the site. The proposed project should not be considered permanent residential units, though up to 10 people will live on site on a temporary basis.

Aesthetics

Designed to fit into the residential character of the neighborhood, the building will be one story in height and built to a maximum height of 22 feet. Exterior materials will consist of siding, masonry veneer and asphalt shingles. Landscaping meets the standards of the OHMC and should be expected to blend into the neighborhood.

Light and glare

As per the design and the requirements of the OHMC, lighting shall be directed downward and glare minimized.

Recreation

The proposed project will displace no public recreation opportunities. Clients at the facility will have access to a private yard and recreation facility on site.

Historic and cultural preservation

The applicant will be required to sign an Inadvertent Discovery Protocol (IDP) form before any ground-disturbing activities. No historical resources were found in the early stages of site investigation.

Transportation

The site will be accessed by a driveway off of NE 10th Place. Access within the site is compliant with City standards for driveway width, stall size and other dimensional requirements.

Island Transit serves the site with bus routes along N. Oak Harbor Street.

Transportation concurrency will be required for the project before final approval.

Public Services

Impact to the various public services will be manageable – the site is located within urban service areas, on a major street within the City, and has been designed with the provision of said services in mind.

Utilities

All City and private utilities are available nearby. No undue impacts anticipated.

RECOMMENDATION:

Based on the above information contained in the SEPA checklist, I recommend issuing a SEPA Determination of Non-Significance (DNS).



City of Oak Harbor
Development Services Department
865 SE Barrington Drive, Oak Harbor, WA 98277
<http://www.oakharbor.org>

Phone: 360-279-4510

Summary Application

Project Information

Project Name: Ituha Stabilization Facility Addition

Project Address: 275 NE 10th Ave, Oak Harbor, WA 98277

Description of Work: 1,000 square foot addition, adding three 2-bed rooms, a restroom, and an extended corridor.

Assessor Parcel Number(s): R13335-337-0980

Land Area (sq. ft. or acres): 1.64 acres Zoning District: Residential R-3

What is the Project Valuation (best guess, if necessary) \$ < \$1M

Applicant Information

Applicant Name: Dennis W. Dean, Jr.

Address: BCRA: 2106 Pacific Ave, Suite 300

City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-627-4367

Email: ddean@bcradesign.com

Applicant's Interest to Property* (check one):

☐ Owner ☐ Owner's Agent ☐ Lessee ☐ Contractor ☒ Licensed Architect ☐ Licensed Engineer

☐ Other (specify) _____

Primary Contact (if other than applicant)

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

Email: _____

Property Owner(s) (if other than applicant)

Name: Ryan Beach

Address: Island County: 1 NE 7th St.

City/State: Coupeville, WA Zip: 98239 Phone/Fax: 360-678-7871

Email: r.beach@islandcountywa.gov

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

All Persons/Firms having an ownership interest in the property:

Name: _____ Phone: _____

Name: _____ Phone: _____

Name: _____ Phone: _____

Architect / Engineer:

Name: BCRA Address: 2106 Pacific Ave, Suite 300

City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-627-4367

Email: ddean@bcradesign.com

Architect / Engineer:

Name: Axea Civil Address: 1102 A Street, Suite 317

City/State: Tacoma, WA Zip: 98402 Phone/Fax: 253-208-6303

Email: jgoroch@axeacivil.com

Contractor:

Name of Business: TBD

Contact Person: _____

Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

Email: _____

WA State Contractors License: _____

City of Oak Harbor Business License: _____

Authorization

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct, and complete.



4/10/2025

Applicant Signature*

Date

Permit Type (check all that apply)

☒ Building
 ☒ Land Use
 ☒ Engineering
 ☐ Grading Only
 ☐ Land Clearing Only
 ☐ Demolition Only
☐ Residential Construction
 ☒ Commercial Construction

Permits Requested (check all that apply)

☐ Accessory Dwelling Unit	☐ Final Plat	☐ SEPA Review Project is below thresholds
☐ Annexation	☒ Grading	☒ Site Plan
☐ Appeal	☐ Land Clearing	☐ Short Plat
☐ Binding Site Plan	☐ Lot Combination	☐ Shoreline
☐ Boundary Line Adjustment	☐ Pre-Application	☐ Transportation Concurrency
☒ Civil Plan Review	☐ PRD	☐ Variance
☒ Conditional Use	☐ Preliminary Plat	☐ Zoning Code Text Amendment
☐ Other		

Are you requesting to process the applications individually per OHMC 18.20.360(1)?
☐ Yes ☐ No

Project Details (fill in all applicable sections)

Ground Disturbance: ☒ Yes ☐ No If yes, completes the following questions:

Is disturbance greater than 100 cubic yards? ☐ Yes ☒ No

Type of equipment to be used Modern earthwork equipment

Total cubic yards of excavation 14 cy Total cubic yards of fill 85 cy

Critical Areas:

Does the site contain a critical area as defined in OHMC 20.12.030(2) ☐ Yes ☒ No ☐ Unknown

If yes, please state critical area type(s) _____

Shoreline:

Is construction planned within 200 feet of ordinary high water? ☐ Yes ☒ No ☐ Unknown

Floodplain:

Is the project site/property/or portions of the property within a floodplain? ☐ Yes ☒ No ☐ Unknown

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

Stormwater:

Will the completed project result in 2,000 or more square feet of impervious surface? ☐Yes ☒No ☐Unknown

Total replaced new and impervious surface (in sq. ft) 1,307 sf

What is the stormwater facility type(s) proposed to be used for the project? Ex.

Project Details (fill in all applicable sections)

Land Clearing: ☐Yes ☒No If yes, complete the following questions:

Percentage of land to be cleared _____ Types of vegetation to be removed _____

Garry Oaks on the property? ☐Yes ☐No Estimated date of clearing _____

Type of equipment to be used _____

Transportation Concurrency:

Licensed Traffic Engineer _____ Phone _____ Email _____

Total length of public streets _____ Total length of private streets _____

Existing property use _____

Land Use Data:

Sq ft of new construction 958 sf

Existing property use Residential treatment facility.

Proposed Property Use Unchanged.

Housing Type Proposed None.

Proposed Number of Buildings None.

Number of Existing Dwelling Units None.

Number of Proposed Dwelling Units None.

Number of Existing Parking Spaces 24

Number of New Parking Spaces None.

Number of Existing Lots 1

Number of New Lots Proposed None.

Proposed Density 106% of min./62% of max.



Site Plan

The following checklist identifies required information for site plan review submittals.

To begin the formal site plan review process, please submit a completed application request on a form provided by the Development Services Department for that purpose, any required fee, plans and all other information required by the City. Make sure all application forms are signed.

The City will not accept an application that does not have all of the required items listed below. To accept your application, each of the numbered items must be submitted at the same time. Place a check mark in each box to indicate the item was submitted. However, if you have received a prior written waiver of a submittal item(s), please provide the signed waiver form in lieu of any submittal items not provided.

Submittal Requirements

1. ☒ **COVER SHEET – 1 paper copy and PDF** – A coversheet listing the contents of the application package should follow the above information; ____
2. ☒ **SUMMARY APPLICATION FORM – 1 paper copy and PDF** – The application form shall be completed and the applicant shall sign original copy in ink; ____
3. ☐ **APPLICATION FEE** – The fee for site plan review and associated application review shall accompany the application; ____

Site Plan Type 1 - **\$443.00** Pre-application fee: \$443.00 (subtracted from fee taken at the time of the site plan submittal).

Site Plan Type 2 - Fee at time of site plan submittal: **1% of proposed development valuation** (total fee not to exceed \$5,000.00). Pre-application fee: \$443.00 (subtracted from fee taken at the time of the site plan submittal).

4. ☒ **NARRATIVE - 1 paper copy and PDF** – A written narrative shall be submitted that describes the existing conditions and proposed project in detail. The narrative must include all information about the proposed and existing: land use, size, landscaping, screening, lighting, noise, structure(s), structural changes, accessibility upgrades, hours of operation, and capacity (storage, students, etc.) of the project. (OHMC 19.48.037 & 19.48.050); ____
5. ☒ **SITE PLAN – 1 plan set – (24X36) ____**
PDF file (CD with all project documents) ____

A. GENERAL INFORMATION ____

C-001 Page border

C-001 Title block – include the drawing title, scale (site plan shall be at an engineering scale **1"=20'**, 1"=30'; 1"=40'; or 1"=50'), revision number, north arrow and date;

C-001 Project name;

C-001 Project contacts – name, address and phone number of owner, developer, design professionals (list respective City of Oak Harbor, State Contractor license numbers);

C-001 Address of property – street address of property;

A-111 Legal description – as provided by the Island County Assessor's office;

C-001 Parcel number – as provided by the Island County Assessor's office;

G-1.01 Parcel map – showing all adjacent parcels;

C-001 Vicinity map – include streets and surrounding landmarks within 500 feet of the property or enough information to easily locate the site on a large City map;

C-001 Existing zoning – current land use designation;

N/A Project density – number of units per gross acre;

N/A Project phasing – indicate buildings / number of units for each phase;

N/A Number of units – (where applicable)

A-111 Square footage of each structure – include all usable space on all levels;

G-201 Type of construction – per building code 2015 IBC Chapter 6;

G-201 Occupancy group and use – per building code 2015 IBC Section 302;

G-201 Building height and area – per building code requirements and provide calculations for height and/or area increases when applicable;

G-201 Parking – provide required and provided parking calculations for both standard and accessible spaces;

A-201 Exterior building finish materials – indicate materials, color and texture of exterior surfaces (i.e. re-sawn wood, scored concrete, block, composite, etc.);

B. SITE INFORMATION ____

C-201 Location of property lines– indicate exterior property lines with a bold solid line and interior property lines with long dashed lines;

C-301 Topographic contour lines - show both existing and proposed, at no more than five-foot intervals, extending a minimum of ten feet beyond the property line. The interval should be such that the existing and proposed slopes of the property can be determined on the drawing. Proposed contours shall show ties to existing contours. Show spot elevations as needed;

C-201 Easements – show all existing, proposed, public, private easements and assessor's file numbers. Dimensions shall be clearly shown on the plans;

C-201 Building setbacks – indicate front, rear and side building setbacks. Setbacks shall be clearly dimensioned;

N/A Distance to adjacent structures on site, if applicable;

A-111 Proposed building(s) and site improvements –show locations and include dimensions;

N/A Signage – Provide location and include elevation, size, material, color, design and method of illumination;

G-201, C-201 Off-street parking – provide location and dimension parking spaces and circulation areas; include standard and accessible parking, how parking is calculated (e.g. per unit), lot striping, wheel stops, curbing and designated passenger loading, delivery, motorcycle, and bicycle areas. Include turning radii in the circulation pattern;

- C-201** Location and size/width of driveways – show existing and proposed, traffic flow, and parking lot circulation and maneuvering;
- N/A** Location and dimensions of existing and proposed right-of-way, streets, curbs, gutters, and street centerlines including pavement edges;
- A-111** Accessible routes of travel – show locations of and provide dimensions (with slope and/or point elevations) for accessible routes of travel (e.g. sidewalks, walkways, curb ramps, pedestrian ramps and exterior stairs). Accessible routes of travel are required to be interconnected to accessible building entrances (and exits) from the public right-of-way, accessible parking, other buildings located on the same site, and other site features and elements (e.g. common spaces, centralized mailbox facilities, solid waste facilities, etc.);
- C-201** Limits of paved areas;

C. BUILDING INFORMATION

- A-113** Architectural elevations of existing and proposed buildings – include height and number of stories, along with any mechanical roof mounted equipment;
- G-301** Generalized floor plan – include a generalized floor plan to the extent known at the time of submittal.

D. INFRASTRUCTURE IMPROVEMENTS

- C-301** Location of existing and proposed storm sewers, catch basins, manholes, parking lot storm drains, detention structures, etc.;
- C-301** Location and size of existing and proposed water mains, valves, service lines, size of water meters, sprinkler systems, fire hydrants, and backflow devices;
- C-301** Location and size of existing and proposed sanitary sewer collectors, manholes, pumping stations, force main and side services, including cleanouts;
- C-301** Location of existing and purposed utilities – e.g. gas, power, telephone, streetlights, etc.;

E. LANDSCAPING

- L-100** Project name;
- L-100** Address of property – street address of property;
- L-100** Page border;
- L-100** Title block – include the drawing title, scale (site plan shall be at an engineering scale **1"=20'**, 1"=30'; 1"=40'; or 1"=50'), revision number, if applicable, north arrow and date;
- X** For lots larger than 1.5 acres in size, the landscape plan shall be prepared by and bear the seal of a landscape architect, architect or other professional with similar qualifications;
- L-100** Dimensions and distance
- L-100** Existing and proposed parking spaces, or other vehicle areas, access aisles, driveways and similar features;
- N/A** Percentage of parking lot to be landscaped;
- L-100** Landscape plan drawn to scale showing:
- location of existing trees on site;
 - location and design of landscape areas;

- landscape features including the height, quantity, type, botanical name and common names;
- places of planting and all areas of vegetation shall be shown in context with the location and outline of any existing or proposed and other improvements on the site including fences, walls or berms;

L-102 Planting details – include soil and staking requirements;

L-101 Maintenance requirements;

L-200 Irrigation plan – show number, location and type of heads, zones, and drip systems, if applicable, as well as water meter locations and sizes.

6. ☒ CRITICAL AREAS IDENTIFICATION FORM – 1 printed copy and PDF – Critical areas reports identified during pre-application review. Please sign copy. Provide known critical areas within this project.____

7. ☒ ASSOCIATED APPLICATIONS – 1 printed copy and PDF - Applications associated with the project, to the extent applicable must be submitted with this application package.____

____Shoreline

____Variances

☒ Conditional use

8. ~~NA~~ ENVIRONMENTAL REVIEW (SEPA) – 1 printed copy and PDF - Many applications are subject to review under the State Environmental Policy Act, though certain agricultural structures may be exempt. The applicant shall sign original copy in ink. If your proposal exceeds the following thresholds you will need to submit a SEPA Checklist: ____

-More than four dwelling units.

-For office, schools, commercial, recreational, service or storage buildings over 4,000 square feet of gross floor area.

-Parking facilities designed for more than 20 automobiles.

-Fill or excavation of over 100 cubic yards throughout the total lifetime of the fill or excavation. Grading necessary for exempt projects is also exempt from SEPA.

9. ☒ PRELIMINARY STORMWATER DESIGN REPORT – 1 printed copy and PDF ____
If the project involves the addition or re-development of 2,000 square feet or more of impervious surfacing, stormwater review will be required for the project;

10. ~~NA~~ TRAFFIC IMPACT STUDY – 1 paper copy and PDF ____

A traffic impact study detailing new trips generated, trip distribution, etc. may be required. Please refer to the project's pre-application comments or consult with the City's Engineering Division to determine if one is required.;

11. ~~NA~~ WETLAND REPORT – 1 paper copy and PDF____

The Wetland Report meeting the requirements of OHMC 20.24.040 (if applicable);

12. ☒ MAILING LABELS & LIST - 1 printed list / labels and PDF__

A complete and accurate mailing list and printed labels of all property owners adjacent to the project site (within 300 feet), along with a map showing the locations of the adjacent property owners, must be submitted as part of the application package;

13. ☒ PRE-APPLICATION REVIEW COMMENTS - 1 printed copy and PDF __
(if applicable, with responses)

I acknowledge I have read and understand the submittal requirement listed above. All items submitted are accurate to make this a complete submittal. I understand that incomplete submittals cannot be accepted.



Dennis W. Dean, Jr.

Signature

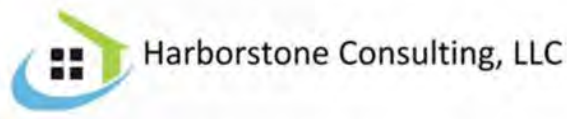
BCRA

Company Name

4/18/2025

Date

If you have any questions regarding the site plan review and/or design review processes, please contact the Permit Coordinator at (360) 279-4510.



Date: 4/8/2025

Project: Ituha Stabilization Addition (2502-0003)

Parcel: R13335-337-0980

Site Address: 275 NE 10th Ave, Oak Harbor, WA

Legal Description: PT GWL ALLEN DC & GL11 DESC: BG PT ON WLN SD DC 450.33'N OF SWCR S89*E PARA/TO NLN SD DC 681.8' SLY PARA/TO WLN SD DC 330' WLY PARA/TO NLN SD DC TO ELN OF CO RD (OLD HWY 1-D) NELY ALG SD ELN TPB EX ANY PT LY IN OLD HWY 1-D ALSO EX PT TO CITY OF OH AF#9400

Project Narrative

The subject parcel, owned by Island County, is currently developed with a 10-bed, 10,260 sf Behavioral Health Detoxification Facility and related site improvements including parking and landscaping. The development was originally approved under a conditional use permit in November 2018.

The property is located within the city limits of Oak Harbor and zoned R-3 Medium-High Density Residential. Skilled nursing facilities are allowed in the R-3 zone under an approved conditional use application.

Island County is seeking approval of a conditional use permit and site plan review for a proposed addition of approximately 985 sf to the existing 10,260 sf building. The proposed addition will include six (6) new beds for individuals within the boundaries of Island, San Juan, and Skagit counties. The building addition has been designed to match the existing building in terms of residential scale, materials and overall appearance and will be single-story with a sloped roof, fiber cement siding, "stone-like" wainscot, asphalt shingle roof, painted to match the existing building.

The site, in the area of the addition, will be graded and landscaped with shrubs, ornamental grasses and drought tolerant turf grass. Run-off from the added roof area will be captured in a gutter and downspout system that will be connected to the existing stormwater system. The existing parking lot includes 24 parking stalls, no changes to the existing parking lot are proposed as part of this application.

Operational Characteristics

Clients could come from an emergency department, a police drop-off, primary care referral, or scheduled appointment to the facility. Typical stays are from 3 to 5 days and clients are continuously supervised. Clients would spend most of their time in a day room or a sleeping room but an enclosed exterior space for privacy is also desired. The facility would also have office and work areas for staff. The current single-story facility is approximately 10,250 square feet and an addition of approximately 985 square feet planned.

Services are tailored to accommodate an individual's immediate needs and level of emotional distress and discomfort. The maximum number of clients at any given time is limited to 16. The staffing model



outlined below includes leadership positions and direct care staff. It excludes back-office support staff. The ratios provided assume maximum unit capacity.

- Days: 7 staff
- PM: 3 staff
- NOC: 3 staff

The environment will be a secure setting designed to maintain health and safety standards, manage risk, and provide education and treatment while minimizing trauma and discrimination for individuals aged 18 and older.

The facility services at a minimum include evaluation, stabilization, and detox treatment provided by or under the direction of licensed psychiatrists, certified psychiatric Advanced Registered Nurse Practitioner (as allowed pursuant to RCW 71.05), nurses, mental health professionals, peer support staff, and discharge planning involving the individual, as well as family and/or significant others with the consent of the individual, so as to ensure continuity of health care.

Services will include diagnostic assessment, health screening, current medication assessment and adjustment as necessary. In addition, they will receive individual therapy, group and family therapies and activities of daily living (ADLs) rehabilitation services.

In conjunction with the clinical team's treatment plan, the individual is to be discharged as soon as a less-restrictive plan for treatment can be safely implemented. To effectively coordinate aftercare services, the operator will develop collaborations with human services organizations and systems, community-based housing, employment, substance abuse, education, outpatient mental health, physical health, self-help, peer support, and benefits assistance providers.

The operator's staff will provide follow-up for individuals that have minimal knowledge of how to effectively access and navigate the system of care, and to offer them the greatest chance of succeeding in the community and avoiding situations that could lead to a relapse and potential readmission to the facility.

The operator will ensure channels of communication and service coordination strategies are established with other community resources, including Mobile Outreach Crisis Team (MOCT), Crisis Triage Center, Consumer Warm Line, inpatient/outpatient providers, law enforcement, hospital emergency departments, Island County courts, and other allied service providers.



Demonstration of Code Compliance

Chapter 19.20 Zoning Districts

OHMC 19.20.160 Purpose and intent. The R-3 multiple-family residential district is intended to provide for and protect areas for medium to high density multiple-family residential development. The densities for this district range between a minimum density of nine units per gross acre and a maximum density of 16 units per gross acre. The R-3 districts are intended only for those areas adjacent to arterials or collector streets, without generation of additional traffic upon residential streets, and with adequate public services.

Response: OMC 19.20.1050 allows Skilled Nursing Facilities with an approved conditional use permit application. The original facility was approved under a conditional use application in 2018. The proposed addition does not change or alter the existing use, it proposes increasing the building by approximately 985 sf and the number of beds from 10 to six (6). Because the prior approval did not include future changes to the building, the city has determined a new conditional use application is needed for the proposed building addition.

The proposed addition of six (6) beds

OHMC 19.20.180 Density provisions. In an R-3 district, the following density provision apply:

- (1) Minimum density, nine DU/AC; maximum, 16 DU/AC;
- (2) Minimum lot area, no limitation;
- (3) Minimum lot width, 40 feet;
- (4) Minimum lot depth, 80 feet;
- (5) Minimum front yard setback, 10 feet;
- (6) Minimum side yard setbacks, five feet; minimum side yard along flanking street of a corner lot is 10 feet;
- (7) Minimum rear yard, 20 feet;
- (8) In addition to the above, any duplex or multifamily dwelling of more than two stories in height must provide a minimum of two feet additional front, side and rear yard setback for each additional story;
- (9) Maximum building height, 35 feet;
- (10) Maximum lot coverage by buildings, 45 percent. A minimum of 20 percent of lot area is to be kept free of impervious surfacing;
- (11) A setback of 20 feet is required to any entrance to an automobile garage door or carport. Entrance driveways to parking structures serving multiple units are exempt from this requirement if no parking spaces are provided and parking is explicitly not permitted on those entrance driveways;
- (12) An accessory building or buildings of less than 600 total square feet in building area and 15 feet in building height may be constructed in the rear yard a minimum of five feet from property lines and providing 10 feet of unencumbered space between the principal structure and the accessory building(s). Additional building height is permitted with a corresponding increase in setback up to the maximum height in the zone district; or,



location within the principal building setbacks. The exterior design of accessory buildings shall match or complement the design and materials of the primary structure on the property. The maximum building area of an accessory structure shall not exceed 50 percent of the building area of the primary structure;

(13) Development as a planned residential development may occur subject to Chapter [19.31](#) OHMC.

*Response: The proposed addition to the existing facility is not a residential development. It is a skilled nursing facility that is allowed under an approved conditional use permit. The lot width is greater than 40 feet and the lot depth is greater than 80 feet. The proposed addition will be greater than 10 feet from the front yard, greater than five (5) feet from the side yard and more than 20 feet from the rear yard. The proposed addition will be on the south side of the building and the height will match the existing single story with a building height of 35 feet. The subject property is 71,613 sf and the existing amount of impervious surface of 32,321 sf. The proposed addition will add 1,307 sf of impervious bringing the total lot coverage, including buildings and hard surfaces to 47%. No garages or carports or accessory building are proposed.
This criterion has been met.*

Chapter 19.44 Parking

19.44.100 Minimum Parking Standards.

Use: Skilled Nursing Facility

Required Parking: One (1) per five (5) beds, plus owner and employee parking.

Response: The addition to the existing facilities will add six (6) new beds to the existing ten (10) beds for a total of 16 beds. The existing employee count is eight (8), with the building addition, the employee count will be ten (10) The minimum number of parking spaces is four (4) plus 10 employee parking spaces or a total of 14. The site currently includes 24 parking spaces.

This criterion has been met.

19.44.110 Parking space size and access requirements.

(1) Standard Parking Spaces. All standard parking spaces shall meet the minimum criteria outlined in the table and figure below.

(2) Compact Parking Spaces. Up to 50 percent of required parking spaces may be provided as compact spaces. The aisle widths required for standard spaces shall be applied to compact spaces. Parking space width, parking space depth and row width shall be as shown in the following table. The minimum parking space depth shall be 16 feet and the minimum parking space width shall be eight feet. Compact parking spaces shall be clearly marked by painting the word “compact” on the parking space(s).

Response: No changes are proposed to the existing parking lot or parking spaces.



This criterion is not applicable.

19.44.140 Loading Areas

Each off-street loading space shall measure not less than 30 feet by 12 feet and shall have an unobstructed height of 14 feet six inches and shall be made permanently available for such purposes, and shall be hard surfaced, improved and maintained as required by this chapter. Required loading spaces shall be in conformance with the following table.

Response: No loading areas are proposed.

This criterion is not applicable.

Chapter 19.46 Landscaping and Screening.

19.46.030 Requirements for setbacks, perimeters, buffers, fences, screening, and parking lots.

(1) Required minimum landscape setbacks apply to all zoning districts, except those projects specifically excluded in OHMC [19.46.020](#).

(a) Minimum width of landscape setback, as identified with the city's street classification plan:

- (i) Large shopping centers in excess of five acres adjacent to principal arterial streets: 20 feet;**
- (ii) Any multifamily and nonresidential use constructed on a designated scenic transportation route: 20 feet;**
- (iii) All other uses adjacent to a principal arterial: 12 feet;**
- (iv) Adjacent to a minor arterial or collector arterial: 10 feet;**
- (v) Adjacent to all other streets: eight feet;**
- (vi) Where roadway right-of-way expansion is proposed, the setback will begin at the anticipated new edge of the road.**

(b) Minimum Number of Trees in Landscaped Setbacks. There shall be four trees for every 100 linear feet of frontage of property adjacent to all street classifications. Guidelines for the specific types and locations of trees and other landscape materials in landscape setbacks are contained within the landscape policy manual.

(c) Design Standards.

- (i) Some of the required landscape setback trees may be clustered in the setback. Parking lot screening may be included in the landscape setback width. The required landscaped setback trees may be permitted to be partially or totally located in the adjacent public right-of-way area, if:**
 - (A) All of the required trees cannot be placed in the landscaped setback;**
 - (B) There are no conflicts with utility easements;**
 - (C) In the case of the state highway, the city engineer and State Highway Engineer approve;**
 - (D) It shall be the responsibility of the adjacent property owner to care for landscaped rights-of-way;**
 - (E) Where undeveloped adjacent right-of-way occurs, it shall be landscaped.**
- The required landscaped setback trees may be located in the adjacent public right-**



- of-way area if these trees cannot be placed in the landscaped setback area due to the existing development of the site. However, such trees are required only to the extent that: (1) the city engineer and State Highway Engineer approve the trees in the case of a state highway; and (2) no conflicts exist within utility easements.
- (ii) Opaque walls and fences which obstruct view shall be located outside (building side) of the setback to maintain a landscaped appearance along the street.
- (iii) Administrative relief of the requirements of this section may be requested in accordance with OHMC [19.46.160](#).

Response: The proposed addition to the existing building is not adjacent to the street.

This criterion is not applicable.

(2) Required Minimum Landscape Perimeters. Planting areas within side and rear yards that are not occupied by structures shall be as follows:

- (a) **Minimum Width of Perimeter.** Five feet for the length of the property line, unless otherwise specified under screening requirements of this chapter;
- (b) **Exemptions.** Perimeter of industrial site or commercial yard that is not substantially visible from the right-of-way or located where screening is not required, shall be exempt;
- (c) **Planting Requirements.**
- (i) A minimum of four trees shall be planted for every 100 linear feet, or fraction thereof, of perimeter planting area;
- (ii) Shrubs and ground cover plantings shall be in quantities and spacing that will provide for 80 percent ground coverage within three years;
- (iii) When abutting properties with different land use classifications occur, the screening requirements under OHMC [19.46.030](#)(3) and (4) shall supersede the requirements of this subsection;
- (d) **Connecting Driveways.** When connecting joint driveways or shared parking lots are provided between sites, the minimum area requirements may be reduced by the area occupied by the driveway that would otherwise be landscaped under the requirements of this subsection.

Response: No planting areas are proposed within the side or rear yards.

This criterion is not applicable.

(3) Required Minimum Landscape Buffers.

- (a) **Buffers between (1) adjacent nonresidential and residential uses; and (2) adjacent nonresidential uses and single-family residential zones:**
- (i) **Design Standards.** The buffer shall be a minimum of 12 feet wide and shall be located on the property line adjacent to any single-family residential community. Said buffer shall generally consist of a mix of predominantly evergreen plantings including trees, shrubs, and ground covers. Evergreen trees shall be a minimum height of four feet at time of planting. Planting shall be chosen and spaced so as to grow together within four years of their planting in a manner that is sufficient to



obscure sight through the barrier. The entire planting strip shall be landscaped; however, those plantings used to achieve the sight-obscuring screen shall cover at least six feet of the width of the strip.

(b) Buffers between adjacent multifamily residential and single-family residential zones:

(i) Design Standards. The buffer shall be a minimum of 10 feet wide and shall be located on the property line adjacent to the single-family residential community.

(c) Buffers between nonresidential and residential uses separated by a nonarterial street, public alley or private street:

(i) Design Standards. The buffer shall be a minimum of 12 feet in depth. The minimum number of trees in the buffer shall be two trees for every 20 linear feet of buffer. The trees will consist of a mix of evergreen and deciduous. Depending upon the nonresidential use, evergreens may be increased to help obscure sight between the two uses. An opaque structure with a maximum height of six feet may be optional along the common property line. If a fence is constructed, planting shall still occur as stated above. The buffer may be reduced to 10 feet if an opaque structure is erected.

(d) Buffers between an industrial classified district and a residential classified district:

(i) Design Standards. All sites in an industrial district having a common boundary with a residential district shall be planted and maintained along such common boundary with a view-obscuring coniferous greenbelt of shrubs, trees and native vegetation not less than six feet in height nor less than 10 feet in width, for screening purposes and controlling access.

Response: West of the subject parcel is a multi-family development, to the south and east is a large undeveloped parcel and to the north is NE 10th Ave with single-family residences on the north side of the street. The proposed building addition is on the south side of the existing building. Landscape buffer requirements were met under the original 2018 application.

This criterion is not applicable.

(4) Fences and Screening. When applicable, the requirements of this section shall supersede the requirements of other sections of this chapter.

(a) Purpose. The requirements of this subsection are intended to reduce visual impacts and incompatible characteristics of:

- (i) Abutting properties with different land use classifications;**
- (ii) Service areas and facilities, including loading and storage areas;**
- (iii) Parking areas located in front of buildings;**
- (iv) Any other use or area as required under this section, or determined to be necessary by the planning director (or designee).**

The fence or landscaping screen shall be sight-obscuring, obstructing storage areas from view on the sides of the property abutting, adjoining, or facing a residential district. The fence shall be of such material and design as will not detract from adjacent residences and shall be built according to plans submitted by the owner or his/her authorized agent and approved by the planning director (or designee).

(b) Landscaping. Screen planting shall consist of evergreen trees planted a maximum of 15 feet on center, or hedges with dense evergreen foliage, in combination with deciduous



trees and hedges for seasonal color and texture. Ground cover shall be planted at a density to form an effective barrier to cover 85 percent of the ground surface within two years.

(i) On a corner lot there may be placed and maintained:

(A) A fence or screen not more than three feet in height; provided, that it is not sight-obstructing (50 percent of the area of the fence or screen is open) along a public or private street;

(B) A six-foot-high open wire fence along the property line facing the side street; provided, that it does not come closer to the street right-of-way on the front of the lot than the required building setback;

(C) A four-foot-high solid fence or hedge parallel to the property line facing the side street; provided, it is 10 feet back from the side street; and provided, that it does not come closer to the street on the front of the lot than the rear of the building.

(ii) In commercial zones, no fence or hedge may be placed on the front yard setback except where required to screen the property from the adjacent lot; then the screen shall extend to the street right-of-way.

(c) Minimum Width.

(i) Landscape Screening. If screening is to be achieved through the use of plant materials only, the screening area shall be a minimum of 10 feet in width. If other materials, such as fencing, walls or berms, are used in conjunction with the landscaping, the width may be reduced, as described in subsections (4)(c)(ii) through (iv) of this section.

(ii) Earth Berm Alternative. If an earth berm is incorporated into the screening plan, medium sized shrubs and/or evergreen trees shall be spaced a maximum of four and one-half feet on center and the width of the screening area may be reduced to eight feet.

(iii) Fence Alternative. If a fence option is selected, maximum spacing of medium sized shrubs shall be six feet on center, and the width of the screening area may be reduced to seven feet. The fence shall be constructed of exterior weather- resistant wood, or applicable alternative. One alternative may be a cyclone fence; however, such a fence shall include slats, and if the fence is next to a right-of-way, landscaping shall be planted between the fence and the right-of-way. Plantings must obscure 75 percent of a cyclone fence within four years.

(iv) Wall Alternative. If a wall at least five feet high is to be used for screening, the planting requirements shall be as specified under subsection (1) of this section, and the screening width may be reduced to five feet. Screen walls shall be constructed with masonry, block, rockery or textured concrete, subject to design approval by the planning director.

(d) Uses Requiring Screening. The planning director may require screening to protect adjacent properties from negative impacts of any permitted or conditional use in a zoning district.

Except as otherwise required by the planning director, screening shall be required in the following instances:

(i) Developments located in districts listed on the left side of the chart below shall



provide screening when they adjoin districts specified on the right side of the chart.

*Response: The proposed addition to the building is on the south side of the existing building. Screening requirements for the original building were met with the 2018 application and the proposed addition does not change or alter the existing screening.
This criterion is not applicable.*

(5) Minimum Parking Lot Requirements.

(a) Required Trees.

- (i) One tree of a type suitable for parking lots shall be provided for every 10 open (not in a garage) vehicular parking spaces in parking lots with 10 or more spaces;
- (ii) The tree types and minimum planter sizes shall be consistent with the landscape policy manual. Trees chosen shall be appropriate to a parking lot location;
- (iii) The required trees may be clustered but shall be located to divide and break up expanses of paving and long rows of parking spaces and to create a canopy effect in the parking lot. In order to be considered within the parking lot, the trees must be located in planters that are bounded on at least three sides of parking lot paving. This means only trees in landscaped “islands” or “fingers” can count toward the parking lot tree requirement;
- (iv) Planters shall be of sufficient size and design to accommodate the growth of the trees and to prevent damage to the trees by vehicles;
- (v) The number of species required shall vary according to the overall number of trees required to be planted. The species shall be planted in proportion to the required mix. The species mix shall not apply to areas of vegetation required to be preserved by law nor those located in areas designated as natural. The number of species to be planted are indicated below.

Required # of trees	Maximum # of species
6 - 10	2
11 - 15	3
16 +	4

(b) Required Landscape Area. At least 15 percent of every parking lot shall be landscaped, unless otherwise required by this title. In all cases, with the exception of vehicular display lots, landscaping shall be distributed throughout the parking area. Landscaping located in required setbacks or buffers may not be used to meet this requirement. If LID rain gardens or bioretention facilities are proposed, they are to be incorporated into the required parking lot landscaping unless site and soil conditions make such facilities infeasible. LID stormwater management facilities shall be designed and constructed in accordance with the Low Impact Development Technical Guidance Manual for Puget Sound (current edition). The landscaping shall consist of deciduous



and/or coniferous material and may include turf, shrubs, and flowers.

(c) Required Screening.

- (i) Open parking spaces (except those in single-family residential projects in any zone district) shall be screened from the view of adjacent properties and streets to mature minimum height of 30 inches by the use of berms and/or plantings;**
- (ii) A minimum of two-thirds of the affected street frontage or property boundary, not counting intersecting driveways, must have the required screen;**
- (iii) The required screening may be a component of the required landscape setback;**
- (iv) Structures such as decorative walls or fences may be approved through an administrative relief request if the planning director (or other designee) finds that:**
 - (A) The structures avoid a blank and monotonous appearance by such measures as architectural articulation and the planting of vines, shrubs or trees; or**
 - (B) The total use of the berms and/or plantings is not physically feasible; or**
 - (C) The structures attractively complement the use of berms and/or plantings;**
- (v) The maximum spacing of plants to achieve an acceptable screen and the maximum acceptable grades for screening areas, such as sodded berms and planting beds, shall be consistent with the landscaping policy manual;**
- (vi) Guidelines for the specific types and location of trees, shrubs and other landscape materials in parking lots are contained within the landscape policy manual as approved by the city council or thereafter amended.**

Response: No changes are proposed to the existing parking lot. Parking lot landscaping and screening was provided under the original 2018 application.

This criterion is not applicable.

19.46.040 General landscaping standards.

(1) Landscape Materials.

- (a) Landscape materials shall be defined as evergreen or deciduous trees, shrubs, and ground cover plants, perennial or annual flowers, and lawn. River rock, fountains, ponds, rockeries, ornamental or decorative walkways (provided both sides abut landscaping) may be included, where, in the opinion of the director, additional ornamental features may be considered as part of the landscape materials, subject to the administrative relief process.**
- (b) Suggested tree species suited to the unique soils, geology, and weather patterns of Oak Harbor are contained in OHMC [19.46.150](#).**
- (c) Planting shall occur based on species' tolerance to the environment in which it will be placed.**
- (d) No artificial lawn or plants will be permitted in landscaped areas.**

(2) Drainage Detention/Retention Ponds. If a proposed detention pond has a slope ratio of 3:1 or greater, where fencing around the pond will be required, a fencing and landscaping plan shall be submitted to the planning department. Submittal of the proposed fencing and landscaping plan shall occur in conjunction with short plat, preliminary plat, or site plan review applications, depending on the project type.

(3) Land Clearing Plan. Clearing of landscaping is required to be in accordance with the



provisions of Chapter [19.47](#) OHMC.

(4) **Pollution Control.** It shall be the responsibility of the property owner to ensure that storm runoff from landscaped areas does not contain excessive amounts of fertilizer, insecticides, and herbicides that may be harmful to aquatic life, and to take measures to prevent runoff water impacts as required by the Department of Ecology and Wildlife and as specified in the Puget Sound Water Quality Manual. One measure to reduce the use of chemicals is the use of native plants in landscape areas.

(5) **Safety Features/Utilities.** Installation of landscape materials shall not obstruct access to fire connections, post indicator valves (PIVs) and hydrants, standpipes, sprinkler connections, utility vaults, pedestals, and other public and private utility facilities. Landscaping shall not obstruct fire apparatus access roads.

(6) **Visibility Triangle.** Along street frontages, within 30 feet of an alley or unsignalized street intersection, or within 25 feet of a driveway, no shrub shall be higher than 30 inches from street gutter grade and no tree shall have branches or foliage below eight feet above street level. At signalized intersections the conditions of this section shall not be necessary, but it shall be required that only deciduous trees be located at signalized intersections. Under no circumstances shall landscaping interfere with sight distance visibility. In lieu of meeting this standard, visibility triangles shall be provided as per AASHTO standards or in accordance with OHMC [11.17.110](#)(5).

(7) Where practical, landscaping shall be designed to not block solar gain or solar access by surrounding properties.

(8) **Special Landscaping Districts.** The area of the CBD central business district, for the purpose of this chapter, will be considered a special landscaping district. This area is substantially developed on zero setbacks from the right-of-way, making it impractical to meet the full extent of the requirements of this chapter. Businesses located in this district shall meet parking lot landscaping standards as shown in OHMC [19.46.030](#)(5) and shall participate in a street tree planting program in the street right-of-way adjacent to the parcel frontage.

(9) **Xeriscape Process.** Xeriscape is a process by which sound horticultural, landscaping, and efficient water-using principles come together. The style of the xeriscapes can be quite variable. Drought-resistant landscaping, such as a contemporary design or a Spanish garden, could qualify as xeriscape when constructed to meet the following six principles:

- (a) **Good Design.** Based on careful selection of low-water-use plants or drought-tolerant plants;
- (b) **Soil Improvement.** Improvements including the addition of manure, compost, or other organic materials which can be amended into the soil;
- (c) **Use of Mulch.** Beauty bark or other organic substance to help maintain moisture in the soil;
- (c) **Limited Lawn Areas.** Minimizing grass areas results in minimal lawn maintenance;
- (d) **Efficient Water Use.** Water between 12:00 midnight and 6:00 a.m. to help prevent fungus growth, and lower the evaporation rate of water;
- (e) **Good Maintenance.** Maintain the landscape to reflect a weed and trash free environment.

(10) **Landscaping for Freestanding Signs.** All primary freestanding signs shall include, as part of their design, landscaping about their base to prevent automobiles from hitting the



sign-supporting structure and to improve the overall appearance of the installation. If the required landscaping is not completed within 60 days after completion of sign installation, the sign is in violation of this chapter.

(11) Groundcover. Groundcover shall be planted and maintained within all required landscaping areas. Groundcover refers to low-growing dense growth of plants, such as pachysandra, planted for ornamental purposes or to prevent soil erosion in areas where turf is difficult to grow, as in deep shade or on a steep slope. Groundcover shall consist of plantings that will achieve complete coverage within two years. Groundcover is not required within the dripline of any shrub or evergreen tree or within a two-foot radius of a deciduous tree trunk.

(12) Undeveloped Areas. Undeveloped areas of a lot which are not required to be landscaped by other requirements of this chapter shall be planted with groundcover. Groundcover may consist of planted or existing vegetation maintained so as not to exceed one foot in height. For the purposes of this section, grass can be considered to be groundcover.

(13) Bark, Mulch and Gravel. Bark, mulch, gravel or other similar nonvegetative material shall only be used to assist vegetative growth and maintenance within landscaping areas. Nonvegetative material shall not be a substitute for, or interfere with, required vegetative groundcover.

(14) Tree Topping and Thinning. Topping and thinning of trees shall be allowed as long as it does not negatively affect the health of the tree.

(15) Calculations/Measurements. All calculations and measurements within this chapter shall be rounded to the nearest whole number with greater than or equal to 0.50 being rounded up.

Response: The original 2018 application included a landscape plan for the development and parking lot. The only landscaping changes under this application is the area directly adjacent to the proposed building addition.

The proposed building addition will result in the removal of a limited area of existing lawn and landscaping. A new landscaping plan has been provided that identifies the area of proposed changes and provides a layout of proposed new landscaping around the building addition. The proposed landscape plan includes plantings of evergreen shrubs and a tree on the northeast side of the building addition, and drought tolerant turf on the south and southwest side the addition.

This criterion has been met.

19.46.050 Fences and hedges.

(1) Fences and hedges a maximum of six feet in height may be placed and maintained on the side and rear lot line, and across the front of the property line even with the front of the building on the lot but not closer to the street right-of-way than the required setback. On corner lots the setback shall apply to both streets.

Within the setback area a fence not more than three feet in height may be constructed; provided, that it is not sight-obscuring (50 percent of the area of the fence is open).

Within the setback area a solid hedge may be planted not to exceed a height of more than three feet.



On a corner lot there may be placed and maintained:

- (a) A fence or hedge not more than three feet in height; provided, that it is not sight-obstructing (50 percent of the area of the fence or hedge is open);
- (b) A six-foot-high open wire fence along the property line facing the side street; provided, that it does not come closer to the street right-of-way on the front of the lot than the required building setback;
- (c) A four-foot-high solid fence or hedge parallel to the property line facing the side street; provided, it is 10 feet back from the side street; and provided, that it does not come closer to the street on the front of the lot than the rear of the house.

(2) In commercial zones, no fence or hedge may be placed on the front yard setback except where required to screen the property from the adjacent lot; then the screen shall extend to the street right-of-way.

(3) Fence and hedge limits in the various zones are as follows:

Residential Zones:	Front yard	3 feet maximum
	Side yard	6 feet maximum
	Rear yard	6 feet maximum
Commercial Zones:	Front yard	0 feet maximum
	Side yard	6 feet maximum
	Rear yard	6 feet maximum
Industrial Zones:	Front yard	8 feet maximum
	Side yard	8 feet maximum
	Rear yard	8 feet maximum

Response: No changes to the landscaping along the side and rear yards are included with this application.

This criterion is not applicable.

19.67.030 Criteria

No conditional use shall be granted unless it meets the following criteria:

- (1) All special conditions for the particular use are met;**



Response: Per OHMC 19.20.115 Conditional uses permitted; a skilled nursing facility is allowed in the R3 zone under an approved conditional use permit application. The original facility was approved under a conditional use permit by the hearing examiner in 2018. The proposed addition to the building does not change the use, it proposes an expansion of the existing use.

This criterion has been met.

(2) It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property;

Response: The proposed addition will add six (6) beds to the existing ten (10) bed facility. The proposed addition to the existing building will be single-story and residential in scale. The site is relatively flat, and the proposed building addition will be on the south side of the facility and facing a large undeveloped parcel of land. Because the addition will be residential in scale and the nature of the use, impacts to the environment will be minimal. The additional six (6) beds added to the building will not increase the occupancy significantly, therefore noise levels are not anticipated to increase. The residential style of the building does not lend itself to the use of bright lights and there are no changes to the parking lot proposed, no impacts to lighting or glare are anticipated.

This criterion has been met.

(3) It is provided with adequate parking;

Response: The addition to the existing facility will add six (6) new beds to the existing ten (10) beds for a total of 16 beds. The existing employee count is eight (8), with the building addition, the employee count will be ten (10). The minimum number of parking spaces is four (4) plus 10 employee parking spaces or a total of 14. The site currently includes 24 parking spaces.

This criterion has been met.

(4) It is served with adequate public streets, public utilities and facilities;

Response: The existing entrance to the facility is on NE 10th Avenue. While this road is busy during the typical morning and late afternoon rush hours, the proposed addition to the existing use will not increase that impact. This existing use does not have a high traffic count, and the trips are generally spread over the course of the day or at shift changes. There is a maximum of 10 staff on a shift during the day and shift changes are the peak impact times. Half-street improvements along 10th Avenue completed with the development of the original 2018 application.

Utilities to the site are existing, no changes are expected with this application.

This criterion has been met.

(5) It otherwise meets the purpose of the district in which it is to be placed;



Response: Per OHMC 19.20.160: "The R-3 multiple-family residential district is intended to provide for and protect areas for medium- to high-density multiple-family residential development. The densities for this district range between a minimum density of six (6) units per gross acre and a maximum density of 16 units per gross acre. The R-3 districts are intended only for those areas adjacent to arterials or collector streets, without generation of added traffic upon residential streets, and with adequate public services."

The property is approximately 60,000 SF or roughly 1.4 acres. The existing facility includes 10 beds, and the proposed addition will provide six (6) added beds. The existing facility is not a multi-family use, however, the scale of the building, including the proposed addition and the existing and proposed occupant load is compatible with the density range.

The proposed addition does not change the use classified as a Skilled Nursing Facility. With the addition, traffic generation is not expected to change significantly, unlike traffic patterns for an expansion of a multi-family development would do. The project site is located adjacent to 10th Avenue which is appropriate for our clients as this street is in a quiet area which is favorable for personal reflection and healing. Having privacy for the patients is paramount to their successful rehabilitation.

(6) It meets the goals and policies of the Oak Harbor comprehensive plan.

City of Oak Harbor: 2036 A Vision for the Future

Low-Intensity Residential [pg. 25]

The Low-Intensity Residential category is intended to accommodate most of the residential uses and to support low-intensity uses such as religious institutions, care facilities, schools etc., that create healthy livable neighborhoods. Supporting uses in this category normally provide services that are quiet, low impact and operate in a fashion that does not hinder the residential character of the neighborhood. Residential densities in this category range from a minimum of 3 units per acre to a maximum of 16 units per acre. This land use category is implemented by three zoning districts: Single Family Residential (R1), Limited Multifamily Residential (R2) and Multifamily Residential (R3). This land use category, where most of the residents of Oak Harbor live, encompasses approximately 5719 parcels (about 1941 acres) and 47% of the total area in the City and the UGA.

Land Use Inventory [pg. 29]

...the Low-Intensity Residential constitutes the major portion of the city and is likely the most dynamic of all categories as the city grows.

Land Use Goals and Policies [pg. 31]

Goal 1 – Promote a healthy mix of uses

1.a. Encourage land use densities/intensities where services exist or are readily available.

1.b. Consider land use changes that are compatible with the character of its neighborhood.

Goal 2 – Encourage land use patterns that promote health and safety

2.a. Promote land use changes that provide services closer to where people live.



- 2.l. Consider flexible standards to encourage redevelopment of underutilized lots.**
- 2.o. Promote a pedestrian scale environment by requiring buildings to locate close to street frontages in commercial, office and residential areas.**
- 2.p. Promote pedestrian amenities, where feasible, with development and redevelopment of land.**

Goal 5 – Respect the character of its natural and built environment

5.h. Require development to adhere to design guidelines and regulations that promotes a pedestrian friendly environment by:

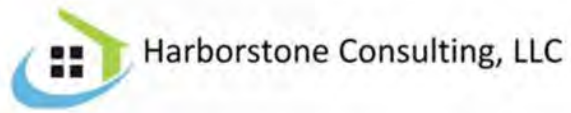
- 1. Locating buildings closer to street frontages;**
- 2. Encouraging visually interesting facades and people spaces.**

5.m. Require buffers where land use intensities vary.

5.n. Require landscaping standards to efficiently screen for outdoor uses and storage areas.

Response: The proposed building addition to the existing facility continues to reflect the preceding goals and policies of the Comprehensive Plan and is a supporting use that will provide services that are quiet, with low impact, and does not detract from the residential character of the surrounding uses, nor does it hinder the residential character of the neighborhood.

It is important to note that Low-Intensity Residential land (includes R-1, R-2 & R-3 zoned land) makes up approximately 47% of the amount of land in Oak Harbor (per 2022 City Comprehensive Plan, pg. 26) and the use of this site for a non-residential purpose does not decrease the ability to provide low-intensity housing elsewhere in the city limits



Date: 4/8/2025

Project: Ituha Stabilization Addition (2502-0003)

Parcel: R13335-337-0980

Site Address: 275 NE 10th Ave, Oak Harbor, WA

Legal Description: PT GWL ALLEN DC & GL11 DESC: BG PT ON WLN SD DC 450.33'N OF SWCR S89*E PARA/TO NLN SD DC 681.8' SLY PARA/TO WLN SD DC 330' WLY PARA/TO NLN SD DC TO ELN OF CO RD (OLD HWY 1-D) NELY ALG SD ELN TPB EX ANY PT LY IN OLD HWY 1-D ALSO EX PT TO CITY OF OH AF#9400

Date: 4/8/2025

Project: Ituha Stabilization Addition (2502-0003)

Parcel: R1335-337-0980

Site Address: 275 NE 10th Ave, Oak Harbor, WA

Pre-Application Comment Responses (April 4, 2025).

Planning

1. The project is located in the R-1 zone district. The proposed building addition appears to meet the dimensional standards for the zone district. No dimensions were given for setbacks, but staff estimates at least 45' setback where 20' is required on the rear and over 118' where 5' is required. Building height is assumed to match the existing structure, which falls under the 35' maximum height for the zone (OHMC 19.20.120).

Response: According to the zoning map, the project is located in the R-3 zoning district, not the R-1. The building will be 47' from the south (rear) property line, 108' from the west (side) property line and 128' from the eastern (side) property line. The addition to the building will match the existing structure.

2. As a conditional use, the current configuration of the facility is allowed per the original plans presented to staff and the hearing examiner in 2018. The CUP was approved per those plans, which showed a facility of rough 10,250 sf and 10 beds. An addition to the facility will require a revised conditional use application per the standards of OHMC 19.67 with a public hearing before the Hearing Examiner. This application will need to include a fully dimensioned site plan, landscaping plan, building floor plan and elevations and CUP-specific narrative stating the conformance with the OHMC.

Response: Acknowledged.

3. A site plan review will be required for the project per the standards of OHMC 19.48. The applicant may choose to file this application following a successful CUP process and approval, or include it with the CUP review for the Hearing Examiner to decide per OHMC 18.20.220 which allows for consolidated applications to streamline the process.

Response: The applicant requests a consolidated review and the site plan review application will be submitted with the CUP application.

4. Parking on the site is based on the number of beds and employees. The expansion will be expected to generate more traffic and parking need – the applicant should be prepared to determine the appropriate parking space count as this use is not listed in OHMC 19.44.100 standards for parking by use. All parking for the facility shall be located on site and not overflow onto the street.

Response: The addition to the existing facilities will add six (6) new beds to the existing ten (10) beds



for a total of 16 beds. The existing employee count is eight (8), with the building addition, the employee count will be ten (10) The minimum number of parking spaces is four (4) plus 10 employee parking spaces or a total of 14. The site currently includes 24 parking spaces.

Engineering

5. These comments are prepared from the Engineering Division of Public Works based on the materials submitted for a pre-application review for this project. These comments are general in nature regarding the anticipated site plan review application, unless specificity is warranted at this time. Some comments may be considered advisory commentary for forthcoming Civil Plans (Construction Plans) which also must be reviewed.

Response: Acknowledged.

6. The applicant team is required to submit a point-by-point response letter to these Engineering comments, and all subsequent review comments from Engineering, with all future submittals related to this project. Submittals absent a response letter are incomplete and cannot be reviewed. Applicant team is advised that they may utilize this (and future) comments letters from Engineering to provide responses to speed the process. Each comment must be responded to, even if the response is simply "Understood" or "Acknowledged". Applicant is advised that some comments may carry forward until the comment can be appropriately addressed through revisions to plan sets. We strongly recommend the applicant team respond to all comments from other divisions in the same fashion.

Response: Acknowledged.

7. This is an advisory comment that is included at all stages of a plan review for all submittals from all applicants. This serves as a reminder to applicants that site plan sets for any submittal for review must include the minimum items found in OHMC 19.48.035. Please pay special attention to the requirements in this section, as any missing component from a submitted set of plans for the Site Plan Review process renders a submission technically incomplete. Note: Applicants may omit items from their site plan that are not relevant, provided that justification for such omission is provided in writing as a response to this comment line. Please cite the specific item(s) omitted, for example: "Item 4D: Omitted natural gas lines because no natural gas service in area." Other statements of similar construction would be acceptable as well.

Response: Acknowledged.

8. As this proposal is for an expansion of a structure on an existing site, and that per the provided plans the proposal is converting several hundred square feet of pervious landscape surface into impervious roof surface, further plan sets shall show how the roof



drain is connected to the stormwater management BMPs that are already in place on the site. Further, the applicant shall contact a Licensed Professional Engineer to evaluate the existing stormwater system on the site. If the PE determines that the existing system has the capacity to maintain function based on the original stormwater design without modification, the PE must provide a sealed and signed memo attesting to this, along with a fresh set of calculations and outputs of the WWHM to support this conclusion. Should the PE determine that the stormwater system as it exists now does not have the capacity, the Applicant shall have the PE prepare an addendum to the stormwater report to implement modifications as design by the PE to achieve compliance with all Minimum Requirements as pertain to the site. Applicant shall provide plan and profile views of any new stormwater infrastructure needed as designed by a PE and submit these for review under separate cover.

Response: Acknowledged.

Building

9. Structural plans shall show compliance with the adopted codes at time of submittal.

Response: Acknowledged.

Fire

10. Provide the fire department with fire alarm and fire sprinkler plans for extending the fire protection features into the addition.

Response: Acknowledged.

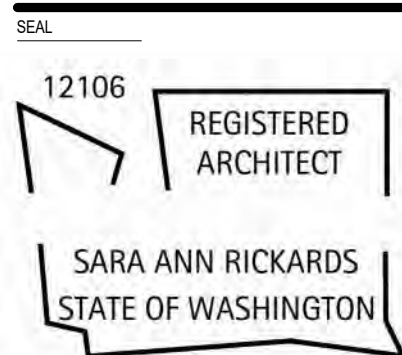
General Information

11. Following this meeting, any changes to the comments based on discussion at the Staff/Applicant meeting will be made by staff and send to the applicant as a "Final" comment letter. Please use this letter as a checklist to ensure changes are made or addressed, and provide the response with the second review package.

Response: Acknowledged.

ISLAND COUNTY STABILIZATION CENTER - ADDITION

OAK HARBOR, WA 98277
CUP APPLICATION - 4.14.2025



PROJECT:
ISLAND COUNTY
STABILIZATION CENTER - ADDITION
275 NE 10TH CT.
OAK HARBOR, WA 98277

REVISIONS	

DATE
4.14.2025
BCRA NO.
24072
DRAWN BY: NRH
REVIEWED BY:
SHEET TITLE
COVER



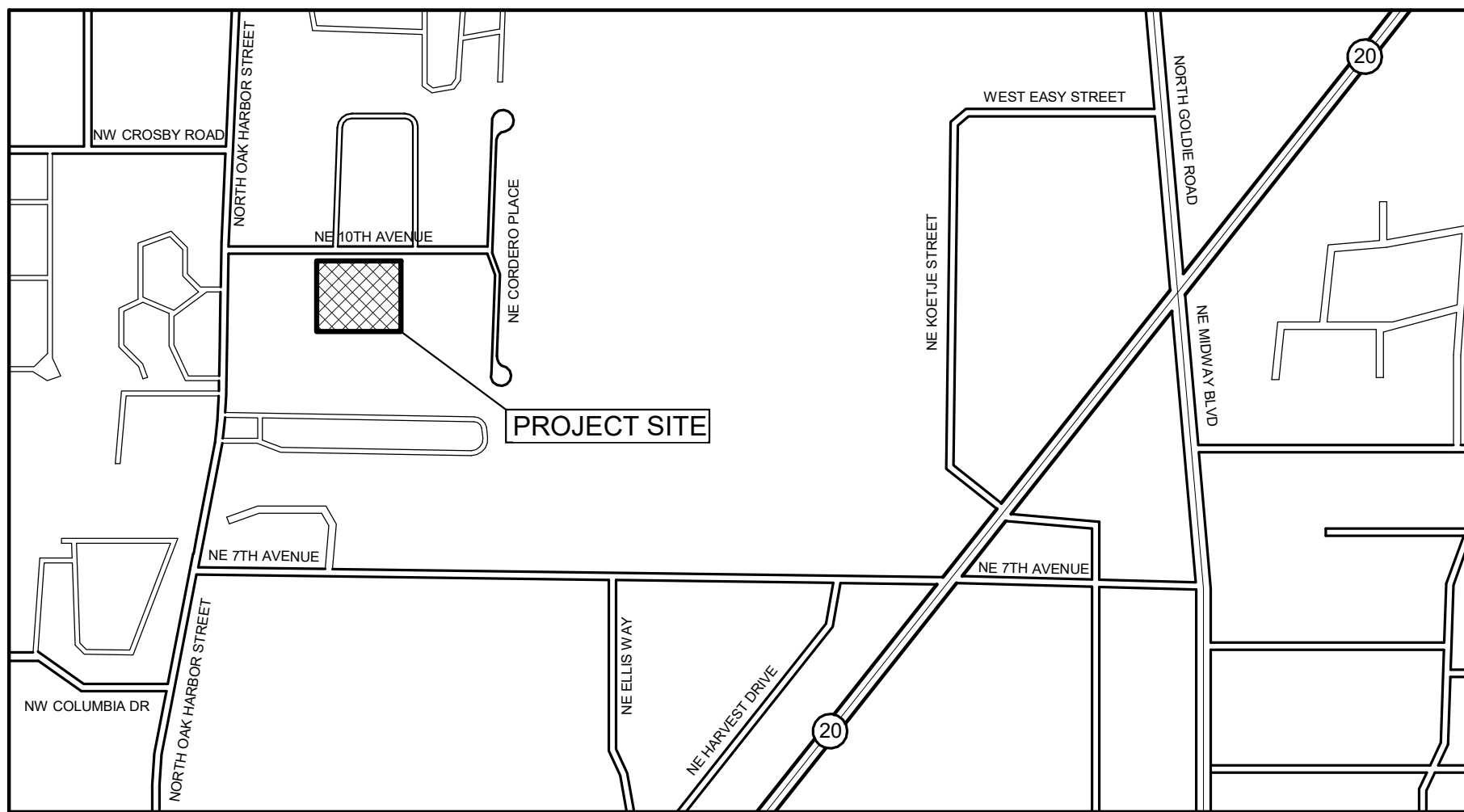
G-101

CUP APPLICATION

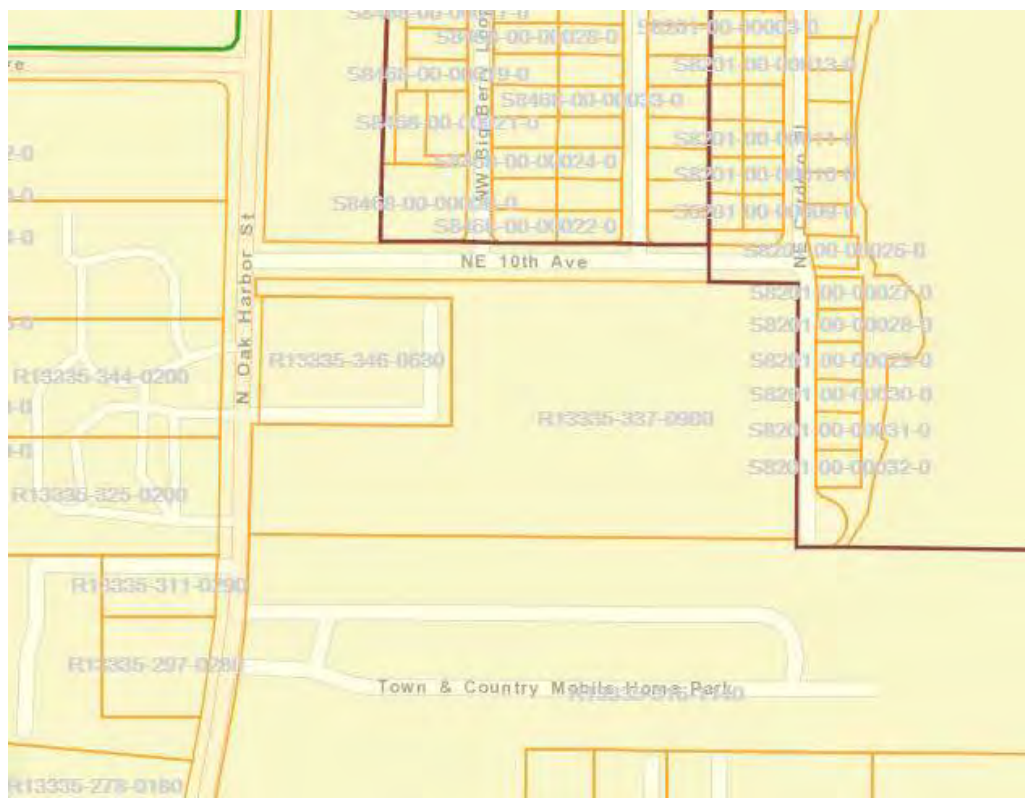
ISLAND COUNTY STABILIZATION CENTER - ADDITION

OAK HARBOR, WA 98277
CUP APPLICATION - 4.14.2025

VICINITY MAP



SITE ADDRESS
275 NE 10TH CT
OAK HARBOR, WA 98277



PARCEL MAP - NTS

PROJECT TEAM

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SHEET INDEX

SHEET TITLE

GENERAL

G-101 COVER
G-102 SHEET INDEX, PROJECT TEAM, SYMBOLS, VICINITY MAP
G-201 CODE INFORMATION
G-301 LIFE SAFETY PLAN

CIVIL

C-001 COVER SHEET
C-100 GENERAL NOTES
C-201 CIVIL SITE PLAN
C-301 GRADING AND STORM DRAINAGE PLAN
C-401 CIVIL DETAILS

LANDSCAPE

L-100 LANDSCAPE PLAN
L-101 LANDSCAPE LEGEND AND NOTES
L-102 LANDSCAPE DETAILS
L-200 IRRIGATION PLAN
L-201 IRRIGATION SCHEDULE, NOTES, AND DETAILS

SHEET TITLE

ARCHITECTURAL DEMOLITION

AD121 MAIN FLOOR DEMOLITION PLAN

ARCHITECTURAL

A-111 SITE DIAGRAM
A-112 OVERALL FLOOR PLAN
A-113 OVERALL EXTERIOR ELEVATIONS
A-121 MAIN FLOOR PLAN, MAIN FLOOR REFLECTED CEILING PLAN
A-131 ROOF PLAN, EQUIPMENT PLATFORM FLOOR PLAN
A-141 MAIN FLOOR FINISH PLAN
A-201 EXTERIOR ELEVATIONS, BUILDING SECTIONS

STRUCTURAL

S-121 MAIN FLOOR FRAMING, ROOF FRAMING

ABBREVIATIONS

NOTE: REFER ALSO TO SHEETS FOR ADDITIONAL ABBREVIATIONS
NOTE: ALL ABBREVIATIONS MAY NOT BE INCLUDED IN THE PROJECT

AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
CG	CORNER GUARD	NIC	NOT IN CONTRACT
CLR	CLEAR DIMENSION	OC	ON CENTER
DS	DOWNSPOUT	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
(E)	EXISTING	OPP	OPPOSITE HAND
EQ	EQUAL	PPT	PRESSURE PRESERVATIVE TREATED
FV	FIELD VERIFY	SIM	SIMILAR
FOS	FACE OF STUD	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM		

PROJECT INFORMATION

PROJECT DESCRIPTION:

ADDITION TO AN EXISTING EVALUATION AND TREATMENT FACILITY.
ACRES: 6.75 - BOUNDARY LINE ADJUSTMENT IN PROCESS.

BUILDING DATA:

PARCEL: R13335-337-0980

SITE ADDRESS: 275 NE 10TH CT
OAK HARBOR, WA 98277

LOCAL JURISDICTION: CITY OF OAK HARBOR

BUILDING GROSS FLOOR AREA: SINGLE STORY - EXISTING: 10,260 SF
ADDITION: 985 SF
TOTAL: 11,245 SF

CONSTRUCTION TYPE: TYPE V - B

OCCUPANCY TYPE: B / I-1, CONDITION 2

FULLY SPRINKLED

PARKING (PER OAK HARBOR MUNICIPAL CODE):

MINIMUM OFF STREET PARKING PER 19.44.100:
SKILLED NURSING FACILITY
ON PER FIVE BEDS, PLUS OWNER AND EMPLOYEE PARKING
16 BEDS/5 >> 4 + 10 = 14 PARKING SPACES REQUIRED

MAXIMUM OFF STREET PARKING PER 19.44.105:
14 X 250% = 35 PARKING SPACES ALLOWED

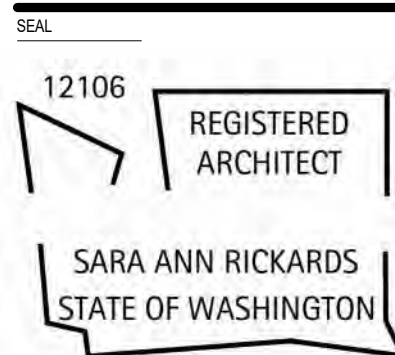
TOTAL STALLS PROVIDED: 24 (EXISTING)

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS AND EXISTING CONDITIONS. PRIOR TO SUBMITTING BID.
- FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO START OF WORK.
- NOTES APPEAR ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS. REVIEW ALL SHEETS AND APPLY NOTES TO RELATED BUILDING COMPONENTS.
- REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR OTHER APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
- WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR APPLICATION INTENDED.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.



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PROJECT:
ISLAND COUNTY
STABILIZATION CENTER - ADDITION
275 NE 10TH CT,
OAK HARBOR, WA 98277

REVISIONS

DATE
4.14.2025
BCRA NO.
24072
DRAWN BY:
NRH

REVIEWED BY:
SHEET TITLE
SHEET INDEX, PROJECT TEAM, SYMBOLS, VICINITY MAP



G-102

CUP APPLICATION

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

ISLAND COUNTY STABILIZATION CENTER CODE SUMMARY

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 UNIFORM PLUMBING CODE (UPC)
2021 WASHINGTON STATE ENERGY CODE
2021 WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY CODE
OAK HARBOR MUNICIPAL CODE - CHAPTER 19 - ZONING (OHMC)

OCCUPANCY GROUPS:

INSTITUTIONAL BUSINESS I-1 INSTITUTIONAL GROUP CONDITION 2
B - BUSINESS

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SEPARATION WALL (420.2) WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

SMOKE BARRIERS IN GROUP I-1, CONDITION 2 (EXISTING TO REMAIN) SMOKE BARRIERS SHALL BE PROVIDED IN GROUP I-1, CONDITION 2, TO SUBDIVIDE EVERY STORY USED BY PERSONS RECEIVING CARE, TREATMENT OR SLEEPING AND TO PROVIDE OTHER STORIES WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS, INTO NO FEWER THAN TWO SMOKE COMPARTMENTS. SUCH STORIES SHALL BE DIVIDED INTO SMOKE COMPARTMENTS WITH AN AREA OF NOT MORE THAN 22,500 SQUARE FEET AND THE DISTANCE OF TRAVEL FROM ANY POINT IN A SMOKE COMPARTMENT TO A SMOKE BARRIER DOOR SHALL NOT EXCEED 200 FEET (60 960 MM). THE SMOKE BARRIER SHALL BE IN ACCORDANCE WITH SECTION 709.

REFUGE AREA (420.6.1) (EXISTING TO REMAIN) REFUGE AREAS SHALL BE PROVIDED WITHIN EACH SMOKE COMPARTMENT. THE SIZE OF THE REFUGE AREA SHALL ACCOMMODATE THE OCCUPANTS AND CARE RECIPIENTS FROM THE ADJOINING SMOKE COMPARTMENT. THE SIZE OF THE REFUGE AREA SHALL PROVIDE THE FOLLOWING:
1. NOT LESS THAN 15 NET SQUARE FEET (1.4 M2) FOR EACH CARE RECIPIENT.
2. NOT LESS THAN 6 NET SQUARE FEET (0.56 M2) FOR OTHER OCCUPANTS.
AREAS OR SPACES PERMITTED TO BE INCLUDED IN THE CALCULATION OF THE REFUGE AREA ARE CORRIDORS, LOUNGE OR DINING AREAS AND OTHER LOW-HAZARD AREAS.

GENERAL BUILDING HEIGHT AND AREA:

CONSTRUCTION TYPE: TYPE V-B

ALLOWABLE HEIGHT FT. (504.3): 40'
ALLOWABLE HEIGHT FT. (OHMC 19.20.180(9)) 35'
ALLOWABLE HEIGHT STORIES (504.4): 2 STORIES

ACTUAL NUMBER OF STORIES:

1

ACTUAL BUILDING HEIGHT:

15'-10"

18,000 SF

ALLOWABLE AREA FACTOR (506.2):
SINGLE OCCUPANCY, ONE-STORY BUILDING (506.2.1) :
FRONTAGE INCREASE FACTOR TABLE 506.3.3

ALLOWABLE AREA BUILDING CALCULATION
AA = AT + [NS X IF]

75-100% PERCENTAGE OF BUILDING PERIMETER/ 30+FEET OPEN SPACE: I(f) = 0.75

FOR I-1 OCCUPANCY:
AA = 18,000 + [4,500 X 0.75]
= 18,000 + 3,375 = 21,375 SF

FOR B OCCUPANCY:
AA = 36,000 + [9,000 X 0.75]
= 36,000 + 6,750 = 42,750 SF

ACTUAL BUILDING AREA:

EXISTING: 10,260 SF

ADDITION: 985 SF

NEW TOTAL: 11,245 SF

REQUIRED SEPARATIONS OF OCCUPANCIES I-1 & B (SPRINKLERED) REQUIRE 1-HR SEPARATION (508.4)

TYPES OF CONSTRUCTION:

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) TYPE V-B

BUILDING ELEMENT

PRIMARY STRUCTURE FRAME 0 HR

BEARING WALLS (EXTERIOR & INTERIOR) 0 HR

EXTERIOR NON-BEARING WALLS (TABLE 602) FIRE SEPARATION DISTANCE

NORTH WALL > 30': 0 HR

EAST WALL > 30': 0 HR

SOUTH WALL > 30': 0 HR

WEST WALL > 30': 0 HR

INTERIOR NON-BEARING WALLS 0 HR

FLOOR CONSTRUCTION 0 HR

ROOF CONSTRUCTION 0 HR

FIRE AND SMOKE PROTECTION FEATURES:

SMOKE BARRIERS
CONTINUITY(709.4):
(EXISTING TO REMAIN)

SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES, SUCH AS THOSE FOUND ABOVE SUSPENDED CEILINGS, AND INTERSTITIAL STRUCTURAL AND MECHANICAL SPACES. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR SUPPORTED IN BUILDINGS OF OTHER THAN TYPE IIB, IIBB OR VB CONSTRUCTION. SMOKE BARRIER WALLS USED TO SEPARATE SMOKE COMPARTMENTS SHALL COMPLY WITH SECTION 709.4.1. SMOKE-BARRIER WALLS USED...

GENERAL (716.1):

OPENING PROTECTIVES REQUIRED BY OTHER SECTIONS OF THIS CODE SHALL COMPLY WITH PROVISIONS OF THIS SECTION.

EXCERPT FROM IBC TABLE 716.1(2) – OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

TYPE OF ASSEMBLY:	FIRE PARTITIONS...	CORRIDORS
REQ'D ASSEMBLY RATING (HRS):	1	1
MIN. FIRE DOOR/SHUTTER ASSEMBLY RATING (HRS):	1/3	1/3
GLAZING MARKING:	D-20	D-20
DOOR VISION PANEL SIZE:	MAX TESTED SIZE	MAX TESTED SIZE

INTERIOR FINISHES:

WALL AND CEILING FINISHES (803):

EXCERPT FROM IBC TABLE 803.13: INTERIOR WALL AND CEILING FINISH CLASSIFICATION REQUIREMENTS BY OCCUPANCY:

	OCCUPANCY GROUP I-1 (SPRINKLERED)
EXIT ENCLOSURES AND PASSAGEWAYS:	B
CORRIDORS:	B
ROOMS AND ENCLOSED SPACES:	B h,i
	h. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE AREAS
	i. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS

FIRE PROTECTION SYSTEMS:

[F] 903.2 WHERE REQUIRED.

[F] 903.2.6 GROUP I. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS WITH A GROUP I FIRE AREA.

MEANS OF EGRESS:

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT
INSTITUTIONAL:	INPATIENT TREATMENT 240SF/ OCC GROSS OUTPATIENT 100 SF/ OCC GROSS SLEEPING 120 SF/ OCC GROSS
ASSEMBLY - TABLE & CHAIR:	15 SF/ OCC NET
BUSINESS:	100 SF/ OCC GROSS

OCCUPANT LOAD CALCULATION: SEE SHEET G301

OTHER EGRESS COMPONENTS (1005.3.2) THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

COMMON PATH OF EGRESS TRAVEL (1006.2.1) PER TABLE 1006.2.1: 75 FEET WITH SPRINKLER SYSTEM FOR I-1 OCCUPANCY

ACCESSIBLE MEANS OF EGRESS REQUIRED (1009.1) ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

CONTROLLED EGRESS DOORS IN GROUPS I-1 AND I-2 (1010.1.9.7)

ELECTRIC LOCKING SYSTEMS, INCLUDING ELECTROMECHANICAL LOCKING SYSTEMS AND ELECTROMAGNETIC LOCKING SYSTEMS, SHALL BE PERMITTED TO BE LOCKED IN THE MEANS OF EGRESS IN GROUP I-1 OR I-2 OCCUPANCIES WHERE THE CLINICAL NEEDS OF PERSONS RECEIVING CARE REQUIRE THEIR CONTAINMENT. CONTROLLED EGRESS DOORS SHALL BE PERMITTED IN SUCH OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR AN APPROVED AUTOMATIC SMOKE OR HEAT DETECTION SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 907, PROVIDED THAT THE DOORS ARE INSTALLED AND OPERATE IN ACCORDANCE WITH ALL OF THE FOLLOWING:

1. THE DOOR LOCKS SHALL UNLOCK ON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM.
2. THE DOOR LOCKS SHALL UNLOCK ON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
3. THE DOOR LOCKING SYSTEM SHALL BE INSTALLED TO HAVE THE CAPABILITY OF BEING UNLOCKED BY A SWITCH LOCATED AT THE FIRE COMMAND CENTER, A NURSING STATION OR OTHER APPROVED LOCATION. THE SWITCH SHALL DIRECTLY BREAK POWER TO THE LOCK.
4. A BUILDING OCCUPANT SHALL NOT BE REQUIRED TO PASS THROUGH MORE THAN ONE DOOR EQUIPPED WITH A CONTROLLED EGRESS LOCKING SYSTEM BEFORE ENTERING AN EXIT.
5. THE PROCEDURES FOR UNLOCKING THE DOORS SHALL BE DESCRIBED AND APPROVED AS PART OF THE EMERGENCY PLANNING AND PREPAREDNESS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL FIRE CODE.
6. THERE IS A SYSTEM, SUCH AS KEYPAD AND CODE, IN PLACE THAT ALLOWS VISITORS, STAFF PERSONS AND APPROPRIATE RESIDENTS TO EXIT. INSTRUCTIONS SHALL BE POSTED WITHIN SIX FEET OF THE DOOR. ALL CLINICAL STAFF SHALL HAVE THE KEYS, CODES OR OTHER MEANS NECESSARY TO OPERATE THE LOCKING SYSTEMS.
7. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.
8. THE DOOR LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 294.

EXCEPTIONS:
1. ITEMS 1 THROUGH 4, AND 6 SHALL NOT APPLY TO DOORS TO AREAS WHERE PERSONS, WHICH BECAUSE OF CLINICAL NEEDS, REQUIRE RESTRAINT OR CONTAINMENT AS PART OF THE FUNCTION OF A PSYCHIATRIC TREATMENT AREA PROVIDED THAT ALL CLINICAL STAFF SHALL HAVE THE KEYS, CODES OR OTHER MEANS NECESSARY TO OPERATE THE LOCKING DEVICES.

EXIT TRAVEL DISTANCE (1017.2) I-1 OCCUPANCY WITH SPRINKLER SYSTEM: 250 FEET.

CORRIDOR FIRE RESISTANCE RATING PER TABLE 1020.1: I-1 OCCUPANCY WITH SPRINKLER SYSTEM: 1 HR. (1020.1)

MINIMUM CORRIDOR WIDTH (1020.2) PER TABLE 1020.2: MINIMUM WIDTH OF 72"

EXIT DISCHARGE (1028.1) EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE.

ACCESSIBILITY:

ACCESSIBLE ROUTE (1104) AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS; ACCESSIBLE PARKING; ACCESSIBLE PASSENGER LOADING ZONES; AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

PUBLIC ENTRANCE (1105.1) AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

PARKING (IBC 1106.5) TOTAL NUMBER OF PARKING: 24
TOTAL ACCESSIBLE PARKING REQUIRED: 1 (1 VAN SPACE)
TOTAL ACCESSIBLE PARKING PROVIDED: 1 (1 VAN SPACE)

ACCESSIBLE SPACES (1107.3) ROOMS AND SPACES AVAILABLE TO THE PUBLIC OR AVAILABLE FOR USE BY RESIDENTS, AND SERVING ACCESSIBLE UNITS, SHALL BE ACCESSIBLE.

ACCESSIBLE UNITS (1107.5.1.1) IN GROUP I-1 CONDITION 2, AT LEAST 10 PERCENT, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS AND SLEEPING UNITS SHALL BE ACCESSIBLE UNITS.

PLUMBING:

NOTE: PLUMBING CALCULATIONS ARE FOR COMBINATION OF EXISTING BUILDING AND NEW SCOPE.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (2902.1)

B: 26 OCC >> 13M / 13F

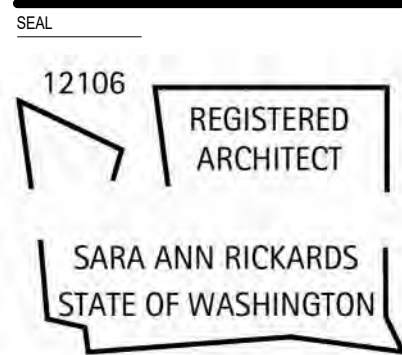
I-1: RESIDENTS + VISITORS: 41 OCC
RESIDENTS ONLY: 15 OCC

	I-1	B
REQUIRED WC	5 (1:10)	1 M/ 1F (1:25)
PROVIDED WC	5	1M /1F
REQUIRED LAV	5 (1:10)	1 M/ 1F (1:40)
PROVIDED LAV	5	1M /1F
REQUIRED SHOWER/BATH (RESIDENTS ONLY)	2 (1:8)	N/A
PROVIDED SHOWER/BATH	4	N/A

DRINKING FOUNTAINS REQUIRED: 1
DRINKING FOUNTAINS PROVIDED: 2



T 253.627.4367 F 253.627.4366 WWW.BCRADESIGN.COM
2108 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402



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STABILIZATION CENTER - ADDITION
275 NE 10TH CT.
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REVISIONS

DATE
4.14.2025
BCRA NO.
24072
DRAWN BY:
REVIEWED BY:
SHEET TITLE
CODE INFORMATION



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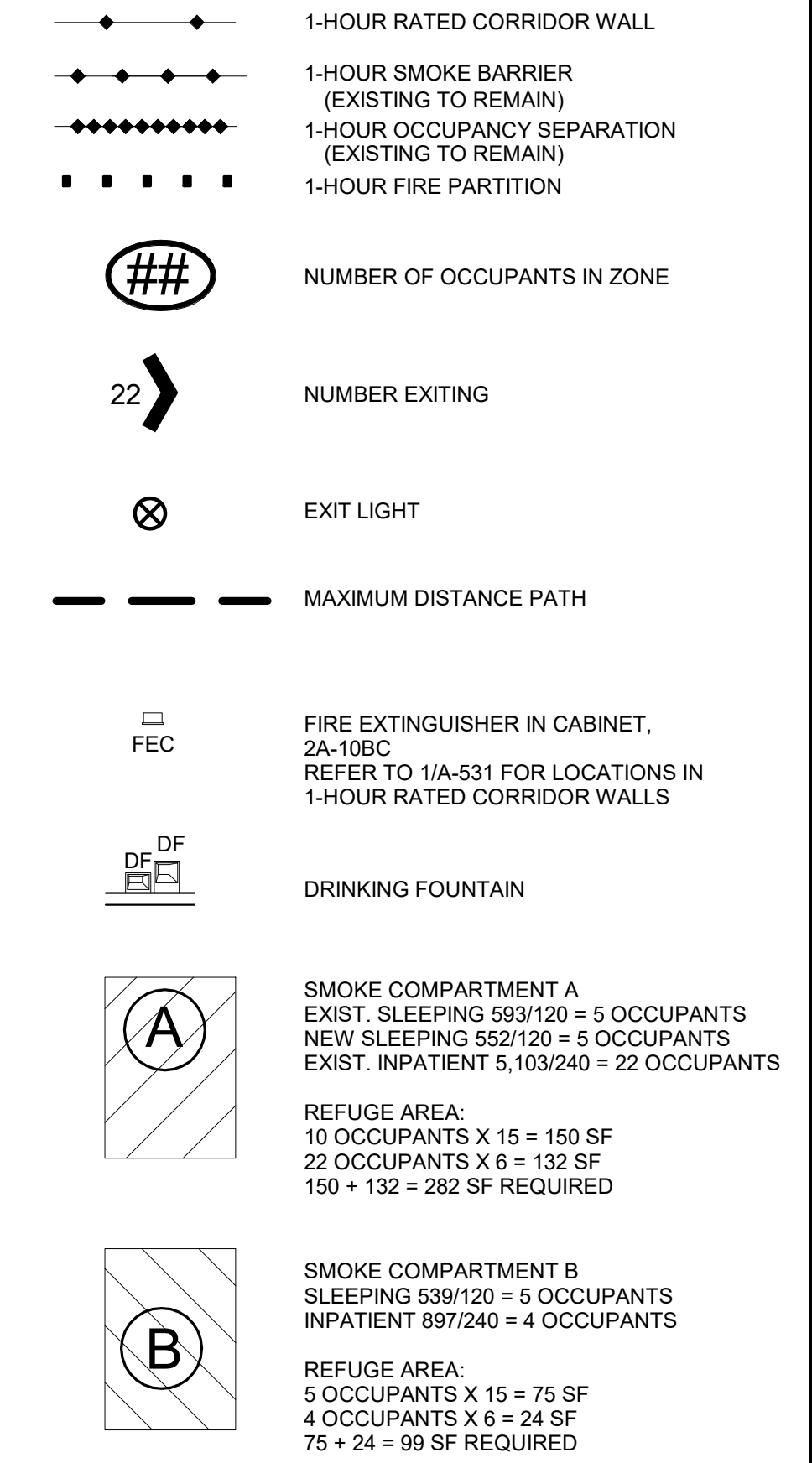
G-201

CUP APPLICATION

IF SHEET MEASURES LESS THAN 24"x36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

LIFE SAFETY LEGEND:

REFER TO A-141 FOR RATED WALL CONSTRUCTION
REFER TO A-141 FOR RATED FLOOR-CEILING CONSTRUCTION
REFER TO A-141 FOR TRANSITIONS OF RATED CONSTRUCTION
ASSEMBLIES.
REFER TO A-141 FOR RATED FLOOR-CEILING CONSTRUCTION
LOCATIONS.



OCCUPANCY AND EXITING:

CONSTRUCTION TYPE: V-B
TOTAL GROSS AREA: 11,450 SF

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

BUSINESS AREAS:	100 SF/ OCC
ASSEMBLY (UNCONCENTRATED):	15 SF NET/OCC
INSTITUTIONAL (I-1):	
-INPATIENT TREATMENT:	240 SF/ OCC GROSS
-SLEEPING:	120 SF/ OCC GROSS

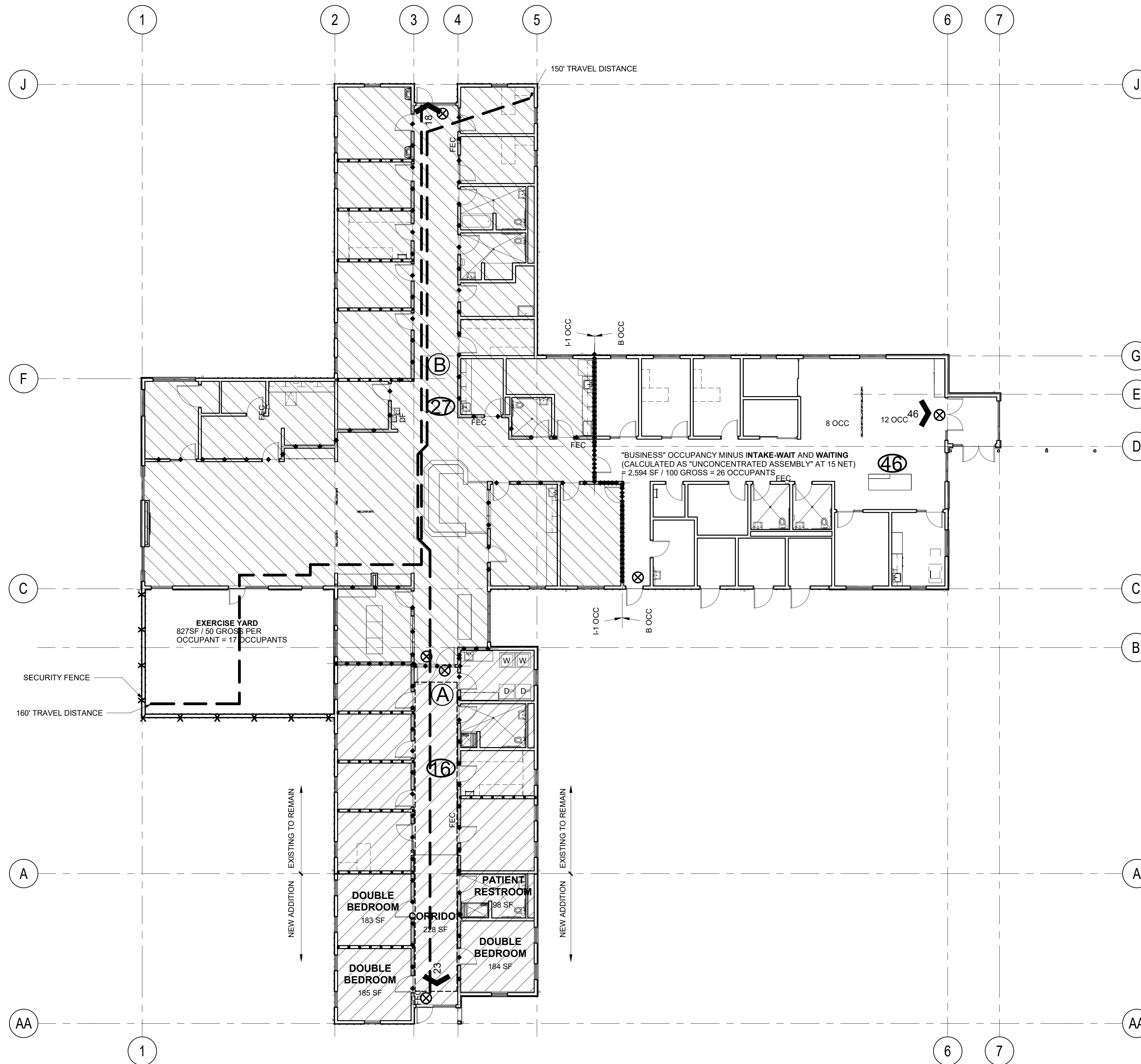
OCCUPANT LOAD CALCULATIONS:

EXIST. SLEEPING	= 1,132 SF/120	= 10 OCC
NEW SLEEPING	= 552/120	= 5 OCC
TOTAL SLEEPING		15 OCC

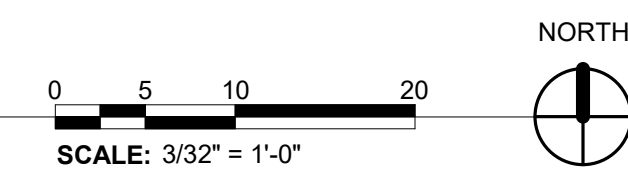
SECTION 1005.1 - MEAN OF EGRESS SIZING

NON-STAIR EGRESS COMPONENTS = .2 INCHES PER
OCCUPANT FOR SPRINKLERED BUILDING
MINIMUM EGRESS WIDTHS REQUIRED:

AT DOORS
18 OCC x .2 = 3.6" PER DOOR
PROVIDED: 34"
23 OCC x .2 = 4.6" PER DOOR
PROVIDED: 34"
46 OCC x .2 = 9.2" PER DOOR
PROVIDED: 68"

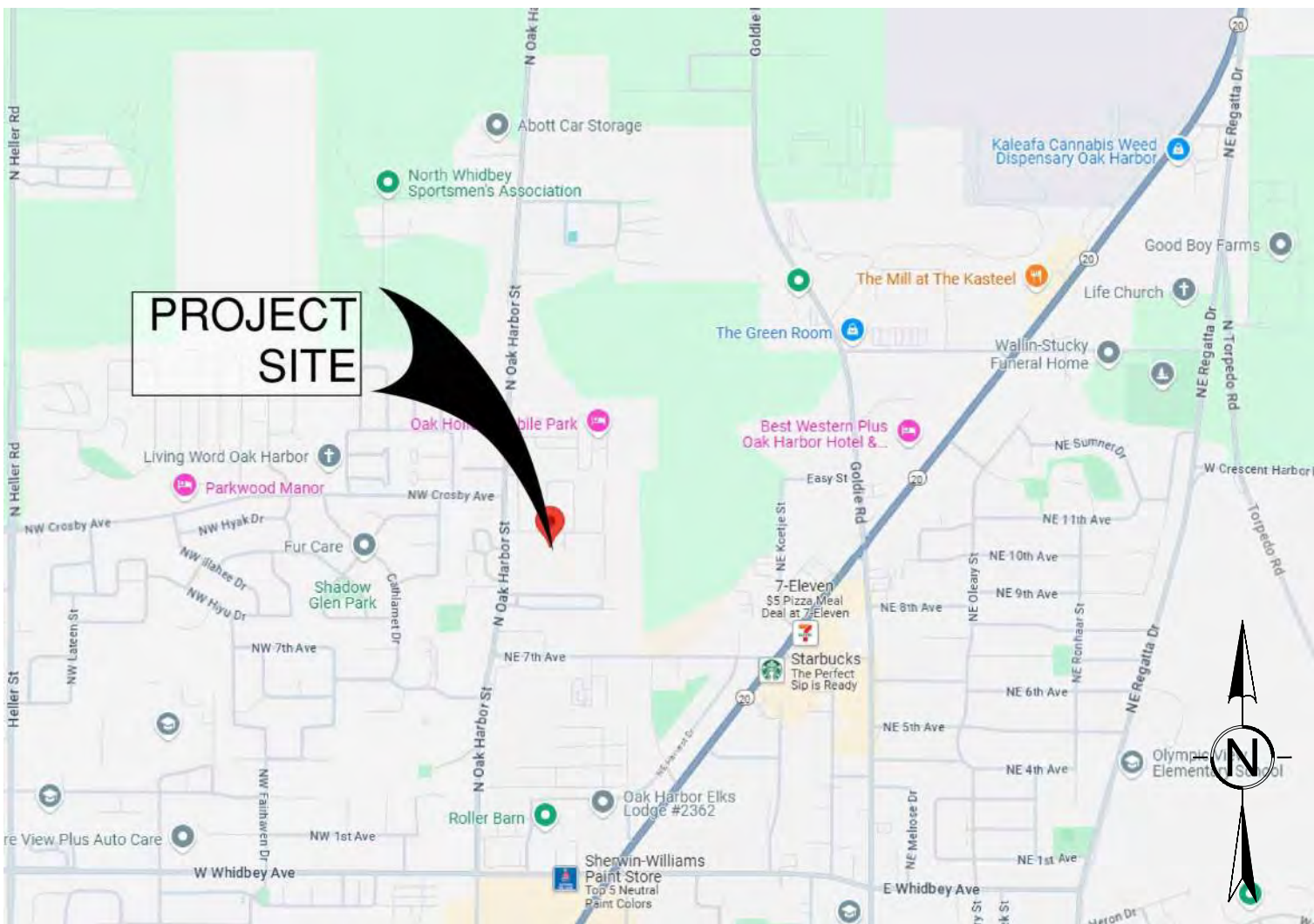


① LIFE SAFETY PLAN
3/32" = 1'-0"



ISLAND COUNTY STABILIZATION CENTER

BUILDING ADDITION
OAK HARBOR, WA 98277



VICINITY MAP

SCALE: NTS

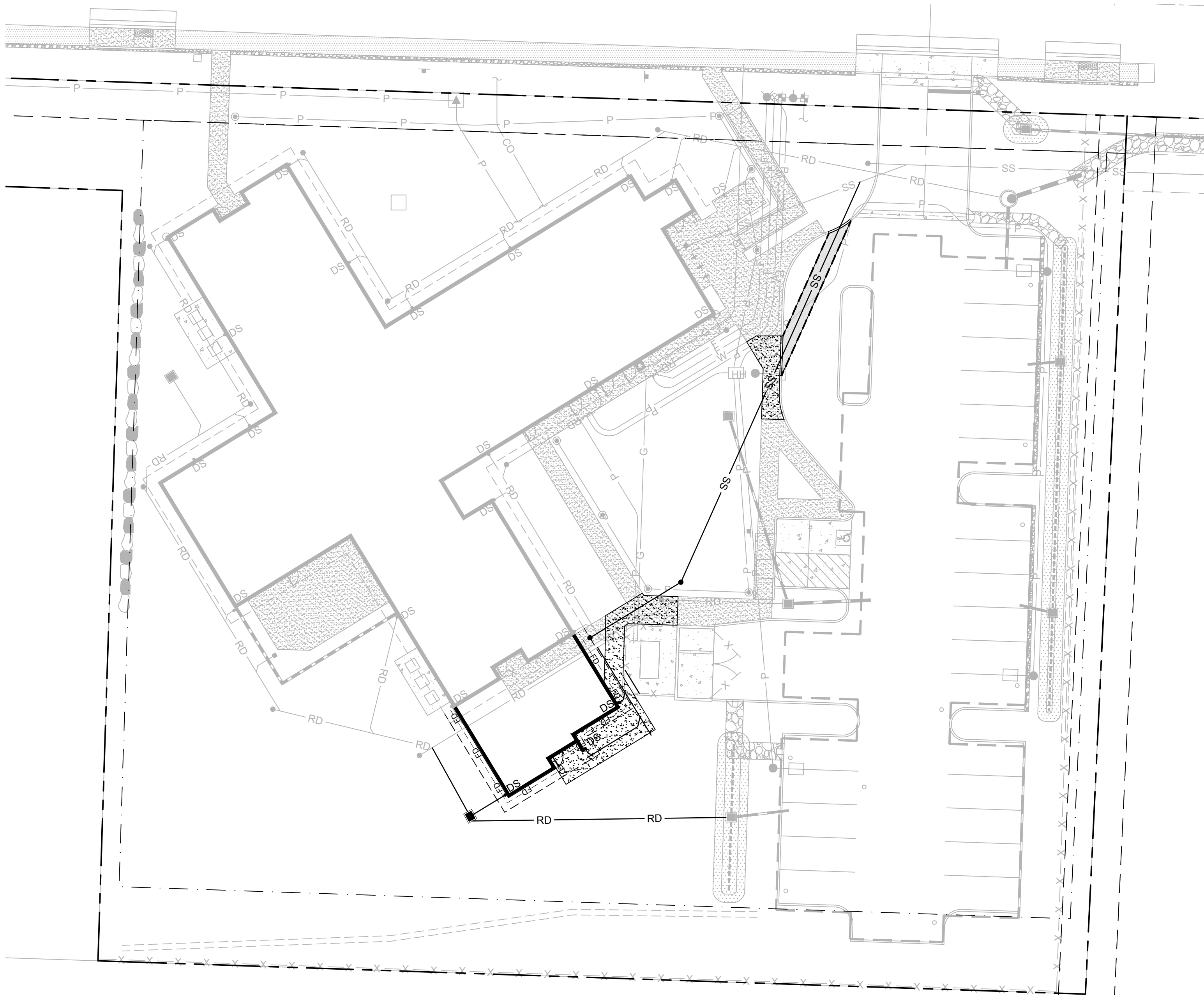
ABBREVIATIONS

[illegible]

PROJECT INFORMATION

PARCEL NUMBER: R13335-337-0980

ZONING: RESIDENTIAL R-3



SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-201	CIVIL SITE PLAN
C-301	GRADING AND STORM DRAINAGE PLAN
C-401	CIVIL DETAILS

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04/15/2025

PRELIMINARY

PROJECT ISLAND COUNTY STABILIZATION CENTER BUILDING ADDITION

OAK HARBOR, WA 98277

REVISIONS



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DRAWN BY: PA
 DESIGNED BY: MB
 REVIEWED BY: JG
 TITLE
 COVER SHEET

DATE
14.14.2025

PROJECT NUMBER
15006

HEET

C-001

CUP APPLICATION

DATE PLOTTED: 4/15/2025 10:51:45 AM FILENAME: 25006C--100.DWG

AXEA DEMOLITION NOTES:

1. REMOVE AND LEGALLY DISPOSE OF ALL EXISTING IMPROVEMENTS NECESSARY TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. ALL CONSTRUCTION MATERIALS SHALL BE NEW EXCEPT FOR THOSE IDENTIFIED TO BE RELOCATED ON THE PLANS. RESTORE ANY ITEMS DAMAGED DURING CONSTRUCTION TO THE PRECONSTRUCTION CONDITION.
3. REMOVE ALL EXISTING UTILITIES WITHIN 10 FEET OF THE BUILDING PAD AND BUILDING APPURTENANCES. PIPES THAT WILL SERVE NO PURPOSE WITH THIS PROPOSED PROJECT WITH MORE THAN 3' OF COVER IN THE FINAL CONDITION AND DO NOT CONFLICT WITH NEW UTILITIES, STRUCTURES, ETC. MAY BE DECOMMISSIONED AND ABANDONED IN PLACE. ABANDONED UTILITY PIPES MAY BE FILLED WITH SAND, GROUTED AND CAPPED. BACKFILL TRENCHES AND COMPACT TO 95% MAX DRY DENSITY, UNLESS OTHERWISE NOTED. OTHERWISE COORDINATE WITH UTILITY PURVEYORS TO ADDRESS CONNECTIONS AT MAINS IN ACCORDANCE WITH UTILITY PURVEYOR STANDARDS.
4. CITY OF TACOMA EXAMPLE: REMOVE ALL EXISTING UTILITIES WITHIN AND 10' OF THE BUILDING PAD AND BUILDING APPURTENANCES. PIPES THAT WILL SERVE NO PURPOSE WITH THIS PROPOSED PROJECT WITH MORE THAN 3' OF COVER IN THE FINAL CONDITION AND DO NOT CONFLICT WITH NEW UTILITIES, STRUCTURES, ETC. MAY BE DECOMMISSIONED AND ABANDONED IN PLACE. ABANDONED STORM AND SANITARY SEWER PIPES MUST BE FILLED WITH CDF, GROUTED AND CAPPED. OTHER ABANDONED UTILITY PIPES MAY BE FILLED WITH SAND, GROUTED AND CAPPED. BACKFILL TRENCHES AND COMPACT TO 95% MAX DRY DENSITY, UNLESS OTHERWISE NOTED. OTHERWISE COORDINATE WITH UTILITY PURVEYORS TO ADDRESS CONNECTIONS AT MAINS IN ACCORDANCE WITH UTILITY PURVEYOR STANDARDS.
 - LIMITS OF DISTURBANCE ARE SHOWN PAST THE PROPERTY LINE FOR CLARITY. LAND DISTURBING ACTIVITY SHOULD NOT EXTEND ONTO ADJACENT PROPERTIES UNLESS OTHERWISE NOTED.

AXEA GRADING NOTES

1. ADA COMPLIANCE:
 - a. SHALL BE IN ACCORDANCE WITH CFR 28, PART 35;
 - b. FOR WORK IN THE RIGHT-OF-WAY, CFR 28, PART 35 SHALL BE SUPPLEMENTED BY THE PUBLIC WORKS RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - c. ALL SITE IMPROVEMENTS SUBJECT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN SHALL MEET THE FOLLOWING MAXIMUM SLOPES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE IMPROVEMENTS OUT OF COMPLIANCE WITH THE ADA STANDARDS.

THE FOLLOWING MAXIMUM SLOPES SHALL NOT BE EXCEEDED UNLESS NOTED ON THE PLAN AS A "MAXIMUM EXTENT FEASIBLE" (MEF) LOCATION:

 - a. LONGITUDINAL/RUNNING SLOPE OF WALKWAYS AND CROSSWALKS: 5.00%
 - b. CROSS SLOPE OF SIDEWALK: 2.00%
 - c. LONGITUDINAL/RUNNING SLOPE OF RAMP: 8.33%
 - d. CROSS SLOPE OF RAMP: 2.00%
 - e. LONGITUDINAL/RUNNING SLOPE OF LANDING: 2.00%
 - f. CROSS SLOPE OF LANDING: 2.00%
 - g. TOP OF CURB SLOPE AT RAMP FLARE: 10.00%
 - h. FLOW LINE SLOPE AT PEDESTRIAN CROSSING: 2.00%
2. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
4. ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES THAT WILL BE PRESERVED TO FINISHED GRADE WITHIN AREAS AFFECTED BY CONSTRUCTION.
5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE TOPSOIL PER THE LANDSCAPE PLANS.

AXEA GENERAL NOTES

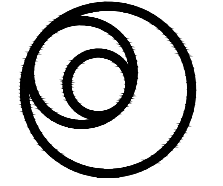
1. ALL WORK, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ISSUED PRIOR TO BID DATE OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT STD. SPEC.), DELETE MEASUREMENT AND PAYMENT PROVISIONS, AND WSDOT STANDARDS PLANS (WSDOT STD. PLANS), EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS. ALL REFERENCES TO OTHER STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ISSUED PRIOR TO BID DATE.
2. EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DURYE AND ASSOCIATES, 04/30/2020.
3. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO UNDERTAKING THE AFFECTED WORK.
4. ANY DISCREPANCY IN THESE DRAWINGS, SPECIFICATIONS, AND/OR THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL ADDRESS SUCH DISCREPANCY IN WRITING AFTER REVIEWING ANY CHANGES. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK.
5. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - a. THE LOCATION OF EXISTING UTILITIES SHOWN MAY DIFFER FROM ACTUAL LOCATION. CONTRACTOR SHOULD NOT ASSUME UTILITIES SHOWN WILL BE THE ONLY UTILITIES/OBSTACLES THAT MAY BE PRESENT ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO UTILITY PURVEYORS REGARDING DEMOLITION AND REMOVAL OF SERVICE LINES AND CAP LINES BEFORE PROCEEDING WITH FURTHER WORK.
6. AS-BUILT RECORDS: KEEP THREE SETS OF DRAWINGS ONSITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE PROVIDED TO THE ENGINEER AND ONE TO THE AGENCY HAVING JURISDICTION (AHJ). ONE ELECTRONIC SET OF AS-BUILT DRAWINGS IN PORTABLE DOCUMENT FORMAT (PDF) MAY BE PROVIDED IN LIEU OF MULTIPLE COPIES. SURVEYED AS-BUILT INFORMATION IN AUTOCAD AND PDF FORMAT SHALL BE PROVIDED FOR THE FOLLOWING:
 - a. STORM AND/OR SANITARY SEWER STRUCTURE LOCATIONS (STATION AND OFFSET IF APPLICABLE) INVERT AND RIM ELEVATIONS TO THE NEAREST 0.01 FOOT.
 - b. DRIVEWAY/ROAD CENTERLINE AND GUTTER PROFILES AT BEGINNING AND ENDING STATIONS AND END OF RADI.
 - c. WATER SYSTEM LOCATION (VALVES, FIRE HYDRANTS, BLOWOFF, AIR VAC ASSEMBLIES, ETC.) TO THE NEAREST 0.10 FEET.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING, EXECUTING AND ENFORCING A SAFETY PLAN TO PROTECT WORKERS AND THE PUBLIC FROM INJURY OR HARM. THE PLAN SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND INCLUDE THE FOLLOWING:
 - a. CONTRACTOR SHALL CONSULT WITH THEIR OWN GEOTECHNICAL ENGINEERING EXPERT FOR DETERMINING SOIL CLASSIFICATION RELATIVE TO SAFE SLOPING OF SOILS.
 - b. CONTRACTOR SHALL DETERMINE SAFE EXCAVATION AND DEWATERING METHODS, MONITOR EXCAVATIONS AND EARTHWORK OPERATIONS FOR SAFETY CONCERNS AND PROVIDE SHORING AND OTHER PROTECTION AS REQUIRED TO PROTECT WORKERS.
 - c. IT IS NOT THE INTENT OF THE CONSTRUCTION DOCUMENTS TO DICTATE ANY UNSAFE CONSTRUCTION MEANS OR METHODS; CONTRACTOR SHALL DETERMINE MEANS AND METHODS OF CONSTRUCTION CONFORMING TO THEIR SAFETY PLAN AS REQUIRED TO CONSTRUCT WORK SHOWN ON THE CONTRACT DOCUMENTS.
8. PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES; COORDINATE MEASURES WITH OWNER AND AHJ.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES FOR THE DURATION OF THE PROJECT.

AXEA STORM DRAINAGE NOTES

1. ALLOWABLE GRAVITY STORM DRAINAGE CONVEYANCE PIPES AND FITTINGS (STORM DRAIN LINE/ROOF DRAIN LINE) CONFORMING TO WSDOT STD. SPEC. 7-04. REFER TO THE 2021 CITY OF TACOMA STORMWATER MANAGEMENT MANUAL FOR A LIST OF APPROVED PIPE MATERIALS. THE FOLLOWING MATERIALS MAY BE USED, UNLESS OTHERWISE IDENTIFIED SPECIFICALLY ON THE PLANS:
 - a. SOLID WALL PVC STORM PIPE AND FITTINGS (PVC). MINIMUM COVER SHALL BE 3.00'.
 - b. CORRUGATED POLYETHYLENE STORM SEWER PIPE AND FITTINGS (CPEP) - PRIVATE USE ONLY. MINIMUM COVER SHALL BE 2.00'.
 - c. DUCTILE IRON SEWER PIPE AND FITTINGS, CLASS 52 (DI). MINIMUM COVER SHALL BE 1.00'.
2. ALLOWABLE PRESSURE STORM DRAINAGE SYSTEM PIPES AND FITTINGS. THE FOLLOWING MATERIALS MAY BE USED, UNLESS OTHERWISE IDENTIFIED SPECIFICALLY ON THE PLANS:
 - a. HIGH DENSITY POLYETHYLENE (HDPE) HDPE CONFORMING TO ANSI/AWWA C900
3. ALLOWABLE UNDERDRAIN PIPES AND FITTINGS (FOOTING DRAIN LINE) CONFORMING TO WSDOT STD. SPEC 7-01:
 - a. PERFORATED POLYVINYL CHLORIDE UNDERDRAIN PIPE (PERF. PVC).
 - b. PERFORATED CORRUGATED POLYETHYLENE (PE) UNDERDRAIN PIPE (PERF. CPEP) - PRIVATE USE ONLY.
4. INSTALL ALL ROOF DRAIN LINES AT MINIMUM 1.00% SLOPE WITH 3.00' MINIMUM COVER. ROOF DRAIN LINES TO BE 6" PVC UNLESS OTHERWISE NOTED.
5. ROOF AND FOOTING DRAIN LINES ARE LOCATED ON PLANS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PRACTICE AND APPLICABLE CODES.
6. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS MUST COMPLY WITH THE CLEANOUT DETAIL.
7. ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOW LINE OF GUTTER (WHERE APPLICABLE).
8. STATION AND OFFSET CALLOUTS FOR STORM ARE TO CENTER OF STRUCTURE.
9. PIPE LENGTHS NOTED ON THE PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
10. INSTALL ALL STORM DRAINAGE CATCH BASINS AND MANHOLES IN PAVED AREAS FLUSH WITH PAVEMENT. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISHED GRADE. LIDS SHALL BE LABELED "STORM."
11. PROVIDE CATCH BASINS AND MANHOLES IN ACCORDANCE WITH WSDOT STD. SPEC. 7-05.
12. REMOVE ALL SILT AND DEBRIS FROM EXISTING DRAINAGE PIPES AFTER CONTRIBUTING BASIN AREAS HAVE BEEN PERMANENTLY STABILIZED.
13. PROVIDE, INSTALL AND TEST ALL STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH WSDOT STD. SPEC. 7-04 AND THE TRENCH SECTION DETAIL.
14. SPEC PROJECT: REFER TO MASTER SITE SPECIFICATIONS SECTION 33 4000 FOR ALLOWED MATERIALS.
15. COT NOTE: ALL PUBLIC STORM DRAINAGE AND SANITARY SEWER CONNECTIONS TO NEW PRECAST CONCRETE MANHOLES SHALL BE MADE WITH A FLEXIBLE PIPE CONNECTOR; CONNECTOR SHALL BE "KOR-N-SEAL" WITH "WEDGE KORBAND" MANUFACTURED BY NPC, INC.
16. COT NOTE: PER VOLUME 4, SECTION 4.8.8.2 OF THE 2016 CITY OF TACOMA STORMWATER MANAGEMENT MANUAL, BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS SEDIMENT RISERS, ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS, AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NONLEACHABLE FINISH, SUCH AS A BAKED ENAMEL, FLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY-APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND PART ZINC (SUCH AS GALVALUME) COATINGS ARE NOT ACCEPTABLE.
17. COT NOTE: PER VOLUME 3, SECTION 10.5 OF THE SURFACE WATER MANAGEMENT MANUAL, CONNECTIONS TO CATCH BASINS SHALL USE SAND COLLARS.

LEGEND

	BUILDING FOOTPRINT
	PROPERTY/BOUNDARY LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	CEMENT CONCRETE SIDEWALK
	ROOF DRAIN LINE
	FOOTING DRAIN LINE
	DOWNSPOUT



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SEAL



PRELIMINARY

PROJECT
ISLAND COUNTY STABILIZATION CENTER
BUILDING ADDITION

275 NE 10TH CT
OAK HARBOR, WA 98277

REVISIONS



AXEA

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DRAWN BY: PA
DESIGNED BY: MB
REVIEWED BY: JG
TITLE:
GENERAL NOTES

DATE:
04.14.2025

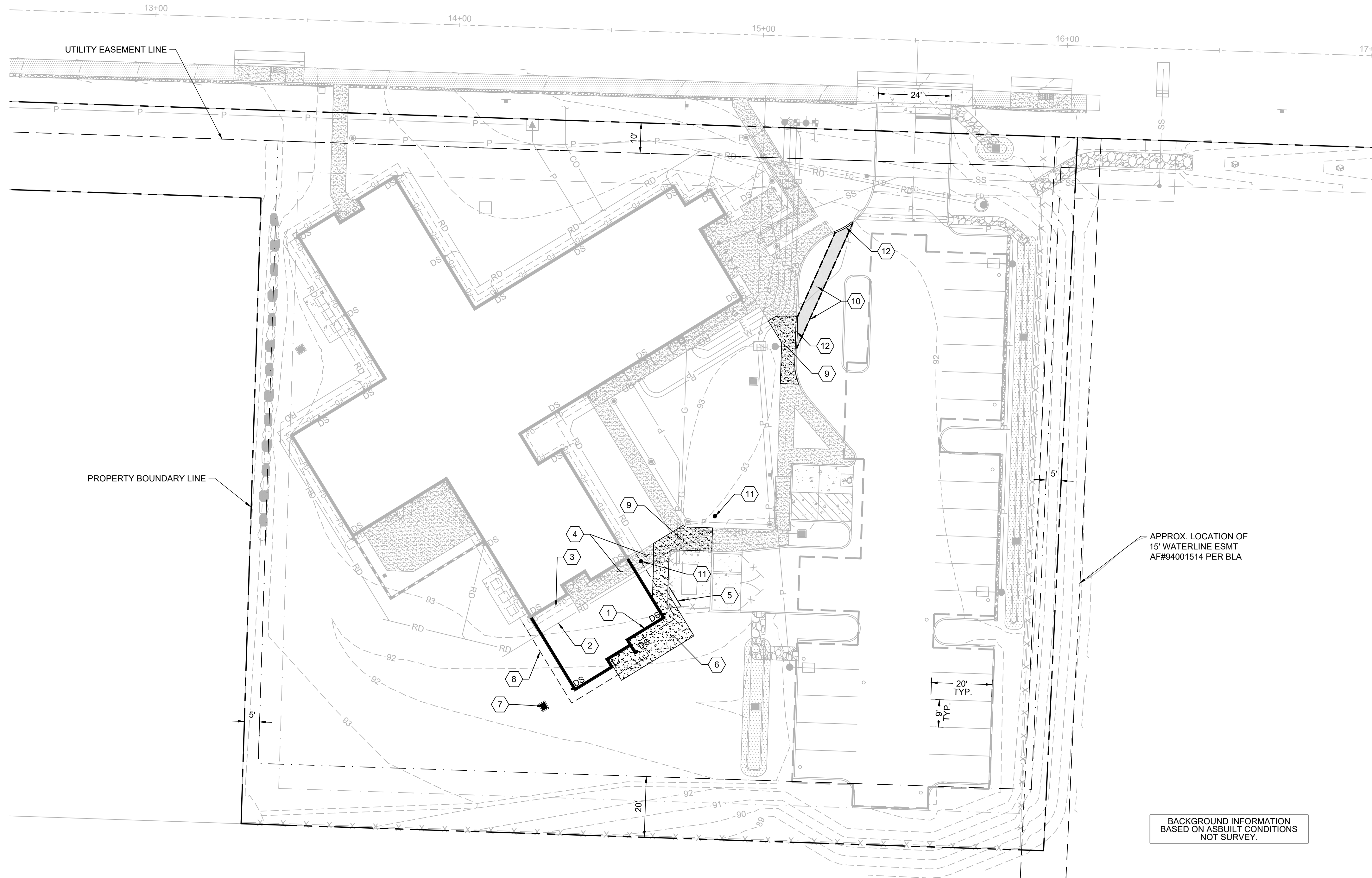
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SHEET

C-002

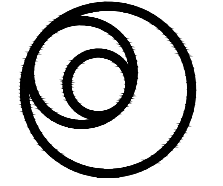
CUP APPLICATION

DATE PLOTTED: 4/15/2025 10:51:57 AM FILENAME: 25006C-201.DWG



SHEET NOTES

- 1 APPROXIMATE BUILDING FOOTPRINT FOR BUILDING ADDITION.
- 2 6" ROOF DRAIN LINE TO BE RE-ROUTED.
- 3 FOOTING DRAIN LINE TO BE RE-ROUTED.
- 4 CEMENT CONCRETE SIDEWALK TO BE REMOVED TO THE NEAREST JOINT.
- 5 RESTORE GENERATOR ENCLOSURE FENCE. CLEARANCE FROM GENERATOR TO BE VERIFIED.
- 6 NEW CEMENT CONCRETE SIDEWALK. CONNECT TO EXISTING SIDEWALK AT THE NEAREST JOINT PER DETAIL.
- 7 NEW AREA DRAIN. SEE C-301 FOR DETAILS.
- 8 BUILDING ROOF LINE.
- 9 REPLACE CEMENT CONCRETE SIDEWALK AT THE NEAREST JOINT.
- 10 SAWCUT TRENCH AND RESTORE ASPHALT PAVEMENT.
- 11 SANITARY SEWER CLEANOUT.
- 12 REPLACE CEMENT CONCRETE CURB.


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SEAL

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REGISTERED PROFESSIONAL ENGINEER
43432
04/15/2025
PRELIMINARY

PROJECT
ISLAND COUNTY STABILIZATION CENTER
BUILDING ADDITION
275 NE 10TH CT
OAK HARBOR, WA 98277

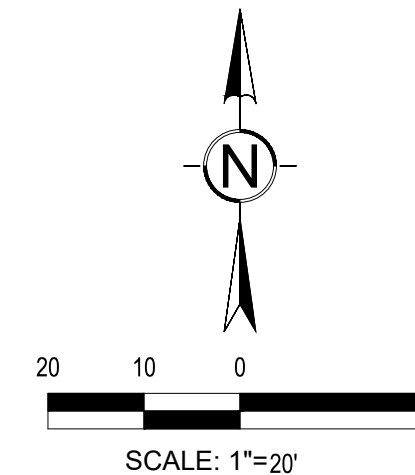
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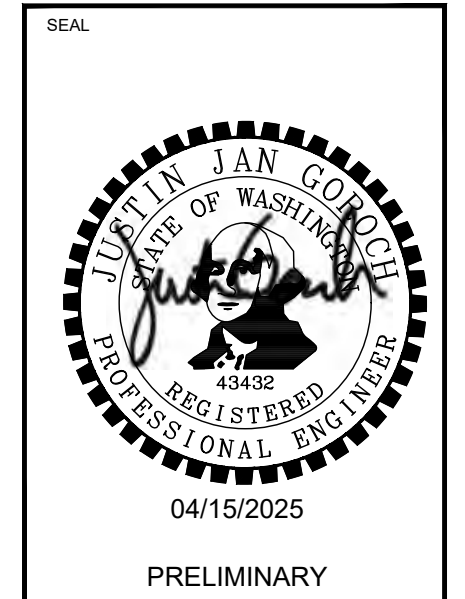
DRAWN BY: PA
DESIGNED BY: MB
REVIEWED BY: JG
TITLE
CIVIL SITE PLAN

DATE
04.14.2025
PROJECT NUMBER
25006
SHEET

C-201
CUP APPLICATION



- 1 DOOR LANDING SLOPES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
- 2 ADJUST CEMENT CONCRETE EMERGENCY GENERATOR PAD CORNER. CONNECT TO EDGE OF PROPOSED SIDEWALK.
- 3 NEW 6" SDR 35 PVC ROOF DRAIN LINE AT MINIMUM 1.00%. $\frac{2}{C-401}$
- 4 NEW FOOTING DRAIN LINE PER DETAIL. $\frac{3}{C-401}$
- 5 NEW AREA DRAIN PER DETAIL. $\frac{5}{C-401}$
- 6 DOWNSPOUT CONNECTION PER DETAIL. $\frac{2}{C-401}$



PROJECT
ISLAND COUNTY STABILIZATION CENTER
BUILDING ADDITION
275 NE 10TH CT
OAK HARBOR, WA 98277

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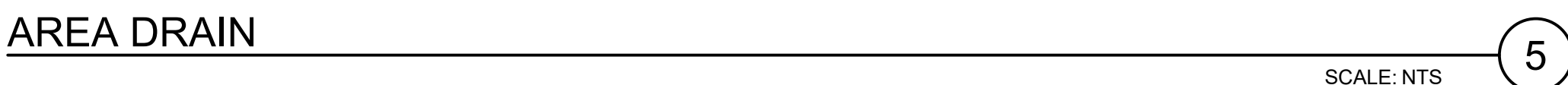
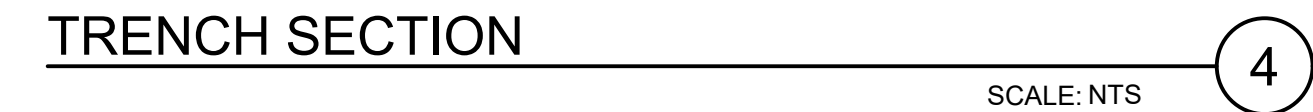
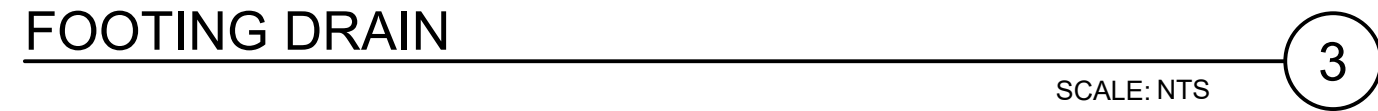
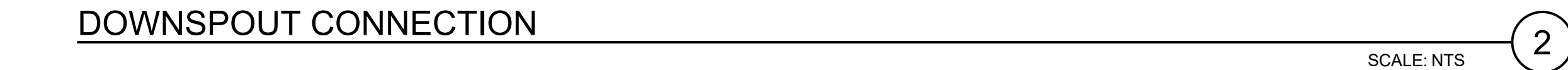
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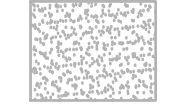
PROJECT NUMBER
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SHEET

C-301

CUP APPLICATION

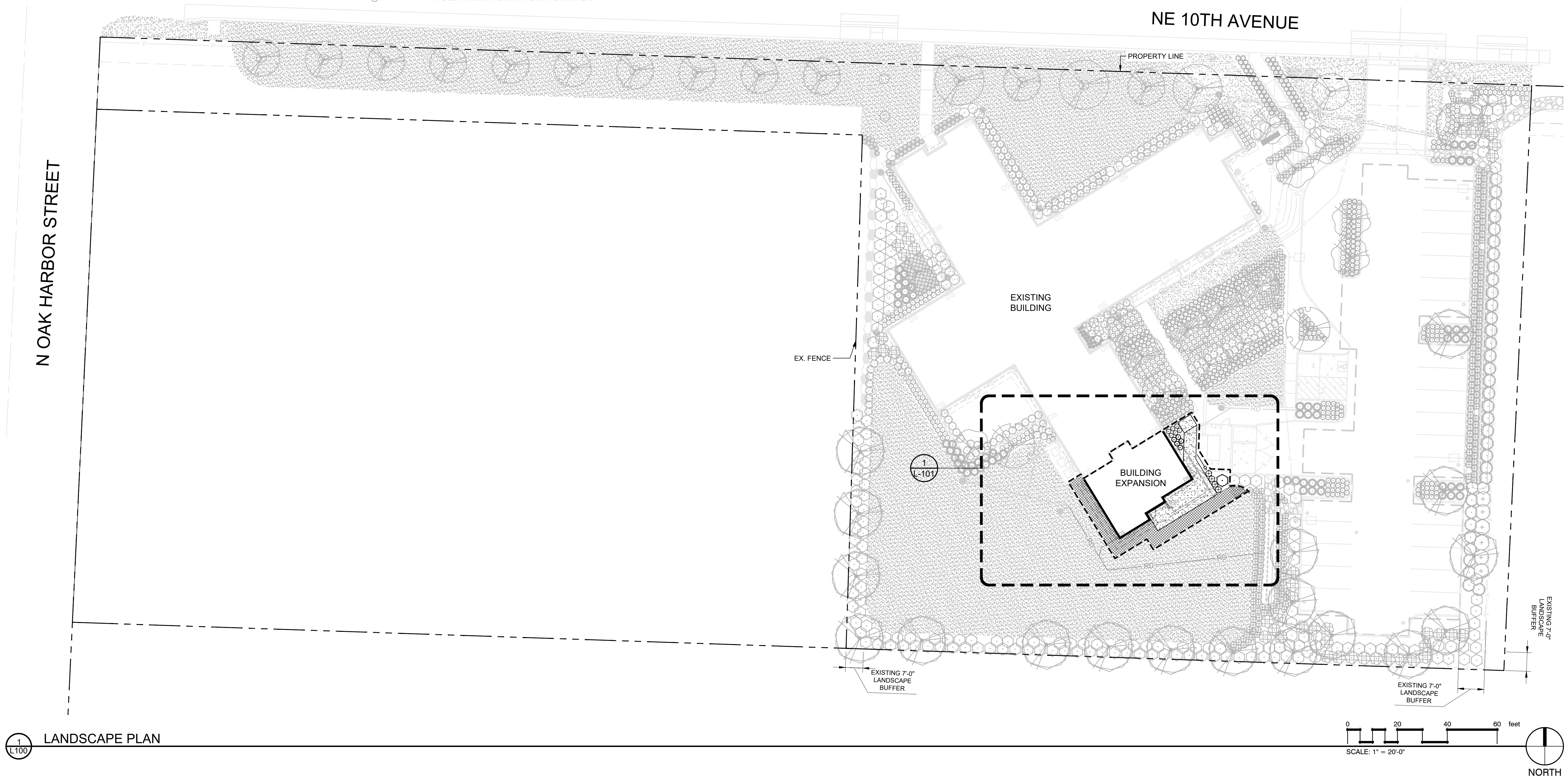


TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME	GRASSES	BOTANICAL / COMMON NAME
	ACER JAPONICUM 'SANGO KAKU' / CORALBARK AMUR MAPLE		ATHYRIUM NIPPONICUM 'REGAL RED' / REGAL RED PAINTED FERN		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE		CAREX OSHIMENSIS 'EVEREST' / EVEREST JAPANESE SEDGE		HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA
	BETULA JACQUEMONTII / JACQUEMONTII BIRCH		CISTUS X AGUILARII 'MACULATUS' / ROCKROSE		MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
	QUERCUS GARRYANA / OREGON OAK		CORNUS SERICEA 'KELSEY' / KELSEYI DOGWOOD		PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA		LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
			LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY' / GOODWIN CREEK GRAY LAVENDER		CAREX TESTACEA / CAREX
			OSMANTHUS DELAVAYI / DELAVAYI OSMANTHUS		RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY
			POLYSTICHUM MUNITUM / WESTERN SWORD FERN	<u>SOD/SEED</u>	<u>BOTANICAL / COMMON NAME</u>
			RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT		TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND
			SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA		TURF HYDROSEED NATIVE SLOPE STABILIZATION MIX / NATIVE SLOPE STABILIZATION MIX COUNTRY GREEN EROSION CONTROL MIXTURE
			VACCINIUM OVATUM 'THUNDERBIRD' / EVERGREEN HUCKLEBERRY		
			WOODWARDIA FIMBRIATA / GIANT CHAIN FERN		

LANDSCAPE CALCULATIONS:

PARKING SQ. FOOTAGE: 12,267 SF
PARKING LANDSCAPING PROVIDED: 4,196 SF

PARKING LANDSCAPING REQUIRED: 15%
4,196 SF PROVIDED / 12,267 SF PARKING AREA = 34% (EXCEEDS MINIMUM REQUIREMENT)



ENSE NO. 1436
RES ON 1/24/2026

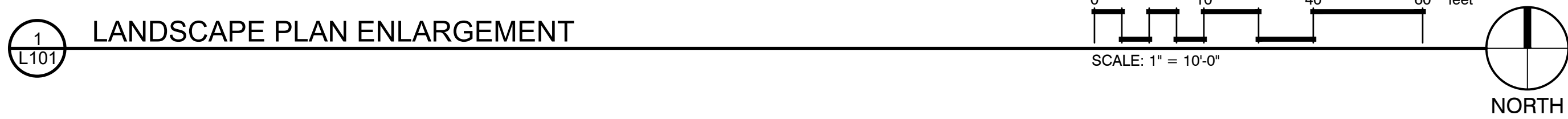
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SCHEMATIC
DESIGN

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
SHRUBS				
	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	2 GAL	4	4/L-102
	OSMANTHUS DELAVAYI / DELAVAYI OSMANTHUS	5 GAL	1	4/L-102
GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	6	4/L-102
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	2 GAL	5	4/L-102
SOD/SEED				
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND		459 SF	



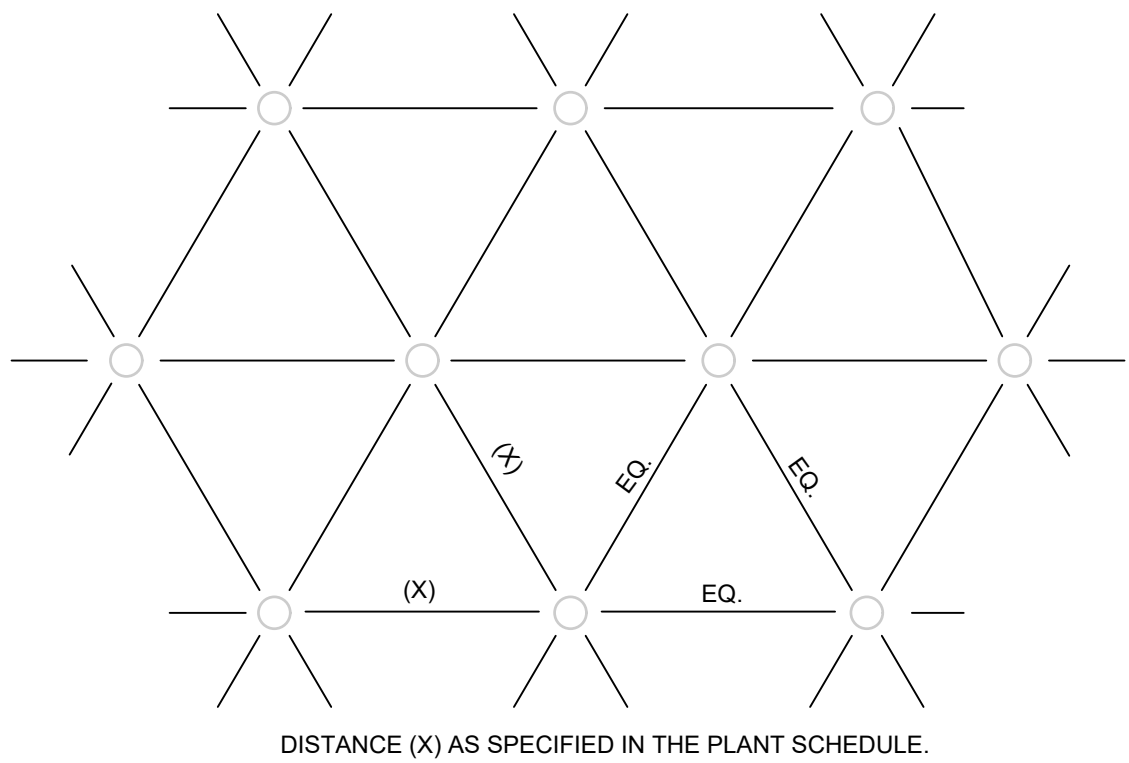
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	DETAIL
	ACER JAPONICUM 'SANGO KAKU' / CORALBARK AMUR MAPLE	B & B	3" CAL	8	5/L101
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	3" CAL	15	5/L101
	BETULA JACQUEMONTII / JACQUEMONTII BIRCH	B & B	3" CAL	9	5/L101
	QUERCUS GARRYANA / OREGON OAK	B & B	3" CAL	3	5/L101
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B & B	3" CAL	20	5/L101
SHRUBS	BOTANICAL / COMMON NAME	SIZE		QTY	DETAIL
	ATHYRIUM NIPPONICUM 'REGAL RED' / REGAL RED PAINTED FERN	2 GAL		20	4/L101
	CAREX OSHIMENSIS 'EVEREST' / EVEREST JAPANESE SEDGE	3 GAL		20	4/L101
	CISTUS X AGUILARII 'MACULATUS' / ROCKROSE	5 GAL		6	4/L101
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL		262	4/L101
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	2 GAL		382	4/L101
	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY' / GOODWIN CREEK GRAY LAVENDER	2 GAL		32	4/L101
	OSMANTHUS DELAVAYI / DELAVAYI OSMANTHUS	5 GAL		218	4/L101
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL		79	4/L101
	RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT	5 GAL		44	4/L101
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	2 GAL		68	4/L101
	VACCINIUM OVATUM 'THUNDERBIRD' / EVERGREEN HUCKLEBERRY	2 GAL		26	4/L101
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL		3	4/L101
GRASSES	BOTANICAL / COMMON NAME	SIZE		QTY	DETAIL
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL		278	4/L101
	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA	2 GAL		78	4/L101
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	2 GAL		63	4/L101
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	2 GAL		136	4/L101
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	DETAIL
	CAREX TESTACEA / CAREX	FLAT	18" o.c.	238	3/L101
	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL	18" o.c.	2,637	3/L101
SOD/SEED	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	DETAIL
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED		26,259 SF	2/L101
	TURF HYDROSEED NATIVE SLOPE STABILIZATION MIX / NATIVE SLOPE STABILIZATION MIX COUNTRY GREEN EROSION CONTROL MIXTURE	SEED		3,756 SF	3/L101

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.

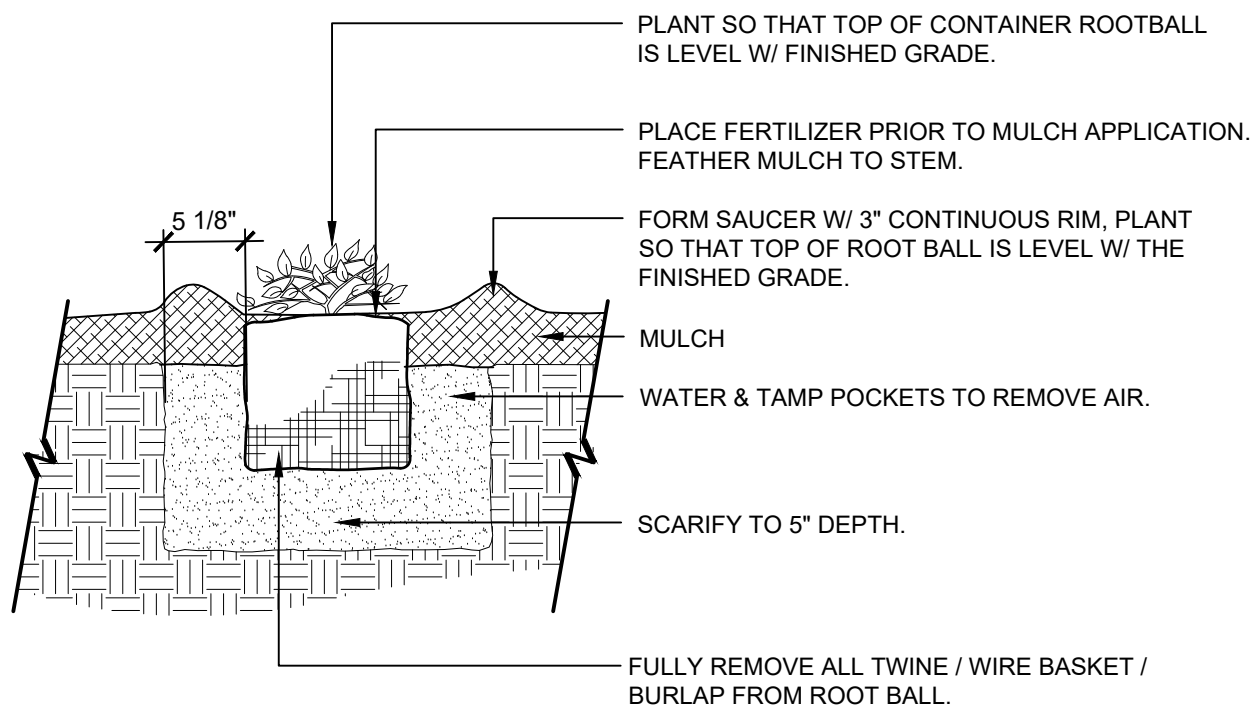
LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.

- A) PLANTING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF BIDDING. MULCHING, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
- B) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.



DISTANCE (X) AS SPECIFIED IN THE PLANT SCHEDULE.



1 PLANT SPACING

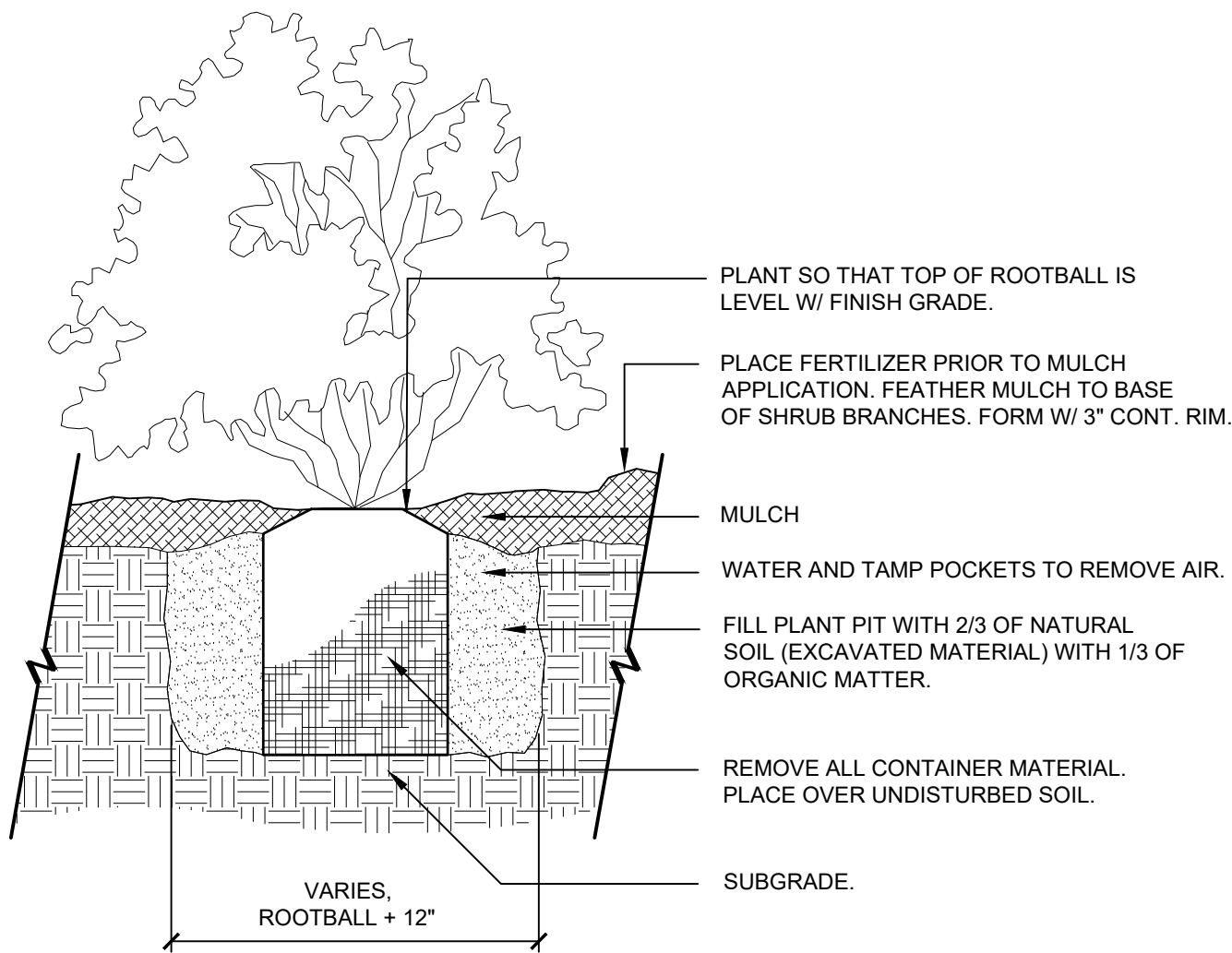
1" = 1"

329300-03

2 GROUNDCOVER PLANTING

1" = 1'-0"

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4 SHRUB PLANTING - CONTAINER

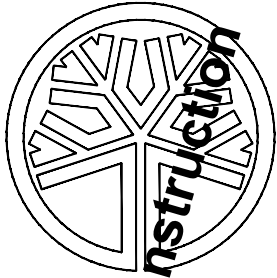
1" = 1'-0"

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SEAL



STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
ERIK A. STREEBY
LICENSE NO. 1436
EXPIRES ON 1/24/2026

PROJECT
ISLAND COUNTY
STABILIZATION CENTER
2735 NE 10TH CT
ORK HARBOR, WA 98277

REVISIONS	

DATE
3.12.2025
BCRA NO.
24072
DRAWN BY: ES
REVIEWED BY: ES
SHEET
TITLE

LANDSCAPE
DETAILS



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REVISION
SHEET

L-102

SCHEMATIC
DESIGN

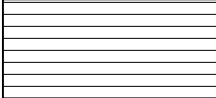
EXISTING IRRIGATION SCHEDULE

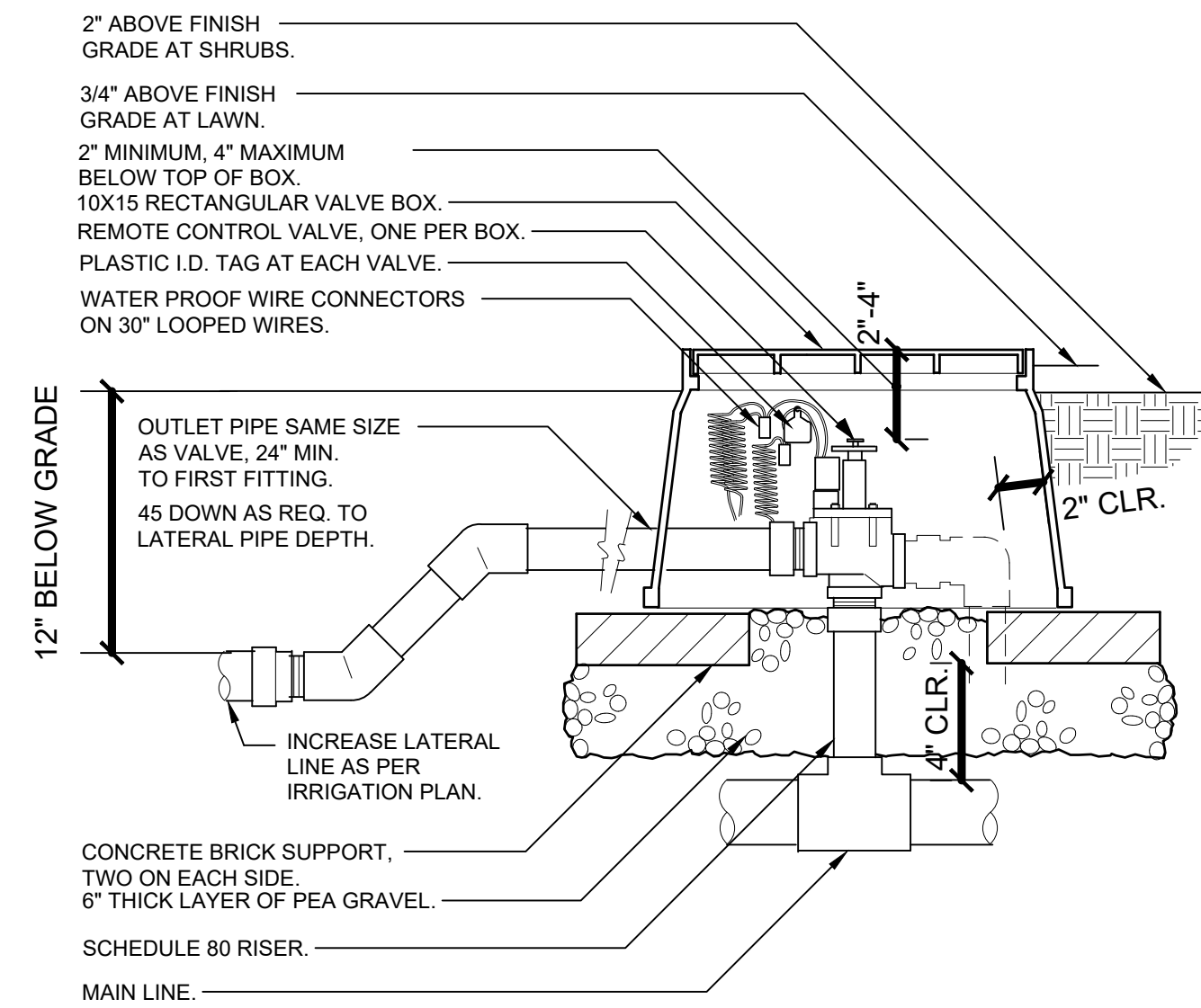
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1806-SAM-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	2		HUNTER I-20-06 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	16
	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	15		HUNTER I-20-06 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	17
	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	16		HUNTER I-40-04-SS-HS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, HIGH SPEED NOZZLE.	9
	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4		RAIN BIRD XCV-09-18 (24) XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE.	15,102 S.F.
	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	16			

IRRIGATION NOTES:

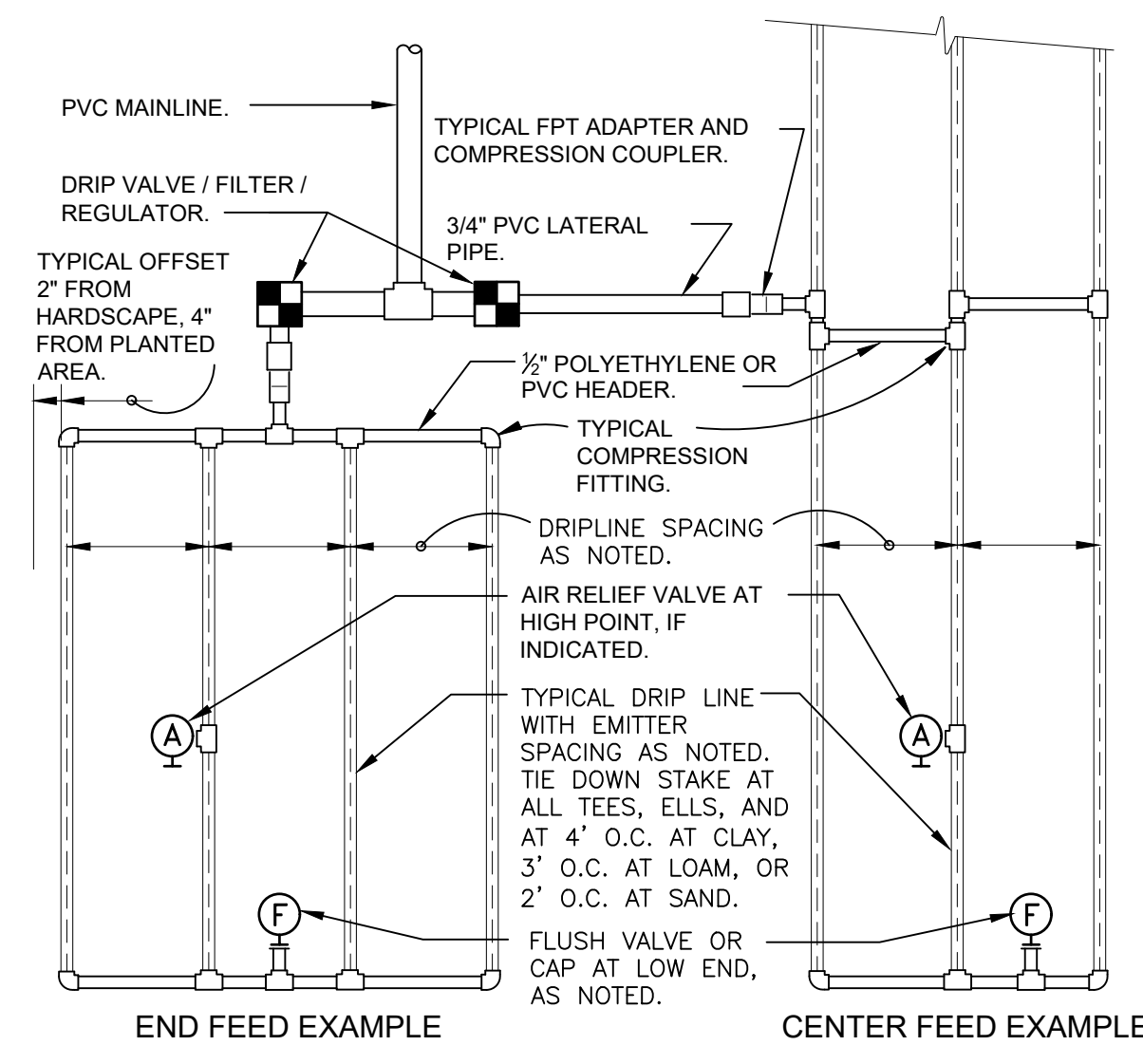
- CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN REQUIRE CONNECTIONS TO, AND PARTIAL DEMOLITION OF THE EXISTING IRRIGATION SYSTEM. UNDER THIS CONTRACT MAKE ANY REQUIRED MODIFICATIONS TO LAYOUT SHOWN TO CONFORM TO ACTUAL AS-BUILT CONDITIONS OF EXISTING SYSTEM AT NO ADDITIONAL COST.
- PRIOR TO ANY WORK, SCHEDULE A SITE VISIT WITH THE OWNER'S REPRESENTATIVE AND GENERAL CONTRACTOR TO SURVEY THE EXISTING SYSTEM. OPERATE THE ENTIRE SYSTEM AND DOCUMENT ON A PLAN ANY NONFUNCTIONING ZONES OR AREAS WITHIN AND OUTSIDE THE LIMITS OF WORK. THIS WALK THROUGH WILL BE THE BASIS OF AN UNDERSTANDING BETWEEN THE GENERAL CONTRACTOR AND THE OWNER AS TO THE STATUS OF THE SYSTEM PRIOR TO THE CONSTRUCTION PROJECT. REPAIR ANY SYSTEMS DAMAGED DURING CONSTRUCTION TO RESTORE THE SYSTEM TO AT LEAST THE STANDARD REVIEWED AT THE TIME OF WALK THROUGH. PREPARE A PROPOSAL TO THE GENERAL CONTRACTOR FOR ANY ADDITIONAL WORK OUTSIDE OF THE SCOPE OF WORK SHOWN ON THESE DRAWINGS FOR REPAIR AT THE OWNER'S OPTION.
- PROVIDE TEMPORARY CONTINUOUS SERVICE DURING THE DURATION OF THE CONSTRUCTION PROJECT TO WATER ALL EXISTING AREAS THAT MAY BE AFFECTED DURING CONSTRUCTION. HAND WATER ANY AREAS TEMPORARILY THAT DO NOT RECEIVE WATER DURING PROJECT DURATION.
- REMOVE ALL IRRIGATION PIPING, SLEEVING OR HEADS IN AREAS TO BE MODIFIED OR DEMOLISHED. EXISTING WIRING MAY BE EXTENDED PROVIDED THAT SPLICES ARE LOCATED ON THE AS-BUILT AND INSTALLED IN A VALVE BOX USING WATER TIGHT CONNECTORS AS SPECIFIED. IRRIGATION HEADS MAY BE RE-USED PROVIDED THAT THEY ARE THE SAME AS SPECIFIED FOR THE NEW WORK AND THAT THEY ARE IN PERFECT OPERATING CONDITION. IRRIGATION PIPING MAY NOT BE RE-USED.
- DURING INSTALLATION OF THE WORK BY GENERAL OR SUBCONTRACTORS, NOTE THE LOCATION OF ANY EXISTING IRRIGATION INFRASTRUCTURE ENCOUNTERED AND CLEARLY NOTE ON NEW RECORD DRAWINGS. NOTIFY THE OWNER OF ANY DAMAGE AND REPAIR DAMAGE IMMEDIATELY.
- THE LOCATION OF IRRIGATION MAINLINE, LATERAL, SLEEVING, AND VALVES ARE SCHEMATIC ONLY AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. MAKE MINOR ADJUSTMENTS AS REQUIRED TO COORDINATE WITH AS-BUILT DIMENSIONS AND CONDITIONS.
- WHERE SLEEVING IS REQUIRED ACROSS EXISTING ASPHALT, SAW CUT AND EXCAVATE A SMOOTH, STRAIGHT EVEN TRENCH. AFTER INSTALLING THE PIPING OR WIRING, REPAIR ALL PAVING IN ACCORDANCE WITH CIVIL PLANS AND DETAILS. PROVIDE COMPACTION CONSISTENT WITH SURROUNDING AREA AND COORDINATE ALL WORK WITH GENERAL CONTRACTOR.
- IDENTIFY WIRING RUNS FROM EXISTING CONTROLLER TO ABANDONED ZONES AND PROVIDE ONE LOCATION FOR A SPLICE BOX FOR THESE WIRES. VERIFY EXISTING CONTROLLER LOCATION PRIOR TO WORK. VERIFY EXTRA SPARE WIRES AS AVAILABLE FOR USE.
- AFTER CONNECTION TO THE SITE MAINLINE OR LATERALS AND BEFORE PLACEMENT OF HEADS, FLUSH THE ENTIRE SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS INSURING THAT THERE ARE NO CONTAMINANTS WHATSOEVER IN THE NEW OR EXISTING PIPING.
- AFTER INSTALLATION OF THE NEW WORK, RUN THE ENTIRE SYSTEM THROUGHOUT THE SITE FROM THE CONTROLLER TO MAKE SURE THERE IS WIRING CONTINUITY TO ALL VALVES AND SUFFICIENT FLOW TO ALL ZONES. FLAG ZONE NUMBERS PERMANENTLY ON BOTH SIDES OF ANY SPLICES IN VALVE BOX, AND AT CONTROLLER. TEST AND REPAIR OR REPLACE ANY WIRING WHICH IS SHORTED,
- DAMAGED, NOT FUNCTIONING WITH NEW WIRE AS SPECIFIED IN PVC SLEEVE, AT CODE REQUIRED DEPTH. IF NOT FEASIBLE, SUBMIT REQUEST TO USE PROVIDE ANOTHER MEANS OF RESTORATION.
- REPAIR ANY DAMAGE TO LANDSCAPE THROUGHOUT SITE, EVEN BEYOND LIMITS OF WORK IF DAMAGE CAUSED BY CONTRACTORS OPERATIONS, INSTALLATION OR FAILURE TO ADHERE TO REQUIREMENTS NOTED ABOVE.
- REFER TO IRRIGATION SPECIFICATION AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY INSTALLATION OF IRRIGATION SYSTEM.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
- INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS TO ALLOW FOR SYSTEM WINTERIZATION.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH BUILDING CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND SPECIFICATIONS.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL USE PVC SCHEDULE 40 PIPE FOR ALL NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS.
- CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER IN MECHANICAL/ELECTRICAL ROOM M012. COORDINATE EXACT LOCATION WITH OWNER.
- CONTRACTOR SHALL EXTEND (2) SPARE CONTROL WIRES FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER. SEE DETAILS AND SPECIFICATIONS FOR NUMBER OF SPARE WIRES AND INSTALLATION REQ.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR THE GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER I-40-04-SS-HS 15 TURF ROTOR, 4.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, HIGH SPEED NOZZLE.
	HUNTER I-40-04-SS-HS 23 TURF ROTOR, 4.0" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, HIGH SPEED NOZZLE.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 80
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFV-08-18 (24) XFVCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9GPH EMITTERS AT 18.0° C. DRIPLINE LATERALS SPACED AT 18.0" PART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.



6 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



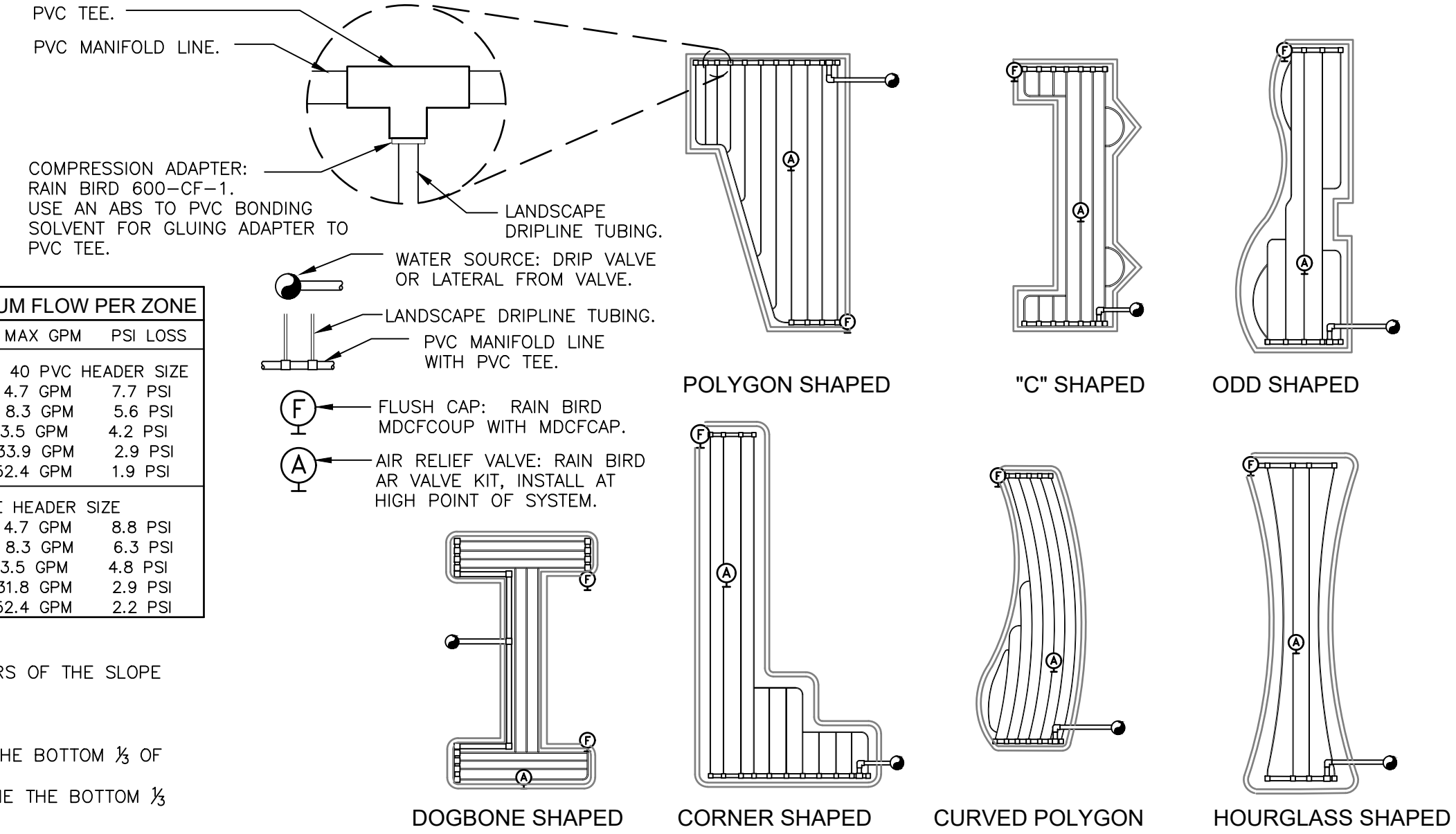
7 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
3" = 1'-0"

MAXIMUM LATERAL LENGTH (FEET)						
EMITTER FLOW RATE GPH						
PSI	12" SPACING 0.6	18" SPACING 0.9	24" SPACING 0.6	18" SPACING 0.9	24" SPACING 0.6	18" SPACING 0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

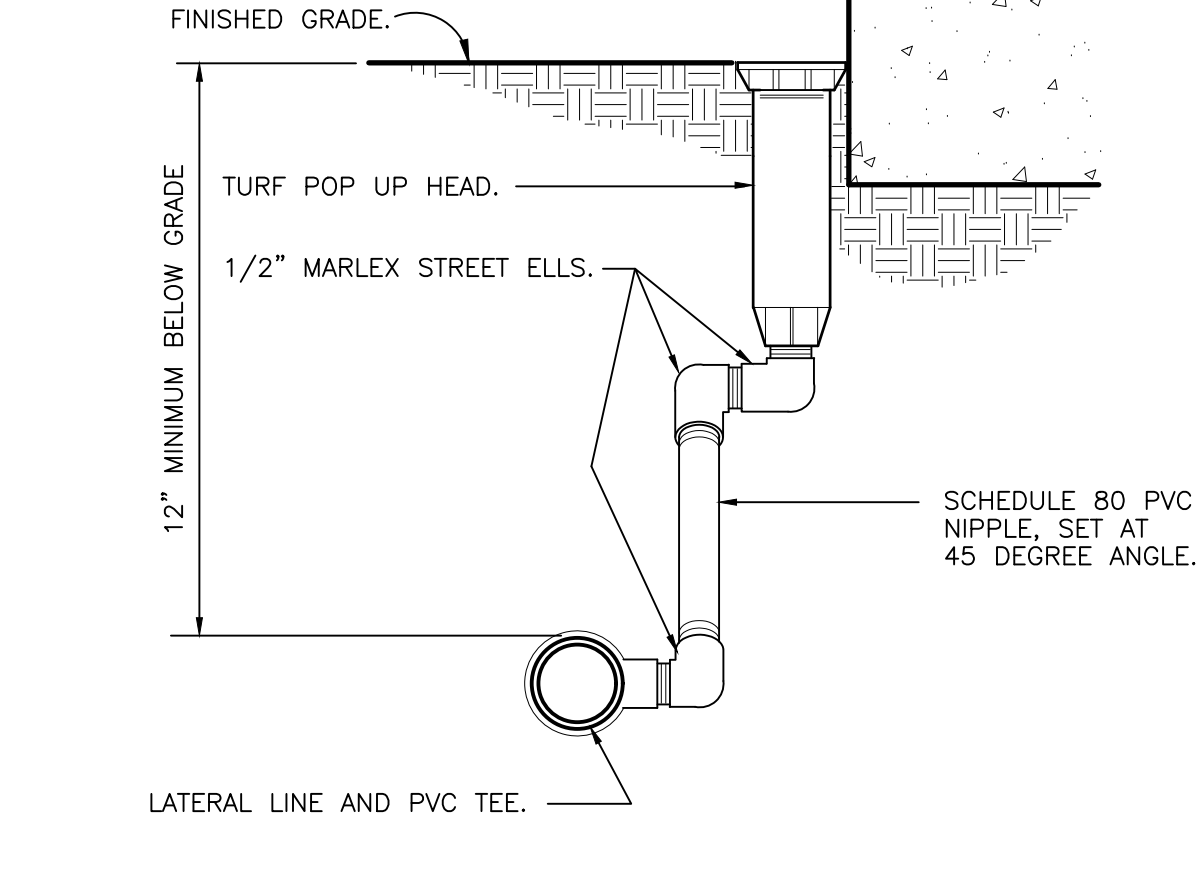
GRID PRECIPITATION RATES (IN/HR)				
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE		
		0.6	0.9	
12	12	0.96	1.44	
18	18	0.69	1.03	
24	24	0.28	0.41	

LATERAL FLOW PER 100 FT. (GPM)				
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM	
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM	

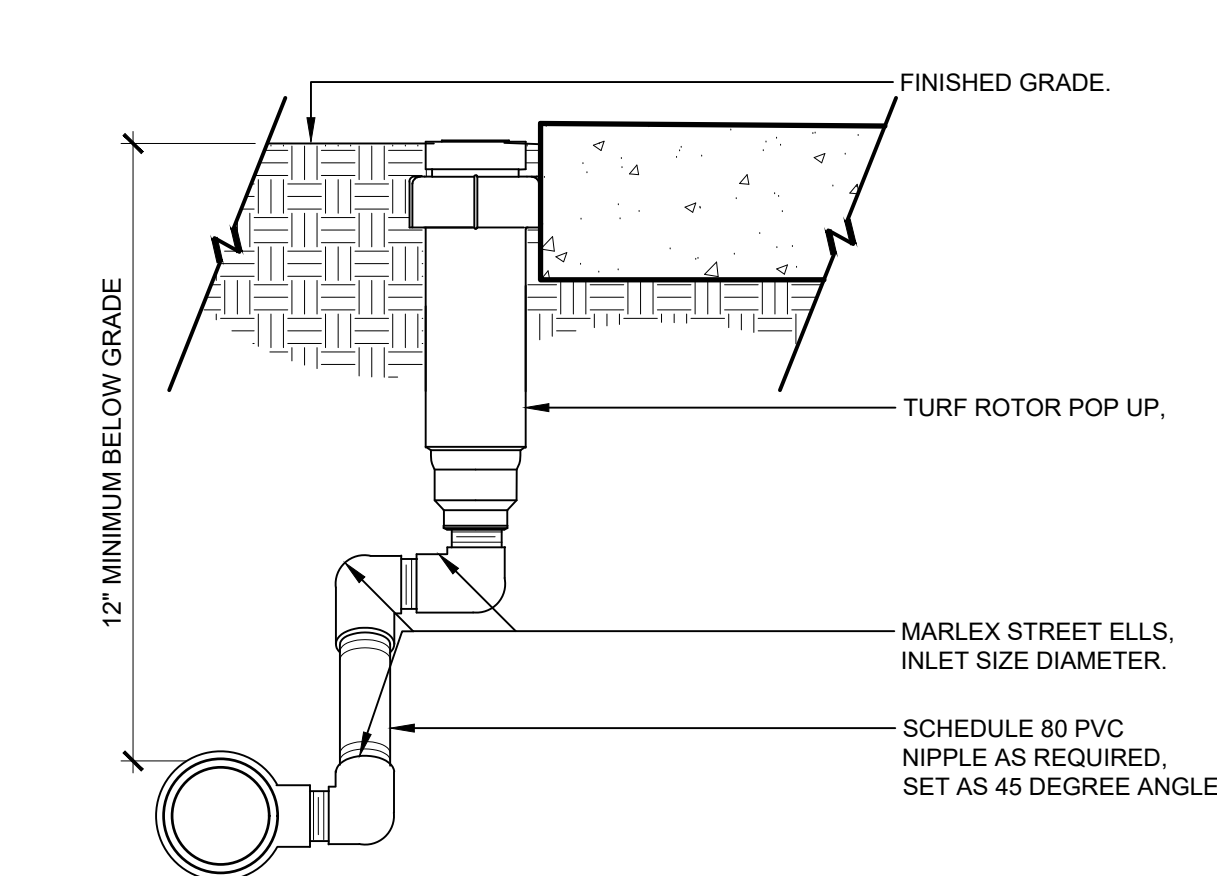
- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



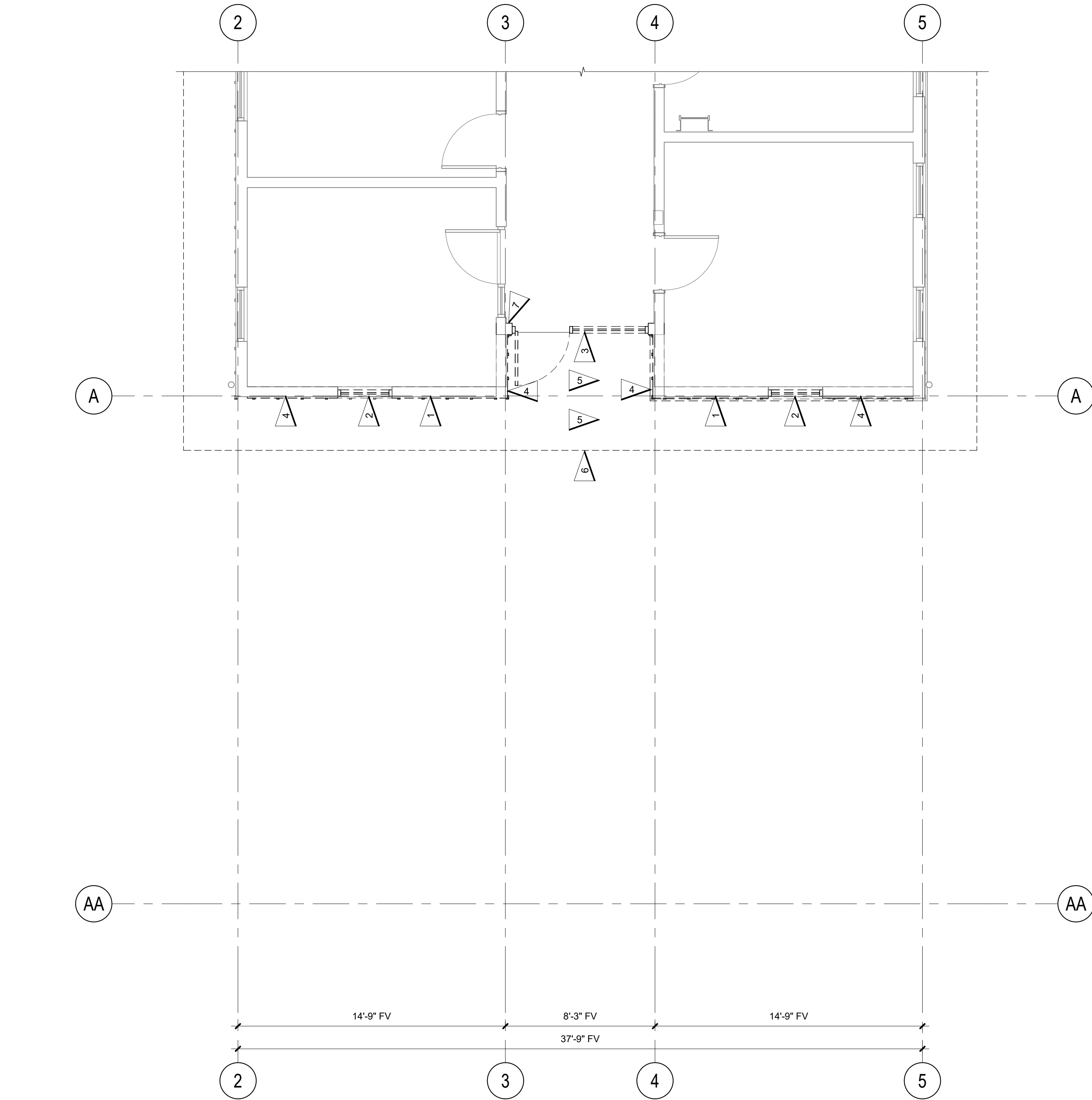
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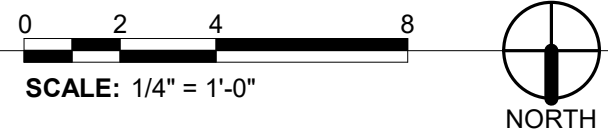
1 TURF / SHRUB SPRAY MARLEX ASSEMBLY
3" = 1'-0"



2 TURF ROTOR MARLEX ASSEMBLY
3" = 1'-0"



1 MAIN FLOOR DEMOLITION PLAN
1/4" = 1'-0"



DEMOLITION FLOOR PLAN SHEET NOTES

- 1 SALVAGE LOUVER AT ATTIC LEVEL FOR REUSE IN NEW CONSTRUCTION.
- 2 SALVAGE WINDOW FOR REUSE IN NEW CONSTRUCTION.
- 3 SALVAGE STOREFRONT DOOR AND FRAME FOR REUSE IN NEW CONSTRUCTION.
- 4 REMOVE SIDING, FLASHINGS, FASTENERS AND WEATHER BARRIER TO EXPOSE PLYWOOD SHEATHING ON ENTIRE PLANE OF EXTERIOR WALL.
- 5 REMOVE SOFFIT AND SOFFIT FRAMING ABOVE.
- 6 REMOVE RAKE FLASHING AND TRIM AT ROOF ABOVE TO ALLOW FOR THE INSTALLATION OF NEW ROOF SCOPE.
- 7 REMOVE EXTERIOR WALL FINISHES, SHEATHING AND FRAMING.

DEMOLITION FLOOR PLAN GENERAL NOTES

- DIMENSIONS OF EXISTING GRIDLINES ARE BASED ON EXISTING DRAWINGS. FIELD VERIFY.
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION OPERATIONS. BRING ANY DISCREPANCIES WHICH MAY SIGNIFICANTLY AFFECT DEMOLITION OR NEW CONSTRUCTION TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.
- DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
- FOR THE PURPOSES OF THESE DEMOLITION DRAWINGS, DEFINITIONS ARE AS FOLLOWS:
 - A. **DEMOLISH** - COMPLETE DEMOLITION OF AN ENTIRE STRUCTURE. NO ITEMS TO BE REMOVED OR SALVAGED. ALL REMOVED ITEMS ARE TO BE DISPOSED OF IN AN APPROPRIATE MANNER OFF-SITE.
 - B. **REMOVE** - SELECTIVE REMOVAL OF A DESIGNATED BUILDING ELEMENT IN A MANNER THAT ENSURES THAT SURROUNDING EXISTING BUILDING ELEMENTS (TO REMAIN) ARE PROTECTED FROM DAMAGE. ALL REMOVED ITEMS ARE TO BE DISPOSED OF IN AN APPROPRIATE MANNER OFF-SITE.
 - C. **SALVAGE** - REMOVAL OF A DESIGNATED BUILDING ELEMENT IN A MANNER THAT PROTECTS THE ITEM BEING REMOVED FOR RE-USE IN THE PROJECT, OR TURNED OVER TO THE OWNER. ITEM IS TO BE STORED BY THE GENERAL CONTRACTOR (FOR RE-USE) OR COORDINATED WITH THE OWNER FOR REMOVAL FROM THE SITE.
- WHERE EXISTING WALLS AND DOOR FRAMES ARE REMOVED, DISASSEMBLE OR CUT OFF FLUSH ANCHOR BOLTS, CONDUIT, PIPING IN FLOOR AND FILL HOLES W/ CEMENTITIOUS UNDERLAYMENT/GROUT FLUSH W/ FLOOR SURFACE.
- REFER ALSO TO STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION SCOPE REQUIREMENTS.
- AREAS OF REMOVAL OF EXISTING GWB ARE TO BE COORDINATED WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- PROTECT ALL EXISTING STRUCTURE, EQUIPMENT, WALLS, FLOORS, ROOFS AND FINISHES TO REMAIN FROM DAMAGE DURING DEMOLITION. REPAIR AND REPLACE DAMAGED EXISTING CONSTRUCTION.
- ANY EXISTING CONSTRUCTION OR FINISH ELEMENTS AFFECTED BY THE REMOVAL OF EXISTING BUILDING SYSTEMS SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT BUILDING FINISHES IN A CONSISTENT MANNER.

12106
REGISTERED
ARCHITECT
SARA ANN RICKARDS
STATE OF WASHINGTON

PROJECT:
ISLAND COUNTY
STABILIZATION CENTER - ADDITION
275 NE 10TH CT.
OAK HARBOR, WA 98277

REVISIONS

DATE	4.14.2025
BCSA NO.	24072
DRAWN BY: NBH	
REVIEWED BY:	
SHEET TITLE	MAIN FLOOR DEMOLITION PLAN

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SHEET

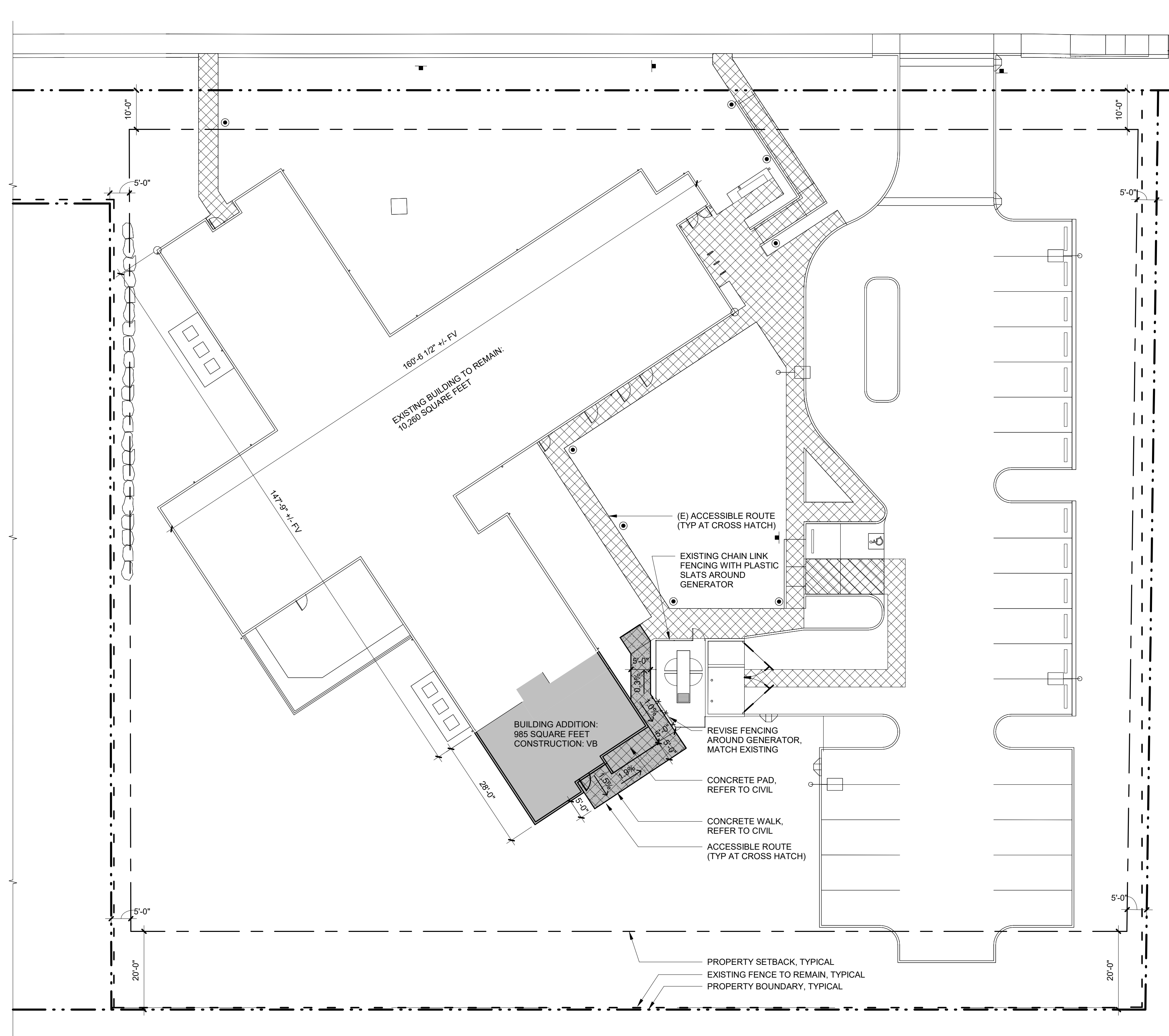
AD121
CUP APPLICATION

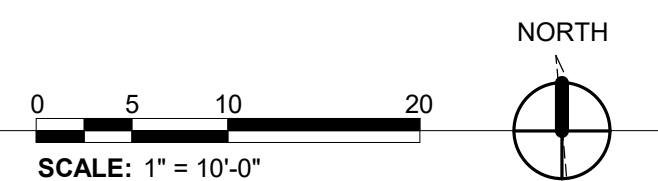
TAX PARCEL NUMBER: R13335-337-0980
 PARCEL AREA: 294.163 SF (6.75 ACRES)
 ZONING: RESIDENTIAL R-3
 PARKING: 23 STANDARD + 1 VAN STALL = 24 TOTAL
 CONSTRUCTION TYPE: V-B

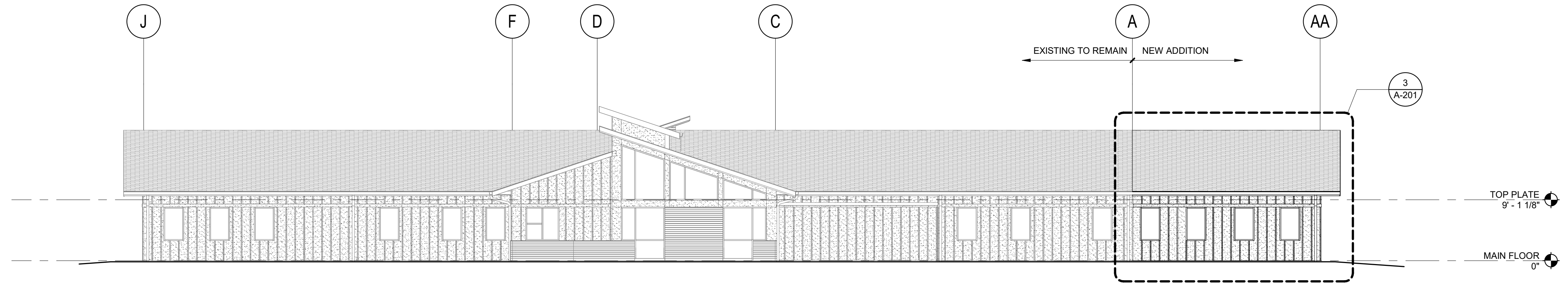
PT GWL ALLEN DC & GL11 DESC: BG PT ON WLN SD DC 450.33'N OF SWCR
S89°E PARA/TO NLN SD DC 681.8' SLY PARA/TO WLN SD DC 330' WLY
PARA/TO NLN SD DC TO ELN OF CO RD (OLD HWY 1-D) NELY ALG SD ELN
TPB EX ANY PT LY IN OLD HWY 1-D ALSO EX PT TO CITY OF OH AF#9400

A map of a neighborhood area with several streets labeled. The "PROJECT SITE" is highlighted with a black rectangle. It is located at the intersection of NE 10TH AVENUE and NE CORDERO PLACE. Other nearby streets include NW CROSSBY ROAD, NORTH OAK HARBOR STREET, WEST EASY STREET, NE KOTLEJE STREET, NORTH COLLIER PARKWAY, NE MINNIVAN BLVD., NE 7TH AVENUE, NW COLUMBIA DR, NE ELLIS WAY, and NE MARSHES DRIVE. A road with a circular marker containing the number "20" runs diagonally through the lower right portion of the map.

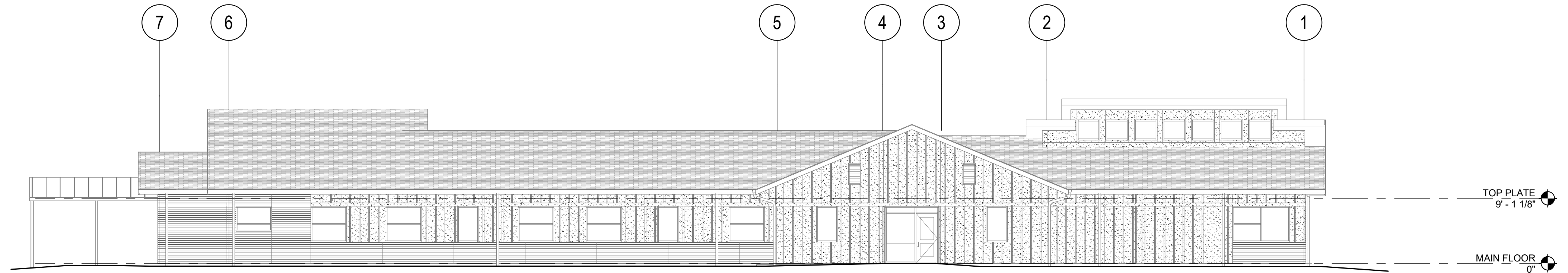
PLAN
NORTH

$$1/16'' = 1'-0''$$


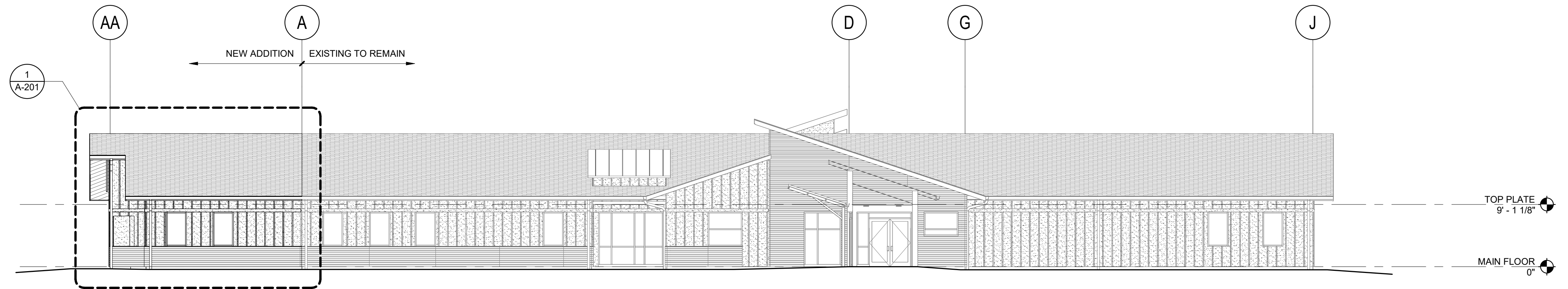




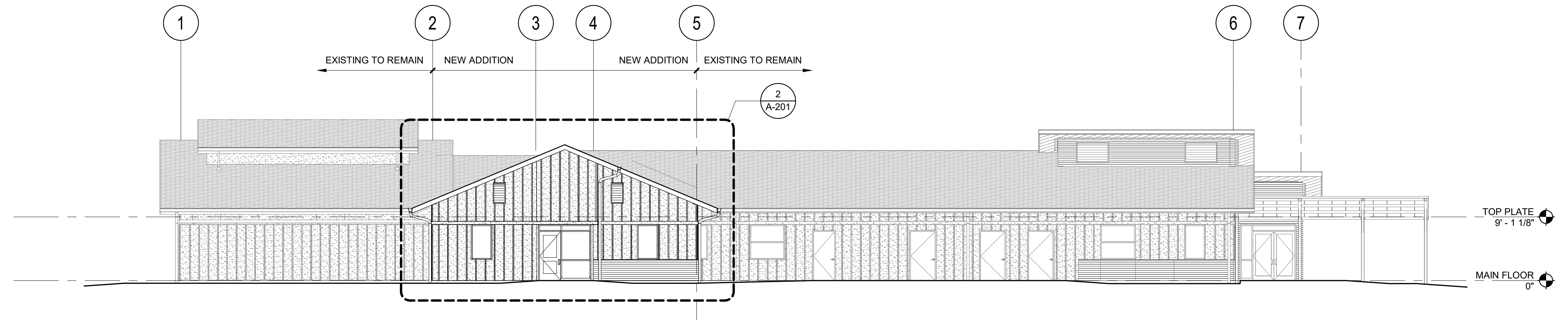
④ OVERALL ELEVATION - WEST
1" = 10'-0"



③ OVERALL ELEVATION - NORTH
1" = 10'-0"



② OVERALL ELEVATION - EAST
1" = 10'-0"



① OVERALL ELEVATION - SOUTH
1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"



T 253.627.4367 F 253.627.4365 WWW.BCRADESIGN.COM
12106 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402

12106
REGISTERED
ARCHITECT
SARA ANN RICKARDS
STATE OF WASHINGTON

PROJECT:
ISLAND COUNTY
STABILIZATION CENTER - ADDITION
275 NE 10TH CT.
OAK HARBOR, WA 98277

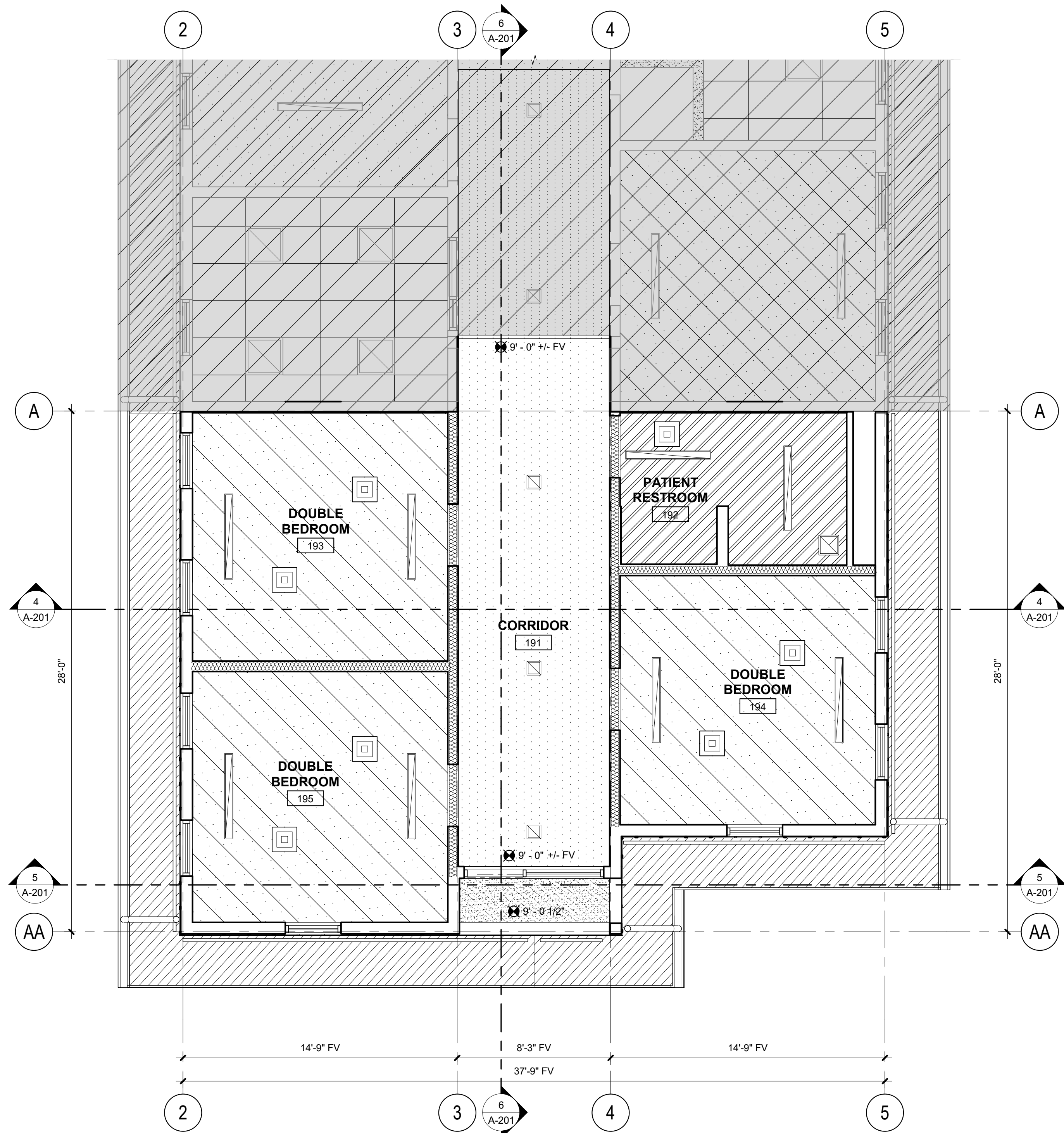
REVISIONS

DATE
4.14.2025
BCRA NO.
24072
DRAWN BY: NBH
REVIEWED BY:
SHEET TITLE
OVERALL EXTERIOR
ELEVATIONS

bcra
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SHEET

A-113

CUP APPLICATION



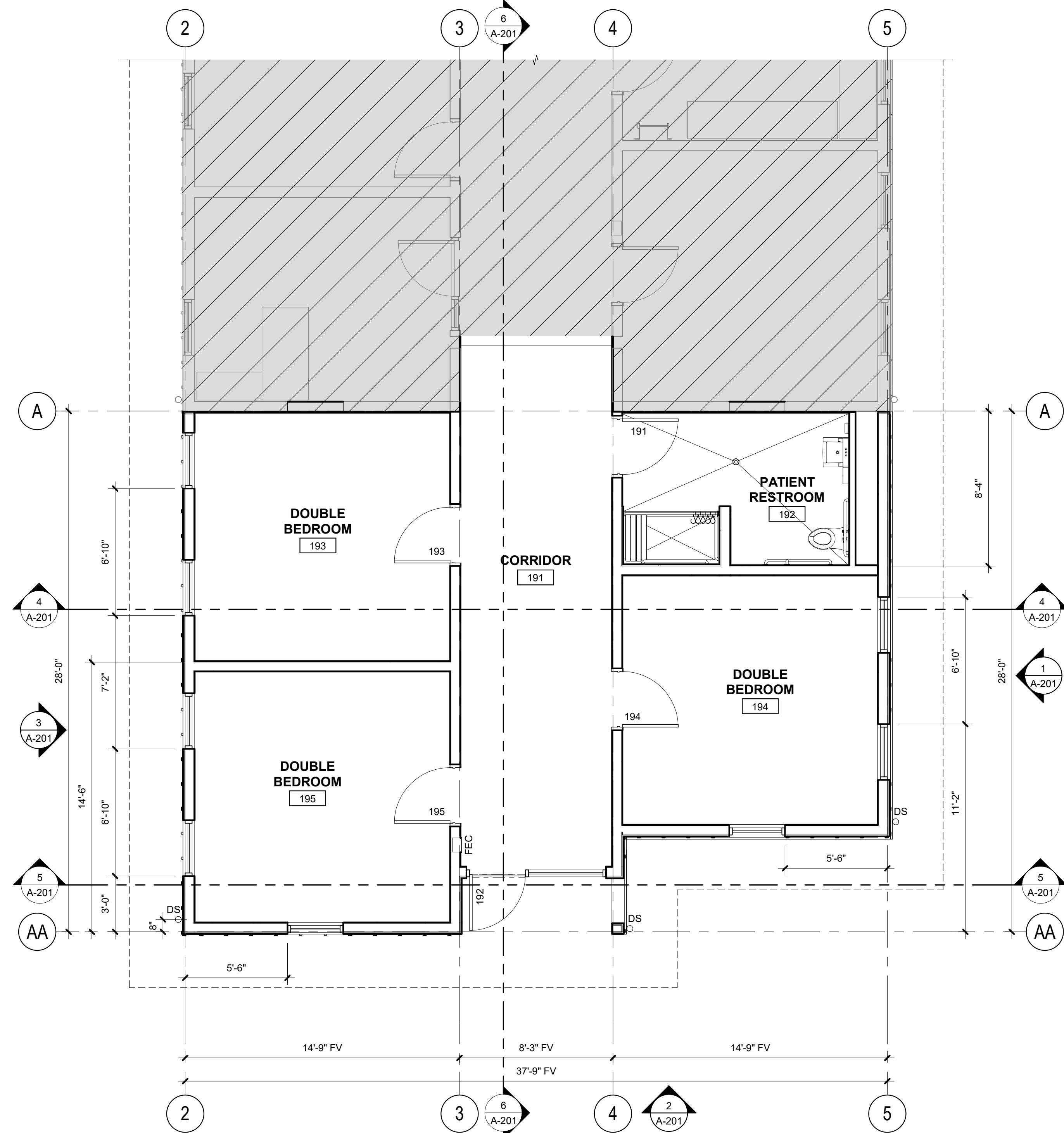
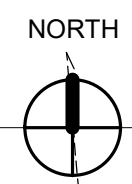
② MAIN FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF FIXTURES, UNO.
- GYPSUM BOARD CEILINGS WITHOUT DEFINED HEIGHTS ARE AT UNDERSIDE OF ROOF TRUSS FRAMING.
- GYPSUM BOARD CEILINGS TO BE PAINTED PT-1, UNO.

REFLECTED CEILING PLAN LEGEND

	(1) LAYER 5/8" TYPE 'X' GWB ON SMART VAPOR RETARDER (AIR BARRIER) ON UNDERSIDE OF BOTTOM CHORD OF TRUSS.		LIGHT, REFER ALSO TO ELECTRICAL
	GWB - 1 HR FIRE PARTITION (2) LAYERS 5/8" TYPE 'X' GWB ON SMART VAPOR RETARDER (AIR BARRIER) ON UNDERSIDE OF BOTTOM CHORD OF TRUSS.		EXIT LIGHT, REFER TO ELECTRICAL
	GWB - 1 HR FIRE RESISTANCE (2) LAYERS 5/8" TYPE 'X' GWB ON SMART VAPOR RETARDER (AIR BARRIER) ON UNDERSIDE OF BOTTOM CHORD OF TRUSS.		MECH GRILL, SIZE VARIES, REFER TO ALSO TO MECHANICAL
	WRGWB (1) LAYER 5/8" WEATHER RESISTANT GWB ON SMART VAPOR RETARDER (AIR BARRIER) ON UNDERSIDE OF BOTTOM CHORD OF TRUSS.		FAN, REFER ALSO TO MECHANICAL
	FIBER CEMENT SOFFIT PAINT ALL EXPOSED STRUCTURE		CEILING HEIGHT NOTE: AT GYPSUM BOARD CEILINGS WITHOUT DEFINED CEILING HEIGHT, APPLY GWB ON SMART VAPOR RETARDER (AIR BARRIER) ON UNDERSIDE OF BOTTOM CHORD OF TRUSS.
	FULL HEIGHT ACOUSTIC WALL TO BOTTOM OF TRUSS / UNDERSIDE OF DECK		



① MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

	EXISTING STRUCTURE TO REMAIN. PROTECT ALL SURFACES FROM DAMAGE. REPAIR FINISHES TO ORIGINAL CONDITION WHERE PORTIONS ARE REMOVED TO RUN UTILITIES AND/OR INSTALL STRUCTURE.
	FIRE EXTINGUISHER W/CABINET.
	DOWNSPOUT, PVC, PAINT

FLOOR PLAN GENERAL NOTES

- DIMENSIONS ARE TO GRID OR FACE OF SUTD, UNO.
- PROVIDE BACKING IN WALLS FOR TOILET ACCESSORIES AND ALL OTHER WALL SUPPORTED ITEMS.
- REFER TO FINISH SCHEDULE FOR WALL FINISHES AND ACCENT PAINT LOCATIONS.
- REFER TO FINISH PLAN FOR FLOOR FINISHES.
- REFER TO A-141 FOR WALL ASSEMBLIES.
- REFER TO G-301 FOR LOCATIONS OF RATED WALLS AND OPENINGS.

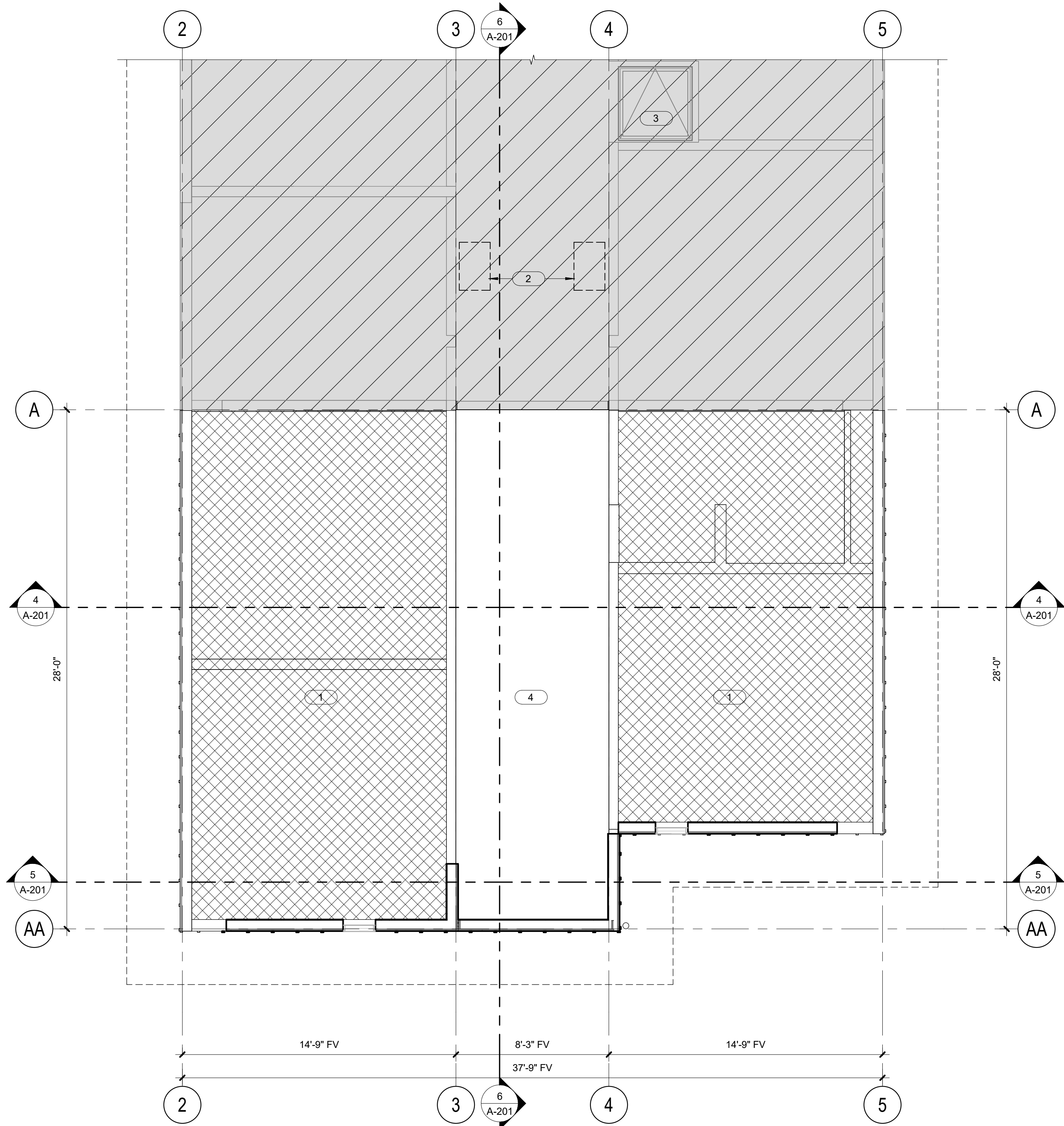


0 2 4 8
SCALE: 1/4" = 1'-0"

REVISIONS

DATE	4.14.2025
BCSA NO.	24072
DRAWN BY:	NRH
REVIEWED BY:	

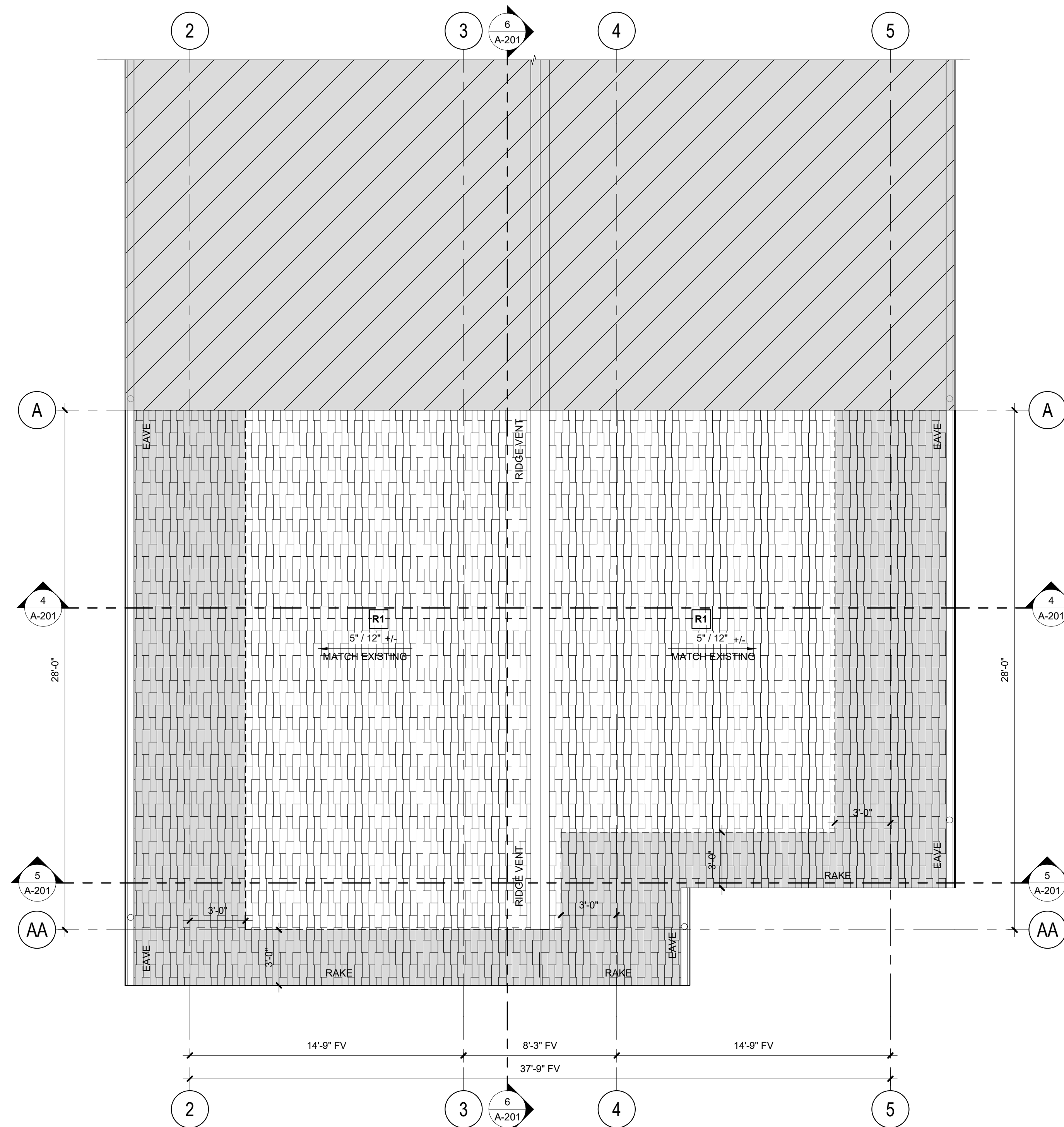
SHEET TITLE
**ROOF PLAN,
EQUIPMENT
PLATFORM FLOOR
PLAN**



2 EQUIPMENT PLATFORM FLOOR PLAN
1/4" = 1'-0"

EQUIPMENT PLATFORM FLOOR PLAN SHEET NOTES

- 1 CROSS-HATCHED AREA IS OPEN TO CEILING / FLOOR BELOW
- 2 EXISTING AIR HANDLER
- 3 EXISTING FLOOR HATCH
- 4 PLYWOOD PER STRUCTURAL OVER FRAMING PER STRUCTURAL



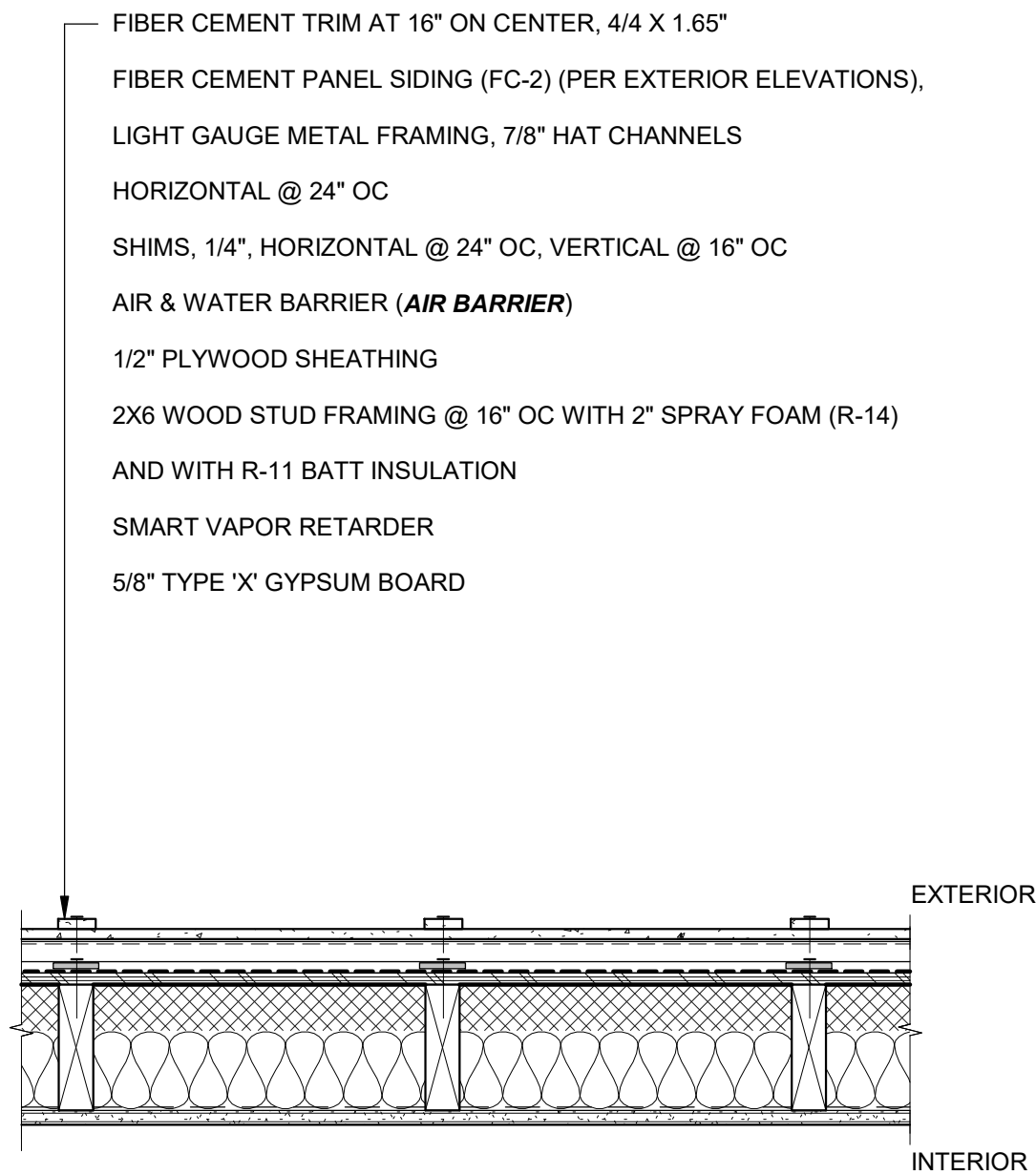
1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN LEGEND

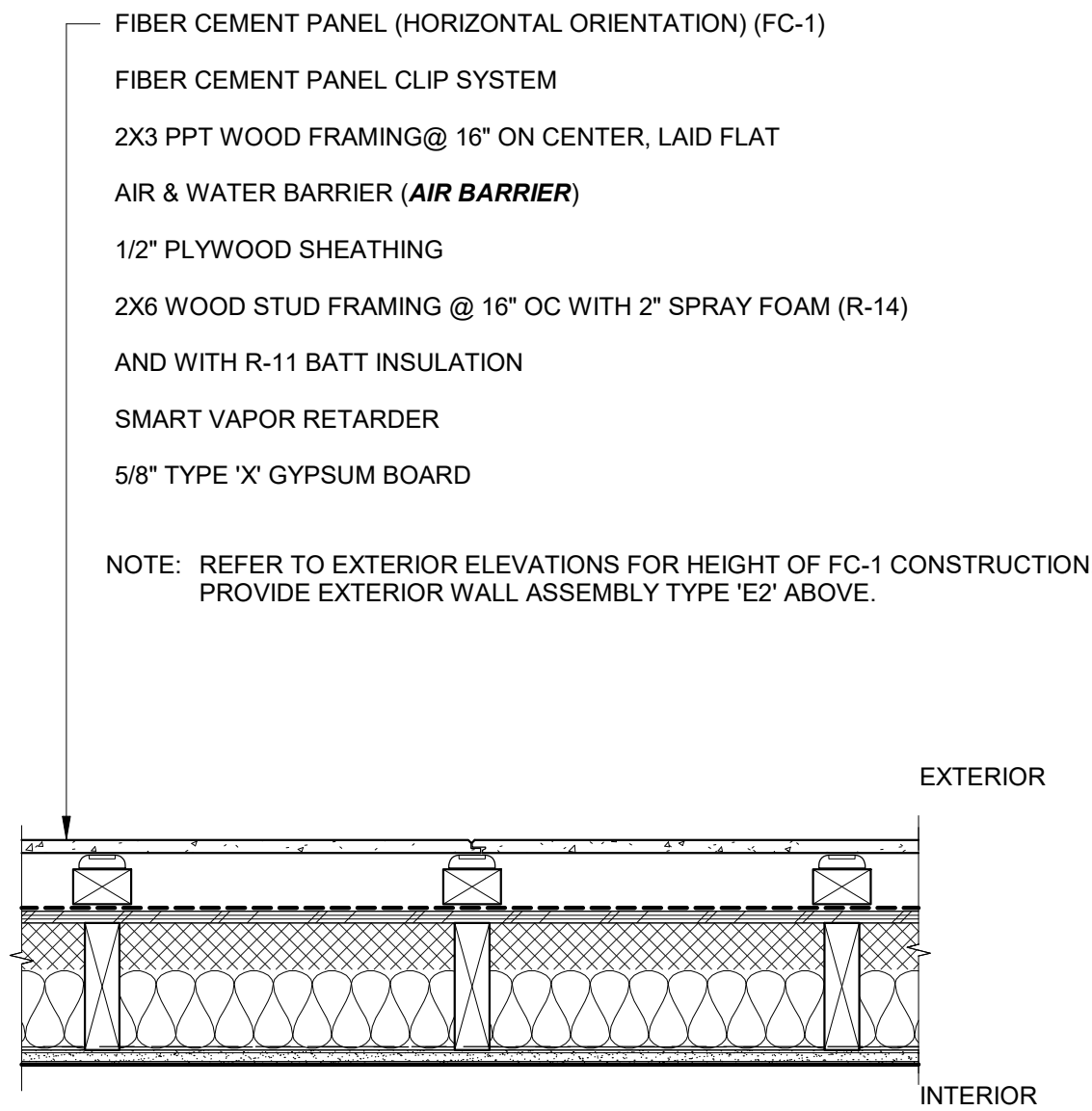
- NOTE: REFER TO A-141 FOR ROOF / CEILING ASSEMBLIES
- 5" / 1'-0" ROOF SLOPE & DIRECTION, MATCH EXISTING SLOPE
 - ASPHALT SHINGLE ROOFING, MATCH EXISTING PATTERN AND COLOR
 - ICE & WATER SHIELD BELOW ROOFING
 - PREFINISHED SHEET METAL GUTTER, MATCH EXISTING PROFILE AND FINISH
 - PVC DOWNSPOUT, PAINT, MATCH EXISTING PROFILE AND FINISH

ROOF PLAN GENERAL NOTES

- PROVIDE CONTINUOUS VENTILATION AT RIDGE AND EAVES.
- REFER TO A-631 FOR ROOF ASSEMBLIES.

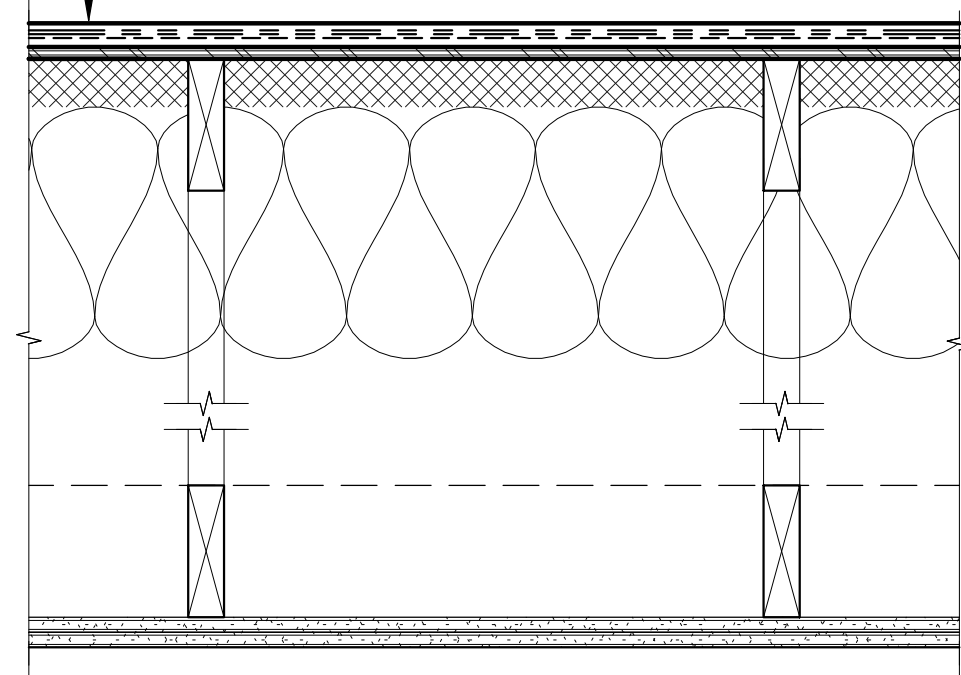


E2 EXTERIOR WALL ASSEMBLY WITH FIBER CEMENT PANEL SIDING (FC-2)
SCALE: 1 1/2" = 1'-0"



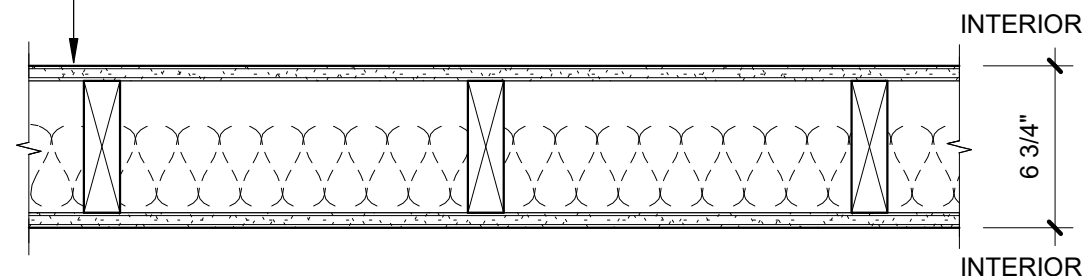
E1 EXTERIOR WALL ASSEMBLY WITH FIBER CEMENT SIDING (FC-1)
SCALE: 1 1/2" = 1'-0"

ASPHALT SHINGLES
(2) LAYERS OF UNDERLAYMENT
ICE AND WATER MEMBRANE (ONLY WHERE INDICATED ON ROOF PLAN)
1/2" PLYWOOD SHEATHING, REFER ALSO TO STRUCTURAL
ROOF FRAMING @ 24" OC, REFER ALSO TO STRUCTURAL, WITH
WITH 2" SPRAY FOAM (R-14) (**AIR BARRIER**)
R-35 BATT INSULATION
INSULATION HOLDER
(2) LAYER 5/8" TYPE 'X' GYPSUM BOARD

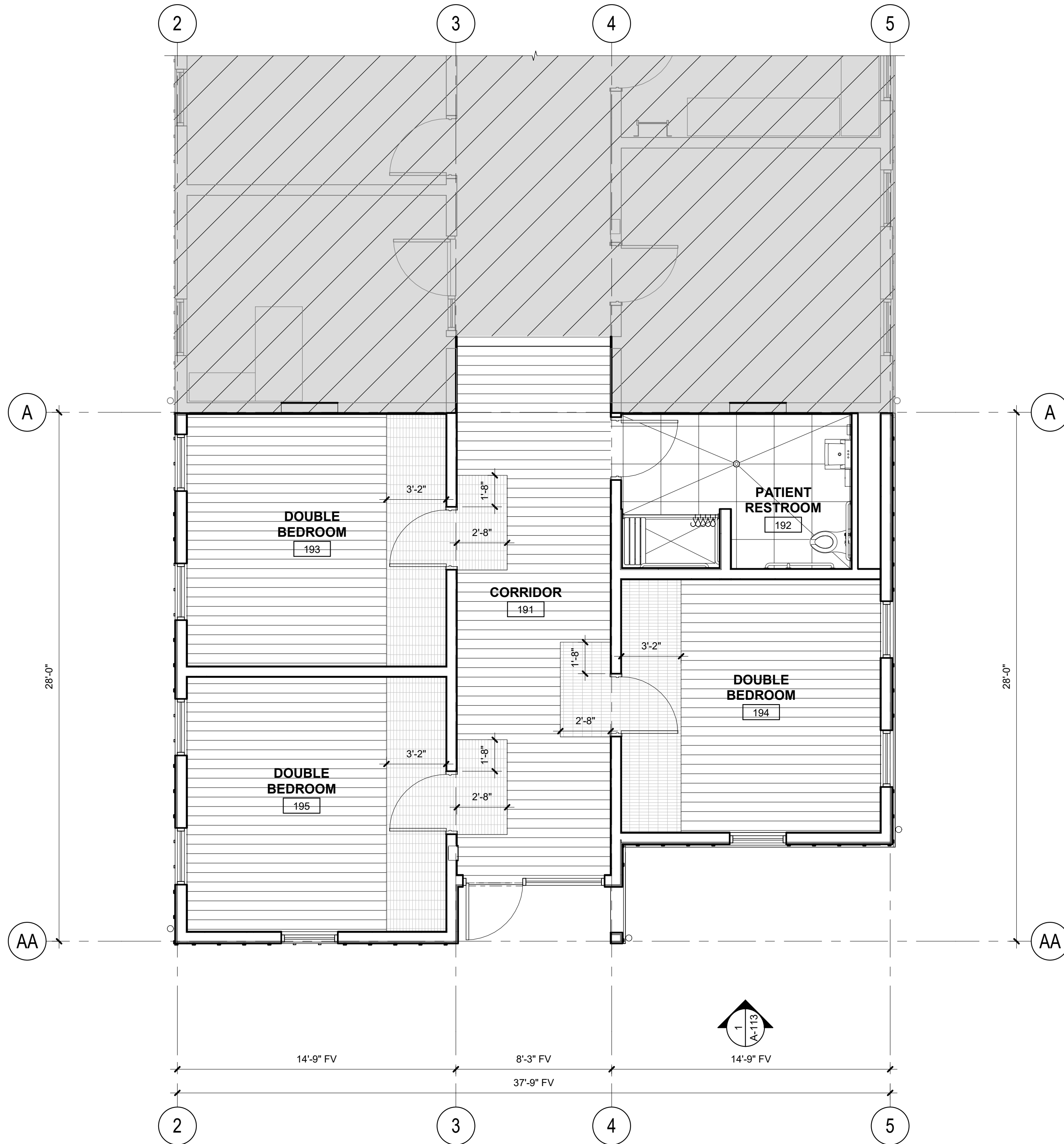


R1 1 HR FIRE RESISTANCE RATING: GA FILE NO. RC 2602
ROOF-CEILING ASSEMBLY - ASPHALT SHINGLE OVER WOOD TRUSSES
SCALE: 1 1/2" = 1'-0"

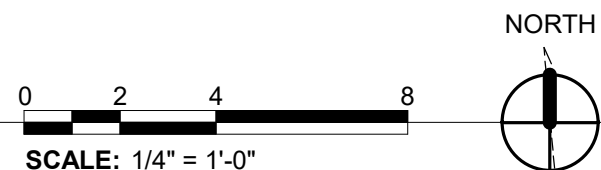
5/8" TYPE 'X' GYPSUM BOARD, OVER
2X6 WOOD FRAMING @ 16" OC, WITH
BATT INSULATION (WHERE INDICATED AS ACOUSTIC-RATED
WALL CONSTRUCTION) OVER
5/8" TYPE 'X' GYPSUM BOARD



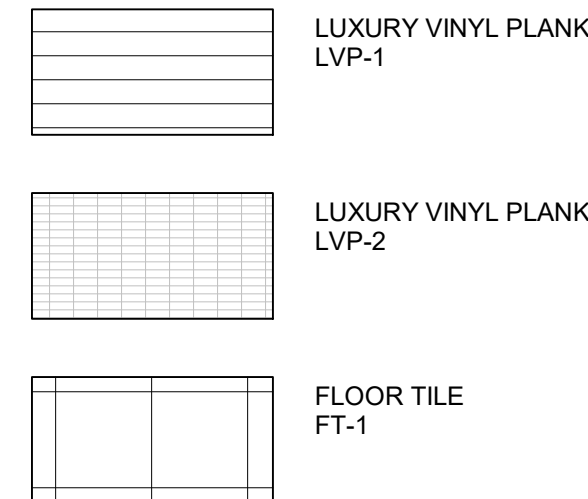
WHERE INDICATED ON G2.01:
1 HOUR FIRE-RATING: GA FILE NO. WP 3514
W1 2X6 WOOD STUD WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0"



1 MAIN FLOOR FINISH PLAN
1/4" = 1'-0"



FLOOR FINISH PLAN LEGEND



FLOOR FINISH PLAN GENERAL NOTES

- INTERIOR DOOR FRAMES TO BE PAINTED PT-1.
- UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE PAINTED PT-1 AND ALL GWB CEILINGS TO BE PAINTED PT-1.

ROOM FINISH SCHEDULE 2025																
ROOM NUMBER	ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		ROOM NUMBER
		MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	
191	CORRIDOR	CONC	LVP-1/LVP-2	RB	FF	--	--	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	GWB	PT	191
192	PATIENT RESTROOM	CONC	FT	CTB	FF	TBB	WT-1	TBB	WT-1	TBB	WT-2	TBB	WT-2	WRGWB	PT	192
193	DOUBLE BEDROOM	CONC	LVP-1/LVP-2	RB	FF	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	GWB	PT	193
194	DOUBLE BEDROOM	CONC	LVP-1/LVP-2	RB	FF	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	GWB	PT	194
195	DOUBLE BEDROOM	CONC	LVP-1/LVP-2	RB	FF	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	HIGWB	PT-1	GWB	PT	195

ROOM FINISH SCHEDULE ABBREVIATIONS

CONC CONCRETE
CTB CERAMIC TILE BASE
FF FACTORY FINISH
FT FLOOR TILE
GWB GYPSUM BOARD
HIGWB HIGH IMPACT GYPSUM BOARD
LVP LUXURY VINYL PLANK
PT PAINT
TBB TILE BACKER BOARD
WRGWB WATER RESISTANT GYPSUM BOARD
WT WALL TILE

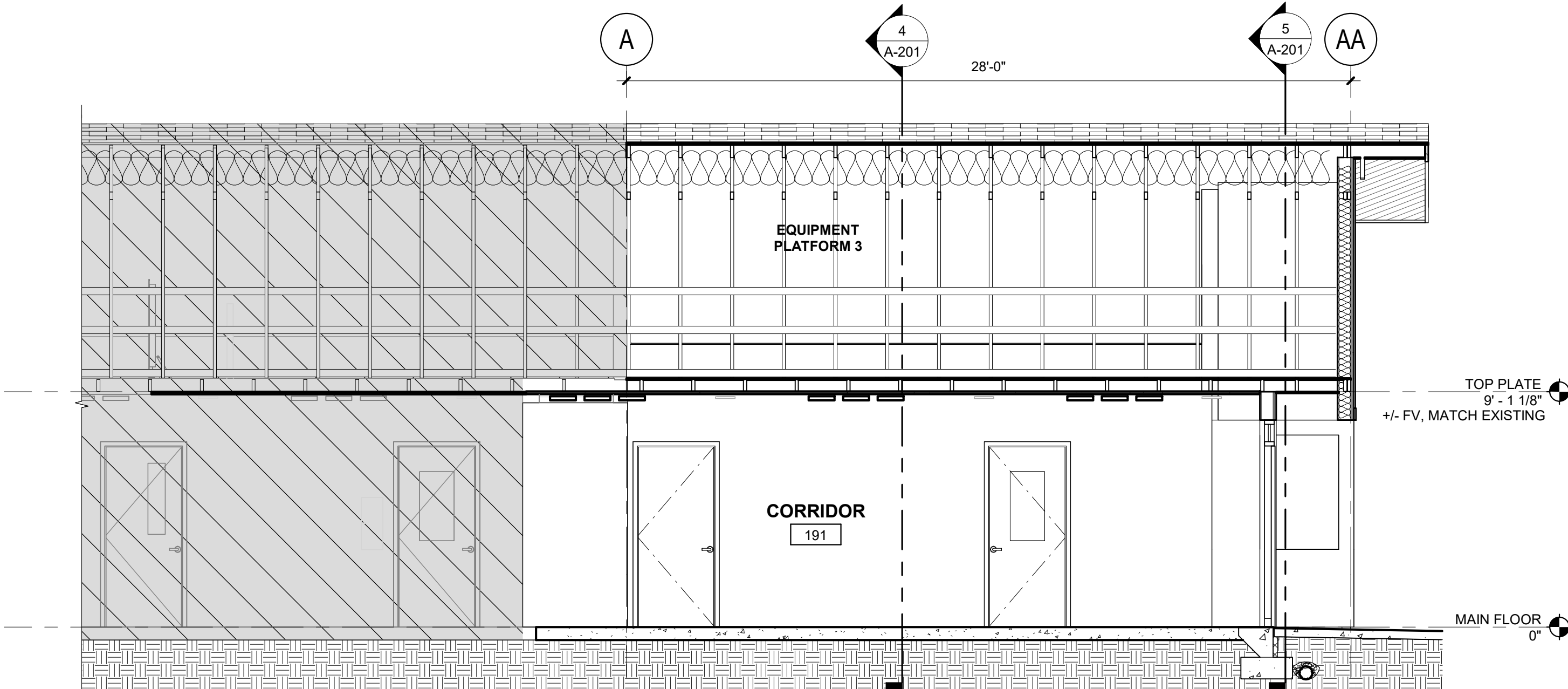
DOOR SCHEDULE ABBREVIATIONS

EX EXISTING (SALVAGED)
FF FACTORY FINISH
HM HOLLOW METAL
MIN MINUTE
WD WOOD

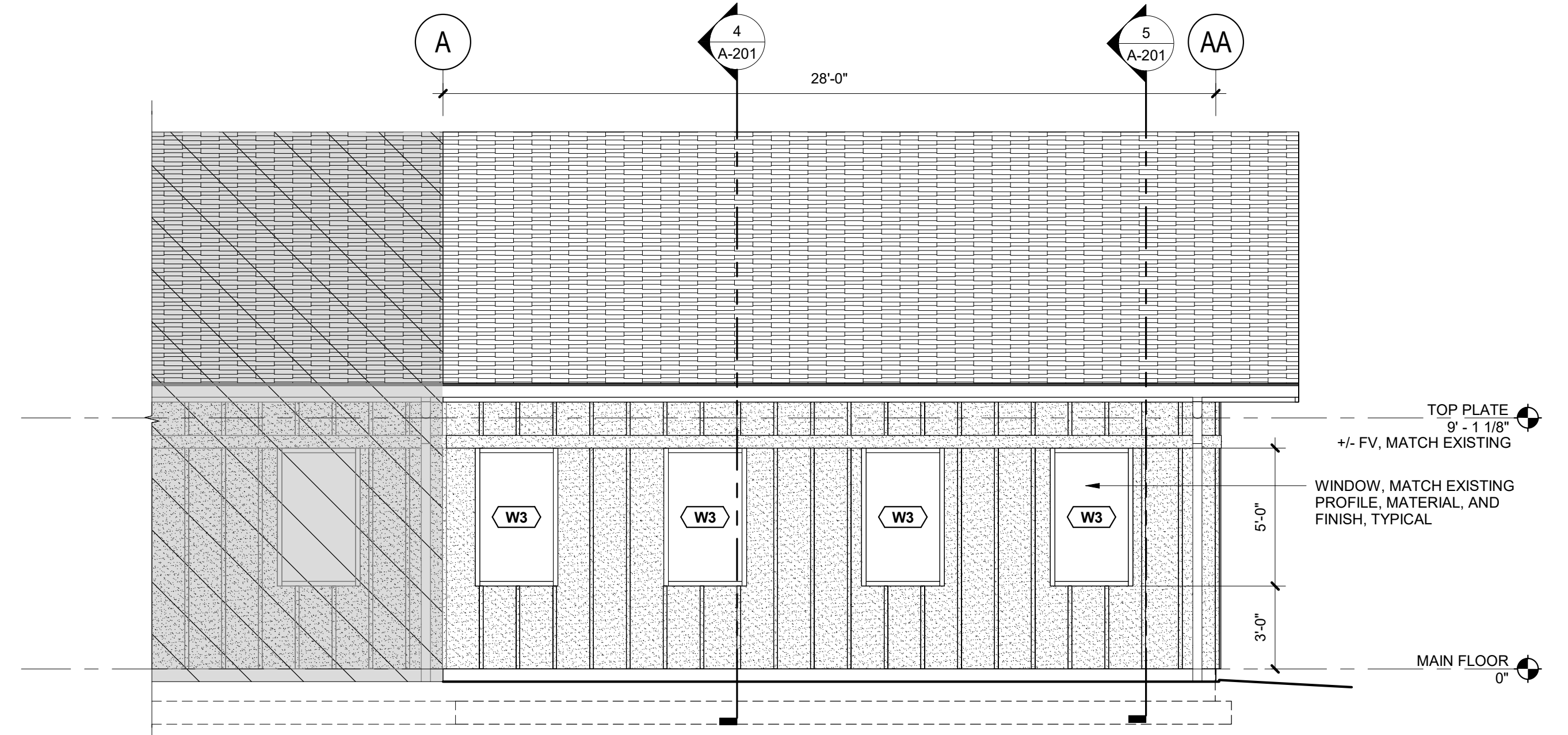
DOOR SCHEDULE 2025																	
DOOR NUMBER	DOOR							FRAME			HEAD	JAMB	SILL	FIRE RATING	HARDWARE GROUP	REMARKS	DOOR NUMBER
	WIDTH	HEIGHT	DEPTH	TYPE	MATERIAL	FINISH	GLAZING	TYPE	MATERIAL	FINISH							
191	3'-0"	7'-0"	1 3/4"	A	WD	FF	--	1	HM	PT			--	20MIN			191
192	3'-0"	7'-0"	1 3/4"	D	EX	FF	EX	EX	EX	EX			--		EX		192
193	3'-0"	7'-0"	1 3/4"	C	WD	FF	GL-2	1	HM	PT			--	20MIN			193
194	3'-0"	7'-0"	1 3/4"	C	WD	FF	GL-2	1	HM	PT			--	20MIN			194
195	3'-0"	7'-0"	1 3/4"	C	WD	FF	GL-2	1	HM	PT			--	20MIN			195

REVISIONS

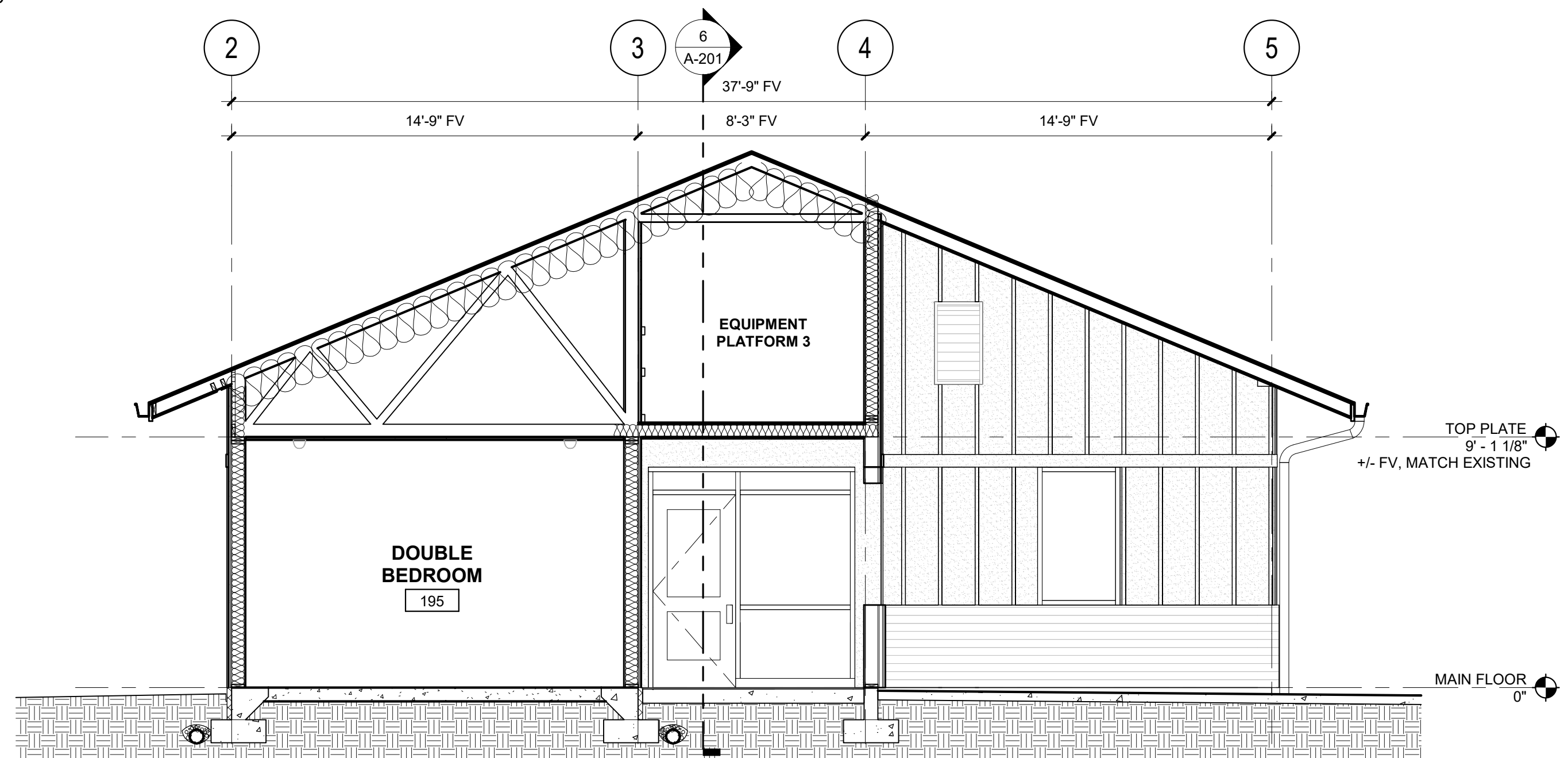
DATE	4.14.2025
BCRA NO.	24072
DRAWN BY: NH	
REVIEWED BY:	
SHEET TITLE	EXTERIOR ELEVATIONS, BUILDING SECTIONS



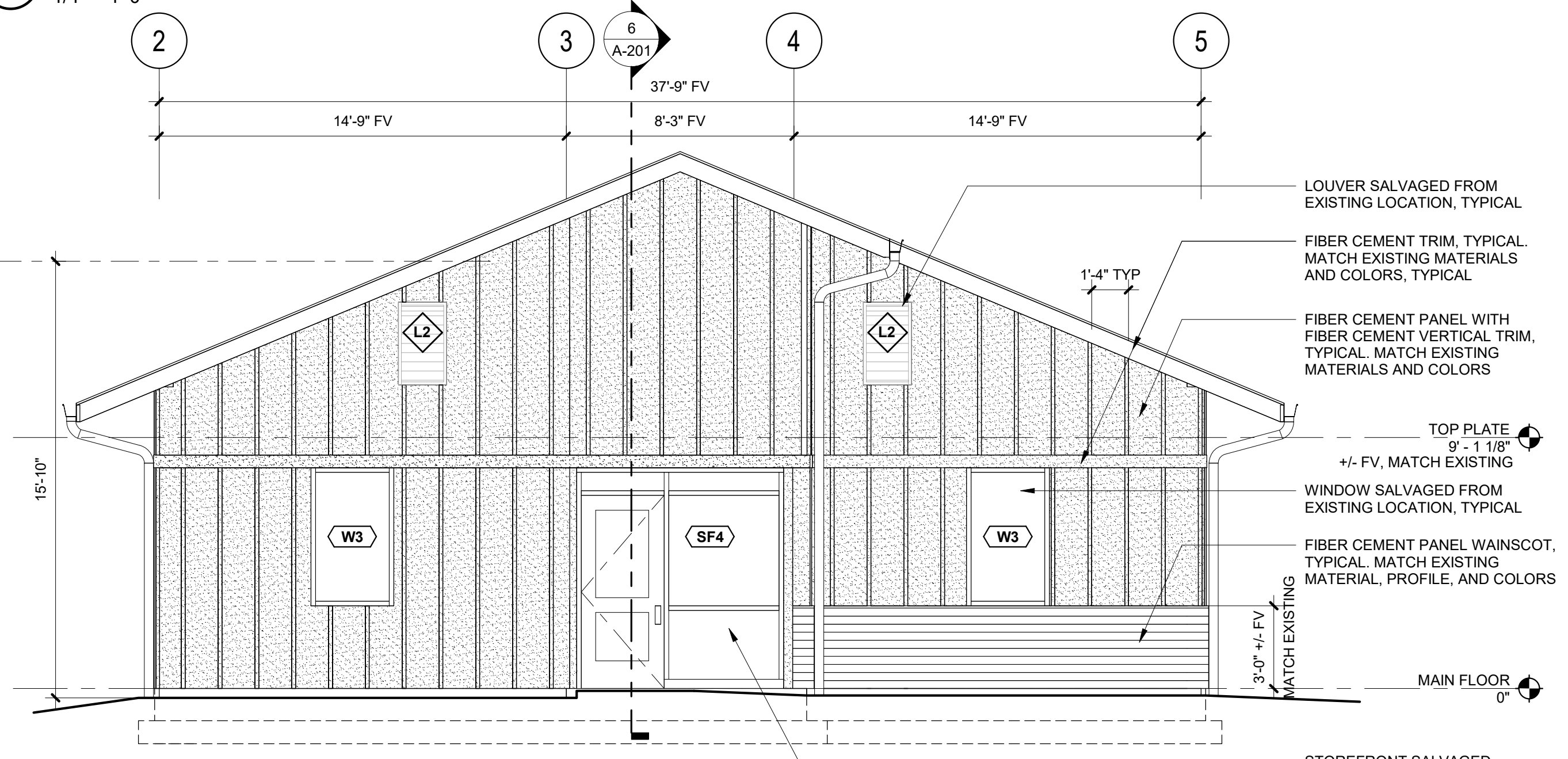
6 BUILDING SECTION - LOOKING WEST
1/4" = 1'-0"



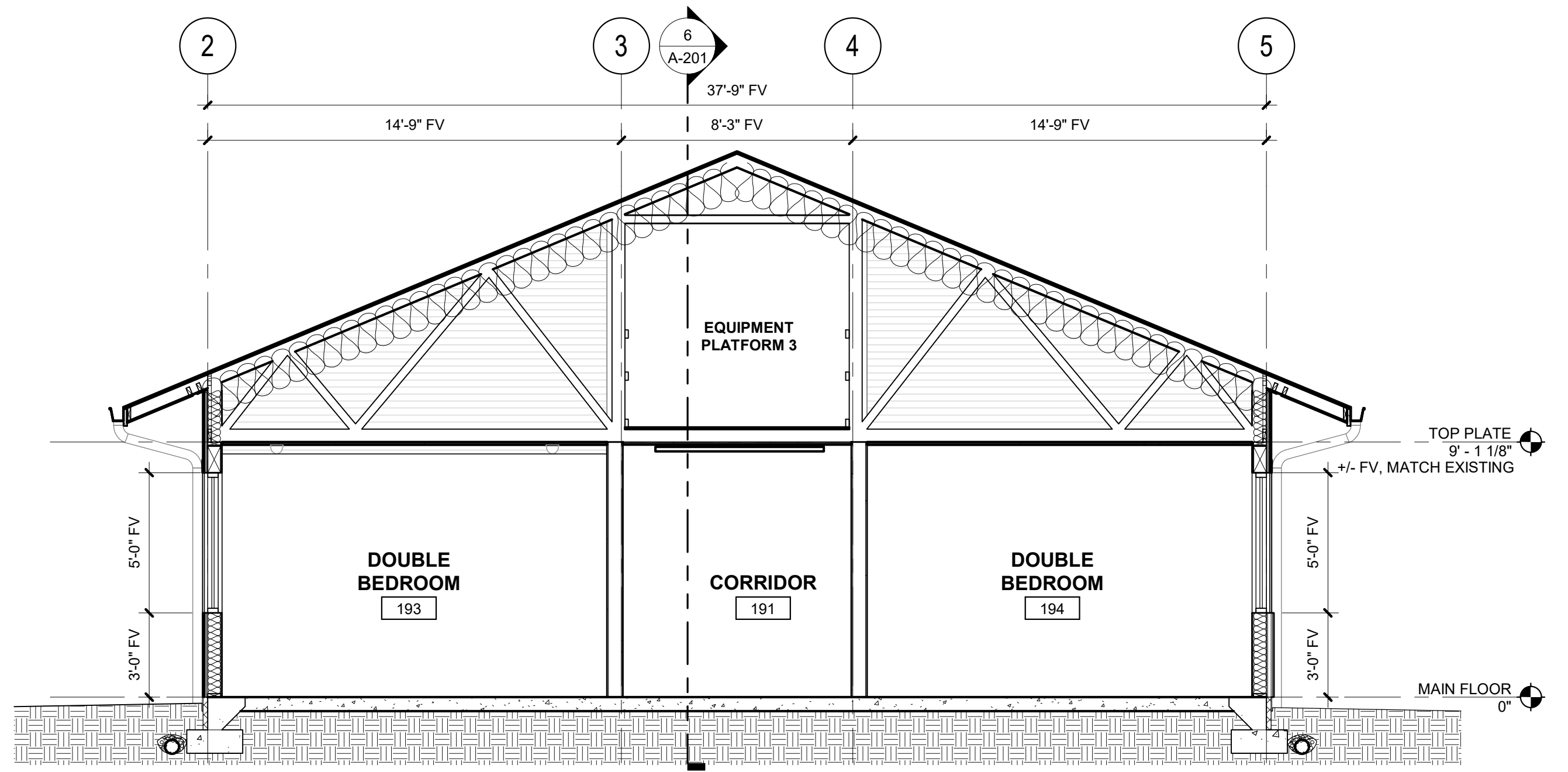
3 WEST ELEVATION
1/4" = 1'-0"



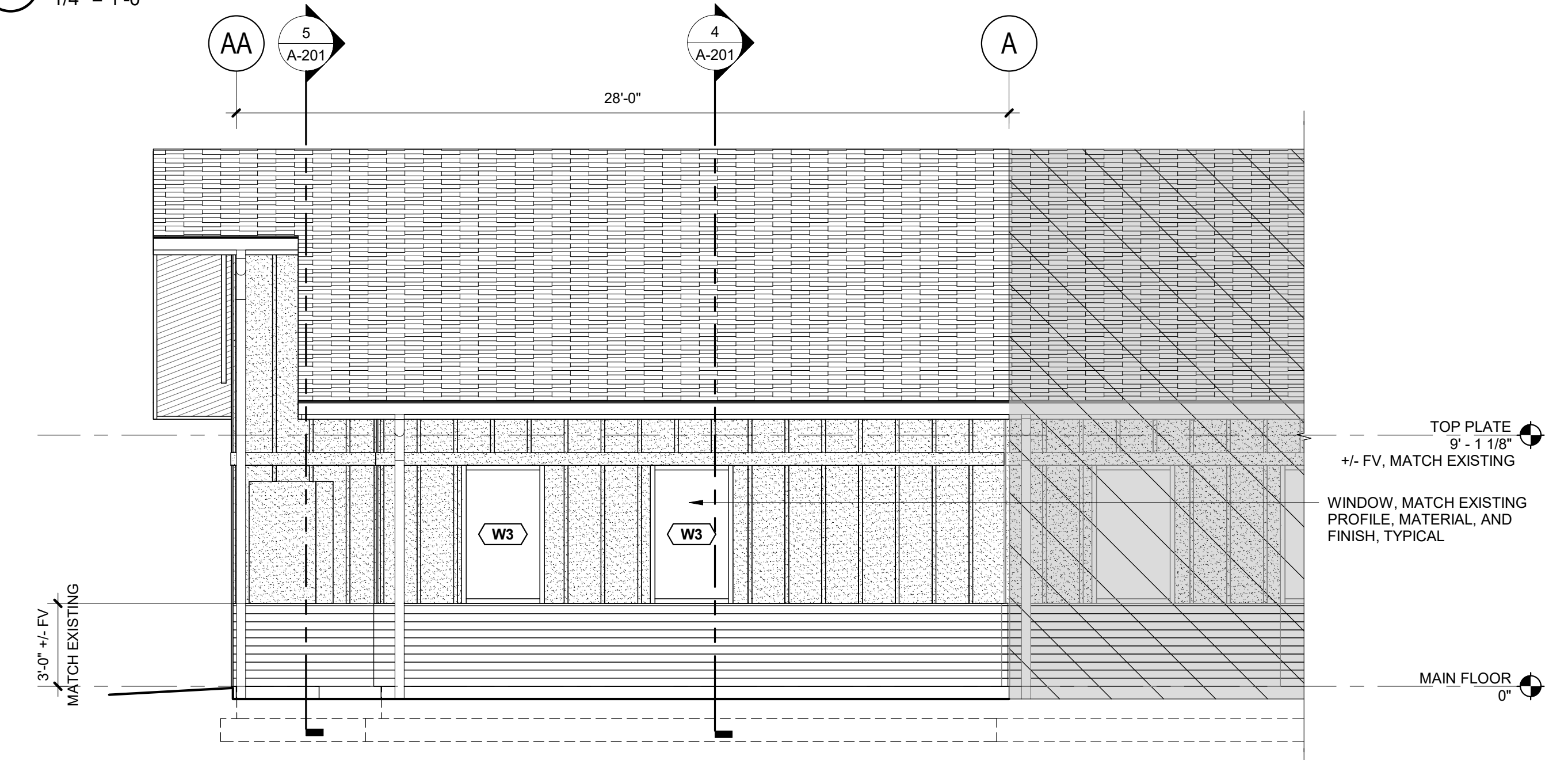
5 BUILDING SECTION - LOOKING SOUTH
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



4 BUILDING SECTION - LOOKING SOUTH
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"



Stormwater Design Memorandum

PROJECT:

ICSC Addition
275 NE 10th CT
Oak Harbor, WA 98277

CIVIL ENGINEER:

Axea Civil, LLC
1102 A Street, Suite 317
Tacoma, WA 98402

OWNER:

Island County Facilities Management
PO Box 5000
Coupeville, WA 98239
Larry Van Horn
360.678.7871

PREPARED BY:

Pookie Aloundeth
rbaltazar@axeacivil.com

REVIEWED BY:

Justin Goroch, PE
jgoroch@axeacivil.com

Project Description:

This project involves an addition to the existing Island County Stabilization Center, located at Island County Parcel R13335-337-0980 in Oak Harbor, WA. The project includes a building extension with associated stormwater pipe and footing drain rerouting, along with a new sidewalk path around the extension and associated grading. To address an existing ponding issue on the south side of the building, an area drain will be installed.

The project will create approximately 2,000 SF of new and replaced impervious surfaces. Per the 2019 DOE SWMMWW, Volume 1, Chapter 3, Figure I-3.2, this project is only required to meet Minimum Requirement #2: Construction Stormwater Pollution Prevention Plan (SWPPP). See Figure 1 for the flowchart determining the minimum requirements for redevelopment. The Construction SWPPP will be provided under a separate cover.

The new storm pipe connection will discharge into the existing bioretention cell, as documented in the as-built plans. Runoff will then be conveyed to the underground StormTech Chamber infiltration system. WWHM modeling has confirmed that the existing StormTech system has sufficient capacity to manage the additional runoff generated by this project, with no impact on LID or wetland protection requirements.

The previous WWHM model was based on the approved SSP prepared by BCRA, Inc., dated March 2019. The model inputs remain unchanged except for the "Site" Basin, which now includes the additional 2,000 SF (0.046 ac) associated with the building addition. Figures 2 and 3 show the updated model inputs for "Site" basin reflecting this change. See the attached WWHM Modeling Report for details.



04/15/2025
PRELIMINARY

1102 A Street, Suite 317 – Tacoma, WA 98402
Phone: 253.208.6303 | www.axeacivil.com

Figure 1: Flow Chart for Determining Minimum requirements for Redevelopment

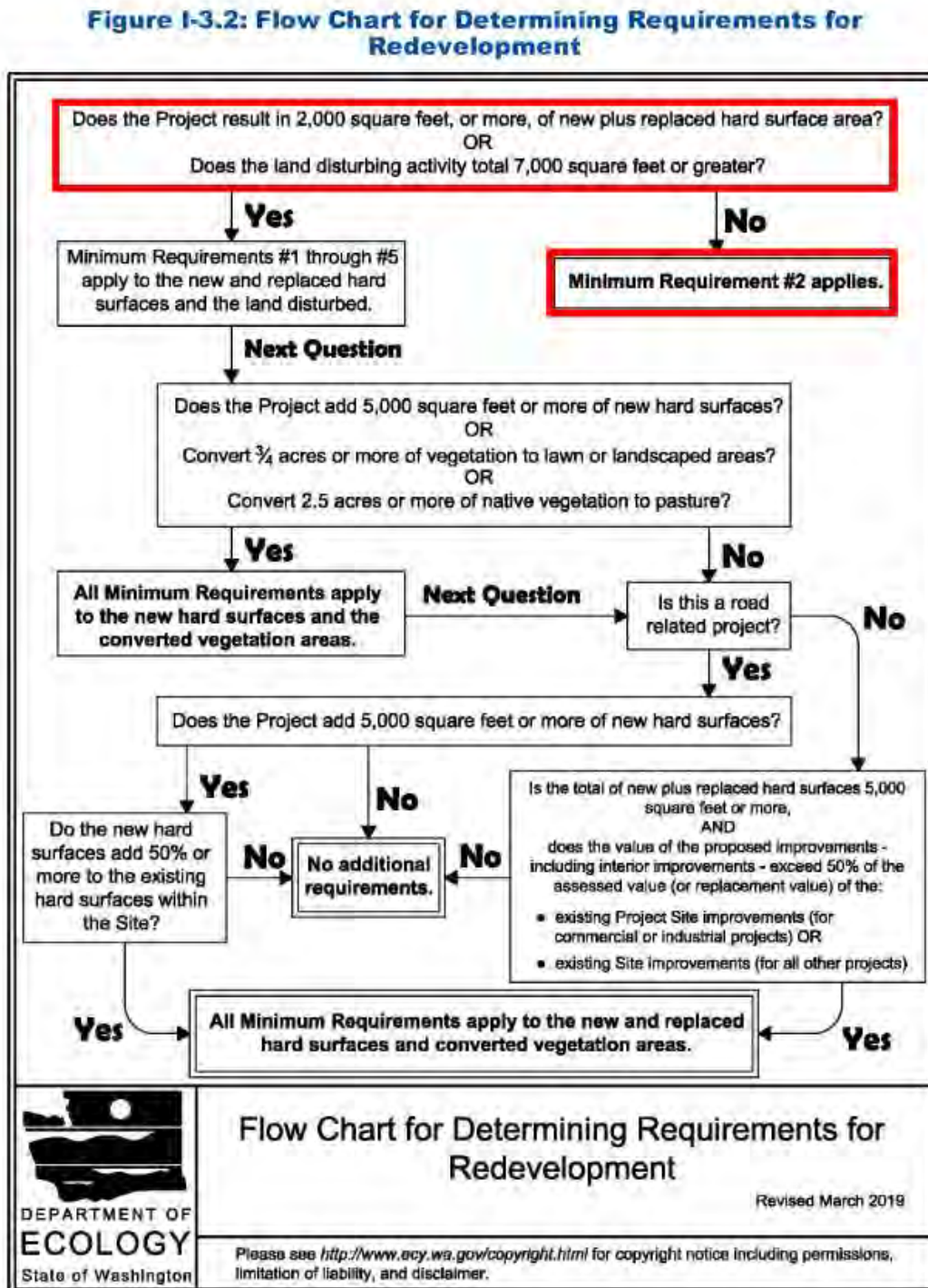


Figure 2: Flow Control and LID

WWHM Input for "Site" basin with the additional 2,000 SF (0.046 ac) of impervious area:

Site Mitigated

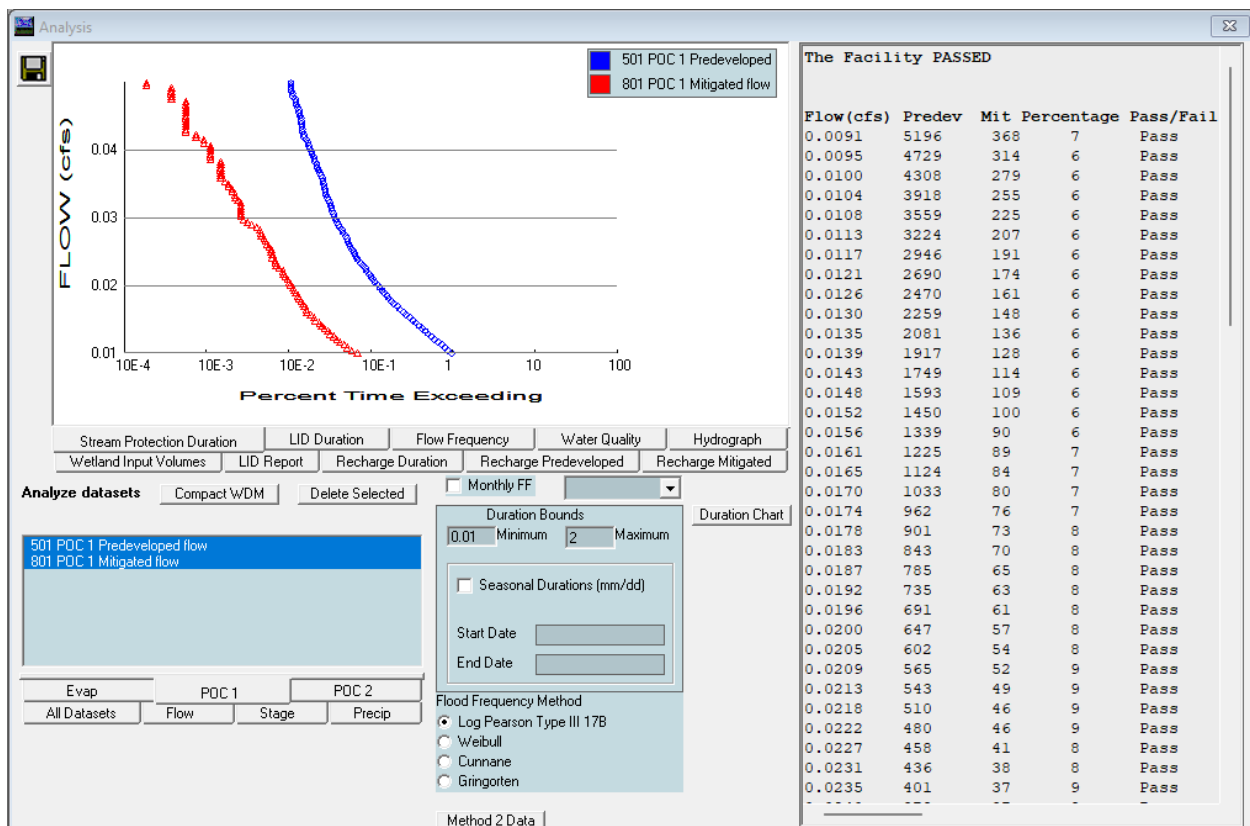
Subbasin Name: ☐ Designate as Bypass for POC:

Flows To : Surface Interflow Groundwater

Area in Basin ☒ Show Only Selected

Available Pervious	Acres	Available Impervious	Acres
☒ C, Forest, Flat	0	☒ ROADS/FLAT	.663
☒ C, Lawn, Flat	.43	☒ ROOF TOPS/FLAT	0
		☒ SIDEWALKS/FLAT	0

WWHM Output for Flow Control:



WWHM Output for LID Requirement:

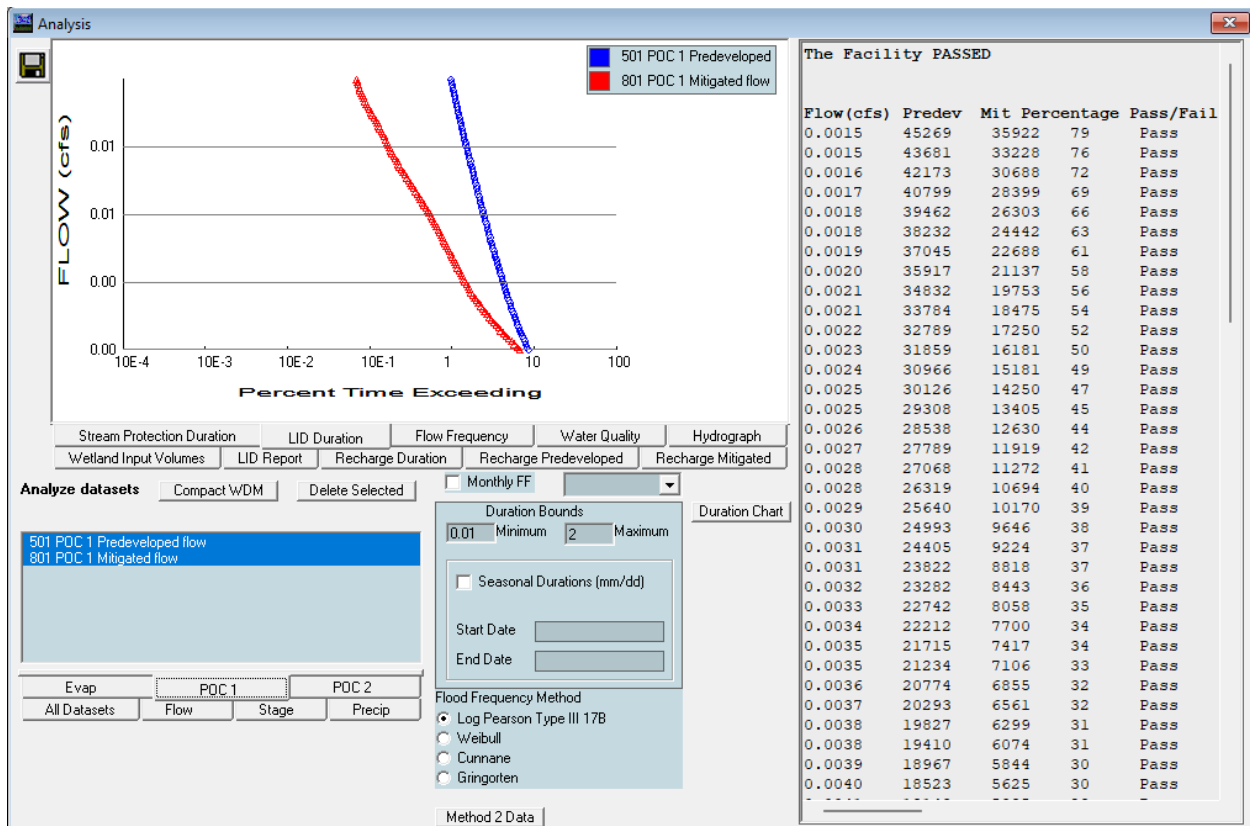


Figure 3: Wetland Protection Requirement

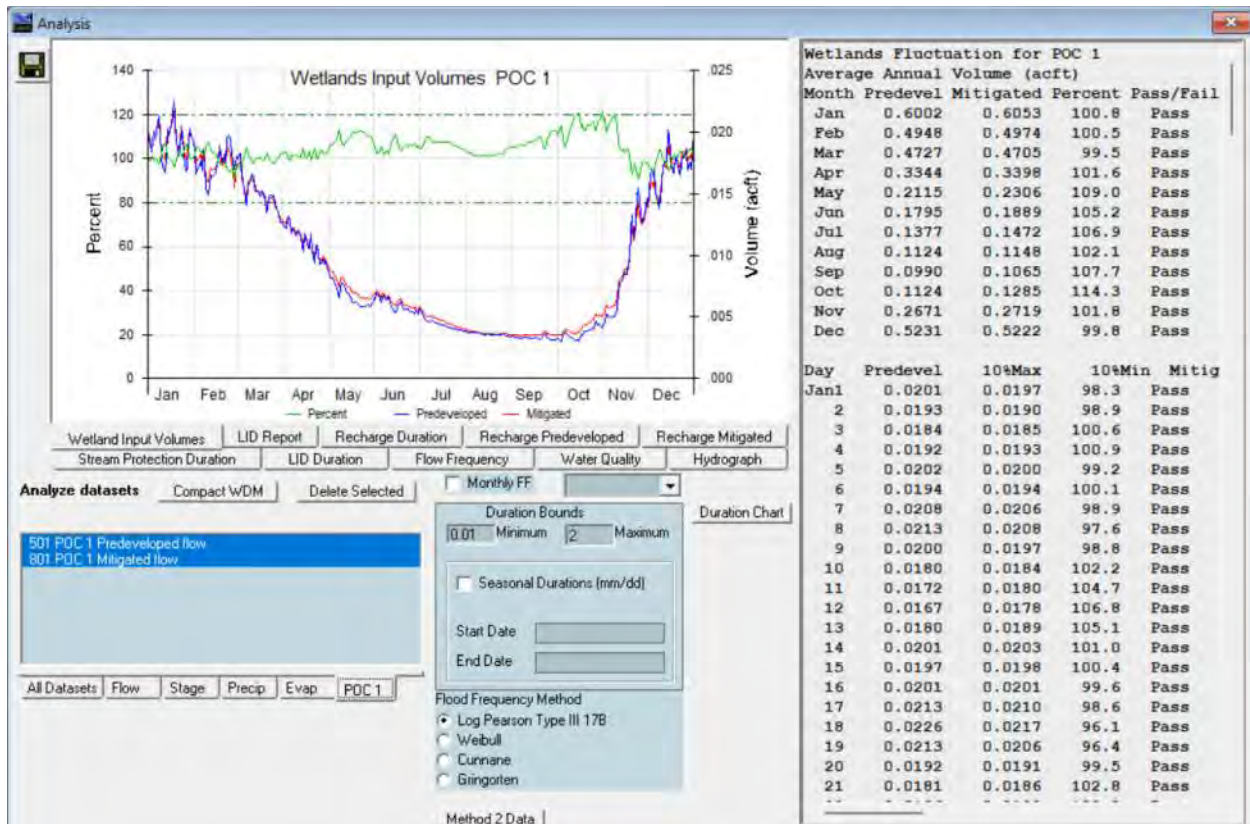
WWHM Input for "Site" basin with the additional 2,000 SF (0.046 ac) of impervious area:

The Schematic software interface displays the "Site Mitigated" input form. The Subbasin Name is "Site". The "Designate as Bypass for POC" checkbox is unchecked. The "Flows To" section shows "Surface" and "Interflow" both set to "Vault 1". The "Groundwater" section is empty.

The "Area in Basin" section shows the following data:

Available Pervious	Acres	Available Impervious	Acres
✓ C, Lawn, Flat	0.43	✓ ROADS/FLAT	0.663
✓ C, Lawn, Flat	0	✓ ROOF TOPS/FLAT	0
✓ C, Lawn, Flat	0	✓ SIDEWALKS/FLAT	0
✓ C, Lawn, Flat	0	✓ SIDEWALKS/FLAT LAT	0
✓ C, Lawn, Flat	0	✓ SIDEWALKS/FLAT LAT	0

WWHM Output for Wetland Protection Requirement:



WWHM Modeling Report

WWHM2012
PROJECT REPORT

General Model Information

WWHM2012 Project Name: FC

Site Name: NSHBO

Site Address:

City:

Report Date: 3/11/2025

Gage: Everett

Data Start: 1948/10/01

Data End: 2009/09/30

Timestep: Hourly

Precip Scale: 0.800

Version Date: 2024/06/28

Version: 4.3.1

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data

Predeveloped Land Use

Basin A

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Forest, Flat	1.833
Pervious Total	1.833
Impervious Land Use	acre
Impervious Total	0
Basin Total	1.833

Element Flow Component:		
Surface	Interflow	Groundwater
Component Flows To:		
POC 1	POC 1	

Mitigated Land Use

Site

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.43
Pervious Total	0.43
Impervious Land Use	acre
ROADS FLAT	0.663
Impervious Total	0.663
Basin Total	1.093

Element Flow Components:		
Surface	Interflow	Groundwater
Component Flows To:		
Vault 1	Vault 1	

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.437
Pervious Total	0.437
Impervious Land Use	acre
ROADS FLAT	0.089
Impervious Total	0.089
Basin Total	0.526

Element Flow Componants:

Surface	Interflow	Groundwater
Componant Flows To:		
Gravel Trench Bed 1	Gravel Trench Bed 1	

Lat_Off

Bypass:	Yes
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.159
Pervious Total	0.159
Impervious Land Use	acre
Impervious Total	0
Basin Total	0.159

Element Flow Components:

Surface	Interflow	Groundwater
Component Flows To:		
POC 1	POC 1	

Front 2

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.034
Pervious Total	0.034
Impervious Land Use	acre
ROADS FLAT	0.021
Impervious Total	0.021
Basin Total	0.055

Element Flow Componants:

Surface	Interflow	Groundwater
Componant Flows To:		
Surface retention 1	80%	POC 1

Routing Elements

Predeveloped Routing

Mitigated Routing

Vault 1

Width: 50 ft.
 Length: 100 ft.
 Depth: 2.833 ft.
 Infiltration On
 Infiltration rate: 0.25
 Infiltration safety factor: 1
 Total Volume Infiltrated (ac-ft.): 90.033
 Total Volume Through Riser (ac-ft.): 4.828
 Total Volume Through Facility (ac-ft.): 94.861
 Percent Infiltrated: 94.91
 Total Precip Applied to Facility: 0
 Total Evap From Facility: 0
 Discharge Structure
 Riser Height: 1.833 ft.
 Riser Diameter: 18 in.
 Orifice 1 Diameter: 0.500 in. Elevation: 0 ft.
 Element Outlets:
 Outlet 1 Outlet 2
 Outlet Flows To:

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.114	0.000	0.000	0.000
0.0315	0.114	0.003	0.001	0.028
0.0630	0.114	0.007	0.001	0.028
0.0944	0.114	0.010	0.002	0.028
0.1259	0.114	0.014	0.002	0.028
0.1574	0.114	0.018	0.002	0.028
0.1889	0.114	0.021	0.002	0.028
0.2204	0.114	0.025	0.003	0.028
0.2519	0.114	0.028	0.003	0.028
0.2833	0.114	0.032	0.003	0.028
0.3148	0.114	0.036	0.003	0.028
0.3463	0.114	0.039	0.004	0.028
0.3778	0.114	0.043	0.004	0.028
0.4093	0.114	0.047	0.004	0.028
0.4407	0.114	0.050	0.004	0.028
0.4722	0.114	0.054	0.004	0.028
0.5037	0.114	0.057	0.004	0.028
0.5352	0.114	0.061	0.005	0.028
0.5667	0.114	0.065	0.005	0.028
0.5981	0.114	0.068	0.005	0.028
0.6296	0.114	0.072	0.005	0.028
0.6611	0.114	0.075	0.005	0.028
0.6926	0.114	0.079	0.005	0.028
0.7241	0.114	0.083	0.005	0.028
0.7556	0.114	0.086	0.005	0.028
0.7870	0.114	0.090	0.006	0.028
0.8185	0.114	0.094	0.006	0.028
0.8500	0.114	0.097	0.006	0.028
0.8815	0.114	0.101	0.006	0.028
0.9130	0.114	0.104	0.006	0.028

0.9444	0.114	0.108	0.006	0.028
0.9759	0.114	0.112	0.006	0.028
1.0074	0.114	0.115	0.006	0.028
1.0389	0.114	0.119	0.006	0.028
1.0704	0.114	0.122	0.007	0.028
1.1019	0.114	0.126	0.007	0.028
1.1333	0.114	0.130	0.007	0.028
1.1648	0.114	0.133	0.007	0.028
1.1963	0.114	0.137	0.007	0.028
1.2278	0.114	0.140	0.007	0.028
1.2593	0.114	0.144	0.007	0.028
1.2907	0.114	0.148	0.007	0.028
1.3222	0.114	0.151	0.007	0.028
1.3537	0.114	0.155	0.007	0.028
1.3852	0.114	0.159	0.008	0.028
1.4167	0.114	0.162	0.008	0.028
1.4481	0.114	0.166	0.008	0.028
1.4796	0.114	0.169	0.008	0.028
1.5111	0.114	0.173	0.008	0.028
1.5426	0.114	0.177	0.008	0.028
1.5741	0.114	0.180	0.008	0.028
1.6056	0.114	0.184	0.008	0.028
1.6370	0.114	0.187	0.008	0.028
1.6685	0.114	0.191	0.008	0.028
1.7000	0.114	0.195	0.008	0.028
1.7315	0.114	0.198	0.008	0.028
1.7630	0.114	0.202	0.009	0.028
1.7944	0.114	0.206	0.009	0.028
1.8259	0.114	0.209	0.009	0.028
1.8574	0.114	0.213	0.069	0.028
1.8889	0.114	0.216	0.219	0.028
1.9204	0.114	0.220	0.419	0.028
1.9518	0.114	0.224	0.659	0.028
1.9833	0.114	0.227	0.931	0.028
2.0148	0.114	0.231	1.230	0.028
2.0463	0.114	0.234	1.552	0.028
2.0778	0.114	0.238	1.890	0.028
2.1093	0.114	0.242	2.241	0.028
2.1407	0.114	0.245	2.599	0.028
2.1722	0.114	0.249	2.959	0.028
2.2037	0.114	0.253	3.317	0.028
2.2352	0.114	0.256	3.666	0.028
2.2667	0.114	0.260	4.002	0.028
2.2981	0.114	0.263	4.321	0.028
2.3296	0.114	0.267	4.619	0.028
2.3611	0.114	0.271	4.891	0.028
2.3926	0.114	0.274	5.137	0.028
2.4241	0.114	0.278	5.355	0.028
2.4556	0.114	0.281	5.544	0.028
2.4870	0.114	0.285	5.706	0.028
2.5185	0.114	0.289	5.845	0.028
2.5500	0.114	0.292	5.966	0.028
2.5815	0.114	0.296	6.077	0.028
2.6130	0.114	0.299	6.269	0.028
2.6444	0.114	0.303	6.394	0.028
2.6759	0.114	0.307	6.517	0.028
2.7074	0.114	0.310	6.637	0.028
2.7389	0.114	0.314	6.756	0.028

2.7704	0.114	0.318	6.872	0.028
2.8018	0.114	0.321	6.986	0.028
2.8333	0.114	0.325	7.099	0.028
2.8648	0.114	0.328	7.210	0.028

Gravel Trench Bed 1

Bottom Length: 550.00 ft.
 Bottom Width: 6.00 ft.
 Trench bottom slope 1: 0 To 1
 Trench Left side slope 0: 0 To 1
 Trench right side slope 2: 0 To 1
 Material thickness of first layer: 0.66667
 Pour Space of material for first layer: 0.35
 Material thickness of second layer: 0
 Pour Space of material for second layer: 0
 Material thickness of third layer: 0
 Pour Space of material for third layer: 0
 Infiltration On
 Infiltration rate: 0.25
 Infiltration safety factor: 1
 Total Volume Infiltrated (ac-ft.): 27.813
 Total Volume Through Riser (ac-ft.): 0.039
 Total Volume Through Facility (ac-ft.): 27.852
 Percent Infiltrated: 99.86
 Total Precip Applied to Facility: 0
 Total Evap From Facility: 0
 Discharge Structure
 Riser Height: 0.6667 ft.
 Riser Diameter: 18 in.
 Element Outlets:
 Outlet 1 Outlet 2
 Outlet Flows To:

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.075	0.000	0.000	0.000
0.0185	0.075	0.000	0.000	0.019
0.0370	0.075	0.001	0.000	0.019
0.0556	0.075	0.001	0.000	0.019
0.0741	0.075	0.002	0.000	0.019
0.0926	0.075	0.002	0.000	0.019
0.1111	0.075	0.002	0.000	0.019
0.1296	0.075	0.003	0.000	0.019
0.1481	0.075	0.003	0.000	0.019
0.1667	0.075	0.004	0.000	0.019
0.1852	0.075	0.004	0.000	0.019
0.2037	0.075	0.005	0.000	0.019
0.2222	0.075	0.005	0.000	0.019
0.2407	0.075	0.006	0.000	0.019
0.2593	0.075	0.006	0.000	0.019
0.2778	0.075	0.007	0.000	0.019
0.2963	0.075	0.007	0.000	0.019
0.3148	0.075	0.008	0.000	0.019
0.3333	0.075	0.008	0.000	0.019
0.3519	0.075	0.009	0.000	0.019
0.3704	0.075	0.009	0.000	0.019
0.3889	0.075	0.010	0.000	0.019
0.4074	0.075	0.010	0.000	0.019
0.4259	0.075	0.011	0.000	0.019
0.4444	0.075	0.011	0.000	0.019

0.4630	0.075	0.012	0.000	0.019
0.4815	0.075	0.012	0.000	0.019
0.5000	0.075	0.013	0.000	0.019
0.5185	0.075	0.013	0.000	0.019
0.5370	0.075	0.014	0.000	0.019
0.5556	0.075	0.014	0.000	0.019
0.5741	0.075	0.015	0.000	0.019
0.5926	0.075	0.015	0.000	0.019
0.6111	0.075	0.016	0.000	0.019
0.6296	0.075	0.016	0.000	0.019
0.6481	0.075	0.017	0.000	0.019
0.6667	0.075	0.017	0.000	0.019
0.6852	0.075	0.019	0.040	0.019
0.7037	0.075	0.020	0.113	0.019
0.7222	0.075	0.021	0.208	0.019
0.7407	0.075	0.023	0.320	0.019
0.7593	0.075	0.024	0.447	0.019
0.7778	0.075	0.026	0.587	0.019
0.7963	0.075	0.027	0.739	0.019
0.8148	0.075	0.028	0.902	0.019
0.8333	0.075	0.030	1.074	0.019
0.8519	0.075	0.031	1.254	0.019
0.8704	0.075	0.033	1.442	0.019
0.8889	0.075	0.034	1.636	0.019
0.9074	0.075	0.035	1.836	0.019
0.9259	0.075	0.037	2.040	0.019
0.9444	0.075	0.038	2.248	0.019
0.9630	0.075	0.040	2.458	0.019
0.9815	0.075	0.041	2.670	0.019
1.0000	0.075	0.042	2.882	0.019
1.0185	0.075	0.044	3.093	0.019
1.0370	0.075	0.045	3.302	0.019
1.0556	0.075	0.047	3.509	0.019
1.0741	0.075	0.048	3.712	0.019
1.0926	0.075	0.049	3.910	0.019
1.1111	0.075	0.051	4.103	0.019
1.1296	0.075	0.052	4.289	0.019
1.1482	0.075	0.054	4.468	0.019
1.1667	0.075	0.055	4.638	0.019
1.1852	0.075	0.057	4.800	0.019
1.2037	0.075	0.058	4.953	0.019
1.2222	0.075	0.059	5.097	0.019
1.2407	0.075	0.061	5.230	0.019
1.2593	0.075	0.062	5.354	0.019
1.2778	0.075	0.064	5.468	0.019
1.2963	0.075	0.065	5.572	0.019
1.3148	0.075	0.066	5.667	0.019
1.3333	0.075	0.068	5.754	0.019
1.3519	0.075	0.069	5.833	0.019
1.3704	0.075	0.071	5.906	0.019
1.3889	0.075	0.072	5.974	0.019
1.4074	0.075	0.073	6.039	0.019
1.4259	0.075	0.075	6.174	0.019
1.4444	0.075	0.076	6.249	0.019
1.4630	0.075	0.078	6.323	0.019
1.4815	0.075	0.079	6.396	0.019
1.5000	0.075	0.080	6.469	0.019
1.5185	0.075	0.082	6.540	0.019

1.5370	0.075	0.083	6.611	0.019
1.5556	0.075	0.085	6.681	0.019
1.5741	0.075	0.086	6.750	0.019
1.5926	0.075	0.087	6.819	0.019
1.6111	0.075	0.089	6.886	0.019
1.6296	0.075	0.090	6.954	0.019
1.6482	0.075	0.092	7.020	0.019

Bioretention 1

Bottom Length: 5.00 ft.
 Bottom Width: 2.00 ft.
 Material thickness of first layer: 1.5
 Material type for first layer: SMMWW 12 in/hr
 Material thickness of second layer: 1
 Material type for second layer: GRAVEL
 Material thickness of third layer: 0
 Material type for third layer: GRAVEL
 Underdrain used
 Underdrain Diameter (feet): 0.5
 Orifice Diameter (in.): 6
 Offset (in.): 6
 Flow Through Underdrain (ac-ft.): 4.139
 Total Outflow (ac-ft.): 4.176
 Percent Through Underdrain: 99.11
 Discharge Structure
 Riser Height: 0.5 ft.
 Riser Diameter: 18 in.
 Element Outlets:
 Outlet 1 Outlet 2
 Outlet Flows To:

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0078	0.0000	0.0000	0.0000
0.0385	0.0078	0.0000	0.0000	0.0000
0.0769	0.0076	0.0000	0.0000	0.0000
0.1154	0.0074	0.0000	0.0000	0.0000
0.1538	0.0072	0.0000	0.0000	0.0000
0.1923	0.0070	0.0000	0.0000	0.0000
0.2308	0.0069	0.0000	0.0000	0.0000
0.2692	0.0067	0.0000	0.0000	0.0000
0.3077	0.0065	0.0001	0.0000	0.0000
0.3462	0.0063	0.0001	0.0000	0.0000
0.3846	0.0061	0.0001	0.0000	0.0000
0.4231	0.0060	0.0001	0.0000	0.0000
0.4615	0.0058	0.0001	0.0000	0.0000
0.5000	0.0056	0.0001	0.0000	0.0000
0.5385	0.0055	0.0001	0.0000	0.0000
0.5769	0.0053	0.0002	0.0000	0.0000
0.6154	0.0051	0.0002	0.0000	0.0000
0.6538	0.0050	0.0002	0.0000	0.0000
0.6923	0.0048	0.0002	0.0000	0.0000
0.7308	0.0047	0.0002	0.0000	0.0000
0.7692	0.0045	0.0003	0.0000	0.0000
0.8077	0.0044	0.0003	0.0000	0.0000
0.8462	0.0042	0.0003	0.0000	0.0000
0.8846	0.0041	0.0004	0.0000	0.0000
0.9231	0.0039	0.0004	0.0000	0.0000
0.9615	0.0038	0.0004	0.0000	0.0000
1.0000	0.0037	0.0005	0.0000	0.0000
1.0385	0.0035	0.0005	0.0000	0.0000
1.0769	0.0034	0.0005	0.0000	0.0000
1.1154	0.0033	0.0006	0.0000	0.0000

1.1538	0.0031	0.0006	0.0001	0.0000
1.1923	0.0030	0.0007	0.0001	0.0000
1.2308	0.0029	0.0007	0.0001	0.0000
1.2692	0.0028	0.0007	0.0001	0.0000
1.3077	0.0027	0.0008	0.0001	0.0000
1.3462	0.0026	0.0008	0.0002	0.0000
1.3846	0.0024	0.0009	0.0002	0.0000
1.4231	0.0023	0.0010	0.0002	0.0000
1.4615	0.0022	0.0010	0.0002	0.0000
1.5000	0.0021	0.0011	0.0002	0.0000
1.5385	0.0020	0.0011	0.0003	0.0000
1.5769	0.0019	0.0012	0.0003	0.0000
1.6154	0.0018	0.0013	0.0003	0.0000
1.6538	0.0017	0.0013	0.0003	0.0000
1.6923	0.0016	0.0014	0.0004	0.0000
1.7308	0.0015	0.0015	0.0004	0.0000
1.7692	0.0015	0.0015	0.0004	0.0000
1.8077	0.0014	0.0016	0.0005	0.0000
1.8462	0.0013	0.0017	0.0005	0.0000
1.8846	0.0012	0.0017	0.0005	0.0000
1.9231	0.0011	0.0018	0.0006	0.0000
1.9615	0.0011	0.0019	0.0006	0.0000
2.0000	0.0010	0.0020	0.0007	0.0000
2.0385	0.0009	0.0021	0.0009	0.0000
2.0769	0.0009	0.0022	0.0009	0.0000
2.1154	0.0008	0.0023	0.0009	0.0000
2.1538	0.0007	0.0024	0.0009	0.0000
2.1923	0.0007	0.0025	0.0009	0.0000
2.2308	0.0006	0.0026	0.0009	0.0000
2.2692	0.0005	0.0027	0.0009	0.0000
2.3077	0.0005	0.0028	0.0009	0.0000
2.3462	0.0004	0.0029	0.0009	0.0000
2.3846	0.0004	0.0030	0.0009	0.0000
2.4231	0.0004	0.0031	0.0009	0.0000
2.4615	0.0003	0.0032	0.0009	0.0000
2.5000	0.0003	0.0034	0.0009	0.0000
2.5000	0.0002	0.0034	0.0009	0.0000

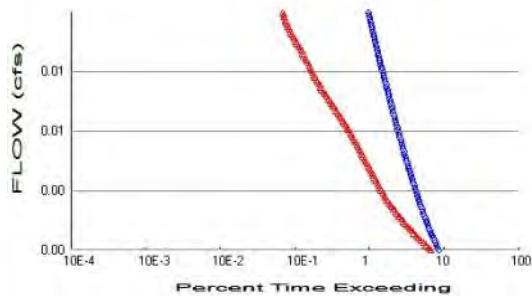
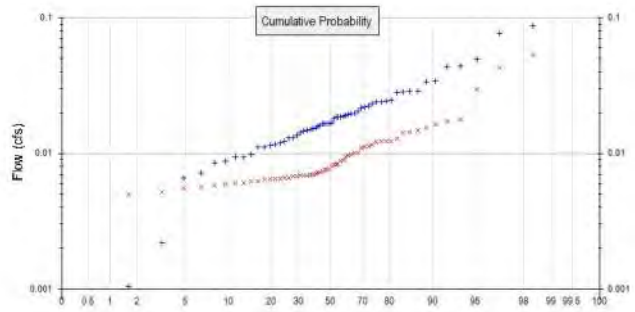
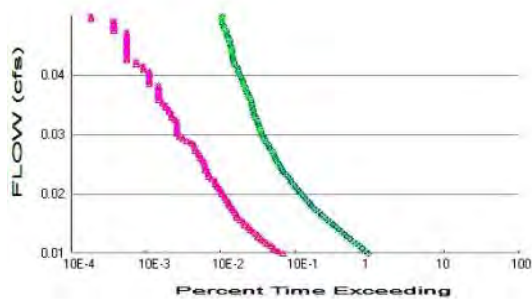
Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac.-ft.)	Discharge(cfs)	To Amended(cfs)	Infiltr(cfs)
2.5000	0.0078050	0.003369	0.0000	0.0007	0.0000
2.5385	0.0080030	0.003673	0.0000	0.0007	0.0000
2.5769	0.0082020	0.003985	0.0000	0.0007	0.0000
2.6154	0.0084040	0.004304	0.0000	0.0007	0.0000
2.6538	0.0086090	0.004631	0.0000	0.0008	0.0000
2.6923	0.0088160	0.004967	0.0000	0.0008	0.0000
2.7308	0.0090250	0.005310	0.0000	0.0008	0.0000
2.7692	0.0092370	0.005661	0.0000	0.0008	0.0000
2.8077	0.0094520	0.006020	0.0000	0.0008	0.0000
2.8462	0.0096680	0.006388	0.0000	0.0009	0.0000
2.8846	0.0098880	0.006764	0.0000	0.0009	0.0000
2.9231	0.0101090	0.007149	0.0000	0.0009	0.0000
2.9615	0.0103340	0.007542	0.0000	0.0009	0.0000
3.0000	0.0105600	0.007944	0.0000	0.0009	0.0000
3.0385	0.0107890	0.008354	0.1200	0.0009	0.0000
3.0769	0.0110210	0.008774	0.3391	0.0010	0.0000
3.1154	0.0112550	0.009202	0.6219	0.0010	0.0000
3.1538	0.0114910	0.009639	0.9542	0.0010	0.0000

3.1923	0.0117300.010086	1.3261	0.0010	0.0000
3.2308	0.0119710.010542	1.7286	0.0010	0.0000
3.2692	0.0122150.011007	2.1526	0.0011	0.0000
3.3077	0.0124610.011481	2.5891	0.0011	0.0000
3.3462	0.0127090.011965	3.0289	0.0011	0.0000
3.3846	0.0129600.012459	3.4625	0.0011	0.0000
3.4231	0.0132140.012962	3.8809	0.0011	0.0000
3.4615	0.0134700.013475	4.2756	0.0011	0.0000
3.5000	0.0137280.013999	4.6391	0.0012	0.0000

Analysis Results

POC 1



+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1

Total Pervious Area: 1.833
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1

Total Pervious Area: 1.06
Total Impervious Area: 0.773

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.018147
5 year	0.031448
10 year	0.039214
25 year	0.047443
50 year	0.052473
100 year	0.056683

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.008516
5 year	0.013337
10 year	0.017452
25 year	0.023886
50 year	0.029703
100 year	0.036514

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.001	0.006
1950	0.024	0.012
1951	0.016	0.006
1952	0.009	0.006
1953	0.011	0.007
1954	0.019	0.011
1955	0.034	0.012
1956	0.024	0.009
1957	0.029	0.011
1958	0.022	0.016
1959	0.019	0.008
1960	0.018	0.008
1961	0.020	0.012
1962	0.007	0.010
1963	0.015	0.014
1964	0.019	0.007
1965	0.017	0.007
1966	0.008	0.005
1967	0.028	0.009
1968	0.024	0.010
1969	0.012	0.017
1970	0.014	0.006
1971	0.023	0.008
1972	0.021	0.015
1973	0.009	0.006
1974	0.017	0.007
1975	0.015	0.007
1976	0.015	0.007
1977	0.002	0.005
1978	0.012	0.006
1979	0.034	0.015
1980	0.013	0.007
1981	0.014	0.006
1982	0.022	0.012
1983	0.015	0.007
1984	0.018	0.010
1985	0.029	0.009
1986	0.076	0.030
1987	0.025	0.014
1988	0.015	0.007
1989	0.012	0.008
1990	0.017	0.008
1991	0.019	0.007
1992	0.013	0.007
1993	0.009	0.006
1994	0.007	0.007
1995	0.016	0.010
1996	0.044	0.012
1997	0.087	0.053
1998	0.011	0.006
1999	0.022	0.007
2000	0.010	0.008
2001	0.001	0.003
2002	0.020	0.008
2003	0.011	0.006
2004	0.019	0.013

2005	0.017	0.007
2006	0.049	0.018
2007	0.028	0.011
2008	0.043	0.043
2009	0.016	0.007

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0875	0.0532
2	0.0764	0.0427
3	0.0494	0.0297
4	0.0440	0.0177
5	0.0433	0.0173
6	0.0341	0.0164
7	0.0337	0.0154
8	0.0287	0.0149
9	0.0286	0.0145
10	0.0284	0.0142
11	0.0280	0.0129
12	0.0248	0.0123
13	0.0242	0.0123
14	0.0239	0.0123
15	0.0238	0.0120
16	0.0233	0.0116
17	0.0222	0.0113
18	0.0219	0.0112
19	0.0217	0.0110
20	0.0205	0.0101
21	0.0197	0.0100
22	0.0196	0.0099
23	0.0194	0.0097
24	0.0190	0.0095
25	0.0188	0.0089
26	0.0185	0.0087
27	0.0185	0.0084
28	0.0185	0.0083
29	0.0181	0.0082
30	0.0168	0.0081
31	0.0166	0.0077
32	0.0166	0.0076
33	0.0165	0.0076
34	0.0165	0.0074
35	0.0162	0.0072
36	0.0159	0.0072
37	0.0153	0.0070
38	0.0153	0.0070
39	0.0151	0.0070
40	0.0148	0.0069
41	0.0146	0.0069
42	0.0141	0.0069
43	0.0136	0.0068
44	0.0131	0.0068
45	0.0131	0.0066
46	0.0123	0.0066
47	0.0119	0.0065
48	0.0117	0.0065
49	0.0114	0.0065

50	0.0111	0.0064
51	0.0111	0.0063
52	0.0099	0.0062
53	0.0094	0.0061
54	0.0094	0.0060
55	0.0088	0.0058
56	0.0084	0.0058
57	0.0071	0.0056
58	0.0066	0.0055
59	0.0022	0.0051
60	0.0010	0.0050
61	0.0006	0.0030

LID Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0015	45269	35922	79	Pass
0.0015	43681	33228	76	Pass
0.0016	42173	30688	72	Pass
0.0017	40799	28399	69	Pass
0.0018	39462	26303	66	Pass
0.0018	38232	24442	63	Pass
0.0019	37045	22688	61	Pass
0.0020	35917	21137	58	Pass
0.0021	34832	19753	56	Pass
0.0021	33784	18475	54	Pass
0.0022	32789	17250	52	Pass
0.0023	31859	16181	50	Pass
0.0024	30966	15181	49	Pass
0.0025	30126	14250	47	Pass
0.0025	29308	13405	45	Pass
0.0026	28538	12630	44	Pass
0.0027	27789	11919	42	Pass
0.0028	27068	11272	41	Pass
0.0028	26319	10694	40	Pass
0.0029	25640	10170	39	Pass
0.0030	24993	9646	38	Pass
0.0031	24405	9224	37	Pass
0.0031	23822	8818	37	Pass
0.0032	23282	8443	36	Pass
0.0033	22742	8058	35	Pass
0.0034	22212	7700	34	Pass
0.0035	21715	7417	34	Pass
0.0035	21234	7106	33	Pass
0.0036	20774	6855	32	Pass
0.0037	20293	6561	32	Pass
0.0038	19827	6299	31	Pass
0.0038	19410	6074	31	Pass
0.0039	18967	5844	30	Pass
0.0040	18523	5625	30	Pass
0.0041	18143	5395	29	Pass
0.0041	17710	5170	29	Pass
0.0042	17309	4984	28	Pass
0.0043	16945	4805	28	Pass
0.0044	16571	4606	27	Pass
0.0045	16229	4449	27	Pass
0.0045	15860	4268	26	Pass
0.0046	15534	4117	26	Pass
0.0047	15207	3962	26	Pass
0.0048	14913	3794	25	Pass
0.0048	14614	3642	24	Pass
0.0049	14314	3483	24	Pass
0.0050	14010	3352	23	Pass
0.0051	13737	3225	23	Pass
0.0051	13443	3077	22	Pass
0.0052	13165	2963	22	Pass
0.0053	12897	2829	21	Pass
0.0054	12635	2711	21	Pass
0.0055	12384	2585	20	Pass

0.0055	12149	2462	20	Pass
0.0056	11903	2321	19	Pass
0.0057	11684	2226	19	Pass
0.0058	11459	2125	18	Pass
0.0058	11229	2024	18	Pass
0.0059	11021	1920	17	Pass
0.0060	10807	1832	16	Pass
0.0061	10609	1755	16	Pass
0.0061	10406	1671	16	Pass
0.0062	10202	1591	15	Pass
0.0063	10021	1509	15	Pass
0.0064	9839	1437	14	Pass
0.0065	9636	1377	14	Pass
0.0065	9465	1304	13	Pass
0.0066	9283	1243	13	Pass
0.0067	9106	1192	13	Pass
0.0068	8935	1150	12	Pass
0.0068	8743	1097	12	Pass
0.0069	8577	1052	12	Pass
0.0070	8406	995	11	Pass
0.0071	8251	966	11	Pass
0.0071	8101	934	11	Pass
0.0072	7935	897	11	Pass
0.0073	7786	868	11	Pass
0.0074	7657	840	10	Pass
0.0075	7507	802	10	Pass
0.0075	7384	774	10	Pass
0.0076	7251	746	10	Pass
0.0077	7117	717	10	Pass
0.0078	6994	688	9	Pass
0.0078	6887	665	9	Pass
0.0079	6748	636	9	Pass
0.0080	6641	604	9	Pass
0.0081	6529	574	8	Pass
0.0081	6406	551	8	Pass
0.0082	6299	529	8	Pass
0.0083	6192	510	8	Pass
0.0084	6069	486	8	Pass
0.0085	5984	472	7	Pass
0.0085	5877	452	7	Pass
0.0086	5759	440	7	Pass
0.0087	5657	424	7	Pass
0.0088	5566	410	7	Pass
0.0088	5459	400	7	Pass
0.0089	5369	387	7	Pass
0.0090	5285	379	7	Pass
0.0091	5196	368	7	Pass

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0091	5196	368	7	Pass
0.0095	4729	314	6	Pass
0.0100	4308	279	6	Pass
0.0104	3918	255	6	Pass
0.0108	3559	225	6	Pass
0.0113	3224	207	6	Pass
0.0117	2946	191	6	Pass
0.0121	2690	174	6	Pass
0.0126	2470	161	6	Pass
0.0130	2259	148	6	Pass
0.0135	2081	136	6	Pass
0.0139	1917	128	6	Pass
0.0143	1749	114	6	Pass
0.0148	1593	109	6	Pass
0.0152	1450	100	6	Pass
0.0156	1339	90	6	Pass
0.0161	1225	89	7	Pass
0.0165	1124	84	7	Pass
0.0170	1033	80	7	Pass
0.0174	962	76	7	Pass
0.0178	901	73	8	Pass
0.0183	843	70	8	Pass
0.0187	785	65	8	Pass
0.0192	735	63	8	Pass
0.0196	691	61	8	Pass
0.0200	647	57	8	Pass
0.0205	602	54	8	Pass
0.0209	565	52	9	Pass
0.0213	543	49	9	Pass
0.0218	510	46	9	Pass
0.0222	480	46	9	Pass
0.0227	458	41	8	Pass
0.0231	436	38	8	Pass
0.0235	401	37	9	Pass
0.0240	379	37	9	Pass
0.0244	362	34	9	Pass
0.0249	344	34	9	Pass
0.0253	332	33	9	Pass
0.0257	316	33	10	Pass
0.0262	302	31	10	Pass
0.0266	292	29	9	Pass
0.0270	282	28	9	Pass
0.0275	273	27	9	Pass
0.0279	264	25	9	Pass
0.0284	251	25	9	Pass
0.0288	239	24	10	Pass
0.0292	226	22	9	Pass
0.0297	217	19	8	Pass
0.0301	209	17	8	Pass
0.0306	201	15	7	Pass
0.0310	191	14	7	Pass
0.0314	187	14	7	Pass
0.0319	183	14	7	Pass

0.0323	179	14	7	Pass
0.0327	175	14	8	Pass
0.0332	171	14	8	Pass
0.0336	165	13	7	Pass
0.0341	157	12	7	Pass
0.0345	153	12	7	Pass
0.0349	151	11	7	Pass
0.0354	147	11	7	Pass
0.0358	146	10	6	Pass
0.0363	143	10	6	Pass
0.0367	141	9	6	Pass
0.0371	138	8	5	Pass
0.0376	133	8	6	Pass
0.0380	130	8	6	Pass
0.0384	124	8	6	Pass
0.0389	120	8	6	Pass
0.0393	118	8	6	Pass
0.0398	112	8	7	Pass
0.0402	111	6	5	Pass
0.0406	108	6	5	Pass
0.0411	103	6	5	Pass
0.0415	101	6	5	Pass
0.0420	96	6	6	Pass
0.0424	94	6	6	Pass
0.0428	93	5	5	Pass
0.0433	89	5	5	Pass
0.0437	83	4	4	Pass
0.0441	82	4	4	Pass
0.0446	79	3	3	Pass
0.0450	79	3	3	Pass
0.0455	78	3	3	Pass
0.0459	76	3	3	Pass
0.0463	76	3	3	Pass
0.0468	76	3	3	Pass
0.0472	74	3	4	Pass
0.0477	72	3	4	Pass
0.0481	71	3	4	Pass
0.0485	69	3	4	Pass
0.0490	67	3	4	Pass
0.0494	66	3	4	Pass
0.0498	64	2	3	Pass
0.0503	61	2	3	Pass
0.0507	61	2	3	Pass
0.0512	58	2	3	Pass
0.0516	57	2	3	Pass
0.0520	57	1	1	Pass
0.0525	57	1	1	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume: 0 acre-feet
On-line facility target flow: 0 cfs.
Adjusted for 15 min: 0 cfs.
Off-line facility target flow: 0 cfs.
Adjusted for 15 min: 0 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Vault 1 POC	☐	86.32			☐	94.91			
Gravel Trench Bed 1 POC	☐	25.34			☐	99.86			
retention 1 POC	☒	3.80	4.18	0.00	☐	0.00	4.14	99.09	Treat. Credit
Total Volume Infiltrated		115.47	4.18	0.00		92.87	4.14	4 / 4 = 99%	Treat. Credit = 99%
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

POC 2

POC #2 was not reported because POC must exist in both scenarios and both scenarios must have been run.

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

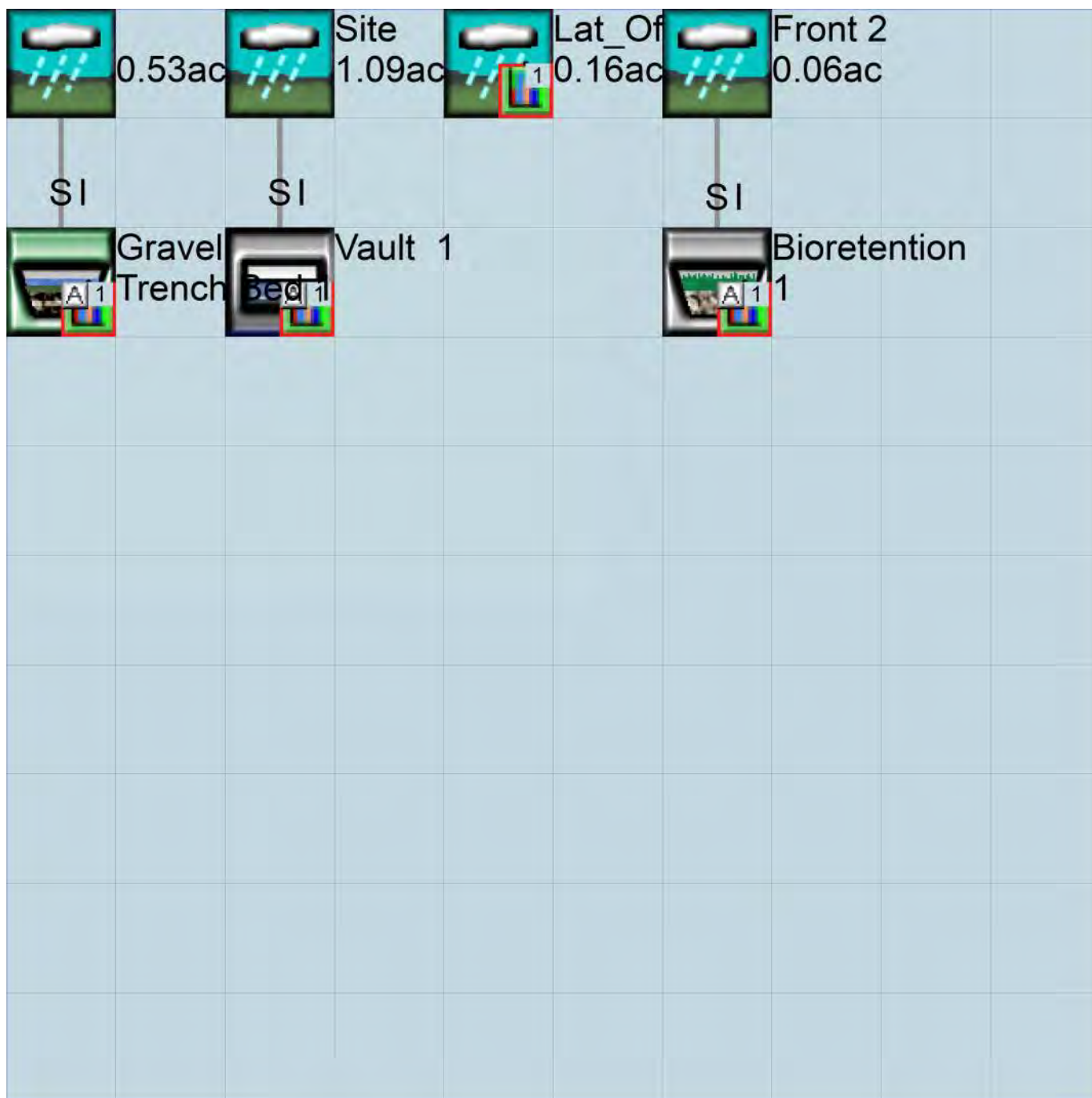
IMPLND Changes

No IMPLND changes have been made.

Appendix
Predeveloped Schematic



Mitigated Schematic



Mitigated UCI File

RUN

GLOBAL

```
WWM4 model simulation
START      1948 10 01      END      2009 09 30
RUN INTERP OUTPUT LEVEL    3      0
RESUME     0 RUN      1
UNIT SYSTEM      1
END GLOBAL
```

FILES

```
<File>  <Un#>  <-----File Name----->***
<-ID->                                     ***
WDM      26     FC.wdm
MESSU    25     MitFC.MES
          27     MitFC.L61
          28     MitFC.L62
          30     POCFC1.dat
```

END FILES

OPN SEQUENCE

INGRP INDELT 00:60

```
PERLND    16
IMPLND     1
RCHRES     1
RCHRES     2
GENER      4
RCHRES     3
RCHRES     4
COPY       1
COPY      501
COPY      601
DISPLY     1
```

END INGRP

END OPN SEQUENCE

DISPLY

DISPLY-INF01

```
# - #<-----Title----->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
1      Vault  1      MAX      1      2      30      9
```

END DISPLY-INF01

END DISPLY

COPY

TIMESERIES

```
# - # NPT NMN ***
1      1      1
501     1      1
601     1      1
```

END TIMESERIES

END COPY

GENER

OPCODE

```
#      # OPCD ***
4      24
```

END OPCODE

PARM

```
#      #      K ***
4      0.
```

END PARM

END GENER

PERLND

GEN-INFO

```
<PLS ><-----Name----->NBLKS  Unit-systems  Printer ***
# - #      User  t-series  Engl Metr ***
          in  out
16      C, Lawn, Flat      1      1      1      1      27      0
```

END GEN-INFO

*** Section PWATER***

ACTIVITY

```

<PLS > ***** Active Sections *****
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ***
16      0      0      1      0      0      0      0      0      0      0      0      0
END ACTIVITY

PRINT-INFO
<PLS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC *****
16      0      0      4      0      0      0      0      0      0      0      0      1      9
END PRINT-INFO

PWAT-PARM1
<PLS > PWATER variable monthly parameter value flags ***
# - # CSNO RTOP UZFG VCS VUZ VNN VIFW VIRC VLE INFC HWT ***
16      0      0      0      0      0      0      0      0      0      0      0
END PWAT-PARM1

PWAT-PARM2
<PLS > PWATER input info: Part 2 ***
# - # ***FOREST LZSN INFILT LSUR SLSUR KVARV AGWRC
16      0      4.5      0.03      400      0.05      0.5      0.996
END PWAT-PARM2

PWAT-PARM3
<PLS > PWATER input info: Part 3 ***
# - # ***PETMAX PETMIN INFEXP INFILD DEEPFR BASETP AGWETP
16      0      0      2      2      0      0      0
END PWAT-PARM3

PWAT-PARM4
<PLS > PWATER input info: Part 4 ***
# - # CEPSC UZSN NSUR INTFW IRC LZETP ***
16      0.1      0.25      0.25      6      0.5      0.25
END PWAT-PARM4

PWAT-STATE1
<PLS > *** Initial conditions at start of simulation
ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
# - # *** CEPS SURS UZS IFWS LZS AGWS GWVS
16      0      0      0      0      2.5      1      0
END PWAT-STATE1

END PERLND

IMPLND
GEN-INFO
<PLS ><-----Name-----> Unit-systems Printer ***
# - # User t-series Engl Metr ***
in out
1 ROADS/FLAT 1 1 1 27 0
END GEN-INFO
*** Section IWATER***

ACTIVITY
<PLS > ***** Active Sections *****
# - # ATMP SNOW IWAT SLD IWG IQAL ***
1      0      0      1      0      0      0
END ACTIVITY

PRINT-INFO
<ILS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW IWAT SLD IWG IQAL *****
1      0      0      4      0      0      4      1      9
END PRINT-INFO

IWAT-PARM1
<PLS > IWATER variable monthly parameter value flags ***
# - # CSNO RTOP VRS VNN RTLI ***
1      0      0      0      0
END IWAT-PARM1

```

```

IWAT-PARM2
<PLS >          IWATER input info: Part 2          ***
# - # ***  LSUR      SLSUR      NSUR      RETSC
1          400      0.01      0.1      0.1
END IWAT-PARM2

IWAT-PARM3
<PLS >          IWATER input info: Part 3          ***
# - # ***PETMAX      PETMIN
1          0          0
END IWAT-PARM3

IWAT-STATE1
<PLS > *** Initial conditions at start of simulation
# - # ***  RETS      SURS
1          0          0
END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->          <--Area-->          <-Target->          MBLK          ***
<Name> #          <-factor->          <Name> #          Tbl#          ***
Site***
PERLND 16          0.43          RCHRES 1          2
PERLND 16          0.43          RCHRES 1          3
IMPLND 1          0.663          RCHRES 1          5
Front 1***
PERLND 16          0.437          RCHRES 2          2
PERLND 16          0.437          RCHRES 2          3
IMPLND 1          0.089          RCHRES 2          5
Front 2***
PERLND 16          0.034          RCHRES 3          2
PERLND 16          0.034          RCHRES 3          3
IMPLND 1          0.021          RCHRES 3          5
Lat_Off***
PERLND 16          0.159          COPY 501          12
PERLND 16          0.159          COPY 601          12
PERLND 16          0.159          COPY 501          13
PERLND 16          0.159          COPY 601          13

*****Routing*****
PERLND 16          0.43          COPY 1          12
IMPLND 1          0.663          COPY 1          15
PERLND 16          0.43          COPY 1          13
PERLND 16          0.437          COPY 1          12
IMPLND 1          0.089          COPY 1          15
PERLND 16          0.437          COPY 1          13
PERLND 16          0.034          COPY 1          12
IMPLND 1          0.021          COPY 1          15
PERLND 16          0.034          COPY 1          13
RCHRES 3          1          RCHRES 4          8
RCHRES 1          1          COPY 501          17
RCHRES 2          1          COPY 501          17
RCHRES 4          1          COPY 501          16
RCHRES 3          1          COPY 501          17
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
COPY 501 OUTPUT MEAN 1 1 12.1 DISPLAY 1 INPUT TIMSER 1
GENER 4 OUTPUT TIMSER .0002778 RCHRES 3 EXTNL OUTDGT 1

<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
END NETWORK

```

```

RCHRES
GEN-INFO
RCHRES      Name      Nexits      Unit Systems      Printer      ***
# - #<-----><----> User T-series Engl Metr LKFG      ***
                                     in out      ***
1      Vault 1      2      1      1      1      28      0      1
2      Gravel Trench Be-018      2      1      1      1      28      0      1
3      Surface retentio-023      2      1      1      1      28      0      1
4      Bioretention 1      1      1      1      1      28      0      1
END GEN-INFO
*** Section RCHRES***

ACTIVITY
<PLS > ***** Active Sections *****
# - # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
1      1      0      0      0      0      0      0      0      0      0
2      1      0      0      0      0      0      0      0      0      0
3      1      0      0      0      0      0      0      0      0      0
4      1      0      0      0      0      0      0      0      0      0
END ACTIVITY

PRINT-INFO
<PLS > ***** Print-flags ***** PIVL PYR *****
# - # HYDR ADCA CONS HEAT SED GQL OXRX NUTR PLNK PHCB PIVL PYR *****
1      4      0      0      0      0      0      0      0      0      0      1      9
2      4      0      0      0      0      0      0      0      0      0      1      9
3      4      0      0      0      0      0      0      0      0      0      1      9
4      4      0      0      0      0      0      0      0      0      0      1      9
END PRINT-INFO

HYDR-PARM1
RCHRES      Flags for each HYDR Section      ***
# - # VC A1 A2 A3 ODFVFG for each *** ODGTFG for each      FUNCT for each
      FG FG FG FG possible exit *** possible exit      possible exit
      * * * * * * * * * *
1      0 1 0 0      4 5 0 0 0      0 0 0 0 0      2 2 2 2 2
2      0 1 0 0      4 5 0 0 0      0 0 0 0 0      2 2 2 2 2
3      0 1 0 0      4 5 0 0 0      0 1 0 0 0      2 1 2 2 2
4      0 1 0 0      4 0 0 0 0      0 0 0 0 0      2 2 2 2 2
END HYDR-PARM1

HYDR-PARM2
# - # FTABNO      LEN      DELTH      STCOR      KS      DB50      ***
<-----><-----><-----><-----><-----><----->      ***
1      1      0.02      0.0      0.0      0.5      0.0
2      2      0.1      0.0      0.0      0.5      0.0
3      3      0.01      0.0      0.0      0.0      0.0
4      4      0.01      0.0      0.0      0.0      0.0
END HYDR-PARM2

HYDR-INIT
RCHRES      Initial conditions for each HYDR section      ***
# - # *** VOL      Initial value of COLIND      Initial value of OUTDGT
      *** ac-ft      for each possible exit      for each possible exit
<-----><----->      <-----><-----><-----><-----> *** <-----><-----><-----><----->
1      0      4.0 5.0 0.0 0.0 0.0      0.0 0.0 0.0 0.0 0.0
2      0      4.0 5.0 0.0 0.0 0.0      0.0 0.0 0.0 0.0 0.0
3      0      4.0 5.0 0.0 0.0 0.0      0.0 0.0 0.0 0.0 0.0
4      0      4.0 0.0 0.0 0.0 0.0      0.0 0.0 0.0 0.0 0.0
END HYDR-INIT
END RCHRES

SPEC-ACTIONS
*** User-Defined Variable Quantity Lines
***      addr
***      <----->
*** kwd varnam optyp opn vari s1 s2 s3 tp multiply lc ls ac as agfn ***
<-----> <-----> <-----> <--> <-----><-----><-----><-----> <--> <--> <--> <--> ***
UVQUAN vol4 RCHRES 4 VOL      4
UVQUAN v2m4 GLOBAL WORKSP 3      3
UVQUAN vpo4 GLOBAL WORKSP 4      3

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UVQUAN v2d4    GENER    4 K    1    3
*** User-Defined Target Variable Names
***          addr or          addr or
***          <----->          <----->
*** kwd    varnam ct    vari    s1 s2 s3    frac oper    vari    s1 s2 s3    frac oper
<****>    <-----><-> <-----><-><-><-> <-----> <-----><-><-><-> <-----> <----->
UVNAME    v2m4    1 WORKSP    3    1.0 QUAN
UVNAME    vpo4    1 WORKSP    4    1.0 QUAN
UVNAME    v2d4    1 K    1    1.0 QUAN
*** opt foplop dcdts    yr mo dy hr mn d t    vnam    s1 s2 s3 ac quantity    tc    ts rp
<****><-><-><-><-><-> <> <> <> <><><> <-----><-><-><-><-><-----> <> <-><->
GENER    4    v2m4    = 150.1
*** Compute remaining available pore space
GENER    4    vpo4    = v2m4
GENER    4    vpo4    -= vol4
*** Check to see if VPORA goes negative; if so set VPORA = 0.0
IF (vpo4 < 0.0) THEN
GENER    4    vpo4    = 0.0
END IF
*** Infiltration volume
GENER    4    v2d4    = vpo4
END SPEC-ACTIONS
FTABLES
FTABLE    1
91    5

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Depth (ft)	Area (acres)	Volume (acre-ft)	Outflow1 (cfs)	Outflow2 (cfs)	Velocity (ft/sec)	Travel Time*** (Minutes)***
0.000000	0.114784	0.000000	0.000000	0.000000		
0.031481	0.114784	0.003614	0.001204	0.028935		
0.062963	0.114784	0.007227	0.001702	0.028935		
0.094444	0.114784	0.010841	0.002085	0.028935		
0.125926	0.114784	0.014454	0.002407	0.028935		
0.157407	0.114784	0.018068	0.002692	0.028935		
0.188889	0.114784	0.021681	0.002949	0.028935		
0.220370	0.114784	0.025295	0.003185	0.028935		
0.251852	0.114784	0.028909	0.003405	0.028935		
0.283333	0.114784	0.032522	0.003611	0.028935		
0.314814	0.114784	0.036136	0.003807	0.028935		
0.346296	0.114784	0.039749	0.003992	0.028935		
0.377777	0.114784	0.043363	0.004170	0.028935		
0.409259	0.114784	0.046976	0.004340	0.028935		
0.440740	0.114784	0.050590	0.004504	0.028935		
0.472222	0.114784	0.054204	0.004662	0.028935		
0.503703	0.114784	0.057817	0.004815	0.028935		
0.535185	0.114784	0.061431	0.004963	0.028935		
0.566666	0.114784	0.065044	0.005107	0.028935		
0.598147	0.114784	0.068658	0.005247	0.028935		
0.629629	0.114784	0.072271	0.005383	0.028935		
0.661110	0.114784	0.075885	0.005516	0.028935		
0.692592	0.114784	0.079499	0.005646	0.028935		
0.724073	0.114784	0.083112	0.005773	0.028935		
0.755555	0.114784	0.086726	0.005897	0.028935		
0.787036	0.114784	0.090339	0.006019	0.028935		
0.818518	0.114784	0.093953	0.006138	0.028935		
0.849999	0.114784	0.097566	0.006255	0.028935		
0.881480	0.114784	0.101180	0.006369	0.028935		
0.912962	0.114784	0.104794	0.006482	0.028935		
0.944443	0.114784	0.108407	0.006593	0.028935		
0.975925	0.114784	0.112021	0.006702	0.028935		
1.007406	0.114784	0.115634	0.006809	0.028935		
1.038888	0.114784	0.119248	0.006915	0.028935		
1.070369	0.114784	0.122861	0.007019	0.028935		
1.101851	0.114784	0.126475	0.007121	0.028935		
1.133332	0.114784	0.130089	0.007222	0.028935		
1.164813	0.114784	0.133702	0.007322	0.028935		
1.196295	0.114784	0.137316	0.007420	0.028935		
1.227776	0.114784	0.140929	0.007517	0.028935		
1.259258	0.114784	0.144543	0.007613	0.028935		
1.290739	0.114784	0.148156	0.007708	0.028935		
1.322221	0.114784	0.151770	0.007801	0.028935		

1.353702	0.114784	0.155384	0.007893	0.028935
1.385184	0.114784	0.158997	0.007985	0.028935
1.416665	0.114784	0.162611	0.008075	0.028935
1.448146	0.114784	0.166224	0.008164	0.028935
1.479628	0.114784	0.169838	0.008252	0.028935
1.511109	0.114784	0.173451	0.008340	0.028935
1.542591	0.114784	0.177065	0.008426	0.028935
1.574072	0.114784	0.180679	0.008512	0.028935
1.605554	0.114784	0.184292	0.008596	0.028935
1.637035	0.114784	0.187906	0.008680	0.028935
1.668517	0.114784	0.191519	0.008763	0.028935
1.699998	0.114784	0.195133	0.008846	0.028935
1.731479	0.114784	0.198746	0.008927	0.028935
1.762961	0.114784	0.202360	0.009008	0.028935
1.794442	0.114784	0.205974	0.009088	0.028935
1.825924	0.114784	0.209587	0.009167	0.028935
1.857405	0.114784	0.213201	0.009938	0.028935
1.888887	0.114784	0.216814	0.219458	0.028935
1.920368	0.114784	0.220428	0.419727	0.028935
1.951850	0.114784	0.224042	0.659430	0.028935
1.983331	0.114784	0.227655	0.931639	0.028935
2.014812	0.114784	0.231269	1.230887	0.028935
2.046294	0.114784	0.234882	1.552201	0.028935
2.077775	0.114784	0.238496	1.890719	0.028935
2.109257	0.114784	0.242109	2.241520	0.028935
2.140738	0.114784	0.245723	2.599578	0.028935
2.172220	0.114784	0.249337	2.959782	0.028935
2.203701	0.114784	0.252950	3.317001	0.028935
2.235183	0.114784	0.256564	3.666186	0.028935
2.266664	0.114784	0.260177	4.002489	0.028935
2.298145	0.114784	0.263791	4.321415	0.028935
2.329627	0.114784	0.267404	4.618982	0.028935
2.361108	0.114784	0.271018	4.891903	0.028935
2.392590	0.114784	0.274632	5.137778	0.028935
2.424071	0.114784	0.278245	5.355303	0.028935
2.455553	0.114784	0.281859	5.544490	0.028935
2.487034	0.114784	0.285472	5.706895	0.028935
2.518516	0.114784	0.289086	5.845864	0.028935
2.549997	0.114784	0.292699	5.966781	0.028935
2.581478	0.114784	0.296313	6.077333	0.028935
2.612960	0.114784	0.299927	6.269581	0.028935
2.644441	0.114784	0.303540	6.394705	0.028935
2.675923	0.114784	0.307154	6.517426	0.028935
2.707404	0.114784	0.310767	6.637876	0.028935
2.738886	0.114784	0.314381	6.756178	0.028935
2.770367	0.114784	0.317994	6.872442	0.028935
2.801849	0.114784	0.321608	6.986770	0.028935
2.833330	0.114784	0.325222	7.099256	0.028935

END FTABLE 1

FTABLE 2

91	5						
Depth	Area	Volume	Outflow1	Outflow2	Velocity	Travel Time***	
(ft)	(acres)	(acre-ft)	(cfs)	(cfs)	(ft/sec)	(Minutes)***	
0.000000	0.075758	0.000000	0.000000	0.000000			
0.018519	0.075758	0.000491	0.000000	0.019097			
0.037037	0.075758	0.000982	0.000000	0.019097			
0.055556	0.075758	0.001473	0.000000	0.019097			
0.074074	0.075758	0.001964	0.000000	0.019097			
0.092593	0.075758	0.002455	0.000000	0.019097			
0.111111	0.075758	0.002946	0.000000	0.019097			
0.129630	0.075758	0.003437	0.000000	0.019097			
0.148148	0.075758	0.003928	0.000000	0.019097			
0.166667	0.075758	0.004419	0.000000	0.019097			
0.185186	0.075758	0.004910	0.000000	0.019097			
0.203704	0.075758	0.005401	0.000000	0.019097			
0.222223	0.075758	0.005892	0.000000	0.019097			
0.240741	0.075758	0.006383	0.000000	0.019097			
0.259260	0.075758	0.006874	0.000000	0.019097			
0.277778	0.075758	0.007365	0.000000	0.019097			
0.296297	0.075758	0.007856	0.000000	0.019097			

0.314815	0.075758	0.008347	0.000000	0.019097
0.333334	0.075758	0.008838	0.000000	0.019097
0.351853	0.075758	0.009329	0.000000	0.019097
0.370371	0.075758	0.009820	0.000000	0.019097
0.388890	0.075758	0.010311	0.000000	0.019097
0.407408	0.075758	0.010802	0.000000	0.019097
0.425927	0.075758	0.011294	0.000000	0.019097
0.444445	0.075758	0.011785	0.000000	0.019097
0.462964	0.075758	0.012276	0.000000	0.019097
0.481482	0.075758	0.012767	0.000000	0.019097
0.500001	0.075758	0.013258	0.000000	0.019097
0.518520	0.075758	0.013749	0.000000	0.019097
0.537038	0.075758	0.014240	0.000000	0.019097
0.555557	0.075758	0.014731	0.000000	0.019097
0.574075	0.075758	0.015222	0.000000	0.019097
0.592594	0.075758	0.015713	0.000000	0.019097
0.611112	0.075758	0.016204	0.000000	0.019097
0.629631	0.075758	0.016695	0.000000	0.019097
0.648149	0.075758	0.017186	0.000000	0.019097
0.666668	0.075758	0.017677	0.000000	0.019097
0.685187	0.075758	0.019080	0.040019	0.019097
0.703705	0.075758	0.020483	0.113277	0.019097
0.722224	0.075758	0.021886	0.208092	0.019097
0.740742	0.075758	0.023288	0.320277	0.019097
0.759261	0.075758	0.024691	0.447349	0.019097
0.777779	0.075758	0.026094	0.587554	0.019097
0.796298	0.075758	0.027497	0.739500	0.019097
0.814816	0.075758	0.028900	0.901998	0.019097
0.833335	0.075758	0.030303	1.073968	0.019097
0.851854	0.075758	0.031706	1.254388	0.019097
0.870372	0.075758	0.033109	1.442264	0.019097
0.888891	0.075758	0.034512	1.636609	0.019097
0.907409	0.075758	0.035915	1.836431	0.019097
0.925928	0.075758	0.037318	2.040727	0.019097
0.944446	0.075758	0.038721	2.248481	0.019097
0.962965	0.075758	0.040124	2.458666	0.019097
0.981483	0.075758	0.041526	2.670241	0.019097
1.000002	0.075758	0.042929	2.882161	0.019097
1.018521	0.075758	0.044332	3.093380	0.019097
1.037039	0.075758	0.045735	3.302860	0.019097
1.055558	0.075758	0.047138	3.509575	0.019097
1.074076	0.075758	0.048541	3.712526	0.019097
1.092595	0.075758	0.049944	3.910746	0.019097
1.111113	0.075758	0.051347	4.103314	0.019097
1.129632	0.075758	0.052750	4.289366	0.019097
1.148150	0.075758	0.054153	4.468104	0.019097
1.166669	0.075758	0.055556	4.638813	0.019097
1.185188	0.075758	0.056959	4.800873	0.019097
1.203706	0.075758	0.058362	4.953773	0.019097
1.222225	0.075758	0.059764	5.097123	0.019097
1.240743	0.075758	0.061167	5.230673	0.019097
1.259262	0.075758	0.062570	5.354328	0.019097
1.277780	0.075758	0.063973	5.468161	0.019097
1.296299	0.075758	0.065376	5.572431	0.019097
1.314817	0.075758	0.066779	5.667602	0.019097
1.333336	0.075758	0.068182	5.754357	0.019097
1.351855	0.075758	0.069585	5.833619	0.019097
1.370373	0.075758	0.070988	5.906566	0.019097
1.388892	0.075758	0.072391	5.974651	0.019097
1.407410	0.075758	0.073794	6.039622	0.019097
1.425929	0.075758	0.075197	6.174878	0.019097
1.444447	0.075758	0.076599	6.249731	0.019097
1.462966	0.075758	0.078002	6.323698	0.019097
1.481484	0.075758	0.079405	6.396810	0.019097
1.500003	0.075758	0.080808	6.469095	0.019097
1.518522	0.075758	0.082211	6.540582	0.019097
1.537040	0.075758	0.083614	6.611295	0.019097
1.555559	0.075758	0.085017	6.681261	0.019097
1.574077	0.075758	0.086420	6.750501	0.019097
1.592596	0.075758	0.087823	6.819038	0.019097

1.611114	0.075758	0.089226	6.886893	0.019097
1.629633	0.075758	0.090629	6.954086	0.019097
1.648151	0.075758	0.092032	7.020636	0.019097
1.666670	0.075758	0.093435	7.086561	0.019097

END FTABLE 2

FTABLE 4

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Depth (ft)	Area (acres)	Volume (acre-ft)	Outflow1 (cfs)	Velocity (ft/sec)	Travel Time*** (Minutes)***
0.000000	0.007805	0.000000	0.000000		
0.038462	0.007805	0.000004	0.000000		
0.076923	0.007611	0.000009	0.000000		
0.115385	0.007418	0.000015	0.000000		
0.153846	0.007228	0.000022	0.000000		
0.192308	0.007041	0.000029	0.000000		
0.230769	0.006856	0.000038	0.000000		
0.269231	0.006673	0.000047	0.000000		
0.307692	0.006493	0.000057	0.000000		
0.346154	0.006315	0.000068	0.000000		
0.384615	0.006140	0.000080	0.000000		
0.423077	0.005967	0.000093	0.000000		
0.461538	0.005797	0.000108	0.000000		
0.500000	0.005629	0.000123	0.000000		
0.538462	0.005464	0.000140	0.000000		
0.576923	0.005301	0.000158	0.000000		
0.615385	0.005140	0.000178	0.000000		
0.653846	0.004982	0.000198	0.000000		
0.692308	0.004826	0.000220	0.000000		
0.730769	0.004673	0.000244	0.000000		
0.769231	0.004522	0.000269	0.000000		
0.807692	0.004374	0.000295	0.000000		
0.846154	0.004228	0.000323	0.000000		
0.884615	0.004085	0.000353	0.000000		
0.923077	0.003944	0.000384	0.000000		
0.961538	0.003805	0.000417	0.000000		
1.000000	0.003669	0.000452	0.000000		
1.038462	0.003535	0.000488	0.000000		
1.076923	0.003404	0.000526	0.000000		
1.115385	0.003275	0.000566	0.000000		
1.153846	0.003149	0.000608	0.000087		
1.192308	0.003025	0.000652	0.000093		
1.230769	0.002904	0.000698	0.000107		
1.269231	0.002785	0.000746	0.000122		
1.307692	0.002668	0.000796	0.000138		
1.346154	0.002554	0.000848	0.000155		
1.384615	0.002442	0.000903	0.000173		
1.423077	0.002333	0.000959	0.000193		
1.461538	0.002226	0.001018	0.000214		
1.500000	0.002122	0.001073	0.000236		
1.538462	0.002020	0.001131	0.000260		
1.576923	0.001921	0.001190	0.000285		
1.615385	0.001824	0.001252	0.000311		
1.653846	0.001729	0.001316	0.000339		
1.692308	0.001637	0.001383	0.000368		
1.730769	0.001547	0.001451	0.000399		
1.769231	0.001460	0.001522	0.000431		
1.807692	0.001376	0.001596	0.000465		
1.846154	0.001293	0.001671	0.000500		
1.884615	0.001213	0.001750	0.000537		
1.923077	0.001136	0.001830	0.000575		
1.961538	0.001061	0.001914	0.000615		
2.000000	0.000988	0.002000	0.000655		
2.038462	0.000918	0.002088	0.000926		
2.076923	0.000851	0.002179	0.000926		
2.115385	0.000785	0.002273	0.000926		
2.153846	0.000723	0.002370	0.000926		
2.192308	0.000662	0.002469	0.000926		
2.230769	0.000604	0.002572	0.000926		
2.269231	0.000549	0.002677	0.000926		
2.307692	0.000496	0.002785	0.000926		

2.346154	0.000446	0.002896	0.000926
2.384615	0.000397	0.003009	0.000926
2.423077	0.000352	0.003126	0.000926
2.461538	0.000309	0.003246	0.000926
2.500000	0.000268	0.003369	0.000926
2.500000	0.000230	0.003446	0.000926

END FTABLE 4
FTABLE 3

27	5	Depth (ft)	Area (acres)	Volume (acre-ft)	Outflow1 (cfs)	Outflow2 (cfs)	Velocity (ft/sec)	Travel Time*** (Minutes)***
0.000000	0.000230	0.000000	0.000000	0.000000	0.000000	0.000000		
0.038462	0.008003	0.000304	0.000000	0.000694				
0.076923	0.008202	0.000616	0.000000	0.000730				
0.115385	0.008404	0.000935	0.000000	0.000748				
0.153846	0.008609	0.001262	0.000000	0.000766				
0.192308	0.008816	0.001597	0.000000	0.000783				
0.230769	0.009025	0.001940	0.000000	0.000801				
0.269231	0.009237	0.002292	0.000000	0.000819				
0.307692	0.009452	0.002651	0.000000	0.000837				
0.346154	0.009668	0.003019	0.000000	0.000855				
0.384615	0.009888	0.003395	0.000000	0.000873				
0.423077	0.010109	0.003779	0.000000	0.000890				
0.461538	0.010334	0.004172	0.000000	0.000908				
0.500000	0.010560	0.004574	0.000000	0.000926				
0.538462	0.010789	0.004985	0.120025	0.000944				
0.576923	0.011021	0.005404	0.339117	0.000962				
0.615385	0.011255	0.005833	0.621878	0.000979				
0.653846	0.011491	0.006270	0.954243	0.000997				
0.692308	0.011730	0.006717	1.326139	0.001015				
0.730769	0.011971	0.007172	1.728554	0.001033				
0.769231	0.012215	0.007637	2.152583	0.001051				
0.807692	0.012461	0.008112	2.589127	0.001068				
0.846154	0.012709	0.008596	3.028884	0.001086				
0.884615	0.012960	0.009090	3.462517	0.001104				
0.923077	0.013214	0.009593	3.880926	0.001122				
0.961538	0.013470	0.010106	4.275612	0.001140				
1.000000	0.013728	0.010629	4.639092	0.001157				

END FTABLE 3
END FTABLES

EXT SOURCES

<-Volume->	<Member>	Ssys	Sgap	<-Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***	
<Name>	#	<Name>	#	tem	strg	<Name>	#	#	<Name>	# #	***
WDM	2	PREC	ENGL	0.8	SUM	PERLND	1	999	EXTNL	PREC	
WDM	2	PREC	ENGL	0.8	SUM	IMPLND	1	999	EXTNL	PREC	
WDM	1	EVAP	ENGL	0.8		PERLND	1	999	EXTNL	PETINP	
WDM	1	EVAP	ENGL	0.8		IMPLND	1	999	EXTNL	PETINP	
WDM	2	PREC	ENGL	0.8	SUM	RCHRES	3		EXTNL	PREC	
WDM	1	EVAP	ENGL	0.5		RCHRES	3		EXTNL	POTEV	
WDM	1	EVAP	ENGL	0.8		RCHRES	4		EXTNL	POTEV	

END EXT SOURCES

EXT TARGETS

<-Volume->	<-Grp>	<-Member->	<-Mult-->	Tran	<-Volume->	<Member>	Tsys	Tgap	Amd	***
<Name>	#	<Name>	#	#	<Name>	#	<Name>	tem	strg	strg***
RCHRES	1	HYDR	RO	1	1	WDM	1000	FLOW	ENGL	REPL
RCHRES	1	HYDR	O	1	1	WDM	1001	FLOW	ENGL	REPL
RCHRES	1	HYDR	O	2	1	WDM	1002	FLOW	ENGL	REPL
RCHRES	1	HYDR	STAGE	1	1	WDM	1003	STAG	ENGL	REPL
COPY	1	OUTPUT	MEAN	1	1	WDM	701	FLOW	ENGL	REPL
COPY	501	OUTPUT	MEAN	1	1	WDM	801	FLOW	ENGL	REPL
COPY	601	OUTPUT	MEAN	1	1	WDM	901	FLOW	ENGL	REPL
RCHRES	2	HYDR	RO	1	1	WDM	1004	FLOW	ENGL	REPL
RCHRES	2	HYDR	O	1	1	WDM	1005	FLOW	ENGL	REPL
RCHRES	2	HYDR	O	2	1	WDM	1006	FLOW	ENGL	REPL
RCHRES	2	HYDR	STAGE	1	1	WDM	1007	STAG	ENGL	REPL
RCHRES	4	HYDR	RO	1	1	WDM	1008	FLOW	ENGL	REPL
RCHRES	4	HYDR	STAGE	1	1	WDM	1009	STAG	ENGL	REPL

RCHRES	3	HYDR	STAGE	1	1	1	WDM	1010	STAG	ENGL	REPL
RCHRES	3	HYDR	0	1	1	1	WDM	1011	FLOW	ENGL	REPL
END EXT TARGETS											

MASS-LINK											
<Volume>	<-Grp>	<-Member->	<-Mult-->	<Target>	<-Grp>	<-Member->	***				
<Name>		<Name>	# #<-factor->	<Name>		<Name>	# #	***			

MASS-LINK		2		0.083333	RCHRES	INFLOW	IVOL				
PERLND	PWATER	SURO									
END MASS-LINK		2									

MASS-LINK		3		0.083333	RCHRES	INFLOW	IVOL				
PERLND	PWATER	IFW0									
END MASS-LINK		3									

MASS-LINK		5		0.083333	RCHRES	INFLOW	IVOL				
IMPLND	IWATER	SURO									
END MASS-LINK		5									

MASS-LINK		8			RCHRES	INFLOW	IVOL				
RCHRES	OFLOW	OVOL	2								
END MASS-LINK		8									

MASS-LINK		12		0.083333	COPY	INPUT	MEAN				
PERLND	PWATER	SURO									
END MASS-LINK		12									

MASS-LINK		13		0.083333	COPY	INPUT	MEAN				
PERLND	PWATER	IFW0									
END MASS-LINK		13									

MASS-LINK		15		0.083333	COPY	INPUT	MEAN				
IMPLND	IWATER	SURO									
END MASS-LINK		15									

MASS-LINK		16			COPY	INPUT	MEAN				
RCHRES	ROFLOW										
END MASS-LINK		16									

MASS-LINK		17			COPY	INPUT	MEAN				
RCHRES	OFLOW	OVOL	1								
END MASS-LINK		17									

END MASS-LINK

END RUN

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WWHM2012

PROJECT REPORT

WETLAND

General Model Information

WWHM2012 Project Name: 180730 - WP

Site Name: NSHBO

Site Address:

City:

Report Date: 3/11/2025

Gage: Everett

Data Start: 1948/10/01

Data End: 2009/09/30

Timestep: 15 Minute

Precip Scale: 0.800

Version Date: 2024/06/28

Version: 4.3.1

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data

Predeveloped Land Use

Lateral C

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Pasture, Flat 1.285

Element Flow Componants:

Surface Interflow Groundwater

Componant Flows To:

Lateral D Lateral D Lateral D

Lateral A

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Lawn, Flat .276

Element Flow Components:

Surface Interflow Groundwater

Component Flows To:

Lateral B Lateral B Lateral B

Lateral D

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Pasture, Flat 1.782

Element Flow Components:

Surface Interflow

Groundwater

Component Flows To:

POC 1 POC 1

POC 1

Lateral B

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Lawn, Flat .323

Element Flow Components:

Surface Interflow

Component Flows To:

POC 1 POC 1

Groundwater

Mitigated Land Use

Site

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.43
Pervious Total	0.43
Impervious Land Use	acre
ROADS FLAT	0.663
Impervious Total	0.663
Basin Total	1.093

Element Flow Componants:

Surface	Interflow	Groundwater
Componant Flows To:		
Vault 1	Vault 1	

Lat_Down 2

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Pasture, Flat 1.69

Element Flow Components:

Surface Interflow

Groundwater

Component Flows To:

POC 1 POC 1

POC 1

Lat_Channel

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Lawn, Flat .092

Element Flow Components:

Surface Interflow

Groundwater

Component Flows To:

POC 1 POC 1

POC 1

Lat_Off

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Lawn, Flat .159

Element Flow Components:

Surface Interflow Groundwater

Component Flows To:

Lat_Down 2 Lat_Down 2 Lat_Down 2

Lat_Down 1

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Lawn, Flat .051

Element Flow Components:

Surface Interflow

Component Flows To:

POC 1 POC 1

Groundwater

Front 2

Bypass:	No
GroundWater:	No
Pervious Land Use C, Lawn, Flat	acre 0.034
Pervious Total	0.034
Impervious Land Use ROADS FLAT	acre 0.021
Impervious Total	0.021
Basin Total	0.055

Element Flow Componants:

Surface	Interflow	Groundwater
---------	-----------	-------------

Componant Flows To:

Surface retention 1	Surface retention 1
---------------------	---------------------

Front 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Lawn, Flat	0.521
Pervious Total	0.521
Impervious Land Use	acre
ROADS FLAT	0.005
Impervious Total	0.005
Basin Total	0.526

Element Flow Componants:

Surface	Interflow	Groundwater
Componant Flows To:		
Gravel Trench Bed 1	Gravel Trench Bed 1	

Routing Elements

Predeveloped Routing

Mitigated Routing

Vault 1

Width: 50 ft.
Length: 100 ft.
Depth: 2.83333 ft.
Infiltration On
Infiltration rate: 0.25
Infiltration safety factor: 1
Total Volume Infiltrated (ac-ft.): 95.383
Total Volume Through Riser (ac-ft.): 1.319
Total Volume Through Facility (ac-ft.): 96.701
Percent Infiltrated: 98.64
Total Precip Applied to Facility: 0
Total Evap From Facility: 0
Discharge Structure
Riser Height: 1.83333 ft.
Riser Diameter: 18 in.
Orifice 1 Diameter: 0.250 in. Elevation: 0 ft.
Element Outlets:
Outlet 1 Outlet 2
Outlet Flows To:
Lat_Channel Lat_Down 2

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.114	0.000	0.000	0.000
0.0315	0.114	0.003	0.000	0.028
0.0630	0.114	0.007	0.000	0.028
0.0944	0.114	0.010	0.000	0.028
0.1259	0.114	0.014	0.000	0.028
0.1574	0.114	0.018	0.000	0.028
0.1889	0.114	0.021	0.000	0.028
0.2204	0.114	0.025	0.000	0.028
0.2519	0.114	0.028	0.000	0.028
0.2833	0.114	0.032	0.000	0.028
0.3148	0.114	0.036	0.001	0.028
0.3463	0.114	0.039	0.001	0.028
0.3778	0.114	0.043	0.001	0.028
0.4093	0.114	0.047	0.001	0.028
0.4407	0.114	0.050	0.001	0.028
0.4722	0.114	0.054	0.001	0.028
0.5037	0.114	0.057	0.001	0.028
0.5352	0.114	0.061	0.001	0.028
0.5667	0.114	0.065	0.001	0.028
0.5981	0.114	0.068	0.001	0.028
0.6296	0.114	0.072	0.001	0.028
0.6611	0.114	0.075	0.001	0.028
0.6926	0.114	0.079	0.001	0.028
0.7241	0.114	0.083	0.001	0.028
0.7556	0.114	0.086	0.001	0.028
0.7870	0.114	0.090	0.001	0.028
0.8185	0.114	0.094	0.001	0.028
0.8500	0.114	0.097	0.001	0.028
0.8815	0.114	0.101	0.001	0.028
0.9130	0.114	0.104	0.001	0.028

0.9444	0.114	0.108	0.001	0.028
0.9759	0.114	0.112	0.001	0.028
1.0074	0.114	0.115	0.001	0.028
1.0389	0.114	0.119	0.001	0.028
1.0704	0.114	0.122	0.001	0.028
1.1019	0.114	0.126	0.001	0.028
1.1333	0.114	0.130	0.001	0.028
1.1648	0.114	0.133	0.001	0.028
1.1963	0.114	0.137	0.001	0.028
1.2278	0.114	0.140	0.001	0.028
1.2593	0.114	0.144	0.001	0.028
1.2907	0.114	0.148	0.001	0.028
1.3222	0.114	0.151	0.002	0.028
1.3537	0.114	0.155	0.002	0.028
1.3852	0.114	0.159	0.002	0.028
1.4167	0.114	0.162	0.002	0.028
1.4481	0.114	0.166	0.002	0.028
1.4796	0.114	0.169	0.002	0.028
1.5111	0.114	0.173	0.002	0.028
1.5426	0.114	0.177	0.002	0.028
1.5741	0.114	0.180	0.002	0.028
1.6056	0.114	0.184	0.002	0.028
1.6370	0.114	0.187	0.002	0.028
1.6685	0.114	0.191	0.002	0.028
1.7000	0.114	0.195	0.002	0.028
1.7315	0.114	0.198	0.002	0.028
1.7630	0.114	0.202	0.002	0.028
1.7944	0.114	0.206	0.002	0.028
1.8259	0.114	0.209	0.002	0.028
1.8574	0.114	0.213	0.061	0.028
1.8889	0.114	0.216	0.210	0.028
1.9204	0.114	0.220	0.410	0.028
1.9518	0.114	0.224	0.649	0.028
1.9833	0.114	0.227	0.921	0.028
2.0148	0.114	0.231	1.220	0.028
2.0463	0.114	0.234	1.541	0.028
2.0778	0.114	0.238	1.879	0.028
2.1093	0.114	0.242	2.230	0.028
2.1407	0.114	0.245	2.588	0.028
2.1722	0.114	0.249	2.948	0.028
2.2037	0.114	0.253	3.305	0.028
2.2352	0.114	0.256	3.655	0.028
2.2667	0.114	0.260	3.991	0.028
2.2981	0.114	0.263	4.310	0.028
2.3296	0.114	0.267	4.608	0.028
2.3611	0.114	0.271	4.881	0.028
2.3926	0.114	0.274	5.127	0.028
2.4241	0.114	0.278	5.345	0.028
2.4556	0.114	0.281	5.534	0.028
2.4870	0.114	0.285	5.697	0.028
2.5185	0.114	0.289	5.836	0.028
2.5500	0.114	0.292	5.957	0.028
2.5815	0.114	0.296	6.068	0.028
2.6130	0.114	0.299	6.260	0.028
2.6444	0.114	0.303	6.385	0.028
2.6759	0.114	0.307	6.507	0.028
2.7074	0.114	0.310	6.628	0.028
2.7389	0.114	0.314	6.746	0.028

2.7704	0.114	0.318	6.862	0.028
2.8018	0.114	0.321	6.977	0.028
2.8333	0.114	0.325	7.089	0.028
2.8648	0.114	0.328	7.200	0.028
2.8963	0.000	0.000	7.309	0.219

Gravel Trench Bed 1

Bottom Length: 550.00 ft.
 Bottom Width: 5.00 ft.
 Trench bottom slope 1: 0 To 1
 Trench Left side slope 0: 0 To 1
 Trench right side slope 2: 0 To 1
 Material thickness of first layer: 0.6667
 Pour Space of material for first layer: 0.35
 Material thickness of second layer: 0
 Pour Space of material for second layer: 0
 Material thickness of third layer: 0
 Pour Space of material for third layer: 0
 Infiltration On
 Infiltration rate: 0.25
 Infiltration safety factor: 1
 Total Volume Infiltrated (ac-ft.): 23.728
 Total Volume Through Riser (ac-ft.): 0
 Total Volume Through Facility (ac-ft.): 23.728
 Percent Infiltrated: 100
 Total Precip Applied to Facility: 0
 Total Evap From Facility: 0
 Discharge Structure
 Riser Height: 0 ft.
 Riser Diameter: 0 in.
 Element Outlets:
 Outlet 1 Outlet 2
 Outlet Flows To:
 Lat_Down 1

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.063	0.000	0.000	0.000
0.0185	0.063	0.000	0.000	0.015
0.0370	0.063	0.000	0.000	0.015
0.0556	0.063	0.001	0.000	0.015
0.0741	0.063	0.001	0.000	0.015
0.0926	0.063	0.002	0.000	0.015
0.1111	0.063	0.002	0.000	0.015
0.1296	0.063	0.002	0.000	0.015
0.1481	0.063	0.003	0.000	0.015
0.1667	0.063	0.003	0.000	0.015
0.1852	0.063	0.004	0.000	0.015
0.2037	0.063	0.004	0.000	0.015
0.2222	0.063	0.004	0.000	0.015
0.2407	0.063	0.005	0.000	0.015
0.2593	0.063	0.005	0.000	0.015
0.2778	0.063	0.006	0.000	0.015
0.2963	0.063	0.006	0.000	0.015
0.3148	0.063	0.007	0.000	0.015
0.3333	0.063	0.007	0.000	0.015
0.3519	0.063	0.007	0.000	0.015
0.3704	0.063	0.008	0.000	0.015
0.3889	0.063	0.008	0.000	0.015
0.4074	0.063	0.009	0.000	0.015
0.4259	0.063	0.009	0.000	0.015
0.4444	0.063	0.009	0.000	0.015

0.4630	0.063	0.010	0.000	0.015
0.4815	0.063	0.010	0.000	0.015
0.5000	0.063	0.011	0.000	0.015
0.5185	0.063	0.011	0.000	0.015
0.5370	0.063	0.011	0.000	0.015
0.5556	0.063	0.012	0.000	0.015
0.5741	0.063	0.012	0.000	0.015
0.5926	0.063	0.013	0.000	0.015
0.6111	0.063	0.013	0.000	0.015
0.6296	0.063	0.013	0.000	0.015
0.6481	0.063	0.014	0.000	0.015
0.6667	0.063	0.014	0.000	0.015
0.6852	0.063	0.015	0.000	0.015
0.7037	0.063	0.017	0.000	0.015
0.7222	0.063	0.018	0.000	0.015
0.7407	0.063	0.019	0.000	0.015
0.7593	0.063	0.020	0.000	0.015
0.7778	0.063	0.021	0.000	0.015
0.7963	0.063	0.022	0.000	0.015
0.8148	0.063	0.024	0.000	0.015
0.8333	0.063	0.025	0.000	0.015
0.8519	0.063	0.026	0.000	0.015
0.8704	0.063	0.027	0.000	0.015
0.8889	0.063	0.028	0.000	0.015
0.9074	0.063	0.029	0.000	0.015
0.9259	0.063	0.031	0.000	0.015
0.9444	0.063	0.032	0.000	0.015
0.9630	0.063	0.033	0.000	0.015
0.9815	0.063	0.034	0.000	0.015
1.0000	0.063	0.035	0.000	0.015
1.0185	0.063	0.036	0.000	0.015
1.0370	0.063	0.038	0.000	0.015
1.0556	0.063	0.039	0.000	0.015
1.0741	0.063	0.040	0.000	0.015
1.0926	0.063	0.041	0.000	0.015
1.1111	0.063	0.042	0.000	0.015
1.1296	0.063	0.044	0.000	0.015
1.1482	0.063	0.045	0.000	0.015
1.1667	0.063	0.046	0.000	0.015
1.1852	0.063	0.047	0.000	0.015
1.2037	0.063	0.048	0.000	0.015
1.2222	0.063	0.049	0.000	0.015
1.2407	0.063	0.051	0.000	0.015
1.2593	0.063	0.052	0.000	0.015
1.2778	0.063	0.053	0.000	0.015
1.2963	0.063	0.054	0.000	0.015
1.3148	0.063	0.055	0.000	0.015
1.3333	0.063	0.056	0.000	0.015
1.3519	0.063	0.058	0.000	0.015
1.3704	0.063	0.059	0.000	0.015
1.3889	0.063	0.060	0.000	0.015
1.4074	0.063	0.061	0.000	0.015
1.4259	0.063	0.062	0.000	0.015
1.4444	0.063	0.063	0.000	0.015
1.4630	0.063	0.065	0.000	0.015
1.4815	0.063	0.066	0.000	0.015
1.5000	0.063	0.067	0.000	0.015
1.5185	0.063	0.068	0.000	0.015

1.5370	0.063	0.069	0.000	0.015
1.5556	0.063	0.070	0.000	0.015
1.5741	0.063	0.072	0.000	0.015
1.5926	0.063	0.073	0.000	0.015
1.6111	0.063	0.074	0.000	0.015
1.6296	0.063	0.075	0.000	0.015
1.6482	0.063	0.076	0.000	0.015

Bioretention 1

Bottom Length: 5.00 ft.
 Bottom Width: 2.00 ft.
 Material thickness of first layer: 1.5
 Material type for first layer: SMMWW 12 in/hr
 Material thickness of second layer: 1
 Material type for second layer: GRAVEL
 Material thickness of third layer: 0
 Material type for third layer: GRAVEL
 Underdrain used
 Underdrain Diameter (feet): 0.5
 Orifice Diameter (in.): 6
 Offset (in.): 6
 Flow Through Underdrain (ac-ft.): 4.33
 Total Outflow (ac-ft.): 4.371
 Percent Through Underdrain: 99.06
 Discharge Structure
 Riser Height: 0.5 ft.
 Riser Diameter: 18 in.
 Element Outlets:
 Outlet 1 Outlet 2
 Outlet Flows To:
 Lat_Channel

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0078	0.0000	0.0000	0.0000
0.0385	0.0078	0.0000	0.0000	0.0000
0.0769	0.0076	0.0000	0.0000	0.0000
0.1154	0.0074	0.0000	0.0000	0.0000
0.1538	0.0072	0.0000	0.0000	0.0000
0.1923	0.0070	0.0000	0.0000	0.0000
0.2308	0.0069	0.0000	0.0000	0.0000
0.2692	0.0067	0.0000	0.0000	0.0000
0.3077	0.0065	0.0001	0.0000	0.0000
0.3462	0.0063	0.0001	0.0000	0.0000
0.3846	0.0061	0.0001	0.0000	0.0000
0.4231	0.0060	0.0001	0.0000	0.0000
0.4615	0.0058	0.0001	0.0000	0.0000
0.5000	0.0056	0.0001	0.0000	0.0000
0.5385	0.0055	0.0001	0.0000	0.0000
0.5769	0.0053	0.0002	0.0000	0.0000
0.6154	0.0051	0.0002	0.0000	0.0000
0.6538	0.0050	0.0002	0.0000	0.0000
0.6923	0.0048	0.0002	0.0000	0.0000
0.7308	0.0047	0.0002	0.0000	0.0000
0.7692	0.0045	0.0003	0.0000	0.0000
0.8077	0.0044	0.0003	0.0000	0.0000
0.8462	0.0042	0.0003	0.0000	0.0000
0.8846	0.0041	0.0004	0.0000	0.0000
0.9231	0.0039	0.0004	0.0000	0.0000
0.9615	0.0038	0.0004	0.0000	0.0000
1.0000	0.0037	0.0005	0.0000	0.0000
1.0385	0.0035	0.0005	0.0000	0.0000
1.0769	0.0034	0.0005	0.0000	0.0000
1.1154	0.0033	0.0006	0.0000	0.0000

1.1538	0.0031	0.0006	0.0000	0.0000
1.1923	0.0030	0.0007	0.0000	0.0000
1.2308	0.0029	0.0007	0.0000	0.0000
1.2692	0.0028	0.0007	0.0000	0.0000
1.3077	0.0027	0.0008	0.0000	0.0000
1.3462	0.0026	0.0008	0.0000	0.0000
1.3846	0.0024	0.0009	0.0000	0.0000
1.4231	0.0023	0.0010	0.0000	0.0000
1.4615	0.0022	0.0010	0.0000	0.0000
1.5000	0.0021	0.0011	0.0000	0.0000
1.5385	0.0020	0.0011	0.0000	0.0000
1.5769	0.0019	0.0012	0.0000	0.0000
1.6154	0.0018	0.0013	0.0000	0.0000
1.6538	0.0017	0.0013	0.0000	0.0000
1.6923	0.0016	0.0014	0.0000	0.0000
1.7308	0.0015	0.0015	0.0000	0.0000
1.7692	0.0015	0.0015	0.0000	0.0000
1.8077	0.0014	0.0016	0.0000	0.0000
1.8462	0.0013	0.0017	0.0000	0.0000
1.8846	0.0012	0.0017	0.0000	0.0000
1.9231	0.0011	0.0018	0.0000	0.0000
1.9615	0.0011	0.0019	0.0000	0.0000
2.0000	0.0010	0.0020	0.0000	0.0000
2.0385	0.0009	0.0021	0.0000	0.0000
2.0769	0.0009	0.0022	0.0000	0.0000
2.1154	0.0008	0.0023	0.0000	0.0000
2.1538	0.0007	0.0024	0.0000	0.0000
2.1923	0.0007	0.0025	0.0000	0.0000
2.2308	0.0006	0.0026	0.0000	0.0000
2.2692	0.0005	0.0027	0.0000	0.0000
2.3077	0.0005	0.0028	0.0000	0.0000
2.3462	0.0004	0.0029	0.0000	0.0000
2.3846	0.0004	0.0030	0.0000	0.0000
2.4231	0.0004	0.0031	0.0000	0.0000
2.4615	0.0003	0.0032	0.0000	0.0000
2.5000	0.0003	0.0034	0.0000	0.0000
2.5000	0.0002	0.0034	0.0000	0.0000

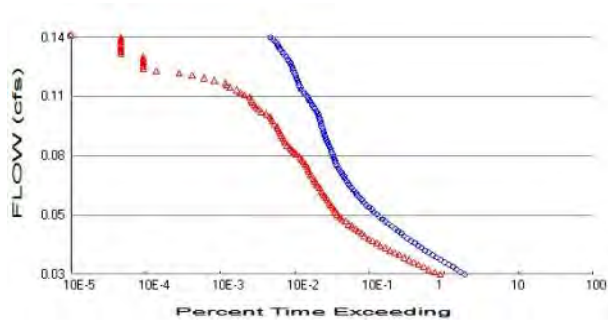
Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac.-ft.)	Discharge(cfs)	To Amended(cfs)	Infiltr(cfs)
2.5000	0.0078050	0.003369	0.0000	0.0007	0.0000
2.5385	0.0080030	0.003673	0.0000	0.0007	0.0000
2.5769	0.0082020	0.003985	0.0000	0.0007	0.0000
2.6154	0.0084040	0.004304	0.0000	0.0007	0.0000
2.6538	0.0086090	0.004631	0.0000	0.0008	0.0000
2.6923	0.0088160	0.004967	0.0000	0.0008	0.0000
2.7308	0.0090250	0.005310	0.0000	0.0008	0.0000
2.7692	0.0092370	0.005661	0.0000	0.0008	0.0000
2.8077	0.0094520	0.006020	0.0000	0.0008	0.0000
2.8462	0.0096680	0.006388	0.0000	0.0009	0.0000
2.8846	0.0098880	0.006764	0.0000	0.0009	0.0000
2.9231	0.0101090	0.007149	0.0000	0.0009	0.0000
2.9615	0.0103340	0.007542	0.0000	0.0009	0.0000
3.0000	0.0105600	0.007944	0.0000	0.0009	0.0000
3.0385	0.0107890	0.008354	0.0000	0.0009	0.0000
3.0769	0.0110210	0.008774	0.0000	0.0010	0.0000
3.1154	0.0112550	0.009202	0.0000	0.0010	0.0000
3.1538	0.0114910	0.009639	0.0000	0.0010	0.0000

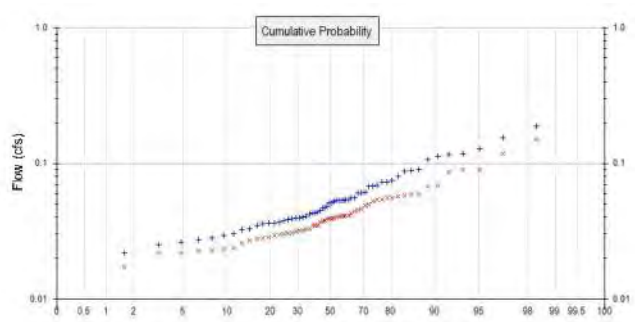
3.1923	0.0117300.010086	0.0000	0.0010	0.0000
3.2308	0.0119710.010542	0.0000	0.0010	0.0000
3.2692	0.0122150.011007	0.0000	0.0011	0.0000
3.3077	0.0124610.011481	0.0000	0.0011	0.0000
3.3462	0.0127090.011965	0.0000	0.0011	0.0000
3.3846	0.0129600.012459	0.0000	0.0011	0.0000
3.4231	0.0132140.012962	0.0000	0.0011	0.0000
3.4615	0.0134700.013475	0.0000	0.0011	0.0000
3.5000	0.0137280.013999	0.0000	0.0012	0.0000

Analysis Results

POC 1



+ Predeveloped x Mitigated



Predeveloped Landuse Totals for POC #1

Total Pervious Area: 3.666
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1

Total Pervious Area: 2.977
Total Impervious Area: 0.689

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.051307
5 year	0.078749
10 year	0.098042
25 year	0.123404
50 year	0.142895
100 year	0.162831

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.039253
5 year	0.058183
10 year	0.071473
25 year	0.089006
50 year	0.102557
100 year	0.116501

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.022	0.017
1950	0.053	0.042
1951	0.048	0.038
1952	0.036	0.028
1953	0.029	0.023
1954	0.129	0.090
1955	0.073	0.058
1956	0.068	0.054
1957	0.080	0.056
1958	0.047	0.040

1959	0.054	0.041
1960	0.042	0.035
1961	0.107	0.040
1962	0.033	0.026
1963	0.062	0.039
1964	0.040	0.035
1965	0.053	0.041
1966	0.026	0.023
1967	0.055	0.046
1968	0.061	0.049
1969	0.117	0.058
1970	0.039	0.032
1971	0.061	0.049
1972	0.045	0.037
1973	0.040	0.031
1974	0.074	0.057
1975	0.040	0.033
1976	0.036	0.028
1977	0.028	0.022
1978	0.038	0.030
1979	0.090	0.059
1980	0.043	0.032
1981	0.033	0.027
1982	0.043	0.037
1983	0.068	0.052
1984	0.051	0.039
1985	0.068	0.056
1986	0.154	0.117
1987	0.072	0.054
1988	0.037	0.030
1989	0.039	0.029
1990	0.054	0.040
1991	0.051	0.040
1992	0.047	0.035
1993	0.025	0.023
1994	0.027	0.022
1995	0.056	0.041
1996	0.089	0.069
1997	0.189	0.150
1998	0.035	0.030
1999	0.053	0.044
2000	0.030	0.024
2001	0.009	0.008
2002	0.053	0.045
2003	0.036	0.029
2004	0.052	0.039
2005	0.040	0.032
2006	0.113	0.087
2007	0.087	0.067
2008	0.118	0.090
2009	0.043	0.033

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.1886	0.1499
2	0.1537	0.1175
3	0.1286	0.0900

4	0.1184	0.0899
5	0.1167	0.0866
6	0.1134	0.0687
7	0.1065	0.0674
8	0.0899	0.0589
9	0.0889	0.0584
10	0.0869	0.0581
11	0.0803	0.0573
12	0.0744	0.0557
13	0.0727	0.0555
14	0.0724	0.0537
15	0.0683	0.0536
16	0.0680	0.0521
17	0.0678	0.0493
18	0.0616	0.0487
19	0.0607	0.0465
20	0.0606	0.0447
21	0.0556	0.0440
22	0.0554	0.0425
23	0.0543	0.0413
24	0.0541	0.0413
25	0.0534	0.0408
26	0.0534	0.0404
27	0.0530	0.0404
28	0.0530	0.0400
29	0.0524	0.0396
30	0.0511	0.0391
31	0.0511	0.0389
32	0.0482	0.0389
33	0.0470	0.0379
34	0.0465	0.0371
35	0.0451	0.0367
36	0.0434	0.0349
37	0.0431	0.0348
38	0.0431	0.0346
39	0.0424	0.0328
40	0.0404	0.0326
41	0.0400	0.0319
42	0.0395	0.0319
43	0.0395	0.0316
44	0.0389	0.0305
45	0.0385	0.0305
46	0.0378	0.0303
47	0.0368	0.0298
48	0.0365	0.0294
49	0.0363	0.0285
50	0.0359	0.0283
51	0.0346	0.0278
52	0.0330	0.0271
53	0.0326	0.0258
54	0.0304	0.0237
55	0.0292	0.0234
56	0.0283	0.0229
57	0.0275	0.0227
58	0.0263	0.0219
59	0.0250	0.0218
60	0.0219	0.0172
61	0.0086	0.0081

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0257	40296	19036	47	Pass
0.0268	35698	16016	44	Pass
0.0280	31677	13396	42	Pass
0.0292	28062	11437	40	Pass
0.0304	24832	9764	39	Pass
0.0316	21859	8384	38	Pass
0.0328	19188	7261	37	Pass
0.0339	16897	6299	37	Pass
0.0351	14908	5396	36	Pass
0.0363	13319	4667	35	Pass
0.0375	11905	4021	33	Pass
0.0387	10703	3503	32	Pass
0.0399	9678	3020	31	Pass
0.0410	8695	2686	30	Pass
0.0422	7777	2357	30	Pass
0.0434	7035	2099	29	Pass
0.0446	6346	1852	29	Pass
0.0458	5728	1671	29	Pass
0.0470	5197	1511	29	Pass
0.0482	4731	1388	29	Pass
0.0493	4280	1243	29	Pass
0.0505	3854	1139	29	Pass
0.0517	3501	1028	29	Pass
0.0529	3185	917	28	Pass
0.0541	2920	851	29	Pass
0.0553	2689	798	29	Pass
0.0564	2458	750	30	Pass
0.0576	2286	722	31	Pass
0.0588	2111	686	32	Pass
0.0600	1924	651	33	Pass
0.0612	1796	615	34	Pass
0.0624	1680	588	35	Pass
0.0635	1568	564	35	Pass
0.0647	1480	531	35	Pass
0.0659	1411	502	35	Pass
0.0671	1328	483	36	Pass
0.0683	1239	461	37	Pass
0.0695	1168	430	36	Pass
0.0707	1119	416	37	Pass
0.0718	1063	401	37	Pass
0.0730	1003	379	37	Pass
0.0742	970	361	37	Pass
0.0754	928	346	37	Pass
0.0766	871	333	38	Pass
0.0778	829	323	38	Pass
0.0789	788	310	39	Pass
0.0801	766	295	38	Pass
0.0813	748	279	37	Pass
0.0825	727	265	36	Pass
0.0837	704	252	35	Pass
0.0849	687	224	32	Pass
0.0861	668	210	31	Pass
0.0872	651	195	29	Pass

0.0884	632	184	29	Pass
0.0896	612	170	27	Pass
0.0908	591	159	26	Pass
0.0920	569	155	27	Pass
0.0932	552	148	26	Pass
0.0943	540	141	26	Pass
0.0955	527	137	25	Pass
0.0967	515	131	25	Pass
0.0979	503	126	25	Pass
0.0991	492	123	25	Pass
0.1003	482	113	23	Pass
0.1014	471	107	22	Pass
0.1026	460	103	22	Pass
0.1038	448	99	22	Pass
0.1050	436	89	20	Pass
0.1062	422	77	18	Pass
0.1074	398	69	17	Pass
0.1086	379	64	16	Pass
0.1097	364	61	16	Pass
0.1109	348	58	16	Pass
0.1121	337	56	16	Pass
0.1133	320	53	16	Pass
0.1145	301	45	14	Pass
0.1157	284	40	14	Pass
0.1168	264	36	13	Pass
0.1180	251	29	11	Pass
0.1192	244	26	10	Pass
0.1204	239	25	10	Pass
0.1216	232	18	7	Pass
0.1228	224	13	5	Pass
0.1239	219	9	4	Pass
0.1251	212	6	2	Pass
0.1263	207	3	1	Pass
0.1275	201	2	0	Pass
0.1287	195	2	1	Pass
0.1299	188	2	1	Pass
0.1311	181	2	1	Pass
0.1322	173	2	1	Pass
0.1334	164	2	1	Pass
0.1346	150	1	0	Pass
0.1358	144	1	0	Pass
0.1370	137	1	0	Pass
0.1382	132	1	0	Pass
0.1393	127	1	0	Pass
0.1405	119	1	0	Pass
0.1417	111	1	0	Pass
0.1429	101	1	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0 acre-feet
On-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.
Off-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

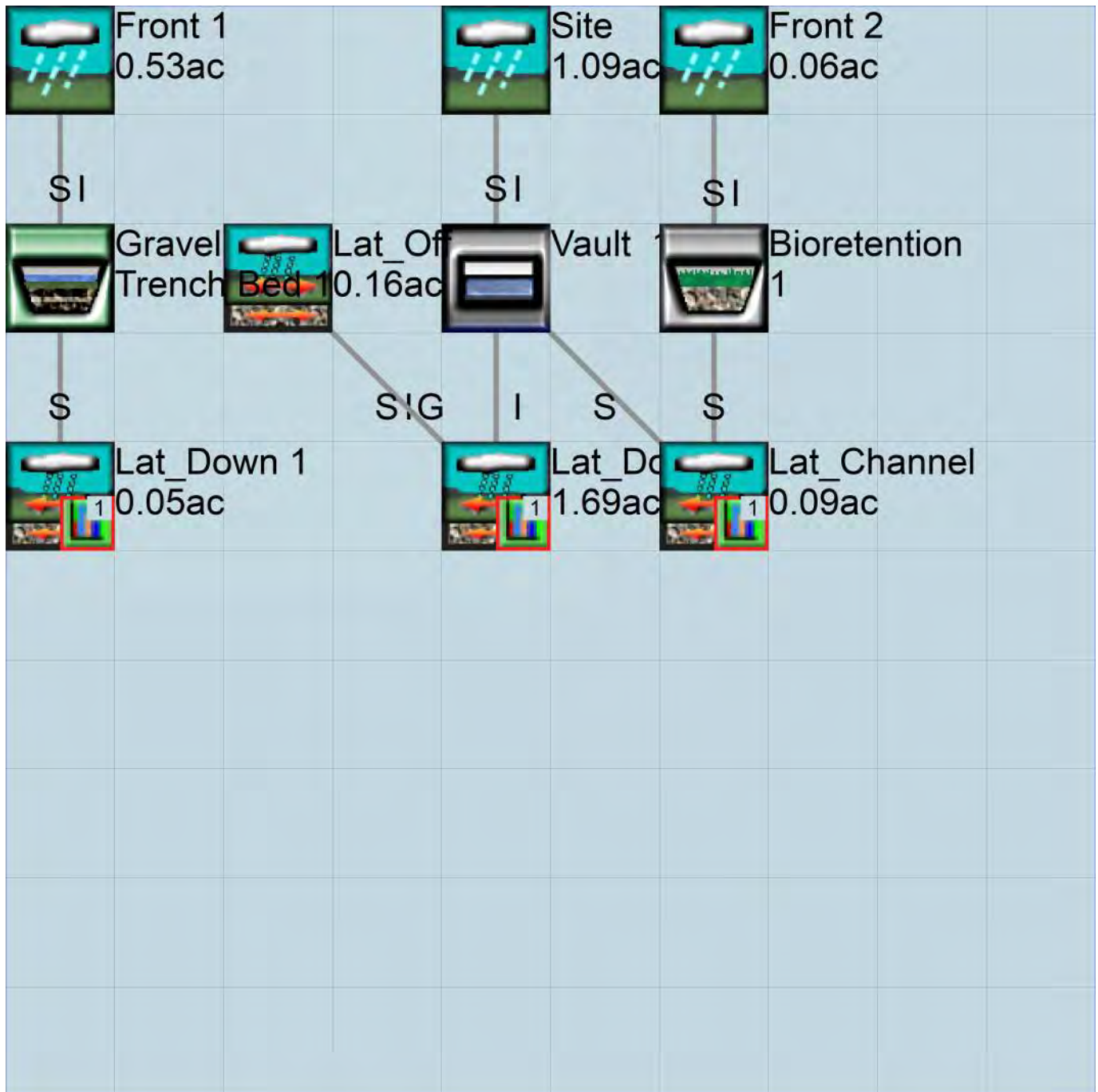
IMPLND Changes

No IMPLND changes have been made.

Appendix
Predeveloped Schematic



Mitigated Schematic



Predeveloped UCI File

RUN

GLOBAL

WWM4 model simulation
START 1948 10 01 END 2009 09 30
RUN INTERP OUTPUT LEVEL 3 0
RESUME 0 RUN 1 UNIT SYSTEM 1
END GLOBAL

FILES

<File>	<Un#>	<-----File Name----->	***
<-ID->			***
WDM	26	180730 - WP.wdm	
MESSU	25	Pre180730 - WP.MES	
	27	Pre180730 - WP.L61	
	28	Pre180730 - WP.L62	
	30	POC180730 - WP1.dat	

END FILES

OPN SEQUENCE

INGRP INDELT 00:15

PERLND	39
PERLND	40
PERLND	41
PERLND	48
COPY	501
COPY	1
DISPLY	1

END INGRP

END OPN SEQUENCE

DISPLY

DISPLY-INF01

#	-	#	<-----Title----->	***	TRAN	PIVL	DIG1	FIL1	PYR	DIG2	FIL2	YRND
1			Lateral D		MAX				1	2	30	9

END DISPLY-INF01

END DISPLY

COPY

TIMESERIES

#	-	#	NPT	NMN	***
1			1	1	
501			1	1	

END TIMESERIES

END COPY

GENER

OPCODE

#	#	OPCD	***
---	---	------	-----

END OPCODE

PARM

#	#	K	***
---	---	---	-----

END PARM

END GENER

PERLND

GEN-INFO

<PLS >	<-----Name----->	NBLKS	Unit-systems	Printer	***		
#	-	#	User	t-series	Engl Metr		
				in	out		
39	C, Pasture, Flat	1	1	1	1	27	0
40	C, Lawn, Flat	1	1	1	1	27	0
41	C, Pasture, Flat	1	1	1	1	27	0
48	C, Lawn, Flat	1	1	1	1	27	0

END GEN-INFO

*** Section PWATER***

ACTIVITY

<PLS >	*****	Active	Sections	*****											
#	-	#	ATMP	SNOW	PWAT	SED	PST	PWG	PQAL	MSTL	PEST	NITR	PHOS	TRAC	***
39			0	0	1	0	0	0	0	0	0	0	0	0	
40			0	0	1	0	0	0	0	0	0	0	0	0	

41	0	0	1	0	0	0	0	0	0	0	0	0
48	0	0	1	0	0	0	0	0	0	0	0	0

END ACTIVITY

PRINT-INFO

<PLS > ***** Print-flags ***** PIVL PYR *****																
#	-	#	ATMP	SNOW	PWAT	SED	PST	PWG	PQAL	MSTL	PEST	NITR	PHOS	TRAC	PIVL	PYR
39			0	0	4	0	0	0	0	0	0	0	0	0	1	9
40			0	0	4	0	0	0	0	0	0	0	0	0	1	9
41			0	0	4	0	0	0	0	0	0	0	0	0	1	9
48			0	0	4	0	0	0	0	0	0	0	0	0	1	9

END PRINT-INFO

PWAT-PARM1

<PLS > PWATER variable monthly parameter value flags ***														
#	-	#	CSNO	RTOP	UZFG	VCS	VUZ	VNN	VIFW	VIRC	VLE	INFC	HWT	***
39			0	0	0	0	0	0	0	0	0	0	0	
40			0	0	0	0	0	0	0	0	0	0	0	
41			0	0	0	0	0	0	0	0	0	0	0	
48			0	0	0	0	0	0	0	0	0	0	0	

END PWAT-PARM1

PWAT-PARM2

<PLS > PWATER input info: Part 2 ***									
#	-	#	***FOREST	LZSN	INFILT	LSUR	SLSUR	KVARY	AGWRC
39			0	4.5	0.06	400	0.05	0.5	0.996
40			0	4.5	0.03	400	0.05	0.5	0.996
41			0	4.5	0.06	400	0.05	0.5	0.996
48			0	4.5	0.03	400	0.05	0.5	0.996

END PWAT-PARM2

PWAT-PARM3

<PLS > PWATER input info: Part 3 ***									
#	-	#	***PETMAX	PETMIN	INFEXP	INFILD	DEEPFR	BASETP	AGWETP
39			0	0	2	2	0	0	0
40			0	0	2	2	0	0	0
41			0	0	2	2	0	0	0
48			0	0	2	2	0	0	0

END PWAT-PARM3

PWAT-PARM4

<PLS > PWATER input info: Part 4 ***									
#	-	#	CEPSC	UZSN	NSUR	INTFW	IRC	LZETP	***
39			0.15	0.4	0.3	6	0.5	0.4	
40			0.1	0.25	0.25	6	0.5	0.25	
41			0.15	0.4	0.3	6	0.5	0.4	
48			0.1	0.25	0.25	6	0.5	0.25	

END PWAT-PARM4

PWAT-STATE1

<PLS > *** Initial conditions at start of simulation										
ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***										
#	-	#	***	CEPS	SURS	UZS	IFWS	LZS	AGWS	GWVS
39				0	0	0	0	2.5	1	0
40				0	0	0	0	2.5	1	0
41				0	0	0	0	2.5	1	0
48				0	0	0	0	2.5	1	0

END PWAT-STATE1

END PERLND

IMPLND

GEN-INFO

<PLS ><-----Name----->				Unit-systems	Printer	***	
#	-	#		User	t-series	Engl Metr	***
				in	out		***

END GEN-INFO

*** Section IWATER***

ACTIVITY

<PLS > ***** Active Sections *****	
------------------------------------	--

```

# - # ATMP SNOW IWAT SLD IWG IQAL ***
END ACTIVITY

PRINT-INFO
<ILS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW IWAT SLD IWG IQAL *****
END PRINT-INFO

IWAT-PARM1
<PLS > IWATER variable monthly parameter value flags ***
# - # CSNO RTOP VRS VNN RTLI ***
END IWAT-PARM1

IWAT-PARM2
<PLS > IWATER input info: Part 2 ***
# - # *** LSUR SLSUR NSUR RETSC
END IWAT-PARM2

IWAT-PARM3
<PLS > IWATER input info: Part 3 ***
# - # ***PETMAX PETMIN
END IWAT-PARM3

IWAT-STATE1
<PLS > *** Initial conditions at start of simulation
# - # *** RETS SURS
END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source-> <--Area--> <-Target-> MBLK ***
<Name> # <-factor-> <Name> # Tbl# ***
Lateral C***
PERLND 39 0.7211 PERLND 41 30
PERLND 39 0.7211 PERLND 41 34
PERLND 39 0.7211 PERLND 41 38
Lateral A***
PERLND 40 0.8545 PERLND 48 30
PERLND 40 0.8545 PERLND 48 34
PERLND 40 0.8545 PERLND 48 38
Lateral D***
PERLND 41 1.782 COPY 501 12
PERLND 41 1.782 COPY 501 13
PERLND 41 1.782 COPY 501 14
Lateral B***
PERLND 48 0.323 COPY 501 12
PERLND 48 0.323 COPY 501 13

*****Routing*****
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
COPY 501 OUTPUT MEAN 1 1 48.4 DISPLY 1 INPUT TIMSER 1

<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
END NETWORK

RCHRES
GEN-INFO
RCHRES Name Nexits Unit Systems Printer ***
# - #<-----><----> User T-series Engl Metr LKFG ***
in out ***
END GEN-INFO
*** Section RCHRES***

```

```

ACTIVITY
  <PLS > ***** Active Sections *****
  # - # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
END ACTIVITY

PRINT-INFO
  <PLS > ***** Print-flags ***** PIVL  PYR
  # - # HYDR ADCA CONS HEAT  SED  GQL  OXRX NUTR PLNK PHCB PIVL  PYR  *****
END PRINT-INFO

HYDR-PARM1
  RCHRES  Flags for each HYDR Section ***
  # - # VC A1 A2 A3 ODFVFG for each *** ODGTFG for each  FUNCT for each
        FG FG FG FG possible exit *** possible exit  possible exit
        * * * * * * * * * * * * * * * * * * * * * * *
END HYDR-PARM1

HYDR-PARM2
  # - # FTABNO          LEN          DELTH          STCOR          KS          DB50          ***
<-----><-----><-----><-----><-----><-----><----->          ***
END HYDR-PARM2

HYDR-INIT
  RCHRES  Initial conditions for each HYDR section ***
  # - # *** VOL          Initial value of COLIND          Initial value of OUTDGT
        *** ac-ft          for each possible exit          for each possible exit
  <-----><----->          <---><---><---><---><---> *** <---><---><---><---><--->
END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # tem strg<-factor->strg <Name> # # <Name> # # ***
WDM      2 PREC      ENGL      0.8          PERLND  1 999 EXTNL  PREC
WDM      2 PREC      ENGL      0.8          IMPLND  1 999 EXTNL  PREC
WDM      1 EVAP      ENGL      0.8          PERLND  1 999 EXTNL  PETINP
WDM      1 EVAP      ENGL      0.8          IMPLND  1 999 EXTNL  PETINP
END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap And ***
<Name> # <Name> # #<-factor->strg <Name> # <Name> tem strg strg***
COPY  501 OUTPUT MEAN  1 1 48.4 WDM  501 FLOW ENGL REPL
END EXT TARGETS

MASS-LINK
<Volume> <-Grp> <-Member-><--Mult--> <Target> <-Grp> <-Member->***
<Name> <Name> # #<-factor-> <Name> <Name> # #***
MASS-LINK 12
PERLND PWATER SURO 0.083333 COPY INPUT MEAN
END MASS-LINK 12

MASS-LINK 13
PERLND PWATER IFWO 0.083333 COPY INPUT MEAN
END MASS-LINK 13

MASS-LINK 14
PERLND PWATER AGWO 0.083333 COPY INPUT MEAN
END MASS-LINK 14

MASS-LINK 30
PERLND PWATER SURO PERLND EXTNL SURLI
END MASS-LINK 30

```

MASS-LINK 34
PERLND PWATER IFW0
END MASS-LINK 34

PERLND EXTNL IFWLI

MASS-LINK 38
PERLND PWATER AGW0
END MASS-LINK 38

PERLND EXTNL AGWLI

END MASS-LINK

END RUN

Mitigated UCI File

RUN

GLOBAL

WWM4 model simulation
START 1948 10 01 END 2009 09 30
RUN INTERP OUTPUT LEVEL 3 0
RESUME 0 RUN 1 UNIT SYSTEM 1
END GLOBAL

FILES

<File>	<Un#>	<-----File Name----->	***
<-ID->			***
WDM	26	180730 - WP.wdm	
MESSU	25	Mit180730 - WP.MES	
	27	Mit180730 - WP.L61	
	28	Mit180730 - WP.L62	
	30	POC180730 - WP1.dat	

END FILES

OPN SEQUENCE

INGRP INDELT 00:15

PERLND	16
IMPLND	1
PERLND	49
RCHRES	1
RCHRES	2
GENER	4
RCHRES	3
RCHRES	4
PERLND	50
PERLND	44
PERLND	45
COPY	501
COPY	1
DISPLY	1

END INGRP

END OPN SEQUENCE

DISPLY

DISPLY-INF01

#	-	#	<-----Title----->	***	TRAN	PIVL	DIG1	FIL1	PYR	DIG2	FIL2	YRND
1			Lat_Down 1		MAX				1	2	30	9

END DISPLY-INF01

END DISPLY

COPY

TIMESERIES

#	-	#	NPT	NMN	***
1			1	1	
501			1	1	

END TIMESERIES

END COPY

GENER

OPCODE

#	#	OPCD	***
4		24	

END OPCODE

PARM

#	#	K	***
4		0.	

END PARM

END GENER

PERLND

GEN-INFO

<PLS >	<-----Name----->	NBLKS	Unit-systems	Printer	***	
#	-	#	User	t-series	Engl Metr	***
				in	out	***
16	C, Lawn, Flat	1	1	1	1	27 0
49	C, Lawn, Flat	1	1	1	1	27 0
50	C, Lawn, Flat	1	1	1	1	27 0

```

44      C, Pasture, Flat      1      1      1      1      27      0
45      C, Lawn, Flat        1      1      1      1      27      0
END GEN-INFO
*** Section PWATER***

```

```

ACTIVITY
<PLS > ***** Active Sections *****
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ***
16      0      0      1      0      0      0      0      0      0      0      0      0
49      0      0      1      0      0      0      0      0      0      0      0      0
50      0      0      1      0      0      0      0      0      0      0      0      0
44      0      0      1      0      0      0      0      0      0      0      0      0
45      0      0      1      0      0      0      0      0      0      0      0      0
END ACTIVITY

```

```

PRINT-INFO
<PLS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC *****
16      0      0      4      0      0      0      0      0      0      0      0      0      1      9
49      0      0      4      0      0      0      0      0      0      0      0      0      1      9
50      0      0      4      0      0      0      0      0      0      0      0      0      1      9
44      0      0      4      0      0      0      0      0      0      0      0      0      1      9
45      0      0      4      0      0      0      0      0      0      0      0      0      1      9
END PRINT-INFO

```

```

PWAT-PARM1
<PLS > PWATER variable monthly parameter value flags ***
# - # CSNO RTOP UZFG VCS VUZ VNN VIFW VIRC VLE INFC HWT ***
16      0      0      0      0      0      0      0      0      0      0      0      0
49      0      0      0      0      0      0      0      0      0      0      0      0
50      0      0      0      0      0      0      0      0      0      0      0      0
44      0      0      0      0      0      0      0      0      0      0      0      0
45      0      0      0      0      0      0      0      0      0      0      0      0
END PWAT-PARM1

```

```

PWAT-PARM2
<PLS > PWATER input info: Part 2 ***
# - # ***FOREST LZSN INFILT LSUR SLSUR KVAR Y AGWRC
16      0      4.5      0.03      400      0.05      0.5      0.996
49      0      4.5      0.03      400      0.05      0.5      0.996
50      0      4.5      0.03      400      0.05      0.5      0.996
44      0      4.5      0.06      400      0.05      0.5      0.996
45      0      4.5      0.03      400      0.05      0.5      0.996
END PWAT-PARM2

```

```

PWAT-PARM3
<PLS > PWATER input info: Part 3 ***
# - # ***PETMAX PETMIN INFEXP INFILD DEEPFR BASETP AGWETP
16      0      0      2      2      0      0      0
49      0      0      2      2      0      0      0
50      0      0      2      2      0      0      0
44      0      0      2      2      0      0      0
45      0      0      2      2      0      0      0
END PWAT-PARM3

```

```

PWAT-PARM4
<PLS > PWATER input info: Part 4 ***
# - # CEPSC UZSN NSUR INTFW IRC LZETP ***
16      0.1      0.25      0.25      6      0.5      0.25
49      0.1      0.25      0.25      6      0.5      0.25
50      0.1      0.25      0.25      6      0.5      0.25
44      0.15      0.4      0.3      6      0.5      0.4
45      0.1      0.25      0.25      6      0.5      0.25
END PWAT-PARM4

```

```

PWAT-STATE1
<PLS > *** Initial conditions at start of simulation
ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
# - # *** CEPS SURS UZS IFWS LZS AGWS GWVS
16      0      0      0      0      2.5      1      0
49      0      0      0      0      2.5      1      0

```

50	0	0	0	0	2.5	1	0
44	0	0	0	0	2.5	1	0
45	0	0	0	0	2.5	1	0

END PWAT-STATE1

END PERLND

IMPLND

GEN-INFO

<PLS ><-----Name----->		Unit-systems		Printer		***	
#	- #	User	t-series	Engl	Metr	***	
		in	out			***	
1	ROADS/FLAT	1	1	1	27	0	

END GEN-INFO

*** Section IWATER***

ACTIVITY

<PLS >		***** Active Sections *****		*****		***	
#	- #	ATMP	SNOW	IWAT	SLD	IWG	IQAL
1		0	0	1	0	0	0

END ACTIVITY

PRINT-INFO

<ILS >		***** Print-flags *****		***** PIVL		PYR	
#	- #	ATMP	SNOW	IWAT	SLD	IWG	IQAL
1		0	0	4	0	0	4

END PRINT-INFO

IWAT-PARM1

<PLS >		IWATER variable monthly parameter value flags		***	
#	- #	CSNO	RTOP	VRS	VNN
1		0	0	0	0

END IWAT-PARM1

IWAT-PARM2

<PLS >		IWATER input info: Part 2		***	
#	- #	***	LSUR	SLSUR	NSUR
1			400	0.01	0.1

END IWAT-PARM2

IWAT-PARM3

<PLS >		IWATER input info: Part 3		***	
#	- #	***	PETMAX	PETMIN	
1			0	0	

END IWAT-PARM3

IWAT-STATE1

<PLS >		*** Initial conditions at start of simulation	
#	- #	***	RETS
1			0

END IWAT-STATE1

END IMPLND

SCHEMATIC

<-Source->		<-Area-->		<-Target->		MBLK		***	
<Name>	#	<-factor->		<Name>	#	Tbl#		***	
Site***									
PERLND	16	0.43		RCHRES	1	2			
PERLND	16	0.43		RCHRES	1	3			
IMPLND	1	0.663		RCHRES	1	5			
Front 2***									
PERLND	16	0.034		RCHRES	3	2			
PERLND	16	0.034		RCHRES	3	3			
IMPLND	1	0.021		RCHRES	3	5			
Front 1***									
PERLND	16	0.521		RCHRES	2	2			
PERLND	16	0.521		RCHRES	2	3			
IMPLND	1	0.005		RCHRES	2	5			
Lat_Off***									

PERLND	49	0.0941	PERLND	44	30
PERLND	49	0.0941	PERLND	44	34
PERLND	49	0.0941	PERLND	44	38
Lat_Down 2***					
PERLND	44	1.69	COPY	501	12
PERLND	44	1.69	COPY	501	13
PERLND	44	1.69	COPY	501	14
Lat_Channel***					
PERLND	45	0.092	COPY	501	12
PERLND	45	0.092	COPY	501	13
PERLND	45	0.092	COPY	501	14
Lat_Down 1***					
PERLND	50	0.051	COPY	501	12
PERLND	50	0.051	COPY	501	13

*****Routing*****

RCHRES	1	10.8696	PERLND	45	63
RCHRES	1		COPY	1	17
RCHRES	1	.5917	PERLND	44	68
RCHRES	1		COPY	1	18
PERLND	49	0.159	COPY	1	12
PERLND	49	0.159	COPY	1	13
PERLND	49	0.159	COPY	1	14
RCHRES	2	19.6078	PERLND	50	64
RCHRES	2		COPY	1	17
RCHRES	3	10.8696	PERLND	45	63
RCHRES	3		COPY	1	17
RCHRES	3	1	RCHRES	4	8

END SCHEMATIC

NETWORK

<-Volume->	<-Grp>	<-Member->	<-Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name>	#	<-factor->	strg	<Name>	#	<Name>	#
COPY	501	OUTPUT	MEAN	1 1	48.4	DISPLY	1	INPUT	TIMSER 1
GENER	4	OUTPUT	TIMSER		.0011111	RCHRES	3	EXTNL	OUTDGT 1

<-Volume->	<-Grp>	<-Member->	<-Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name>	#	<-factor->	strg	<Name>	#	<Name>	#

END NETWORK

RCHRES

GEN-INFO

RCHRES	Name	Nexits	Unit	Systems	Printer	***
# - #	<----->	<---->	User	T-series	Engl Metr LKFG	***
				in out		***
1	Vault 1	2	1	1 1	28 0 1	
2	Gravel Trench Be-023	2	1	1 1	28 0 1	
3	Surface retentio-028	2	1	1 1	28 0 1	
4	Bioretention 1	1	1	1 1	28 0 1	

END GEN-INFO

*** Section RCHRES***

ACTIVITY

<PLS >	***** Active Sections *****											
# - #	HYFG	ADFG	CNFG	HTFG	SDFG	GQFG	OXFG	NUFG	PKFG	PHFG	***	
1	1	0	0	0	0	0	0	0	0	0		
2	1	0	0	0	0	0	0	0	0	0		
3	1	0	0	0	0	0	0	0	0	0		
4	1	0	0	0	0	0	0	0	0	0		

END ACTIVITY

PRINT-INFO

<PLS >	***** Print-flags *****												PIVL	PYR	*****
# - #	HYDR	ADCA	CONS	HEAT	SED	GQL	OXRX	NUTR	PLNK	PHCB	PIVL	PYR			
1	4	0	0	0	0	0	0	0	0	0	1	9			
2	4	0	0	0	0	0	0	0	0	0	1	9			
3	4	0	0	0	0	0	0	0	0	0	1	9			
4	4	0	0	0	0	0	0	0	0	0	1	9			

HYDR-PARM1

END HYDR-PARM1

END HYDR-PARM2

END HYDR-INIT

FTABLES

Page 43

0.031481	0.114784	0.003614	0.000301	0.028935
0.062963	0.114784	0.007227	0.000426	0.028935
0.094444	0.114784	0.010841	0.000521	0.028935
0.125926	0.114784	0.014454	0.000602	0.028935
0.157407	0.114784	0.018068	0.000673	0.028935
0.188889	0.114784	0.021681	0.000737	0.028935
0.220370	0.114784	0.025295	0.000796	0.028935
0.251852	0.114784	0.028909	0.000851	0.028935
0.283333	0.114784	0.032522	0.000903	0.028935
0.314814	0.114784	0.036136	0.000952	0.028935
0.346296	0.114784	0.039749	0.000998	0.028935
0.377777	0.114784	0.043363	0.001042	0.028935
0.409259	0.114784	0.046976	0.001085	0.028935
0.440740	0.114784	0.050590	0.001126	0.028935
0.472222	0.114784	0.054204	0.001165	0.028935
0.503703	0.114784	0.057817	0.001204	0.028935
0.535185	0.114784	0.061431	0.001241	0.028935
0.566666	0.114784	0.065044	0.001277	0.028935
0.598147	0.114784	0.068658	0.001312	0.028935
0.629629	0.114784	0.072271	0.001346	0.028935
0.661110	0.114784	0.075885	0.001379	0.028935
0.692592	0.114784	0.079499	0.001411	0.028935
0.724073	0.114784	0.083112	0.001443	0.028935
0.755555	0.114784	0.086726	0.001474	0.028935
0.787036	0.114784	0.090339	0.001505	0.028935
0.818518	0.114784	0.093953	0.001534	0.028935
0.849999	0.114784	0.097566	0.001564	0.028935
0.881480	0.114784	0.101180	0.001592	0.028935
0.912962	0.114784	0.104794	0.001621	0.028935
0.944443	0.114784	0.108407	0.001648	0.028935
0.975925	0.114784	0.112021	0.001676	0.028935
1.007406	0.114784	0.115634	0.001702	0.028935
1.038888	0.114784	0.119248	0.001729	0.028935
1.070369	0.114784	0.122861	0.001755	0.028935
1.101851	0.114784	0.126475	0.001780	0.028935
1.133332	0.114784	0.130089	0.001806	0.028935
1.164813	0.114784	0.133702	0.001830	0.028935
1.196295	0.114784	0.137316	0.001855	0.028935
1.227776	0.114784	0.140929	0.001879	0.028935
1.259258	0.114784	0.144543	0.001903	0.028935
1.290739	0.114784	0.148156	0.001927	0.028935
1.322221	0.114784	0.151770	0.001950	0.028935
1.353702	0.114784	0.155384	0.001973	0.028935
1.385184	0.114784	0.158997	0.001996	0.028935
1.416665	0.114784	0.162611	0.002019	0.028935
1.448146	0.114784	0.166224	0.002041	0.028935
1.479628	0.114784	0.169838	0.002063	0.028935
1.511109	0.114784	0.173451	0.002085	0.028935
1.542591	0.114784	0.177065	0.002107	0.028935
1.574072	0.114784	0.180679	0.002128	0.028935
1.605554	0.114784	0.184292	0.002149	0.028935
1.637035	0.114784	0.187906	0.002170	0.028935
1.668517	0.114784	0.191519	0.002191	0.028935
1.699998	0.114784	0.195133	0.002211	0.028935
1.731479	0.114784	0.198746	0.002232	0.028935
1.762961	0.114784	0.202360	0.002252	0.028935
1.794442	0.114784	0.205974	0.002272	0.028935
1.825924	0.114784	0.209587	0.002292	0.028935
1.857405	0.114784	0.213201	0.061777	0.028935
1.888887	0.114784	0.216814	0.210609	0.028935
1.920368	0.114784	0.220428	0.410359	0.028935
1.951850	0.114784	0.224042	0.649630	0.028935
1.983331	0.114784	0.227655	0.921472	0.028935
2.014812	0.114784	0.231269	1.220405	0.028935
2.046294	0.114784	0.234882	1.541457	0.028935
2.077775	0.114784	0.238496	1.879764	0.028935
2.109257	0.114784	0.242109	2.230407	0.028935
2.140738	0.114784	0.245723	2.588361	0.028935
2.172220	0.114784	0.249337	2.948514	0.028935
2.203701	0.114784	0.252950	3.305737	0.028935

2.235183	0.114784	0.256564	3.654978	0.028935
2.266664	0.114784	0.260177	3.991387	0.028935
2.298145	0.114784	0.263791	4.310464	0.028935
2.329627	0.114784	0.267404	4.608221	0.028935
2.361108	0.114784	0.271018	4.881362	0.028935
2.392590	0.114784	0.274632	5.127477	0.028935
2.424071	0.114784	0.278245	5.345250	0.028935
2.455553	0.114784	0.281859	5.534677	0.028935
2.487034	0.114784	0.285472	5.697298	0.028935
2.518516	0.114784	0.289086	5.836438	0.028935
2.549997	0.114784	0.292699	5.957458	0.028935
2.581478	0.114784	0.296313	6.068021	0.028935
2.612960	0.114784	0.299927	6.260032	0.028935
2.644441	0.114784	0.303540	6.385133	0.028935
2.675923	0.114784	0.307154	6.507829	0.028935
2.707404	0.114784	0.310767	6.628253	0.028935
2.738886	0.114784	0.314381	6.746529	0.028935
2.770367	0.114784	0.317994	6.862765	0.028935
2.801849	0.114784	0.321608	6.977065	0.028935
2.833330	0.114784	0.325222	7.089522	0.028935
2.864811	0.114784	0.328835	7.200223	0.028935

END FTABLE 1

FTABLE 2

91	5						
Depth	Area	Volume	Outflow1	Outflow2	Velocity	Travel Time***	
(ft)	(acres)	(acre-ft)	(cfs)	(cfs)	(ft/sec)	(Minutes)***	
0.000000	0.063131	0.000000	0.000000	0.000000			
0.018519	0.063131	0.000409	0.000000	0.015914			
0.037037	0.063131	0.000818	0.000000	0.015914			
0.055556	0.063131	0.001228	0.000000	0.015914			
0.074074	0.063131	0.001637	0.000000	0.015914			
0.092593	0.063131	0.002046	0.000000	0.015914			
0.111111	0.063131	0.002455	0.000000	0.015914			
0.129630	0.063131	0.002864	0.000000	0.015914			
0.148148	0.063131	0.003273	0.000000	0.015914			
0.166667	0.063131	0.003683	0.000000	0.015914			
0.185186	0.063131	0.004092	0.000000	0.015914			
0.203704	0.063131	0.004501	0.000000	0.015914			
0.222223	0.063131	0.004910	0.000000	0.015914			
0.240741	0.063131	0.005319	0.000000	0.015914			
0.259260	0.063131	0.005729	0.000000	0.015914			
0.277778	0.063131	0.006138	0.000000	0.015914			
0.296297	0.063131	0.006547	0.000000	0.015914			
0.314815	0.063131	0.006956	0.000000	0.015914			
0.333334	0.063131	0.007365	0.000000	0.015914			
0.351853	0.063131	0.007775	0.000000	0.015914			
0.370371	0.063131	0.008184	0.000000	0.015914			
0.388890	0.063131	0.008593	0.000000	0.015914			
0.407408	0.063131	0.009002	0.000000	0.015914			
0.425927	0.063131	0.009411	0.000000	0.015914			
0.444445	0.063131	0.009820	0.000000	0.015914			
0.462964	0.063131	0.010230	0.000000	0.015914			
0.481482	0.063131	0.010639	0.000000	0.015914			
0.500001	0.063131	0.011048	0.000000	0.015914			
0.518520	0.063131	0.011457	0.000000	0.015914			
0.537038	0.063131	0.011866	0.000000	0.015914			
0.555557	0.063131	0.012276	0.000000	0.015914			
0.574075	0.063131	0.012685	0.000000	0.015914			
0.592594	0.063131	0.013094	0.000000	0.015914			
0.611112	0.063131	0.013503	0.000000	0.015914			
0.629631	0.063131	0.013912	0.000000	0.015914			
0.648149	0.063131	0.014321	0.000000	0.015914			
0.666668	0.063131	0.014731	0.000000	0.015914			
0.685187	0.063131	0.015140	0.000000	0.015914			
0.703705	0.063131	0.015549	0.000000	0.015914			
0.722224	0.063131	0.015958	0.000000	0.015914			
0.740742	0.063131	0.016367	0.000000	0.015914			
0.759261	0.063131	0.016776	0.000000	0.015914			
0.777779	0.063131	0.017185	0.000000	0.015914			
0.796298	0.063131	0.017594	0.000000	0.015914			

0.814816	0.063131	0.024083	0.000000	0.015914
0.833335	0.063131	0.025253	0.000000	0.015914
0.851854	0.063131	0.026422	0.000000	0.015914
0.870372	0.063131	0.027591	0.000000	0.015914
0.888891	0.063131	0.028760	0.000000	0.015914
0.907409	0.063131	0.029929	0.000000	0.015914
0.925928	0.063131	0.031098	0.000000	0.015914
0.944446	0.063131	0.032267	0.000000	0.015914
0.962965	0.063131	0.033436	0.000000	0.015914
0.981483	0.063131	0.034605	0.000000	0.015914
1.000002	0.063131	0.035774	0.000000	0.015914
1.018521	0.063131	0.036944	0.000000	0.015914
1.037039	0.063131	0.038113	0.000000	0.015914
1.055558	0.063131	0.039282	0.000000	0.015914
1.074076	0.063131	0.040451	0.000000	0.015914
1.092595	0.063131	0.041620	0.000000	0.015914
1.111113	0.063131	0.042789	0.000000	0.015914
1.129632	0.063131	0.043958	0.000000	0.015914
1.148150	0.063131	0.045127	0.000000	0.015914
1.166669	0.063131	0.046296	0.000000	0.015914
1.185188	0.063131	0.047465	0.000000	0.015914
1.203706	0.063131	0.048635	0.000000	0.015914
1.222225	0.063131	0.049804	0.000000	0.015914
1.240743	0.063131	0.050973	0.000000	0.015914
1.259262	0.063131	0.052142	0.000000	0.015914
1.277780	0.063131	0.053311	0.000000	0.015914
1.296299	0.063131	0.054480	0.000000	0.015914
1.314817	0.063131	0.055649	0.000000	0.015914
1.333336	0.063131	0.056818	0.000000	0.015914
1.351855	0.063131	0.057987	0.000000	0.015914
1.370373	0.063131	0.059156	0.000000	0.015914
1.388892	0.063131	0.060326	0.000000	0.015914
1.407410	0.063131	0.061495	0.000000	0.015914
1.425929	0.063131	0.062664	0.000000	0.015914
1.444447	0.063131	0.063833	0.000000	0.015914
1.462966	0.063131	0.065002	0.000000	0.015914
1.481484	0.063131	0.066171	0.000000	0.015914
1.500003	0.063131	0.067340	0.000000	0.015914
1.518522	0.063131	0.068509	0.000000	0.015914
1.537040	0.063131	0.069678	0.000000	0.015914
1.555559	0.063131	0.070848	0.000000	0.015914
1.574077	0.063131	0.072017	0.000000	0.015914
1.592596	0.063131	0.073186	0.000000	0.015914
1.611114	0.063131	0.074355	0.000000	0.015914
1.629633	0.063131	0.075524	0.000000	0.015914
1.648151	0.063131	0.076693	0.000000	0.015914
1.666670	0.063131	0.077862	0.000000	0.015914

END FTABLE 2

FTABLE 4

67	4	Depth (ft)	Area (acres)	Volume (acre-ft)	Outflow1 (cfs)	Velocity (ft/sec)	Travel Time*** (Minutes)***
0.000000	0.007805	0.000000	0.000000	0.000000			
0.038462	0.007805	0.000004	0.000000	0.000000			
0.076923	0.007611	0.000009	0.000000	0.000000			
0.115385	0.007418	0.000015	0.000000	0.000000			
0.153846	0.007228	0.000022	0.000000	0.000000			
0.192308	0.007041	0.000029	0.000000	0.000000			
0.230769	0.006856	0.000038	0.000000	0.000000			
0.269231	0.006673	0.000047	0.000000	0.000000			
0.307692	0.006493	0.000057	0.000000	0.000000			
0.346154	0.006315	0.000068	0.000000	0.000000			
0.384615	0.006140	0.000080	0.000000	0.000000			
0.423077	0.005967	0.000093	0.000000	0.000000			
0.461538	0.005797	0.000108	0.000000	0.000000			
0.500000	0.005629	0.000123	0.000000	0.000000			
0.538462	0.005464	0.000140	0.000000	0.000000			
0.576923	0.005301	0.000158	0.000000	0.000000			
0.615385	0.005140	0.000178	0.000000	0.000000			
0.653846	0.004982	0.000198	0.000000	0.000000			

0.692308	0.004826	0.000220	0.000000
0.730769	0.004673	0.000244	0.000000
0.769231	0.004522	0.000269	0.000000
0.807692	0.004374	0.000295	0.000000
0.846154	0.004228	0.000323	0.000000
0.884615	0.004085	0.000353	0.000000
0.923077	0.003944	0.000384	0.000000
0.961538	0.003805	0.000417	0.000000
1.000000	0.003669	0.000452	0.000000
1.038462	0.003535	0.000488	0.000000
1.076923	0.003404	0.000526	0.000000
1.115385	0.003275	0.000566	0.000000
1.153846	0.003149	0.000608	0.000087
1.192308	0.003025	0.000652	0.000093
1.230769	0.002904	0.000698	0.000107
1.269231	0.002785	0.000746	0.000122
1.307692	0.002668	0.000796	0.000138
1.346154	0.002554	0.000848	0.000155
1.384615	0.002442	0.000903	0.000173
1.423077	0.002333	0.000959	0.000193
1.461538	0.002226	0.001018	0.000214
1.500000	0.002122	0.001073	0.000236
1.538462	0.002020	0.001131	0.000260
1.576923	0.001921	0.001190	0.000285
1.615385	0.001824	0.001252	0.000311
1.653846	0.001729	0.001316	0.000339
1.692308	0.001637	0.001383	0.000368
1.730769	0.001547	0.001451	0.000399
1.769231	0.001460	0.001522	0.000431
1.807692	0.001376	0.001596	0.000465
1.846154	0.001293	0.001671	0.000500
1.884615	0.001213	0.001750	0.000537
1.923077	0.001136	0.001830	0.000575
1.961538	0.001061	0.001914	0.000615
2.000000	0.000988	0.002000	0.000655
2.038462	0.000918	0.002088	0.000926
2.076923	0.000851	0.002179	0.000926
2.115385	0.000785	0.002273	0.000926
2.153846	0.000723	0.002370	0.000926
2.192308	0.000662	0.002469	0.000926
2.230769	0.000604	0.002572	0.000926
2.269231	0.000549	0.002677	0.000926
2.307692	0.000496	0.002785	0.000926
2.346154	0.000446	0.002896	0.000926
2.384615	0.000397	0.003009	0.000926
2.423077	0.000352	0.003126	0.000926
2.461538	0.000309	0.003246	0.000926
2.500000	0.000268	0.003369	0.000926
2.500000	0.000230	0.003388	0.000926

END FTABLE 4

FTABLE 3

27 5

Depth (ft)	Area (acres)	Volume (acre-ft)	Outflow1 (cfs)	Outflow2 (cfs)	Velocity (ft/sec)	Travel Time*** (Minutes)***
0.000000	0.000230	0.000000	0.000000	0.000000		
0.038462	0.008003	0.000304	0.000000	0.000694		
0.076923	0.008202	0.000616	0.000000	0.000730		
0.115385	0.008404	0.000935	0.000000	0.000748		
0.153846	0.008609	0.001262	0.000000	0.000766		
0.192308	0.008816	0.001597	0.000000	0.000783		
0.230769	0.009025	0.001940	0.000000	0.000801		
0.269231	0.009237	0.002292	0.000000	0.000819		
0.307692	0.009452	0.002651	0.000000	0.000837		
0.346154	0.009668	0.003019	0.000000	0.000855		
0.384615	0.009888	0.003395	0.000000	0.000873		
0.423077	0.010109	0.003779	0.000000	0.000890		
0.461538	0.010334	0.004172	0.000000	0.000908		
0.500000	0.010560	0.004574	0.000000	0.000926		
0.538462	0.010789	0.004985	0.120025	0.000944		
0.576923	0.011021	0.005404	0.339117	0.000962		

0.615385	0.011255	0.005833	0.621878	0.000979
0.653846	0.011491	0.006270	0.954243	0.000997
0.692308	0.011730	0.006717	1.326139	0.001015
0.730769	0.011971	0.007172	1.728554	0.001033
0.769231	0.012215	0.007637	2.152583	0.001051
0.807692	0.012461	0.008112	2.589127	0.001068
0.846154	0.012709	0.008596	3.028884	0.001086
0.884615	0.012960	0.009090	3.462517	0.001104
0.923077	0.013214	0.009593	3.880926	0.001122
0.961538	0.013470	0.010106	4.275612	0.001140
1.000000	0.013728	0.010629	4.639092	0.001157

END FTABLE 3
END FTABLES

EXT SOURCES

<-Volume->	<Member>	SsysSgap<--Mult-->Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name> # tem strg<-factor->strg	<Name>	#	#	<Name> # #	***
WDM	2	PREC ENGL 0.8	PERLND	1	999	EXTNL PREC	
WDM	2	PREC ENGL 0.8	IMPLND	1	999	EXTNL PREC	
WDM	1	EVAP ENGL 0.8	PERLND	1	999	EXTNL PETINP	
WDM	1	EVAP ENGL 0.8	IMPLND	1	999	EXTNL PETINP	
WDM	2	PREC ENGL 0.8	RCHRES	3		EXTNL PREC	
WDM	1	EVAP ENGL 0.5	RCHRES	3		EXTNL POTEV	
WDM	1	EVAP ENGL 0.8	RCHRES	4		EXTNL POTEV	

END EXT SOURCES

EXT TARGETS

<-Volume->	<-Grp>	<-Member-><--Mult-->Tran	<-Volume->	<Member>	Tsys	Tgap	And	***
<Name>	#	<Name> # #<-factor->strg	<Name>	#	<Name>	tem	strg	strg***
COPY	1	OUTPUT MEAN 1 1 48.4	WDM	701	FLOW	ENGL		REPL
COPY	501	OUTPUT MEAN 1 1 48.4	WDM	801	FLOW	ENGL		REPL

END EXT TARGETS

MASS-LINK

<Volume>	<-Grp>	<-Member-><--Mult-->	<Target>	<-Grp>	<-Member->***
<Name>	#	<Name> # #<-factor->	<Name>	<Name>	# #***
MASS-LINK	2				
PERLND	PWATER	SURO 0.083333	RCHRES	INFLOW	IVOL
END MASS-LINK	2				
MASS-LINK	3				
PERLND	PWATER	IFW0 0.083333	RCHRES	INFLOW	IVOL
END MASS-LINK	3				
MASS-LINK	5				
IMPLND	IWATER	SURO 0.083333	RCHRES	INFLOW	IVOL
END MASS-LINK	5				
MASS-LINK	8				
RCHRES	OFLOW	OVOL 2	RCHRES	INFLOW	IVOL
END MASS-LINK	8				
MASS-LINK	12				
PERLND	PWATER	SURO 0.083333	COPY	INPUT	MEAN
END MASS-LINK	12				
MASS-LINK	13				
PERLND	PWATER	IFW0 0.083333	COPY	INPUT	MEAN
END MASS-LINK	13				
MASS-LINK	14				
PERLND	PWATER	AGW0 0.083333	COPY	INPUT	MEAN
END MASS-LINK	14				
MASS-LINK	17				
RCHRES	OFLOW	OVOL 1	COPY	INPUT	MEAN
END MASS-LINK	17				
MASS-LINK	18				

RCHRES	OFLOW	OVOL	2		COPY	INPUT	MEAN
END MASS-LINK		18					
MASS-LINK		30					
PERLND	PWATER	SURO			PERLND	EXTNL	SURLI
END MASS-LINK		30					
MASS-LINK		34					
PERLND	PWATER	IFW0			PERLND	EXTNL	IFWLI
END MASS-LINK		34					
MASS-LINK		38					
PERLND	PWATER	AGW0			PERLND	EXTNL	AGWLI
END MASS-LINK		38					
MASS-LINK		63					
RCHRES	OFLOW	OVOL	1	12.00000	PERLND	EXTNL	SURLI
END MASS-LINK		63					
MASS-LINK		64					
RCHRES	OFLOW	OVOL	1	12.00000	PERLND	EXTNL	IFWLI
END MASS-LINK		64					
MASS-LINK		68					
RCHRES	OFLOW	OVOL	2	12.00000	PERLND	EXTNL	AGWLI
END MASS-LINK		68					
END MASS-LINK							
END RUN							

Disclaimer

Legal Notice

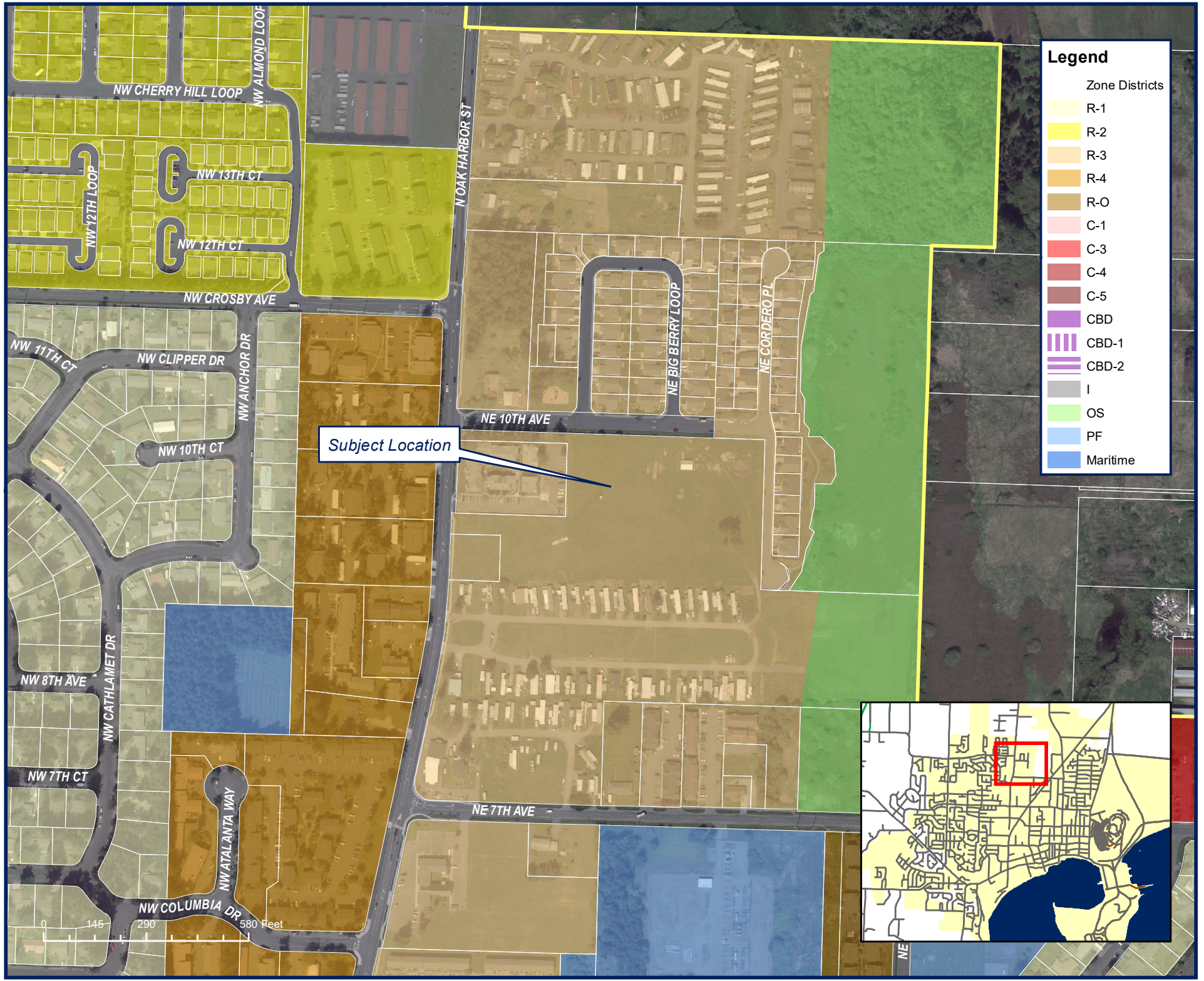
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Local (360)943-0304

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Exhibit 4 - Zoning and Vicinity Map



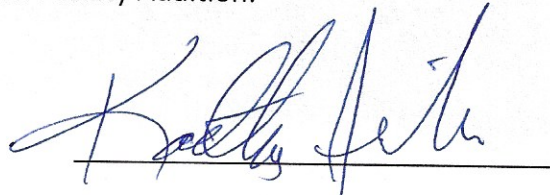
AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, KATHRYN JERKOVICH, hereby certify that I did, on the 27th day of MAY, 2025 post
___ notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference
made a part thereof, at the following location(s):

1.	R13335-337-0980
----	-----------------

advertising a Notice of Application for Site Plan Review (2504-0017) and Conditional Use
(2504-0016) for the proposed Ituha Stabilization Facility Addition.



(Signature of person posting)

SIGNED AND ATTESTED to before me this 28th day of May, 2025
by Kathryn Jerkovich.



Notary Public
Print Name Jacqueline Williams
Notary Public in and for the State of
Washington, Pierce City/County
Commission expires 4/19/29

OAK HARBOR 1 LLC
PO BOX 507
ANACORTES WA 98221

OAK HARBOR ROAD TNC, LLC & C/O
THE NEIDERS COMPANY, LLC
1120 E TERRACE ST, STE 300
SEATTLE WA 98122

OAK HARBOR ROAD TNC, LLC & C/O
THE NEIDERS COMPANY, LLC
1120 E TERRACE ST, STE 300
SEATTLE WA 98122

OAK HARBOR ROAD TNC, LLC & C/O
THE NEIDERS COMPANY, LLC
1120 E TERRACE ST, STE 300
SEATTLE WA 98122

31 NW CROSBY, LLC
6511 17TH AVE NE
SEATTLE WA 98115

SAG PRESERVATION PORTFOLIO
2223 112TH AVE NE, STE #102
BELLEVUE WA 98004

LEO RANDHAWA FAMILY LLC
1730 LABOUNTY RD #9-328
FERNDALE WA 98248

DOUGLASS, CHADWICK L & LILIBETH
R DOUGLASS
1067 NE CORDERO PLACE
OAK HARBOR WA 98277

SEVILLA, JONATHAN F & VINA SEVILLA
1055 NE CORDERO PLACE
OAK HARBOR WA 98277

SAMARAS, CHRISTIAN C
1079 NE CORDERO PLACE
OAK HARBOR WA 98277

STALKER, ADRIANA & ADAM E.
STALKER
1031 NE CORDERO PL
OAK HARBOR WA 98277

KLOEWER, DONNY A & GLADYS C
KLOEWER
1019 NE CORDERO PLACE
OAK HARBOR WA 98277

MOONEY, MARK W & ANNE MIREN DE
JOYA ASILO MOONEY
1007 NE CORDERO PLACE
OAK HARBOR WA 98277

WUELZER, JENNIFER SARITA
1043 NE CORDERO PL
OAK HARBOR WA 98277

SPRING HOLLOW #1 & LOT OWNERS
910 CORDERO PLACE
OAK HARBOR WA 98277

SPRING HOLLOW #1 & LOT OWNERS
910 CORDERO PLACE
OAK HARBOR WA 98277

HARVEY JTWROS, NEAL L & LINDA M
HARVEY JTWROS
3113 H AVE
ANACORTES WA 98221

JOHANNSEN, ROGER A & MARY M
JOHANNSEN
1020 NE BIG BERRY LOOP
OAK HARBOR WA 98277

QUICHOCHO, JEFFREY J & JO ANN G
QUICHOCHO
1040 NE BERRY LOOP
OAK HARBOR WA 98277

AGUILAR, EDWIN T & AVELINA S
AGUILAR
1060 NE BIG BERRY LOOP
OAK HARBOR WA 98277

BURNS JTWROS, MARVIN D & EVELYN
BURNS, JTWROS
1080 NE BIG BERRY LOOP
OAK HARBOR WA 98277

KUAPAHI, LEIALOHA & AMY E
KUAPAHI
1340 NE BIG BERRY LOOP
OAK HARBOR WA 98277

SALAZAR, NESTOR & ROSA I LOPEZ
1324 NE BIG BERRY LOOP
OAK HARBOR WA 98277

GUINA, ANGEL C & FLORENCIA C
GUINA
192 NE 10TH AVE
OAK HARBOR WA 98277

CLARK, WILLIAM H & NORMA CLARK
1379 NE BIG BERRY LOOP
OAK HARBOR WA 98277

CARPENTIER, ROGER
1359 NE BIG BERRY LOOP
OAK HARBOR WA 98277

CARPENTIER, ROGER
1359 NE BIG BERRY LOOP
OAK HARBOR WA 98277

MATRO, PRISCO H & MARY CLAIRE G
MATRO
1339 NE BIG BERRY LOOP
OAK HARBOR WA 98277

KRYCHTA JR, WALTER M & TERESA A
KRYCHTA
1317 NE BIG BERRY LOOP
OAK HARBOR WA 98277

COOPER, PATRICK M & IMEE A
COOPER
1081 NW BIG BERRY LOOP
OAK HARBOR WA 98277

HERRERA, ISIDRO F & ROSARIO M
HERRERA
1061 NE BIG BERRY LOOP
OAK HARBOR WA 98277

PAJARILLO TTEE, MARIO B & GIRLIE P
PAJARILLO TTEE
1041 NE BIG BERRY LOOP
OAK HARBOR WA 98277

HARVEY JTWROS, NEAL L & LINDA M
HARVEY JTWROS
3113 H AVE
ANACORTES WA 98221

WILLIAMS, JARVIS MARQUIS &
MADONNA WILLIAMS
210 NE 10TH AVE
OAK HARBOR WA 98277

WOODBURY PARK COMMUNITY
ASSOCIATION
PO BOX 866
OAK HARBOR WA 98277

WOODBURY PARK COMMUNITY
ASSOCIATION
PO BOX 866
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

ISLAND COUNTY & FACILITIES
MANAGEMENT
1 NE 7TH ST
COUPEVILLE WA 98239

CAMAS FLATS OAK HARBOR 1, LLLP
2223 112TH AVE NE #102
BELLEVUE WA 98004

CAMAS FLATS OAK HARBOR 1, LLLP
2223 112TH AVE NE #102
BELLEVUE WA 98004

MCGHEE, RONALD D
2768 SUN VISTA CIRCLE
CLINTON WA 98236

SZENASI, BARBARA M
820 N OAK HARBOR ST TRLR 8
OAK HARBOR WA 98277

MCWHERTER, SHERRY
2920 HELLER RD #24
OAK HARBOR WA 98277

SANCHEZ, HEATHER & JOSHUA
SANCHEZ
820 N OAK HARBOR ST #42
OAK HARBOR WA 98277

RICCI, CRYSTAL
150 NE 7TH AVE #14
OAK HARBOR WA 98277

MENDOZA, ROMY & AIZA MENDOZA
820 N OAK HARBOR ST #56
OAK HARBOR WA 98277

TOWN & COUNTRY MHP & GURDEEP
RANDHAWA
1730 LABOUNTY RD #9-328
FERNDAL E WA 98248

SIMPSON, RAY
820 N OAK HARBOR ST #60
OAK HARBOR WA 98277

ROE, THEA
820 N OAK HARBOR ST #74
OAK HARBOR WA 98277

HERNANDEZ, RAHULIO
820 N OAK HARBOR ST #72
OAK HARBOR WA 98277

HAMMER, PATRICK
820 N OAK HARBOR STREET, #603
OAK HARBOR WA 98277

HERNANDEZ GARCIA, ROGELIO &
IRENE RAMIREZ ESPANA
820 N OAK HARBOR ST #36
OAK HARBOR WA 98277

RANDHAWA, GURDEEP
820 N OAK HARBOR ST #39
OAK HARBOR WA 98277

GROEBLI, DAISY
820 N OAK HARBOR ST #38
OAK HARBOR WA 98277

WILLIAMS, MAHALAH
150 NE 7TH AVE #10
OAK HARBOR WA 98277

YOUNG, ANNA
820 N OAK HARBOR ST #18
OAK HARBOR WA 98277

FLORES, MANUEL MELGAR
820 N OAK HARBOR RD #58
OAK HARBOR WA 98277

HAMMOND, SHELLEY
820 N OAK HARBOR ST #10
OAK HARBOR WA 98277

HILL, LARRY & EUGENIA HILL
820 N OAK HARBOR ST #26
OAK HARBOR WA 98277

HILDEBRAND, DAVID & %DENISE
JAMES
820 N OAK HARBOR ST TRLR 48
OAK HARBOR WA 98277

LANGLEY-VAN KEULEN, LYNZARRAH
820 N OAK HARBOR ST #32
OAK HARBOR WA 98277

LEO RANDHAWA FAMILY LLC
1730 LABOUNTY RD #9-328
FERNDAL E WA 98248

WOLD, JEFF
150 NE 7TH AVE UNIT 4
OAK HARBOR WA 98277

DAYLEY, MICHAEL & PATRICIA DAYLEY
820 N OAK HARBOR ST #46
OAK HARBOR WA 98277

OLIVER, WILLIAM M
820 N OAK HARBOR ST #22
OAK HARBOR WA 98277

MIKAN, JOHN & JOANNE MIKAN
820 N OAK HARBOR ST TRLR 30
OAK HARBOR WA 98277

LEO RANDHAWA FAMILY, LLC
1730 LABOUNTY RD #9-328
FERNDAL E WA 98248

BARTLESON, CHRISTIAN H
150 NE 7TH AVE UNIT 22
OAK HARBOR WA 98277

PASCUA, OMAR
190 NE 7TH AVE
OAK HARBOR WA 98277

CALKINS, DALE E
150 NE 7TH AVE UNIT 26
OAK HARBOR WA 98277

FELIX, ROSALINA
925 INDIAN HOLLOW AVE
N. LAS VEGAS NV 89031

GEORGE, ANDREW & PENNIE
GEORGE
820 N OAK HARBOR SPACE 70
OAK HARBOR WA 98277

SANCHEZ, VERONICA DE JESUS
820 N OAK HARBOR ST #28
OAK HARBOR WA 98277

WIEBERDINK, RONALD D
820 N OAK HARBOR ST TRLR 68
OAK HARBOR WA 98277

WIEBERDINK, ROGER A & %GINA
MOORE
820 N OAK HARBOR ST #66
OAK HARBOR WA 98277

BLANKENSHIP, MARIA
150 NE 7TH AVE #18
OAK HARBOR WA 98277

BUTLER TRUSTEE, BRANDIE &
LAVON E MCCLINTOCK TRUST
PO BOX 378
OAK HARBOR WA 98277

FROST-FRASER, TEASA M & JENNIFER
R FRASER
820 N OAK HARBOR ST #52
OAK HARBOR WA 98277

BROWN, ROBERT A & KATHERINE S
WARD
820 N OAK HARBOR ST # 76
OAK HARBOR WA 98277

TOWN & COUNTRY MHP & GURDEEP
RANDHAWA
1730 LABOUNTY RD #9-328
FERNDAL E WA 98248

LEO RANDHAWA FAMILY, LLC & TOWN
AND COUNTRY MHP
150 NE 7TH AVE #2
OAK HARBOR WA 98277

TOLLEDO, IVONNE & C/O PERRIANNE
MEYERS
820 N OAK HARBOR ST #4
OAK HARBOR WA 98277

RODRIGUEZ, M A CATHERINE JEAN
150 NE 7TH AVE UNIT 6
OAK HARBOR WA 98277

HOLMAN, JAMES A
820 N OAK HARBOR ST TRLR 72
OAK HARBOR WA 98277

MELTON, ROBERT
820 N OAK HARBOR ST #12
OAK HARBOR WA 98277

SOSA, SAMUEL REYES & RAZAN DIAZ
SOSA & MOSES HAKIM AIRYAN
150 NE 7TH AVE #8
OAK HARBOR WA 98277

SHAWVER, KITTY J
820 N OAK HARBOR ST TRLR 40
OAK HARBOR WA 98277

TRIPP, BARBARA L
820 N OAK HARBOR RD #20
OAK HARBOR WA 98277

SANCHEZ, VERONICA DE JESUS
820 N OAK HARBOR ST #24
OAK HARBOR WA 98277

RODRIGUEZ, SAMUEL
820 N OAK HARBOR ST TRLR 16
OAK HARBOR WA 98277

SLOAN, JAMES LEE A & GAVIN E
SLOAN
820 N OAK HARBOR ST TRL #14
OAK HARBOR WA 98277

GRITTEN, DON L & LAURA L GRITTEN
820 N OAK HARBOR RD #62
OAK HARBOR WA 98277

LEVAC, ALCIDE R & AND/OR CURRENT
RESIDENT
820 N OAK HARBOR ST #54
OAK HARBOR WA 98277

WEATHERLOW, RONALD
150 NE 7TH ST #20
OAK HARBOR WA 98277

OWEN, JOHN
820 N OAK HARBOR ST #2
OAK HARBOR WA 98277

CLARK DASCHER, VIRGINIA M
820 N OAK HARBOR ST #34
OAK HARBOR WA 98277



May 21, 2025

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION**

Ituha Stabilization Facility Addition

**APPLICATIONS: Site Plan Review 2504-0017
Conditional Use Application 2504-0016**

Dennis W. Dean, Jr. submitted a Site Plan Review Application and a Conditional Use Application for a facility addition.

PROJECT LOCATION: The property location is R13335-337-0980, 275 NE 10th Ave.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please scan the below QR code. You can also mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 4:30 p.m. on 6-11-2025**. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

To receive notification of the decision on this proposal, please include your email and send your request to the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277. Include Notification of Decision for application 2504-0017 and 2504-0016.

Patti O'Mahony
Permit Coordinator
pomahony@oakharbor.org



NOTICE OF APPLICATION

Ituha Stabilization Facility Addition

APPLICATIONS: Site Plan Review 2504-0017 Conditional Use 2504-0016

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DETERMINATION OF COMPLETENESS: The above applications were submitted on April 21, 2025 and April 18, 2025 by Dennis W. Dean, Jr. for Ryan Beach property owner. The applications have been determined complete for processing on Tuesday, May 20, 2025.

APPLICABLE REGULATIONS AND REVIEW CRITERIA: The above applications will be reviewed for compliance with the Oak Harbor Comprehensive Plan (June 2016 and Nov. 2014), Municipal Code. This may not be a comprehensive list of the applicable regulations and review criteria against which this application will be reviewed.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

PUBLIC COMMENT PERIOD: 5-28-2025 thru 6-11-2025

If you have questions regarding this application, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m., Monday thru Friday.

To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 4:30 p.m. on 6-11-2025.**

To receive notification of the decision on this proposal, please include your email and send your request to the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277. Please include the following: Notice of Decision for applications 2504-0017 and 2504-0016.

Patti O'Mahony
Permit Coordinator

Published: Whidbey News Times
Dated: 5-28-2025



**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

You are receiving this notice because you own property within 300 feet of 275 NE 10th Ave.

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on Tuesday, July 8, 2025 at 2:00 PM. This will be both a physical meeting location and a virtual meeting. The hearing examiner, staff, and the public may attend virtually or in-person at City Hall, Council Chambers. The hearing may be viewed live via YouTube at www.youtube.com/cityofoakharbor. The hearing examiner will consider the following item:

Conditional Use Application 2504-0016 and Site Plan 2504-0017: The applicant is proposing an addition of approximately 985 square feet to the existing stabilization facility at 275 NE 10th Ave.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. Information on how to provide public comments virtually will be provided on the hearing agenda. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

The associated applications are available for review at the City of Oak Harbor Development Services Department at City Hall, 865 SE Barrington Drive. For more information, please contact the Permit Coordinator in the Development Services Department at 360-279-4510.

Sarah Heller

Sr. Administrative Assistant, Development Services

sheller@oakharbor.org



NOTICE OF PUBLIC HEARING BEFORE HEARING EXAMINER

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on **Tuesday, July 8, 2025 at 2:00 PM.** This will be both a physical meeting location and a virtual meeting. The hearing examiner, staff, and the public may attend virtually or in-person at City Hall, Council Chambers. The hearing may be viewed live via YouTube at www.youtube.com/cityofoakharbor. The hearing examiner will consider the following item:

Conditional Use Application 2504-0016 and Site Plan 2504-0017: The applicant is proposing an addition of approximately 985 square feet to the existing stabilization facility at 275 NE 10th Ave.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. Information on how to provide public comments virtually will be provided on the hearing agenda. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

The associated applications are available for review at the City of Oak Harbor Development Services Department at City Hall, 865 SE Barrington Drive. For more information, please contact the Permit Coordinator in the Development Services Department at 360-279-4510.

Sarah Heller, sheller@oakharbor.org
Senior Administrative Assistant - Development Services

POSTED ON FRIDAY, JUNE 20, 2025

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.gov

EMAILED ON WEDNESDAY, JUNE 18, 2025: legals@soundpublishing.com

PUBLISHED ON SATURDAY, JUNE 21, 2025: Whidbey News Times

REMOVE 07/09/2025