



July 31, 2024

Brad Wirkkala and Weston Roberts  
c/o Weston Roberts, Pacific Realty  
Long Beach, Washington  
Subject: Ilwaco/Pacific County, Black Lake Upland Parcels, Preliminary Project Overview

To Whom it May Concern,

This memorandum details the net buildable acreage potential and preliminary development considerations and/or activities for Pacific County Assessor Parcel numbers 73037002000-5000 (consisting of 12 legal parcels totaling 191.80 acres; see attached Figure 2 Plat Map).

### **PROJECT SUMMARY AND BACKGROUND**

This 191 acre (approx.) site offers a range of potential rural residential home sites, each 5 acres or larger in size, along with timberlands and open space on each lot. The max lot count, presuming adequate water, septic and street access would be 38. A project of that scale would require a subdivision approval and platting per Pacific County who has jurisdiction over the property. For a more minimal approach on development, the site already having 12 legal lots of record, would allow 12 homesites with the current lot layout; or, these lots could be boundary line adjusted and reconfigured provided they do not go below five acres in size.

The property contains delineated wetlands and several non-fish seasonal streams. Locations of streams, wetlands and their buffers are shown on the attached Figure 1 site map. This map also shows areas with slopes exceeding 15%. The net buildable area, outside of wetlands, streams, buffers and sloped areas is approximately 83.5 acres. The net buildable area is concentrated on two broad ridgelines oriented roughly east-west, with elevations between 80-120 vertical feet above sea level. Views from the ridges extend northerly toward the Long Beach Peninsula and southerly towards Baker Bay of the Columbia River estuary.

The property abuts City of Ilwaco-owned property to the west (within City limits), private parcels to the south (not in the City limits), and private parcels to the east and north in timberlands or agriculture.

### **ZONING**

The property is zoned Rural Residential (R-R) per Pacific County Zoning Ordinance 194, which states:

*“Rural Residential District R-R. Intent: The Rural Residential District is established to promote and protect low-density residential neighborhoods that exist in harmony with the natural environment. It is the intent of the District to promote a rural residential lifestyle by protecting environmental values, limiting population density to one dwelling unit per acre, permitting a variety of housing choices including both mobile/manufactured housing and stick built/site built housing, and permitting a variety of accessory activities, including limited recreational vehicle use and personal agricultural usage. These areas are typically served by on-site sewage disposal systems and individual domestic wells. Generally,*

*many of the uses, activities and densities found on the Long Beach Peninsula are indicative of the Rural Residential Land Use District.”*

Ordinance 163 governs land division requirements, which states:

*“Ordinance 163 General Rural: No more than one (1) building unit is allowed for every five (5) gross acres in a land division; building units may be “clustered” provided that other land use and health regulations are met; no land divisions can occur with less than ten (10) gross acres, unless only one (1) of the lots thereby created is designated as being able to contain a building unit.”*

## **ACCESS**

Current access to the site is provided by the City of Ilwaco’s Williams Street up to the border of the City Limits, wherein access continues on Pacific County right-of-way for approximately 600 feet to the site boundary (see Figure 2 Plat Map). This section of road is on a former railroad berm so is flat in grade and relatively wide beyond the current road shoulder. From the easement, access onto the property is via current graveled logging road which ascends to the ridge in the northwest portion of the site. All of the access roads have at least a 12-foot wide driving surface which is wider in some portions, particularly north of Black Lake, which provides sufficient width for two cars to pass one another. Pacific County will determine the access road width requirements depending on the number of lots proposed on the property. Generally, road widening if necessary, either for the full extent of the access, or for pull-outs for passing cars at certain intervals, appears to be achievable due to the existing base width of the roads and the adjoining uplands which would allow widening with minimal or no critical areas (wetland or stream) impacts.

## **UTILITIES**

The property lies completely within the Water Service Area of the City of Ilwaco. Water service could be extended by one of two routes: Williams Street and current access roads from the west or, through private property to the south if a water service easement is obtained. Similarly, power and communications would be extended with either option, however most likely along the access road corridor along Williams Street. Sewage treatment would be through on-site septic systems designed and installed through residential home development.

## **PERMITS AND TIMEFRAMES**

The environmental and construction permits likely to be required for the project along with the lead agency responsible and typical timelines are presented as follows:

- State Environmental Policy Act (SEPA) Determination- Pacific County- 60 days
- Critical Areas Review/Permit for any road widening or home construction if within critical areas or their buffers. 60-90 days
- Construction Stormwater Permit- Washington Dept. of Ecology- 60-90 days, if construction or grading exceed one acre in area.
- Building Permit- Pacific County- Variable depending on design plans being approved including utilities, building, grading
- Forest Conversion Approval – Department of Natural Resources and Pacific County may require payment of back taxes if the property is taken out of the current farm forest classification; however, if

future lots created (or boundary line adjusted) are 6 acres or larger one acre can be designated as a building site with the remaining 5 acres remaining in the farm forest classification thereby taxed at the farm forest classification rate

## DISCUSSION

This property has several attributes worth consideration from a development and environmental viewpoint:

- 1) Good current access, although some road improvements are likely needed depending on the number of desired residential lots.
- 2) All future residential lots have a forest and open space component which has value, both from a resource and livability standpoint.
- 3) The location of homesites is above tsunami hazard zone.
- 4) The location and proximity to favors a rural feel and setting but not far away from services.
- 5) The coastal location is ideal for recreation. The site offers numerous opportunities for a shared trail system and access to Black Lake recreation area. Views of and access to wetlands, forest and lake areas are positive for nature enjoyment.
- 6) Ridgetop locations for housing afford views and building sites with minimal grading for construction.
- 7) The net buildable area, outside of wetlands, streams, buffers and sloped areas is approximately 83.5 acres, or approximately 43% of the entire site.

## LIMITATIONS

ELS bases this memorandum's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, planning, or regulations after the date of this memorandum.

If you have any questions or need additional information, please contact me at (360) 578-1371 or Francis@eco-land.com.

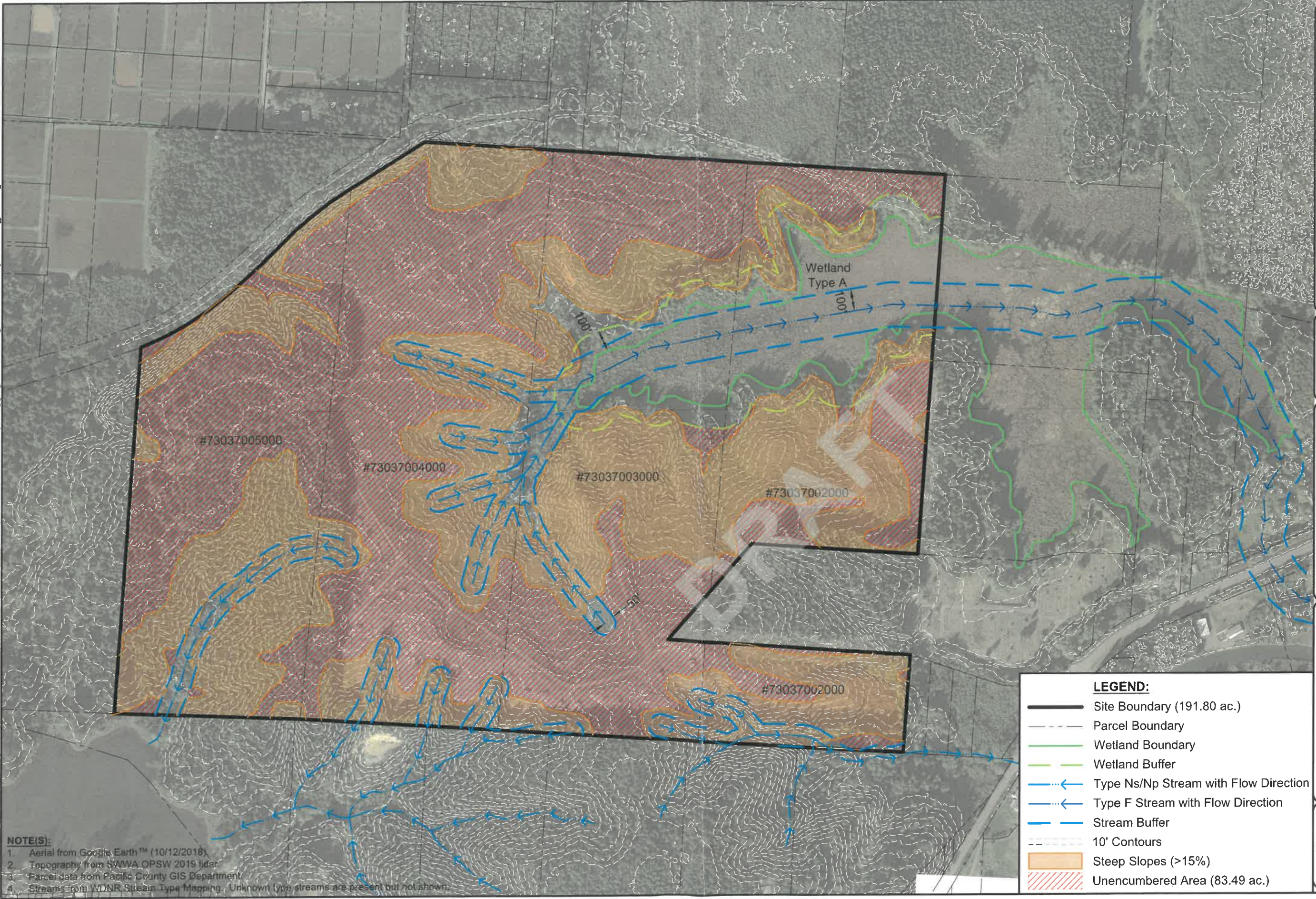
Sincerely,



Francis Naglich  
Principal/Sr. Wetland Biologist

### Attachments:

- Figure 1 – Site Map
- Figure 2 – Plat Map



**NOTE(S):**  
1. Aerial from Google Earth™ (10/12/2018).  
2. Topography from SWWA OPSW 2019 lidar.  
3. Parcel data from Pacific County GIS Department.  
4. Streams from WDNR Stream Type Mapping. Unknown type streams are present but not shown.

**LEGEND:**

- Site Boundary (191.80 ac.)
- Parcel Boundary
- Wetland Boundary
- Wetland Buffer
- Type Ns/Np Stream with Flow Direction
- Type F Stream with Flow Direction
- Stream Buffer
- 10' Contours
- Steep Slopes (>15%)
- Unencumbered Area (83.49 ac.)

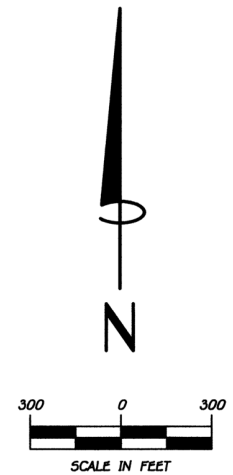
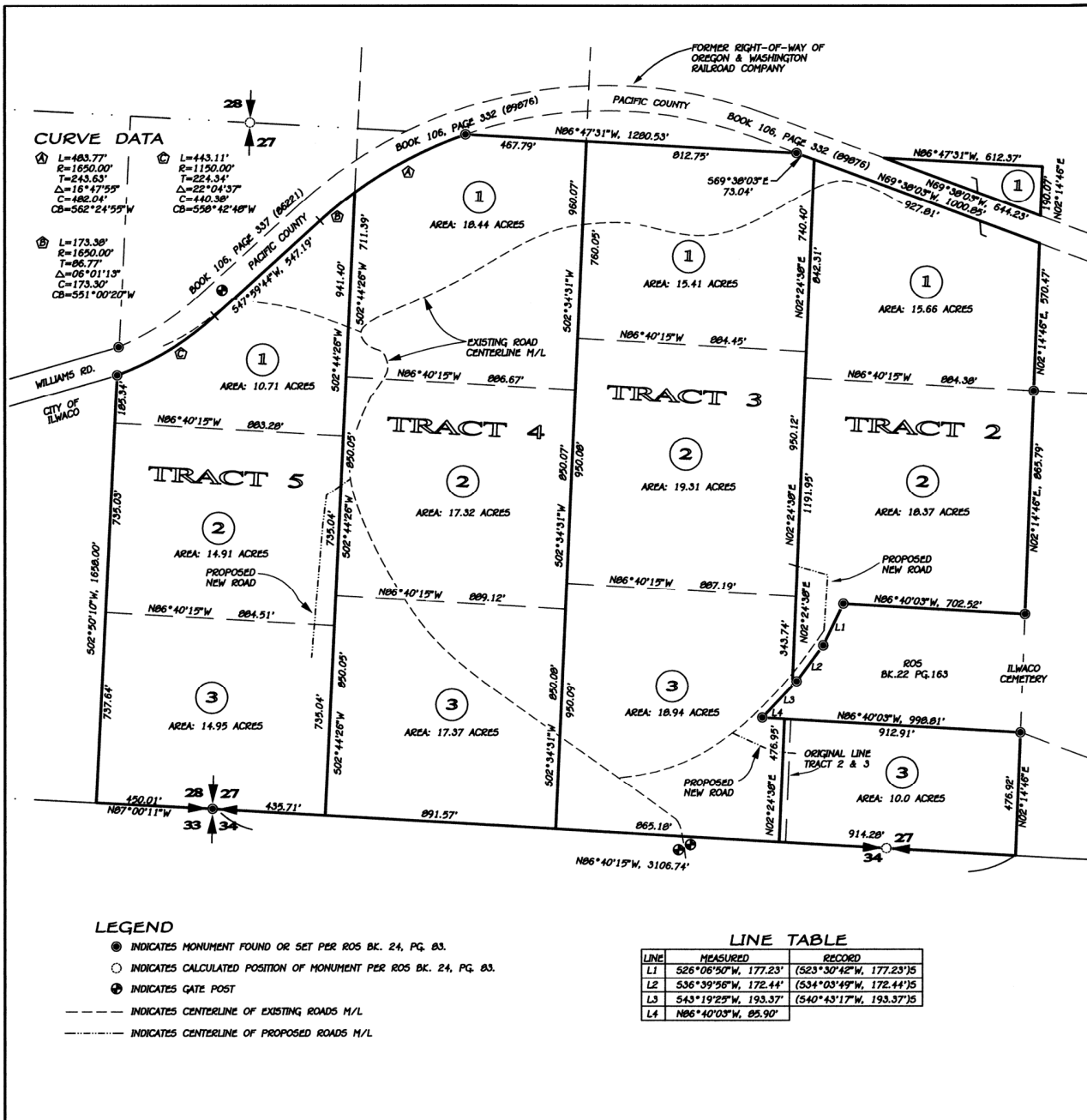
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SCALE IN FEET

**Ecological Land Services**  
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
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DATE: 7/22/24  
DWN: JKJ  
REQ. BY: FN  
PRJ. MGR: FN  
CHK:  
PROJECT NO: 3542.01

Figure 1  
SITE MAP  
Ilwaco Site  
Black Lake Group  
Pacific County, Washington  
Section 28, Township 10N, Range 11W, W.M.



**NOTES**

- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. FOR SURVEY INFORMATION SEE MAP RECORDED IN BOOK 24 OF SURVEYS AT PAGE 83, PACIFIC COUNTY SURVEY RECORDS.
- THE PURPOSE OF THIS MAP IS TO GRAPHICALLY DEPICT THE PROPOSED SUBDIVISIONS OF TRACTS 2, 3, 4 & 5, WHEALDON ESTATES, THE EXISTING ROADS AND PROPOSED NEW ROADS.
- THE SUBJECT PROPERTY CONTAINS PORTIONS OF WHEALDON TRACTS 2, 3, 4 & 5, AND EACH PROPOSED EXEMPT SUBDIVISION AND LOTS THEREIN MEET THE REQUIREMENTS OF PACIFIC COUNTY ORDINANCE NO. 163, SECTION 3.8.6
- ALL ROADS PROPOSED TO BE PRIVATE ROADS CONSTRUCTED IN ACCORDANCE WITH PACIFIC COUNTY ROAD STANDARDS, APPENDIX F, PRIVATE ROAD, WITH RIGHT-OF-WAY WIDTH OF 40' FOR INGRESS, EGRESS AND UTILITIES.
- UTILITIES:  
SEPTIC: ON-SITE TREATMENT SYSTEM  
WATER: CITY OF LONG BEACH  
POWER: PUD#2, PACIFIC COUNTY  
TELEPHONE: CENTURY TEL  
CABLE: CHARTER COMMUNICATIONS
- ZONING - RURAL RESIDENTIAL (RR)  
SINGLE FAMILY DWELLING SETBACK:  
FRONT: 20'  
SIDE: 5'  
REAR: 10'  
MULTI FAMILY DWELLING SETBACK:  
20' FROM ALL PROPERTY LINES  
OTHER USES AND BUILDINGS:  
20' FROM ALL PROPERTY LINES  
BUILDING HEIGHT:  
MAXIMUM 35'
- OWNERS:  
BLACK LAKE GROUP LLC  
P.O. BOX 87  
CHINOOK, WA 98614

Figure 2  
Plat Map  
Ilwaco Site  
Black Lake Group  
Pacific County, Washington  
Section 28, Township 10 N. Range 11W. W.M.



EXHIBIT MAP FOR:  
**BLACK LAKE GROUP LLC**  
THAT PROPERTY DESCRIBED IN DEED  
AFN 3115300  
SOUTH 1/2  
SECTIONS 27 & 28, T10N, R11W, W.M.  
PACIFIC COUNTY, WASHINGTON

**HLB otak**

- SURVEYING
- CIVIL ENGINEERING
- PLANNING
- WATER RIGHTS
- WETLAND CONSULTING

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(503) 368-5094  
FAX: (503) 368-5047

WWW.HLB-OTAK.COM

SHEET 1  
OF 1

EQUIPMENT	FIELD	DRAWN	CHECKED	DATE	JOB NO.
N/A	N/A	RAP	DNB	MAR. 10, 2014	67556

\*WASP.CGO\* #27  
5675568160.DWG