



BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # CUP0022-23	RECEIVED: RECEIVED By Rob Winningham at 9:19 am, Dec 07, 2023
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PROJECT DESCRIPTION:

Describe the proposed use: _____
Proposed communication tower and fenced area at the base of the tower (owned by Harmoni Towers) capable to supporting Verizon's equipment and antennas to improve wireless services, including access to emergency services, in the surrounding area.

The use is conditionally provided for at Bonner County Revised Code, Section(s) 12-335, Table 3-5

APPLICANT INFORMATION:

Landowner's name: Dolyniuk Family Trust, and James A. & Sandy J. Dolyniuk Trustees		
Mailing address: _____		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: _____	Fax: _____	
E-mail: _____		

REPRESENTATIVE'S INFORMATION:

Representative's name: Paul Slotemaker, AICP		
Company name: Tilson		
Mailing address: 2450 NW 144th Ave		
City: Beaverton	State: OR	Zip code: 97006
Telephone: 503-421-2258	Fax: _____	
E-mail: pslotemaker@tilsontech.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Harmoni Towers (Primary Applicant), c/o Tilson		
Company name: Verizon Wireless (Co-Applicant)		
Mailing address: 2450 NW 144th Ave		
City: Beaverton	State: OR	Zip code: 97006
Telephone: 503-421-2258	Fax: _____	
E-mail: pslotemaker@tilsontech.com		

PARCEL INFORMATION:

Section #: <u>09</u>	Township: <u>59</u>	Range: <u>01</u>	Parcel acreage: <u>20</u>
Parcel # (s): <u>RP59N01W09510A</u>			
Legal description: <u>9-59N-1W TAX 19 1995 FUQUA 25 X 67 RP</u>			
Current zoning: <u>A/f-10</u>		Current use: <u>Agricultural</u>	
What zoning districts border the project site?			
North: <u>A/f-10</u>		East: <u>R-5 (Across Hwy 95)</u>	
South: <u>A/f-10</u>		West: <u>A/f-10</u>	
Comprehensive plan designation: <u>Ag/Forest</u>			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: <u>Ag/Forest uses and structures on 10 acre lots</u>			
South: <u>Ag/Forest use and structures on 10 & 20 acre lots</u>			
East: <u>Rural Residential use across Hwy 95 on 1.2 acre lot</u>			
West: <u>Ag/Forest use on 20 acre lot</u>			
Nearest city: <u>Sandpoint</u>		Distance to the nearest city: <u>10.5 miles</u>	
Detailed directions to site: <u>From Sandpoint: Head N on US-95 (14.3 mi), Turn L onto Cindy Ln. The site is to the right (north) side of Cindy Ln.</u>			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: <u>140' tall communication tower and ground equipment within a 50'x50' fenced area</u>	
2) Type of unit: <u>N/A</u>	
3) # of Units: <u>N/A</u>	
4) Any machinery to be located on the site: <u>No</u>	
5) Any storage area, etc.: <u>No</u>	
6) Phasing plans, expected start-up and completion dates: <u>No phasing proposed</u>	
7) # of people on site (employees, visitors, etc.): <u>No on-site employees, customers or visitors</u>	
8) Hours of operation: <u>24/7 remotely operated wireless communication facility</u>	
9) Traffic to be generated (vehicles per day or week): <u>Typically one maintenance visit a month</u>	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): <u>None</u>	

11) Parking, loading areas: Room for one parking space within the access easement

12) Advertising sign, size and location: None proposed

13) Lighting plans: One works like to service the equipment

14) Solid waste management plan: N/A

15) Complete detail of scope/process: See attached narrative

16) If required, are landscaping plans attached? Yes No

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? See attached narrative

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: See attached narrative

How is the proposed use compatible with the adjoining land uses: See attached narrative

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: 26' wide easement and gravel access off of Cindy Lane (See attached drawings)

Public Road Existing Proposed
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Flat

Water courses (lakes, streams, rivers & other bodies of water): _____

No water courses other than the on-site wetland which has been delineated

Is site within a flood plain?

Yes

No

Firm Panel #: _____

Map designation: _____

Springs & wells: None known

Existing structures (size & use): Horse barn and house

Land cover (timber, pastures, etc): Pasture

Are wetlands present on site? Yes No

Source of information: See attached wetland delineation

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by: N/A

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by: N/A

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Distance (in miles) to the nearest: N/A

Public/Community Sewer System:	Solid Waste Collection Facility:
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Public/Community Water System:	Fire Station:
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Elementary School:	Secondary Schools:
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County Road:	County Road Name:
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Which fire district will serve the project site? _____

Which power company will serve the project site? _____

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached) [See attached narrative](#)

Property Rights: _____

Population: _____

School facilities & Transportation: _____

Economic Development: _____ _____
Land Use: _____ _____
Natural Resources: _____ _____
Hazardous Areas: _____ _____
Public Services: _____ _____
Transportation: _____ _____
Recreation: _____ _____
Special Areas or Sites: _____ _____
Housing: _____ _____
Community Design: _____ _____
Agriculture: _____ _____
Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: See enclosed Letter of Authorization (Exhibit D) Date: _____

Landowner's signature: _____ Date: _____

**Conditional Use Permit Application for Harmoni
Towers' ID0003867_Naples & Verizon Wireless'
Naples Wireless Communications Facility**

A Proposal Submitted to Bonner County

**Prepared for
Harmoni Towers & Verizon Wireless**

**Prepared by
Tilson**

December 6, 2023

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Harmoni Towers – ID0003867_Naples
Communication Tower—Conditional Use Permit

I. PROPOSAL SUMMARY INFORMATION

File No: ID0003867_Naples

Applicant/Tower Owner: Harmoni Towers
c/o Tilson
2450 NW 144th Ave
Beaverton, OR 97006

Co-Applicant: Verizon Wireless

Preparer for Applicant: Paul Slotemaker, AICP
Tilson
2450 NW 144th Ave
Beaverton, OR 97006
503-421-2258

Property Owner: Dolyniuk Family Trust
James A. & Sandra J. Dolyniuk Trustees
211 Cindy Lane
Sandpoint, ID 83864

Request: Conditional Use Permit review to construct a new wireless communication tower facility and install associated ground equipment used for wireless communication transmissions.

Location: 211 Cindy Lane
Sandpoint, ID 83864
PIN: RP59N01W097510A

Zoning: Agricultural/forestry 10 (A/f-10)

Harmoni Towers – ID0003867_Naples
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II. INTRODUCTION

Verizon Wireless (“Verizon”) is in the process of expanding and upgrading its wireless communication network to include 5G and LTE (Long Term Evolution) technology in Idaho and many other western states.

In order to improve these services, Verizon is expanding and upgrading its wireless network in parts of Idaho and other western states. Verizon’s network works by splitting a region into smaller geographic areas called cells, each cell is served by a transmitter and receiver or base station. As a caller moves across the landscape, the call is passed, or “handed-off”, from one base station to another. Each base station is connected to a mobile telephone switching office, which is linked to the land based phone network serving your home or office.

Individual base station site locations, such as the proposed site, are selected based on a number of considerations related to topography, distance from other base stations, network signal strength and capacity, proximity to traffic corridors and customers, and other technical features. Verizon’s engineers utilize computer modeling and radio testing to determine potential sites. Because each base station consists of very low powered transmitters, which cover a relatively small geographic area, there is limited flexibility in site selection.

The proposed wireless communication facility is located at 211 Cindy Lane, Sandpoint. The proposed communication tower and 5G/LTE wireless facility will increase the coverage strength of Verizon’s network, including indoor signal strength in the surrounding area, and the tower will be designed to support additional wireless carriers, reducing the need for additional towers in the area. With the wireless use trends increasing rapidly, additional wireless facilities are a necessity for Bonner County. This facility is essential to improve public safety with improved access and reliability to emergency services, as well as ensure the user population in the surrounding area receive as good as, or better wireless services as customers in the rest of Verizon’s network.

III. PROPOSAL DESCRIPTION

Proposal Description

The tower owner, Harmoni Towers (“Harmoni”), proposes to construct a new communication tower and fenced area at the base of the tower capable of supporting Verizon’s equipment and antennas, as well as the collocation of additional future wireless carriers which will reduce the need for additional towers in the area. As illustrated in the attached drawings (Exhibit A), Verizon’s proposed wireless facility will include panel antennas and radio equipment mounted at the top Harmoni’s proposed tower and associated ground mounted equipment cabinets located within a fenced enclosure at the base of the support structure. Verizon’s wireless facility is needed to improve Verizon’s coverage to improve the quality of voice and data service as well as access to emergency services, and indoor service to the user population within the intended

**Harmoni Towers – ID0003867_Naples
Communication Tower—Conditional Use Permit**

service area.

The proposed 140-foot tall wireless facility on the A/f-10 zoned property is allowed as a Conditional Use (Per BCRC 12-335, Table 3-5). The subject property is agriculturally developed with a wetland covering the majority of the property. Properties to the north, south, and west are zoned A/f-10 and agriculturally or forestry developed. Properties to the east, on the opposite side of Highway 95 and the railroad tracks, are zoned R-5 and residentially developed. Access to the site will be provided through a new driveway off Cindy Lane to the south. Because maintenance visits occur approximately once a month, there will be virtually no transportation impact to the surrounding area.

IV. REQUESTED LAND USE REVIEW

Harmoni is requesting Conditional Use Permit (“CUP”) approval based on BCRC 12-335, Table 3-5 which allows “Communication Towers” as a conditional use in the A/f-10 zone.

V. RESPONSE TO THE CONDITIONAL USE PERMIT APPROVAL CRITERIA

The following paragraphs are a response to the required information for a CUP of a new Communication tower per BCRC Sections 12-335, 12-488 and 12-222.

12-335: PUBLIC USE TABLE:

TABLE 3-5

PUBLIC USE TABLE

<i>Use</i>	<i>Zoning District</i>								
	<i>F</i>	<i>A/F</i>	<i>R</i>	<i>S</i>	<i>C</i>	<i>I</i>	<i>RSC</i>	<i>REC</i>	<i>AV</i>
<i>Communication towers</i>	<i>C (3)</i>	<i>C (3)</i>	<i>C (3)</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>

Response: Per Table 3-5, the proposed communication tower on the A/f-10 zoned property is a Conditional Use. The use is permitted subject to the conditional use provisions specified in chapter 2, subchapter 2.2.

A response to the conditional use provisions specified in BCRC 12-222 is on Page 6 of this narrative.

12-488: COMMUNICATION TOWERS:

A. Communication towers and attendant facilities shall be enclosed by a fence not less than six feet (6') in height.

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Response: As illustrated in the attached drawings (Exhibit A), the proposed wireless facility will be enclosed with a six-foot tall chain link fence.

B. The base of any tower shall not be closer to any property line than a distance equal to the tower height.

Response: As illustrated in the attached site plan drawing (Exhibit A, sheet A1.0), the base of the 140-foot tall facility will be located a minimum of 140 feet from the nearest property lines.

C. The Zoning Commission shall consider the public convenience and necessity of the communication tower and any adverse effect the facility would have upon properties in the vicinity and may require such reasonable restrictions and conditions of development as to uphold the purpose and intent of this title and the comprehensive plan.

Response: The service provided by Verizon’s proposed facility will benefit the people and businesses in the surrounding coverage area with improved wireless services that are as good as or better than other areas in Verizon’s network, which will promote orderly development and economic growth opportunities.

The proposed facility is a passive, unoccupied use which will be engineered to meet or exceed local building code safety requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public. The facility will only generate an average of one vehicle trip a month for maintenance via a new driveway off Cindy Lane. The monthly maintenance visit will not impact local streets or traffic. Its only interaction with other uses in the area is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce smoke, odors, pests or dust. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the support structure. Use of generators will be limited to emergency purposes and occasional testing.

Additionally, the proposed wireless facility will improve public health and safety for customers living, working and traveling through the coverage area by improving reliable access to emergency services and 911. This is increasingly important as the number of homes without landline phones increases, and when traditional landline phones are inaccessible or not working. This is often the case for stranded motorists, after a severe storm or the result of other types of emergencies. Law enforcement agents, neighborhood watch programs and individuals use wireless phones in emergency situations to improve emergency service with reduced notification times, improved response times, improved

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Communication Tower—Conditional Use Permit

knowledge for emergency response teams and an increased number of life-saving outcomes. As a result, this facility will provide a net positive impact on the surrounding vicinity.

D. Communication towers shall be built to telecommunication industry association/electronic industry association (TIA/EIA) 222 revision F standards, or as amended, for steel antenna support structures.

Response: The proposed communication tower will be designed and built to meet building code requirements. An engineer's stamped structural report will be provided as part of the building permit application.

E. Communication towers shall be constructed to accommodate other future communication services where technically feasible ("collocation").

Response: The proposed tower will be designed to accommodate the collocation of future wireless communications equipment.

F. Communication towers shall meet all operational, construction and lighting standards of the federal aviation administration.

Response: The proposed tower will meet all FAA required operational, construction and lighting standards. The FAA determination can be provided as a condition of approval.

G. Communication towers shall not penetrate any airspace surface on or adjacent to any public or private airfields as set forth at subchapter 5.2 of this title.

Response: According to the attached TOWAIR Determination in Exhibit B (TOWAIR is a service of the FCC to identify impacts of towers on aircraft and airports), there are no airports within 5 miles of the proposed communication tower and does not require registration with the FAA. The FAA determination can be provided as a condition of approval.

H. Upon termination of use of a communication tower for a period of not less than one year, the landowner and/or tower operator/applicant shall remove the tower along with all supporting equipment, apparatus and foundation.

Response: As stated in the attached tower removal letter (Exhibit C), the tower will be removed upon termination of use.

I. Flammable material storage shall be in accordance with international fire code standards.

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Communication Tower—Conditional Use Permit**

Response: The applicant agrees any flammable material storage will be in accordance with international fire code standards.

J. Communication towers shall not be used for signage, symbols, flags, banners or other devices or objects attached to or painted or inscribed upon any communication facility for the purposes of displaying a message of any kind, except as required by a governmental agency. (Ord. 501, 11-18-2008; amd. Ord. 661, 3-18-2022)

Response: The applicant agrees the proposed tower will not be used for signage (beyond FCC identification signage at the fenced compound), symbols, flags, banners or other devices or objects attached to or painted or inscribed upon any communication facility for the purposes of displaying a message of any kind, except as required by a governmental agency.

12-222: APPLICATION, CONTENTS:

An application for a conditional use permit must be submitted to the Planning Department. At a minimum, the application shall contain the following information:

A. Name, address and phone number of applicant.

Response: Applicant: Harmoni Towers
6210 Ardrey Kell Road, Suite 450
Charlotte, NC 28277-4864
Bryan Mullen, Harmoni Project Manager
Cell: 503-849-3288

Co-Applicant: Verizon Wireless
Attn: Chritine Bradford
5430 NE 122nd Avenue
Portland, OR 97230
503-509-9034

B. Authorized signature of at least one owner of the property for which the conditional use permit is proposed.

Response: The property owner's signature is included in the attached letter of authorization (Exhibit D).

C. Legal description of property.

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Response: Bonner County’s online interactive GIS map lists the following legal description:

9-59N-1W TAX 19 1995 FUQUA 25 X 67 RP

D. Applicant's interest in title.

Response: A copy of the deed is included in Exhibit E.

E. Description of existing use.

Response: The property is currently agriculturally used.

F. Zoning district in which property is located.

Response: The property is zoned A/f-10 (Agricultural/forestry 10).

G. Description of proposed conditional use or nature of variance requested.

Response: Harmoni proposes to construct a new 140-foot communication tower and fenced area at the base of the tower capable of supporting Verizon’s equipment and antennas. As illustrated in the attached drawings (Exhibit A), Verizon’s proposed wireless facility will include panel antennas and radio equipment mounted at the top Harmoni’s proposed tower and associated ground mounted equipment cabinets located within a fenced enclosure at the base of the support structure. Verizon’s wireless facility is needed to improve Verizon’s coverage to improve the quality of voice and data service as well as access to emergency services, and indoor service to the user population within the intended service area.

H. A narrative statement that addresses:

1. The effects of elements such as noise, glare, odors, fumes and vibrations on adjoining property.

Response: The proposed facility is a passive, unoccupied use. The facility will only generate an average of one vehicle trip a month for maintenance via a new driveway off Cindy Lane to the south. The monthly maintenance visit will not impact local streets or traffic. Its only interaction with other uses in the area is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare, radioactive materials, or noxious and toxic material. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the support structure.

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The only noise generating equipment is the emergency back-up generator which will be limited to emergency purposes and occasional testing. The emergency generator is vital to provide service during power outages when communication is needed most. The large distances to the nearest property lines will minimize potential noise impacts.

The antenna support structure will be engineered to meet or exceed local building code safety requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public.

2. *The compatibility of the proposal with the adjoining land uses.*

Response: The proposed wireless communication facility is an unoccupied, passive use which is compatible with the adjoining land uses. The site is located at 211 Cindy Lane, on a 20-acre parcel zoned Agricultural/forestry (A/f-10). Adjoining rights-of-way to the east are developed with US Highway 95, overhead utilities, and three sets of railroad tracks. Adjoining properties to the north, south, and west are zoned A/f-10 and agriculturally and forestry developed. Properties located over 400 feet away to the east, on the opposite side of Highway 95 and the railroad tracks, are zoned R-5 and rural-residentially developed. Bonner County currently allows for uses related to agricultural production on the surrounding A/f-10 zoned properties, and small scale farming and forestry activities and tourism and recreation uses on the R-5 zoned properties east of Highway 95 and the railroad tracks. As stated below, the proposed wireless communication facility will be compatible with the adjoining land uses.

The proposed facility is a passive, unoccupied use which will only generate an average of one vehicle trip a month for maintenance via a new driveway off Cindy Lane to the south. The monthly maintenance visit will not impact local streets or traffic. Its only interaction with other uses in the area is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce smoke, odors, pests or dust. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the support structure. Use of the emergency generator will be limited to emergency purposes and occasional testing.

Furthermore, existing and permitted uses on adjoining properties will not limit the use of the proposed wireless communication facility. Activities associated with Highway 95 and the railroad track are limited to auto, truck, tractor and train traffic, which generate noise, dust, pollution, and a small amount of vibration. The existing utility poles are a passive use. Existing and permitted farming practices associated with the subject and surrounding properties may generate additional noise, dust, smoke and truck traffic with the potential to produce a

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certain amount of dust, air and water borne fertilizers, herbicides and pesticides. Each of these uses will have little or no impact on the proposed facility.

The tower's narrow cross section will present only a narrow object on the landscape. The narrow profile of the proposed facility ensures the facility will present only a brief, narrow obstruction in this large viewshed. The galvanized steel gray finish reduces the pole's visibility and helps it blend in with the sky. By locating several hundred feet from the nearest residences to the north and east, potential views of the pole will be less significant because the pole occupies a smaller portion of the view. Where visible, the significance of views of the facility will vary inversely with distance from the site. That is, the farther away the viewer, the less significant the monopole, because it occupies a smaller portion of the person's view as that person moves farther from the site.

3. The relationship of the proposed use to the comprehensive plan.

Response: The proposed wireless communication facility in compliance with the "Economic Development" and "Public Services, Facilities and Utilities" sections of the Bonner County Comprehensive Plan by providing critical telecommunication services to the residents of Bonner County. The service provided by Verizon's proposed facility will benefit the people and businesses in the surrounding area with improved wireless services that are as good as or better than other areas in Verizon's network, which will promote economic growth opportunities.

I. A plan of the site, drawn to scale, showing location of all existing and proposed buildings, parking and loading areas, traffic access and circulation, undisturbed areas, open spaces, landscaping, refuse and service areas, utilities, signs and yards. (Ord. 501, 11-18-2008)

Response: Site plan and elevation drawings are included in Exhibit A.

J. Reserved. (Ord. 583, 12-5-2018)

Response: No response necessary.

K. A "vicinity map", as defined in section 12-822 of this title, sufficient to show the impact of the proposal commensurate with the scale of the project.

Response: A copy of the one-mile radius map is include in Exhibit F.

L. Other information that the Planning Director or Governing Body requires to determine if the proposed conditional use meets the intent and requirements of this title, such as information regarding utilities, traffic, service connections,

**Harmoni Towers – ID0003867_Naples
Communication Tower—Conditional Use Permit**

natural resources, unique features of the land or off site features affecting the proposal. (Ord. 501, 11-18-2008)

Response: No additional information has been requested.

VI. RESPONSE TO THE WETLAND APPROVAL CRITERIA

Per the attached wetland delineation (Exhibit G), the proposed wireless communication facility complies with the wetland requirements in BCRC 12-7.3.

12-732: WETLANDS DELINEATION REQUIRED:

A professional wetlands delineation shall be submitted at the time of application for:

A. *All subdivisions featuring lots containing a wetland based on a wetlands reconnaissance as required in section 12-731 of this subchapter. Exception: Subdivisions where all building sites are delineated on the plat are outside of a wetland based on the wetlands reconnaissance.*

Response: Not applicable. No subdivisions are proposed as part of this application.

B. *All development sites and land disturbing activities that are within a wetland based on the wetlands reconnaissance.*

Response: Per the attached wetland delineation (Exhibit G), and the attached site plan drawings (Exhibit A), the proposed wireless communication facility is not located within the wetland, is set back more than 40 feet from the edge of the wetland, and is in compliance with the buffer and setback requirements in BCRC 12-733.

VII. CONCLUSION

Considering the foregoing analysis and findings, the applicant requests approval of the proposed CUP application. The application meets all applicable criteria for approval.

VIII. EXHIBITS

- A. Site Plans & Elevations
- B. TOWAIR Determination
- C. Tower Removal Letter
- D. Letter of Authorization
- E. Deed
- F. Vicinity Map
- G. Wetland Delineation

Exhibit A

Site Plans & Elevations

PROJECT SCOPE

PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL.

- 50.0' X 50.0' (2,500 SQ FT) LEASE AREA
- 6.0' TALL CHAIN-LINK FENCE W/ BARB WIRE & 12.0' WIDE DUAL SWING ACCESS GATE AROUND LEASE AREA
- (4) 12.0' X 30.0' (360 SQ FT EA) EQUIPMENT LEASE AREAS (3) FOR FUTURE CARRIES
- (1) UTILITY W-FRAME W/ (4) METER BASE CAPACITY
- (1) 140.0' MONOPOLE WITHIN FENCED LEASE AREA
- (1) ANTENNA MOUNTING PLATFORM
- ANTENNAS, RADIOS, CABLES & GROUND SITE SUPPORT EQUIPMENT
- NEW 24.0' WIDE INGRESS, EGRESS & UTILITY EASEMENT BETWEEN EXISTING CINDY LANE & NEW LEASE AREA

HARMONI SITE NAME: NAPLES_SANDPOINT ID
VERIZON SITE NAME: NAPLES

ZONING DRAWINGS

211 CINDY LN
 SANDPOINT, ID 83864

HARMONI SITE ID #: ID0003867

VZW MDG #: 5000361182

VZW FUZE #: 2555356

SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY PLAT
LS-2	SURVEY PLAT
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A3.0	ELEVATIONS
RF1.0	RF PLUMBING DIAGRAM



PROJECT CONTACTS

APPLICANT:
 ATTENTION: HARMONI TOWERS
 4210 ARDREY TELL RD. STE 450
 CHARLOTTE NC 28277-4864

PROPERTY OWNER:
 DOLYNIE FAMILY TRUST
 211 CINDY LN
 SANDPOINT ID 83864

SITE ACQUISITION AGENT:
 TILSON TECHNOLOGY
 PAUL TURNER
 PH: 360 270 0043

ZONING/PERMITTING AGENT:
 TILSON TECHNOLOGY
 PAUL SLOFEMAKER AICP
 PH: 503.471.2058

PROJECT MANAGEMENT:
 HARMONI TOWERS
 BRYAN MULLEN
 PH: 503.849.3288

PROJECT INFORMATION

SITE NAME: NAPLES
ADDRESS: 211 CINDY LN
 SANDPOINT ID 83864

JURISDICTION: BONNER COUNTY
 PARCELS #: 8559901100575108
 ZONING: AGRICULTURAL FORESTRY 10

LATITUDE: TBD N [00.0000000]
LONGITUDE: TBD W [000.0000000]
SOURCE: 1A CERTIFICATION
GROUND ELEVATION: 2144.0

(N) STRUCTURE HEIGHT: 140.0' AGL
(N) GROUND LEASE AREA: 2500 SQ FT

OCCUPANCY: U
GROUP: 8-8

DRIVING DIRECTIONS

FROM SPOKANE INTERNATIONAL AIRPORT:

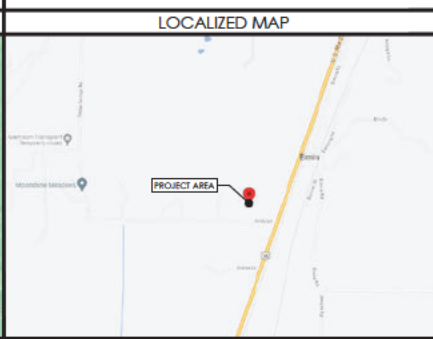
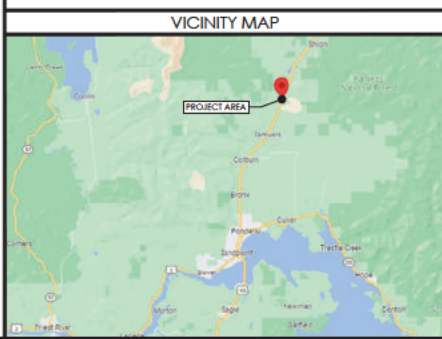
1. HEAD SOUTHEAST ON FLINT RD TOWARD W AIRPORT DR
2. TURN LEFT ONTO W AIRPORT DR
3. MERGE ONTO U.S. RTE 2 E
4. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR I-90 E/SPOKANE/US-2 AND MERGE ONTO I-90 E/US-2 E
5. TAKE EXIT 12 FOR US-95 TOWARD SANDPOINT/MOSCOW
6. TURN LEFT ONTO US-95 N
7. CONTINUE STRAIGHT TO STAY ON US-95 N
8. TURN LEFT ONTO CINDY LN

GOVERNING CODES

2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL EXIST. BUILDING CODE
 2015 NATIONAL FIRE CODE
 2017 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE

A.D.A. COMPLIANCE
 INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

SURVEYOR:
 AMBT CONSULTING LLC
 PATRICK B. DONOHUE PLS
 PH: 503.706.0621
 PATDONOHUE@AMBTCONSULTING.US



APPROVALS

FINAL CONSTRUCTION DRAWINGS SIGN-OFF

**REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REVIEW NOTE AS DRAWINGS ARE BEING REVIEWED

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST. MGR:		
OPS. MGR:		
PROJ. MGR:		
REG. REVIEW:		
DEV. MGR:		

DRAWN BY: JD
CHECKED BY: CL

DRAWING VERSION	
VER.	DESCRIPTION
1	10/13/23 PRELIM ZONING DRAWINGS
2	11/27/23 CLIENT COMMENT
3	11/29/23 FINAL ZONING DRAWING

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT INFORMATION

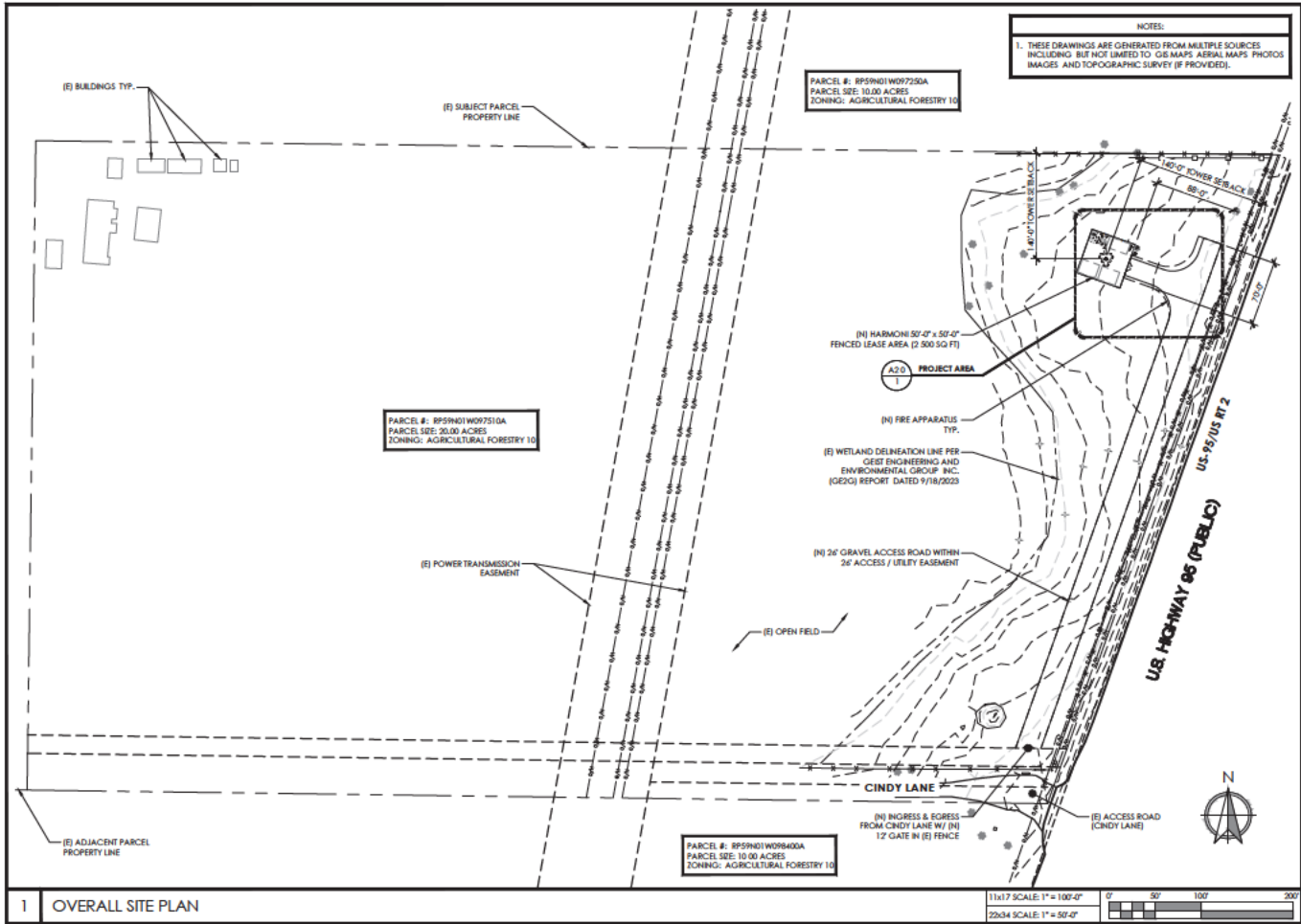
NAPLES
 211 CINDY LN
 SANDPOINT, ID 83864

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0



HARMONITOWERS

verizon

TILSON

CAPITAL DESIGN SERVICES
1100 S. 10th Ave., Suite 100
NAPLES, FL 34102

DRAWN BY: JD
CHECKED BY: CL

DRAWING VERSION	
VER.	DESCRIPTION
1	10/13/23 PRELIM ZONING DRAWINGS
2	11/27/23 CLIENT COMMENT
3	11/29/23 FINAL ZONING DRAWING

LICENSER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION

NAPLES
211 CINDY LN
SANDPOINT, ID 83854

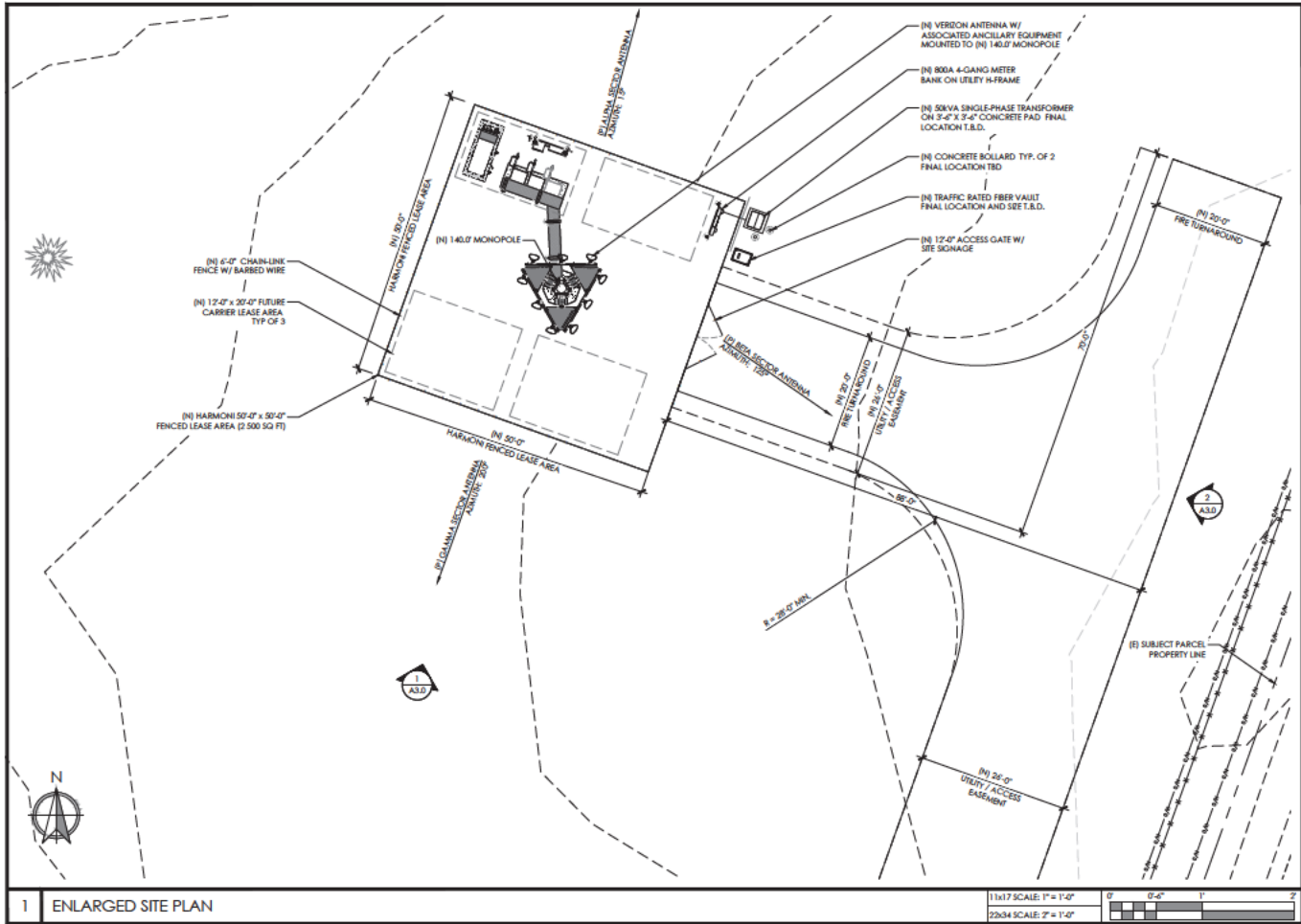
SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0

1 OVERALL SITE PLAN



HARMONITOWERS

verizon

TILSON

CAPITAL DESIGN SERVICES

DRAWN BY: JD
 CHECKED BY: CL

DRAWING VERSION	
VER.	DATE
1	10/13/23
2	11/27/23
3	11/29/23

LICENSER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION

NAPLES
 211 CINDY LN
 SANDPOINT, ID 83864

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

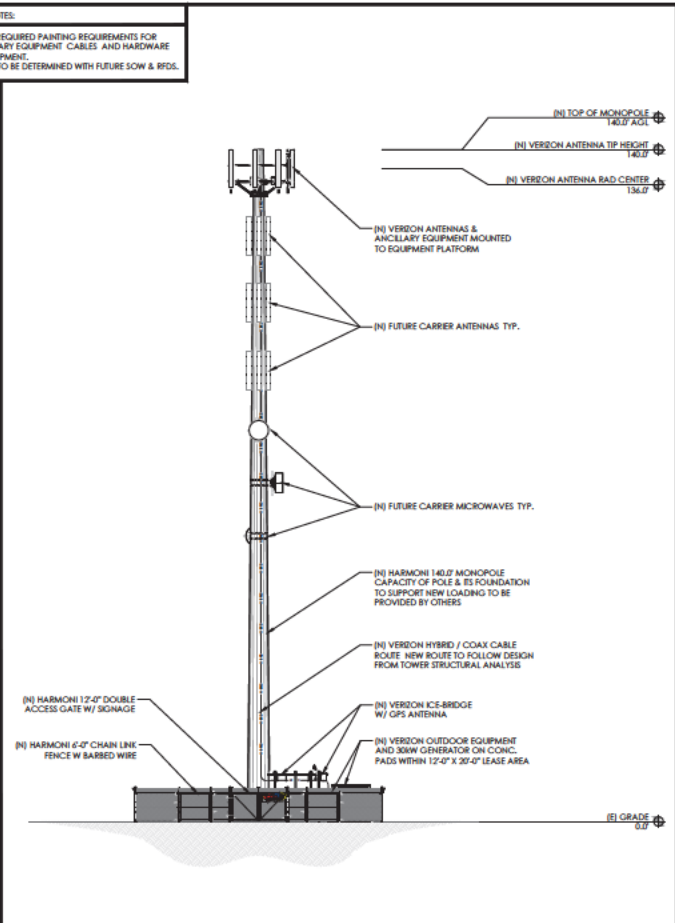
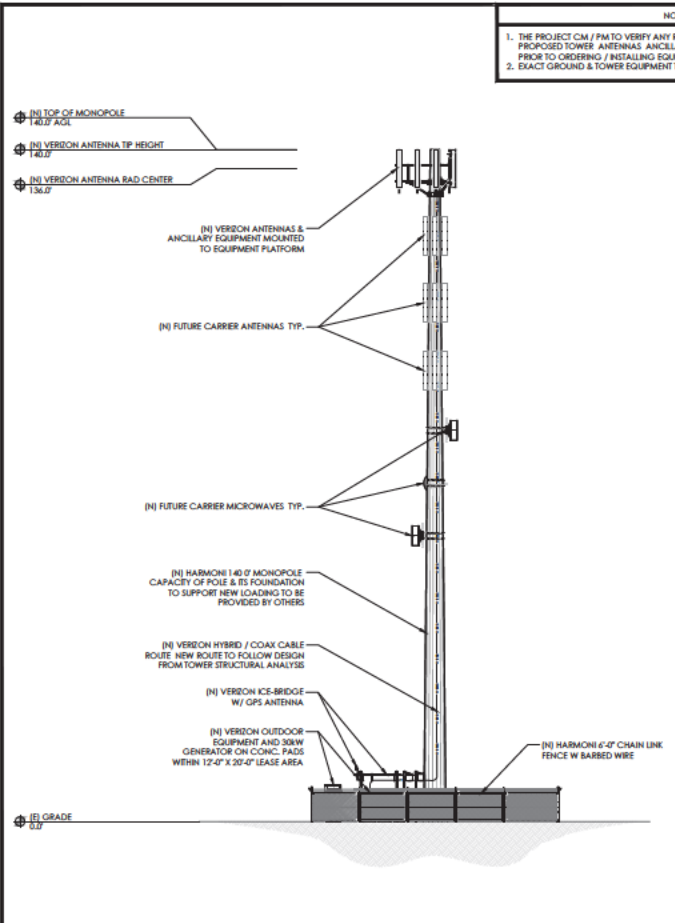
A2.0

1 | ENLARGED SITE PLAN

1"=1'-0"
 22x4 SCALE: 2"=1'-0"

0' 0'-0" 1' 0" 2'

NOTES:
 1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER ANTENNAS, ANCILLARY EQUIPMENT, CABLES AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.
 2. EXACT GROUNDING & TOWER EQUIPMENT TO BE DETERMINED WITH FUTURE SCOW & RFDS.



1 SOUTH ELEVATION 11x17 SCALE: 1" = 1'-0" 0' 0'-6" 1' 2' 22x34 SCALE: 2" = 1'-0"

2 EAST ELEVATION 11x17 SCALE: 1" = 1'-0" 0' 0'-6" 1' 2' 22x34 SCALE: 2" = 1'-0"

HARMONI TOWERS

verizon

TILSON

CAPITAL DESIGN SERVICES
 1100 Ave. N., Suite 100
 Naples, FL 34104
 www.capitaldesignservices.com

DRAWN BY: JD
 CHECKED BY: CL

VER.	DATE	DESCRIPTION
1	10/13/20	PRELIM ZONING DRAWINGS
2	11/27/20	CLIENT COMMENT
3	11/29/20	FINAL ZONING DRAWING

LICENSER

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT INFORMATION

NAPLES
 211 CINDY LN
 SANDPOINT, ID 83854

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0

(003) SPO NAPLES [3 Sectors – 4x4 RET RRH (LTE 700 850 AWS1 AWS3 PCS)]



DRAWN BY: JD
CHECKED BY: CL

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	10/13/20	PRELIM ZONING DRAWINGS
2	11/27/20	CLIENT COMMENT
3	11/29/20	FINAL ZONING DRAWING

LICENSER
PRELIMINARY
NOT FOR CONSTRUCTION

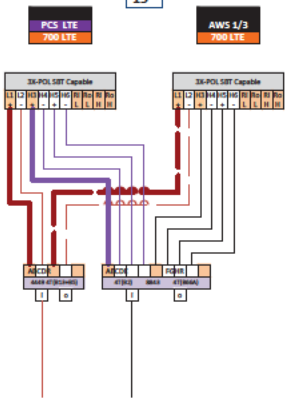
PROJECT INFORMATION
NAPLES
211 CINDY LN
SANDPOINT, ID 83864

SHEET TITLE
RF PLUMBING
DIAGRAM

SHEET NO.
RF1.0

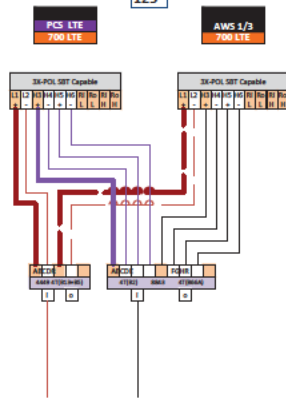
SECTOR 1

15°



SECTOR 2

125°



SECTOR 3

200°

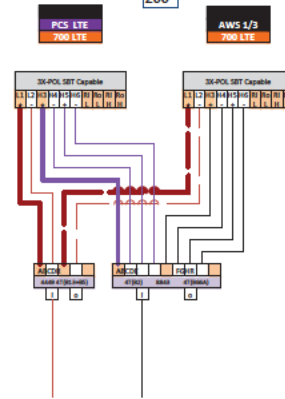


Exhibit B

TOWAIR Determination

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	48-28-40.7 north
Longitude	116-27-52.6 west

Measurements (Meters)

Overall Structure Height (AGL)	42.7
Support Structure Height (AGL)	42.7
Site Elevation (AMSL)	653.5

Structure Type

MTOWER - Monopole

[Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

Exhibit C

Tower Removal Letter



Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

**RE: REMOVAL STATEMENT – 211 Cindy Lane, Sandpoint, ID 83864 (Parcel #:
RP59N01W097510A) (Site: SPO Naples)**

To Whom It May Concern:

Per the Bonner County Lane Use Regulations, BR CR, Section 12-488(h), Harmoni Towers and their successors and interest agree Upon termination of use of a communication tower for a period of not less than one year, the tower operator shall remove the tower along with all supporting equipment, apparatus and foundation.

Sincerely,

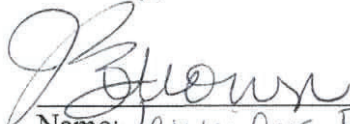

Name: Jennifer Brown Date: 11-29-23
Title: Director

Exhibit D

Letter of Authorization

Verizon Wireless

Permit Authorization

Date: 11/27/2023
Property Owner: James Allyn Dolyniuk and Sandra Jean Dolyniuk
Property/Site Address: 211 Cindy Lane, Sandpoint ID 83864

RE: [ID Naples / 211 Cindy Lane, Sandpoint ID 83864]

To Property Owner:

Please sign and return the letter of authorization to the Real Estate Consultant at pturner@tilsonotech.com, as soon as possible to assure rapid processing of this site.

This letter shall not constitute an agreement to enter a binding easement or lease, and neither party shall be bound with respect to the leasing of the property until a final Agreement is negotiated and signed by both parties.

LETTER OF AUTHORIZATION

To Whom It May Concern:

The undersigned hereby authorized Verizon Wireless, its attorneys, agents or representatives, to make application for any necessary zoning petitions including the filing of building permit applications.

I grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing any necessary zoning petitions including building permit applications.


Very truly yours,



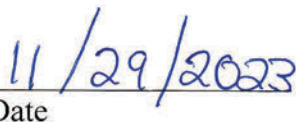
Property Owner



Date



Property Owner



Date

Exhibit E

Deed

Instrument # 930016
Bonner County, Sandpoint, Idaho
10/25/2018 09:03:32 AM No. of Pages: 2
Recorded for: STEPHEN SNEDDEN
Michael W. Rosedale Fee \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



When recorded return to:

Smith + Malek, PLLC
301 Cedar St., Ste. 204
Sandpoint, ID 83864

QUITCLAIM DEED

IN CONSIDERATION OF TRANSFER TO TRUST, the Grantors, JAMES A. DOLYNIUK and SANDRA JEAN DOLYNIUK, husband and wife, do hereby grant, remise, quitclaim and convey unto the Grantees, JAMES ALLYN DOLYNIUK and SANDRA JEAN DOLYNIUK, Trustees of the Dolyniuk Family Trust, whose current address is P. O. Box 511 Ponderay, Idaho 83852, all of the Grantor's right, title and interest in the following described property, situated in Bonner County, Idaho:

A tract of land in Section 9, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the East quarter corner of said Section 9, thence South 89°59'44" West 423.29 feet to a point on the Westerly right of way line of Highway U.S. 95;

Thence South 18°59'26" West 645.34 feet along said Westerly right of way line to the true point of beginning;

Thence South 89°56'03" West 1352.98 feet to the West line of the East half of the Northwest quarter of the Southeast quarter;

Thence South 00°02'17" West 706.57 feet along said West line to the South line of said Northwest quarter of the Southeast quarter;

Thence South 89°57'36" East 1109.50 feet to the Westerly right of way line of Highway U.S. 95;

Thence North 18°59'26" East 749.71 feet to the true point of beginning.

DATED this 23 day of Oct, 2018.


JAMES A. DOLYNIUK, Grantor


SANDRA JEAN DOLYNIUK, Grantor

DOLYNIUK FAMILY TRUST, dated October 23, 2018



By: JAMES ALLYN DOLYNIUK
Its: Trustee

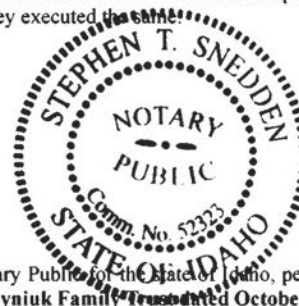
DOLYNIUK FAMILY TRUST, dated October 23, 2018


By: SANDRA JEAN DOLYNIUK
Its: Trustee

STATE OF IDAHO)
COUNTY OF BONNER) SS.

On this 23 day of Oct, in the year of 2018, before me, a Notary Public for the state of Idaho, personally appeared **James A. Dolyniuk and Sandra Jean Dolyniuk, husband and wife**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(Sign) 
NOTARY PUBLIC
Residing at: Sandpoint
My commission expires: 5/11/2020



STATE OF IDAHO)
COUNTY OF BONNER) SS.

On this 23 day of Oct, in the year of 2018, before me, a Notary Public for the state of Idaho, personally appeared **James Allyn Dolyniuk and Sandra Jean Dolyniuk, Trustees of the Dolyniuk Family Trust**, dated October 23, 2018, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

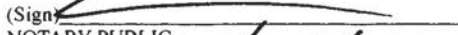
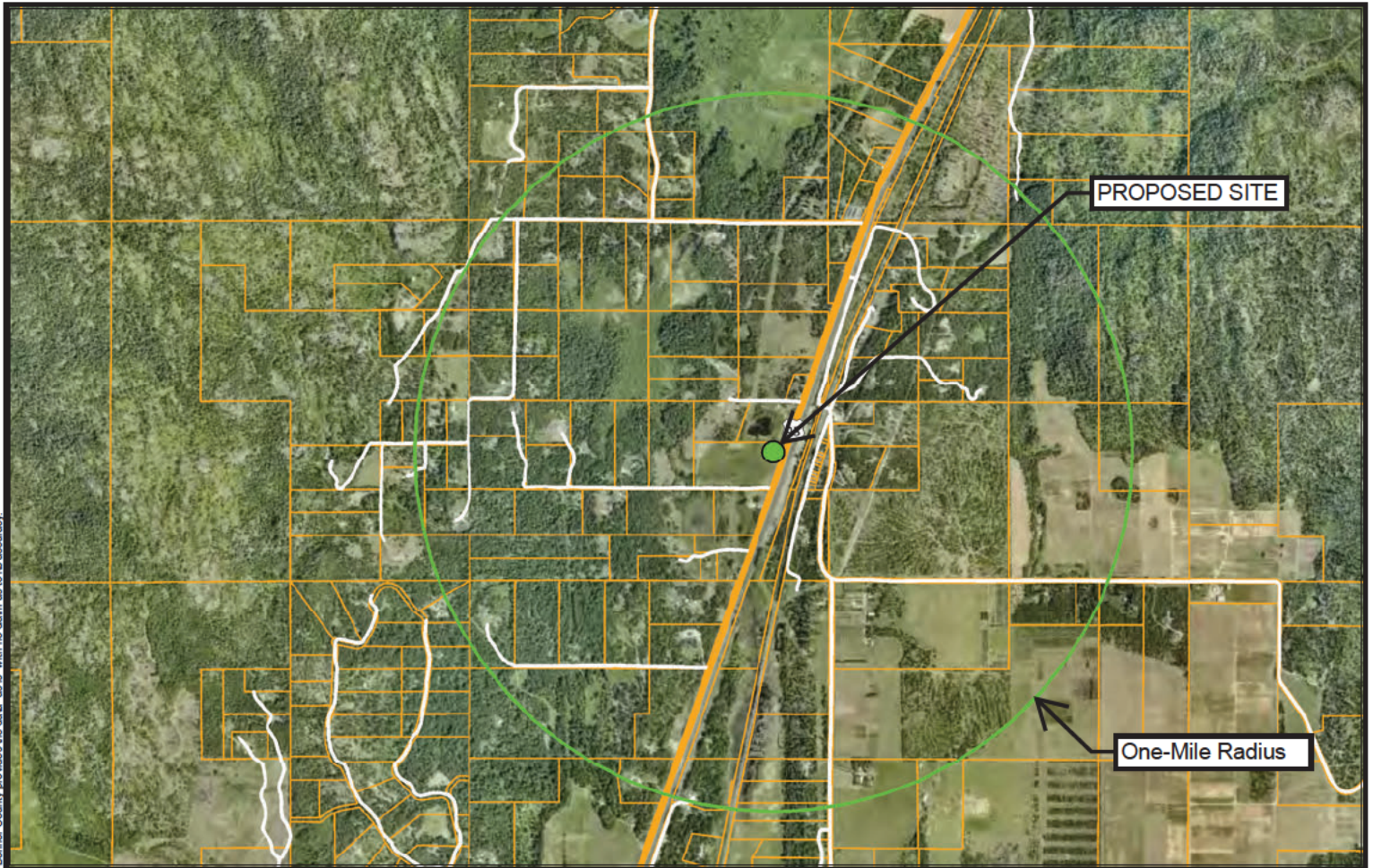
(Sign) 
NOTARY PUBLIC
Residing at: Sandpoint
My commission expires: 5/11/2020



Exhibit F

Vicinity Map

Naples - 1 mile Radius Map



Borner County provides the data "as is" with no claim as to its accuracy.

12/5/2023

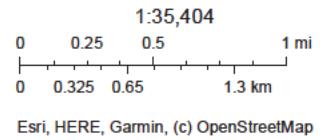
Road Centerlines

- Primary
- Secondary
- Local; Ramp



- Parcels
- World Boundaries and Places
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata



Esri, HERE, Garmin, (c) OpenStreetMap

Exhibit G

Wetland Delineation



September 18, 2023

Tilson Infrastructure
16 Middle Street, 4th Floor
Portland, ME 04101

**RE: Compliance Scope- Wetland Delineation for a New Site Build
Harmoni Towers Proposed Monopole Location
Verizon Wireless Name #: SPO Naples
211 Cindy Lane, Sandpoint, Idaho
RP59N01W097510A; T59N R 1W portion of Sec 9; (48.47723. -116.46786)
GE²G Project # 311746**

Geist Engineering and Environmental Group, Inc. (GE²G), appreciates the opportunity to assist Tilson Infrastructure by having a wetland delineation completed in the vicinity of the proposed new site build tower location. The National Wetland Inventory (NWI) shows that an emergent wetland extends throughout the parcel. The NWI is just an inventory and it has no legal or jurisdictional power. Actual regulated wetlands are not based on the NWI, they are based on a formal delineation which was completed on August 29, 2023.

Executive Summary:

- A survey was completed to determine whether the three required wetland parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) were present. The wetland boundary points were staked, flagged, labelled, and located using a sub-meter GPS handheld unit.
- Wetland boundaries are depicted with white as depicted in Figure 3.
- Bonner County imposes a 40-foot building-to-wetland boundary setback are depicted with blue line as depicted in Figure 3.
- At this point in the development process, there is no intent to fill or alter the wetlands identified in this report.

Findings:

At this point in the development process, there appears to a viable location for the ground lease area. The access road may be viable depending on the road setback requirements from U.S. Highway 2 (US-2) .

If you have any inquiries or would like any additional information, please contact me at (510) 238-8851, or sgeist@geistenvironmental.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephen Geist', is written over a horizontal line.

Stephen Geist, President,
Geist Engineering and Environmental Group, Inc.

Attached:

Appendix A: Wetland Delineation Letter Report for property located at 211 Cindy Lane, Sandpoint, ID Dolyniuk Trust Property: dated September 11, 2023

Appendix B: Tabular Field Data Points with Names Latitude and Longitude

Compliance Scope
Wetland Delineation for a New Site Build
Harmoni Towers Proposed Monopole Location
Verizon Wireless Name #: SPO Naples
211 Cindy Lane, Sandpoint, Idaho
GE²G Project # 311746

GEIST ENGINEERING & ENVIRONMENTAL GROUP INC



Appendix A:
Wetland Delineation Letter Report
for property located at 211 Cindy Lane, Sandpoint, ID
Dolyniuk Trust Property
dated September 11, 2023

September 11, 2023

Steven Geist, President
GEIST ENGINEERING AND ENVIRONMENTAL GROUP, INC.
4200 Park Boulevard #149
Oakland, California 94602
510.238.8851 (p)
510.610.1453 (m)
sgeist@geistenvironmental.com

**Re: Wetland Delineation Letter Report for property located at 211 Cindy Lane, Sandpoint, ID
Dolyniuk Trust Property: RP59N01W097510A; T59N R 1W portion of Sec 9; 48.47723. -116.46786**

Dear Steven:

Per your request for environmental services, I am submitting this Wetland Delineation Letter Report for the property referenced above (Figure 1). On August 29, 2023, I visited the site and used the Regional Supplement to the Corps of Engineers (Corps) Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region U.S. Army Corps of Engineers 2010, to determine whether the three required wetland parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) were present. The wetland boundary points were staked, flagged, labelled, and located using a sub-meter GPS handheld unit. I focused only on the eastern portion of the property adjacent US 95.

I understand the project intent is to potentially lease a portion of the Dolyniuk property and construct a Verizon cell tower in the northeast portion of the property (SPO Naples). The tower would have an approximately 70' x 70' base.

Site Conditions

The property has a residence in the western portion of the property with the majority of the undeveloped property used for horse pasture. It is located between Elmira and Samuels adjacent Hwy 95. The National Wetland Inventory (NWI) mapped a large emergent (PEMIC) wetland through the center of the property.

Vegetation

The vegetation consists of two associations:

Wet meadow: low-growing willow, dogwood, rose, sedge, bentgrass, aster, and goldenrod. This association is hydrophytic.

Upland meadow: This is located on higher topography than the wet meadow (clearly defined slopes and grazed) and consist of weedy upland vegetation: knapweed, tumble mustard, goldenrod, plantain, bentgrass, orchardgrass, ox-eye daisy, horseweed, tansy, and smooth brome. This association is not hydrophytic.

Soils

The Natural Resources Conservation Service (NRCS) identified the property as being underlain by several mapping units including Pywell-Hoodoo complex (hydric) and Selle-Elmira complex (not hydric) (Figure 2). The soils in the wet meadow (lower topography areas) showed evidence of early season ponding with low chroma layers with redoximorphic features (an hydric indicator). Data plots in the upland mounded areas showed higher matrix chromas (3/3, 4/3 [not hydric]) (Data Plots and Photographs attached).

Hydrology

The National Wetland Inventory (NWI) mapped a large emergent (PEMIC) (palustrine, emergent, persistent, seasonally flooded) wetland as occurring through the majority of the property (Figure 2). It is located in a topographically lower portion of the property. To the east (toward US 95) the topography is mounded and rises about 2 - 4'. The lower topography wetland area showed evidence of seasonal ponding.

Wetland Determination

Figure 3 shows the properties with the GPSd wetland boundary points and the wetland boundaries (white lines). The wetland is located in the center of the property: the western edge was not delineated. It is located in a topographic low and contains some small willows, spiraea, sedge, goldenrod, and bentgrass. Due to the late season delineation, no hydrology was observed, but the area showed evidence of early season ponding. StreamStats of Idaho (<https://streamstats.usgs.gov/ss/>) showed a drainage starting at the western end of Cindy Lane, going through the center of the subject property (in the area of the NWI-mapped wetland) and discharging north, eventually into MacArthur Lake. I did not survey this possible drainage, but the area was dry during the August delineation.

The upland area was topographically higher and consisted of grazed upland weedy species (knapweed, tumble mustard, goldenrod, plantain, bentgrass, orchardgrass, ox-eye daisy, horseweed, tansy, and smooth brome).

Regulatory Implications

At this point in the development process, there is no intent to fill or alter the wetlands identified in this report.

Bonner County imposes a 40' building-to-wetland boundary setback (shown on Figure 3 as a blue line).

Thank you for requesting my services. Let me know if you have any questions or need additional information.

Sincerely,

Tom Duebendorfer, MA, PWS (Emeritus)



encls: Regulatory Requirements
Figure 1: Vicinity Map
Figure 2: National Wetland Inventory and NRCS Soils Map
Figure 3: Wetland Delineation, Setback, Data Plot, and Photograph Location Map
Photosheets (2)
Data Plots (7) 2-page forms
Résumé

References Used (not necessarily cited):

Bonner County Viewer (on-line mapping tool)

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, Fish and Wildlife Service, U.S. Dept. of the Interior, FWS/OBS-79/31.

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

ESRI. ArcMap 10.5.1 GIS software. Arrow Series 100 GPS unit.

Hitchcock, C.L., A. Cronquist, M. Ownbey, and J.W. Thompson. 1977 (and as updated 2018 in 2nd Edition). Vascular Plants of the Pacific Northwest. University of Washington Press. Seattle, Washington (five volumes).

NAIP 2013. USDA Aerial photography of Bonner County, ID.

NRCS. US Department of Agriculture, National Resources Conservation Service. Soil Survey (website).

NRCS. 2010. United States Department of Agriculture, Natural Resources Conservation Service. 2010. Field Indicators of Hydric Soils in the United States, Version 7.0. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

NTCHS. 1995. National Technical Committee for Hydric Soils, Natural Resources Conservation Service (formerly Soil Conservation Service).

Vepraskas, M.J. 1992. Redoximorphic Features for Identifying Aquic Conditions. North Carolina Agricultural Research Service. Raleigh, North Carolina.

U.S. Army Corps of Engineers 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

USDI. National Wetland Inventory mapping (website).

USGS. Elmira, ID 7.5' topographic quadrangle.

Regulatory Permitting Process: Types of Permits - Corps of Engineers

Under the Clean Water Act, the Corps has the authority to regulate the discharge or fill or dredged material into “Waters of the US”. There are three Permits the Corps uses to regulate fill into wetlands. The Regional General and Individual Permits (not described here) are probably not appropriate for your site.

(1) Nationwide General (NWP): This permit is authorized for specific activities nationwide with minimal impact and minimal evaluation time. The NWPs typically have a ½ acre limit for fill in wetlands and 300 linear foot limit for fill in stream channels. A Pre-Construction Notification application (PCN) must be submitted to the appropriate field office (Walla Walla District). Typically, *less than 1/10-acre of wetland fill does not require mitigation* (though a PCN is required), and up to ½ acre of wetland fill, requires mitigation. (See below for **compensation methods**). There are Regional Conditions for Nationwide Permits (www.nww.usace.army.mil/Portals/28/Users/108/44/1644/Final%20NWW%20Regional%20Conditions%202017%20NWPs.pdf). There are 54 Nationwide Permits each regarding specific activities proposed in wetlands (www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/).

When any permit application is received, it is evaluated based upon three criteria: avoidance, minimization, and mitigation. Once the applicant meets these criteria, a permit can be issued. It is taking Corps presently about 60 days to process permits.

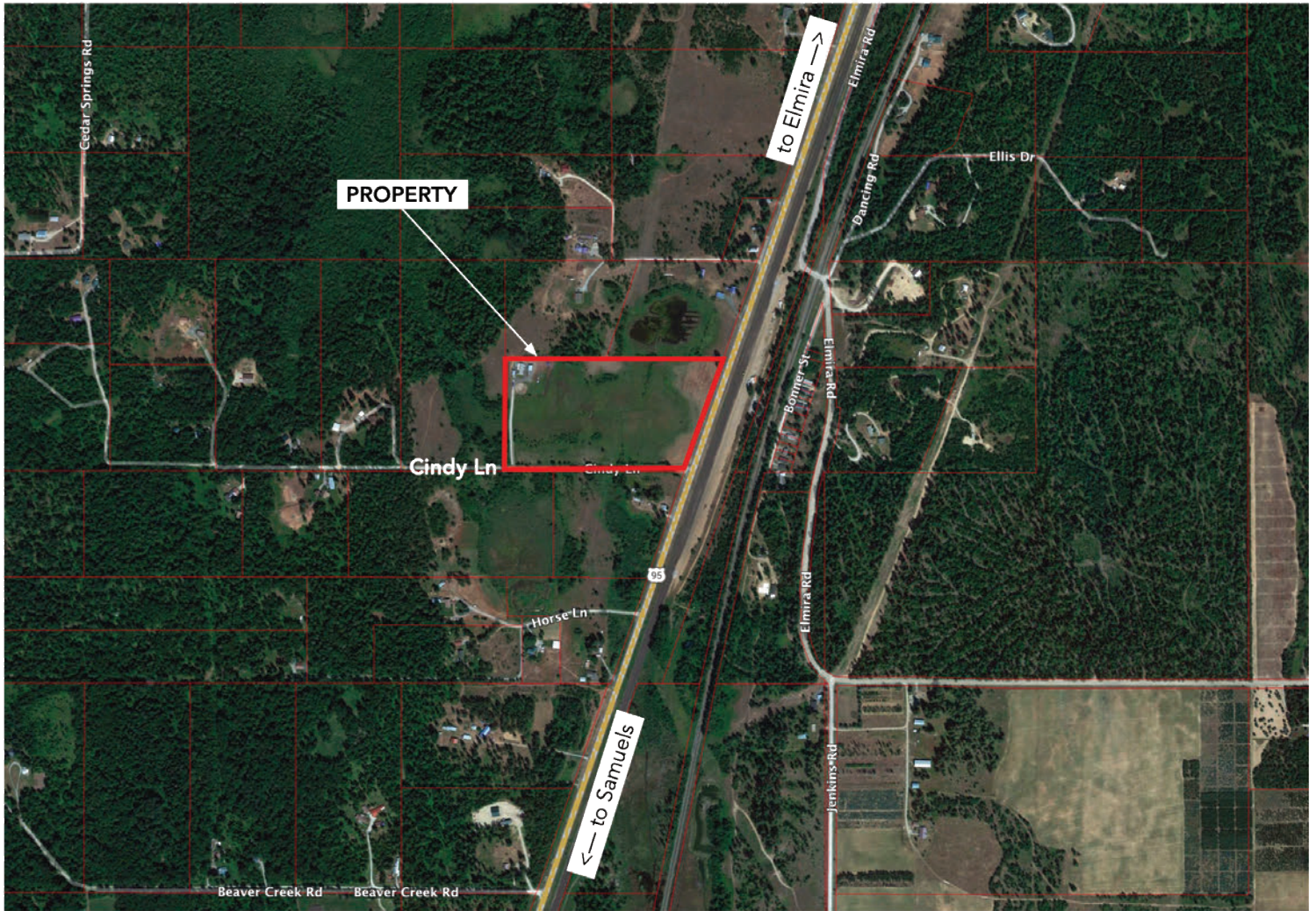
Compensation Methods for unavoidable Wetland Impacts

According to the 2008 Final Mitigation Rule (Federal Register/Vol. 73, No. 70 / Thursday, April 10, 2008 / Rules and Regulations), under § 332.1 (c) the Final Mitigation Rule maintains the requirements set forth in Section 404(b) (1) Guidelines at 40 CFR part 230 which state that *“the permit applicant [is required] to take all appropriate and practicable steps to avoid and minimize adverse impacts to waters of the United States. Practicable means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes. Compensatory mitigation for unavoidable impacts may be required to ensure that an activity requiring a section 404 permit complies with the Section 404(b)(1) Guidelines”* (emphasis mine). According to § 230.93 (a)(2), restoration of impacted wetland is the first priority in the compensation sequence followed by purchasing credits (employing the use of approved Wetland Mitigation Banks within the service area) § 230.93 (b) (2).

Regarding a recent Supreme Court ruling and the EPA / Corps revised “Waters of the US” definitions, it appears that wetlands are federally regulated only if there is a “relatively permanent surface water connection” to clearly defined navigable “Waters of the US”. The EPA and Corps have NOT specifically defined “relatively permanent”.

The State of Idaho does not regulate activities in wetlands.

Bonner County imposes a 40' building to wetland boundary setback and any according to their Ordinance, wetland fills will require a permit from the Corps of Engineers — but it is unknown how the Corps would regulate the on-site wetland nor how the County will address the new EPA / Corps revised “Waters of the US” rule. I have been in contact with the County to ascertain their decisions in reference to wetland regulations and setbacks, but have not yet heard back.



211 Cindy Lane, Sandpoint, ID
RP59N01W097510A
T59N, R1W, portion of Sec 9
48.47723, -116.46786

Figure 1
Vicinity Map
Dolyniuk Trust
SPO Naples

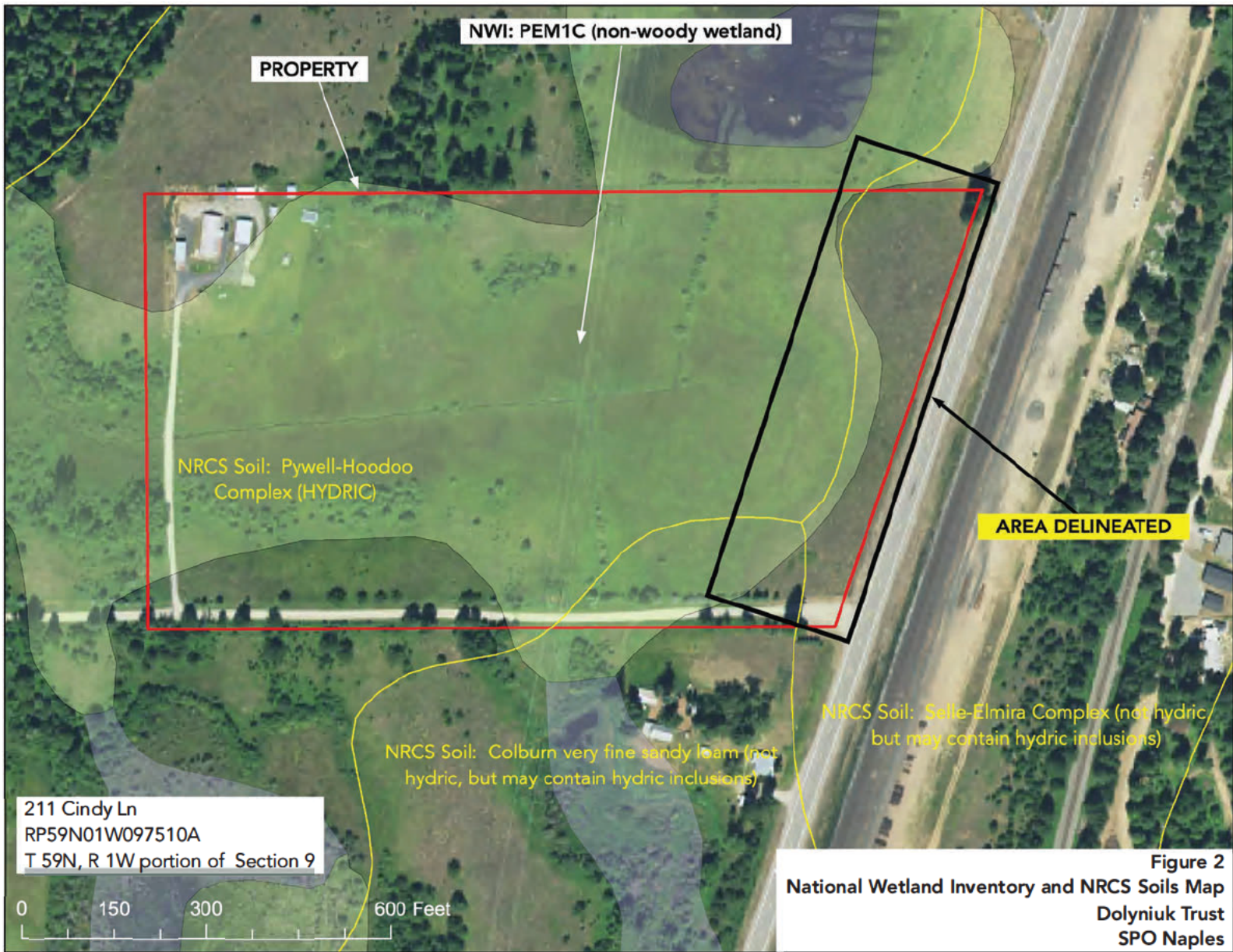


Figure 2
National Wetland Inventory and NRCS Soils Map
Dolyniuk Trust
SPO Naples





Photo 1. View south from upland mound area toward lower topography wetland (blue line). Upland consists of weedy vegetation (grazed) including knapweed, bentgrass, tumble mustard, plantain, and horseweed. Wetland contains minor amounts of low-growing willow, sedge, bentgrass, and goldenrod.



Photo 2. View south from upland mound area toward lower topography wetland (blue line). Upland consists of weedy vegetation (grazed) including knapweed, bentgrass, tumble mustard, plantain, and horseweed. Wetland contains minor amounts of low-growing willow, sedge, bentgrass, and goldenrod.



Photo 3. View south from upland mound area toward lower topography wetland (blue line). Upland consists of weedy vegetation (grazed) including knapweed, bentgrass, tumble mustard, plantain, and horseweed. Wetland contains minor amounts of low-growing willow, sedge, bentgrass, and goldenrod.



Photo 4. View southwest from upland mound area toward lower topography wetland (blue line). Upland consists of weedy vegetation (grazed) including knapweed, bentgrass, tumble mustard, plantain, and horseweed. Wetland contains minor amounts of low-growing willow, sedge, bentgrass, and goldenrod.



Photo 5. View north from southeast portion of property. Upland mound area in foreground, toward lower topography wetland (blue line). Upland consists of weedy vegetation (grazed) including knapweed, bentgrass, tumble mustard, plantain, and horseweed. Wetland contains minor amounts of low-growing willow, sedge, bentgrass, and goldenrod.

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 1
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.478191 Long.: -116.465343 Datum: WGS 84
 Soil Map Unit Name: Pywell-Hoodoo complex NWI classification: PEM1C

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

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

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
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Remarks:
 All three parameters met. Plot is in a wetland.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <u>Pinus ponderosa</u>	5	<input checked="" type="checkbox"/> 100.0%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)
2. _____	0	<input type="checkbox"/> 0.0%	_____	
3. _____	0	<input type="checkbox"/> 0.0%	_____	
4. _____	0	<input type="checkbox"/> 0.0%	_____	
5 = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>20</u> x 1 = <u>20</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>90</u> x 3 = <u>270</u> FACU species <u>30</u> x 4 = <u>120</u> UPL species <u>10</u> x 5 = <u>50</u> Column Totals: <u>175</u> (A) <u>510</u> (B) Prevalence Index = B/A = <u>2.914</u>
1. <u>Salix scouleriana</u>	40	<input checked="" type="checkbox"/> 50.0%	FAC	
2. <u>Cornus alba</u>	25	<input checked="" type="checkbox"/> 31.3%	FACW	
3. <u>Rosa woodsii</u>	15	<input type="checkbox"/> 18.8%	FACU	
4. _____	0	<input type="checkbox"/> 0.0%	_____	
5. _____	0	<input type="checkbox"/> 0.0%	_____	
80 = Total Cover				
Herb Stratum (Plot size: <u>0.1 ac</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Solidago lepida</u>	30	<input checked="" type="checkbox"/> 33.3%	FAC	
2. <u>Carex flava</u>	20	<input checked="" type="checkbox"/> 22.2%	OBL	
3. <u>Agrostis stolonifera</u>	15	<input type="checkbox"/> 16.7%	FAC	
4. <u>Dactylis glomerata</u>	10	<input type="checkbox"/> 11.1%	FACU	
5. <u>Hieracium pratense</u>	10	<input type="checkbox"/> 11.1%	UPL	
6. <u>Symphotrichum spathulatum</u>	5	<input type="checkbox"/> 5.6%	FAC	
7. _____	0	<input type="checkbox"/> 0.0%	_____	
8. _____	0	<input type="checkbox"/> 0.0%	_____	
9. _____	0	<input type="checkbox"/> 0.0%	_____	
10. _____	0	<input type="checkbox"/> 0.0%	_____	
11. _____	0	<input type="checkbox"/> 0.0%	_____	
90 = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
1. _____	0	<input type="checkbox"/> 0.0%	_____	
2. _____	0	<input type="checkbox"/> 0.0%	_____	
0 = Total Cover				
% Bare Ground in Herb Stratum: <u>0</u>				

Remarks:
 Vegetation is hydrophytic - both tests met

Soil

Sampling Point: DP 1

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	80%	7.5 YR	4/6	20%	C	M	Silt Loam

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils shows hydric indicators

Hydrology

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 area topographically lower than obvious mounded area - spring hydrology very likely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 2
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.478082 Long.: -116.465283 Datum: WGS 84
 Soil Map Unit Name: Pywell-Hoodoo complex NWI classification: PEM1C

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

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

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: None of three parameters met. Plot not in wetland.	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>2</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u> = Total Cover			
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, _____		<input type="checkbox"/> 0.0%		Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>0</u> x 1 = <u>0</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>25</u> x 3 = <u>75</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>35</u> x 4 = <u>140</u>
	<u>0</u> = Total Cover			UPL species <u>10</u> x 5 = <u>50</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>70</u> (A) <u>265</u> (B)
1. <u>Plantago lanceolata</u>	<u>25</u>	<input checked="" type="checkbox"/> 35.7%	FACU	Prevalence Index = B/A = <u>3.786</u>
2. <u>Agrostis stolonifera</u>	<u>15</u>	<input checked="" type="checkbox"/> 21.4%	FAC	
3. <u>Leucanthemum vulgare</u>	<u>10</u>	<input type="checkbox"/> 14.3%	FACU	
4. <u>Solidago lepida</u>	<u>10</u>	<input type="checkbox"/> 14.3%	FAC	
5. <u>Centaurea maculosa</u>	<u>10</u>	<input type="checkbox"/> 14.3%	UPL	
6. _____		<input type="checkbox"/> 0.0%		
7. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>70</u> = Total Cover			
Woody Vine Stratum (Plot size: _____)				
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u> = Total Cover			
% Bare Ground in Herb Stratum: <u>0</u>				

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrologic Vegetation
 2 - Dominance Test is > 50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Vegetation is not hydrophytic - neither test met. Area heavily grazed.

Soil

Sampling Point: DP 2

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	100%				M	Silt Loam	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils lacking hydric indicators

Hydrology

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 Area topographically higher than obvious wetland area - hydrology unlikely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 3
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.477756 Long.: -116.465237 Datum: WGS 84
 Soil Map Unit Name: Pywell-Hoodoo complex NWI classification: none

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

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

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: None of three parameters met. Plot not in wetland.	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>1</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, _____		<input type="checkbox"/> 0.0%		Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>0</u> x 1 = <u>0</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>15</u> x 3 = <u>45</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>10</u> x 4 = <u>40</u>
	<u>0</u>	= Total Cover		UPL species <u>95</u> x 5 = <u>475</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>120</u> (A) <u>560</u> (B)
1. <u>Centaurea maculosa</u>	<u>80</u>	<input checked="" type="checkbox"/> <u>66.7%</u>	<u>UPL</u>	Prevalence Index = B/A = <u>4.667</u>
2. <u>Bromus inermis</u>	<u>15</u>	<input type="checkbox"/> <u>12.5%</u>	<u>UPL</u>	
3. <u>Agrostis stolonifera</u>	<u>15</u>	<input type="checkbox"/> <u>12.5%</u>	<u>FAC</u>	
4. <u>Plantago lanceolata</u>	<u>10</u>	<input type="checkbox"/> <u>8.3%</u>	<u>FACU</u>	
5, _____		<input type="checkbox"/> 0.0%		
6, _____		<input type="checkbox"/> 0.0%		
7, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>120</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrologic Vegetation
 2 - Dominance Test is > 50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Vegetation is not hydrophytic - neither test met. Area heavily grazed.

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	100%					Silt Loam	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils lacking hydric indicators

Hydrology

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 Area topographically higher than obvious wetland area - hydrology unlikely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 4
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.477769 Long.: -116.465614 Datum: WGS 84
 Soil Map Unit Name: Pywell-Hoodoo complex NWI classification: PEM1C

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

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

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
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Remarks:
 All three parameters met. Plot is in a wetland.

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>4</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>5</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, <u>Salix scouleriana</u>	<u>60</u>	<input checked="" type="checkbox"/> 100.0%	FAC	Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>45</u> x 1 = <u>45</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>125</u> x 3 = <u>375</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>25</u> x 4 = <u>100</u>
	<u>60</u>	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>195</u> (A) <u>520</u> (B)
1, <u>Carex flava</u>	<u>35</u>	<input checked="" type="checkbox"/> 25.9%	OBL	Prevalence Index = B/A = <u>2.667</u>
2, <u>Solidago lepida</u>	<u>30</u>	<input checked="" type="checkbox"/> 22.2%	FAC	
3, <u>Agrostis stolonifera</u>	<u>25</u>	<input checked="" type="checkbox"/> 18.5%	FAC	
4, <u>Tanacetum vulgare</u>	<u>25</u>	<input checked="" type="checkbox"/> 18.5%	FACU	
5, <u>Scirpus microcarpus</u>	<u>10</u>	<input type="checkbox"/> 7.4%	OBL	
6, <u>Symphotrichum spathulatum</u>	<u>10</u>	<input type="checkbox"/> 7.4%	FAC	
7, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>135</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrologic Vegetation
 2 - Dominance Test is > 50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Vegetation is hydrophytic - both tests met

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	80%	7.5 YR	4/6	20%	C	M	Silt Loam

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils shows hydric indicators

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 area topographically lower than obvious mounded area - spring hydrology very likely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 5
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.477874 Long.: -116.464673 Datum: WGS 84
 Soil Map Unit Name: Selle-Elmira complex NWI classification: none

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

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

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: None of three parameters met. Plot not in wetland.	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u> = Total Cover			
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, _____		<input type="checkbox"/> 0.0%		Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>0</u> x 1 = <u>0</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>25</u> x 3 = <u>75</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>60</u> x 4 = <u>240</u>
	<u>0</u> = Total Cover			UPL species <u>40</u> x 5 = <u>200</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>125</u> (A) <u>515</u> (B)
1. <u>Centaurea maculosa</u>	<u>40</u>	<input checked="" type="checkbox"/> 32.0%	UPL	Prevalence Index = B/A = <u>4.120</u>
2. <u>Agrostis stolonifera</u>	<u>25</u>	<input checked="" type="checkbox"/> 20.0%	FAC	
3. <u>Sisymbrium altissimum</u>	<u>25</u>	<input checked="" type="checkbox"/> 20.0%	FACU	
4. <u>Bromus hordeaceus</u>	<u>15</u>	<input type="checkbox"/> 12.0%	FACU	
5. <u>Conyza canadensis</u>	<u>10</u>	<input type="checkbox"/> 8.0%	FACU	
6. <u>Plantago lanceolata</u>	<u>10</u>	<input type="checkbox"/> 8.0%	FACU	
7. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>125</u> = Total Cover			
Woody Vine Stratum (Plot size: _____)				
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u> = Total Cover			
% Bare Ground in Herb Stratum: <u>0</u>				

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrologic Vegetation

2 - Dominance Test is > 50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

5 - Wetland Non-Vascular Plants¹

Problematic Hydrophytic Vegetation¹ (Explain)

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

Hydrophytic Vegetation Present? Yes No

Remarks:
 Vegetation is not hydrophytic - neither test met. Area heavily grazed.

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	100%					Silt Loam	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils lacking hydric indicators

Hydrology

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 Area topographically higher than obvious wetland area - hydrology unlikely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 6
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.476838 Long.: -116.465160 Datum: WGS 84
 Soil Map Unit Name: Selle-Elmira complex NWI classification: none

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

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

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: None of three parameters met. Plot not in wetland.	

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>2</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u> = Total Cover			
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, _____		<input type="checkbox"/> 0.0%		Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>0</u> x 1 = <u>0</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>15</u> x 3 = <u>45</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>80</u> x 4 = <u>320</u>
	<u>0</u> = Total Cover			UPL species <u>35</u> x 5 = <u>175</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>130</u> (A) <u>540</u> (B)
1. <u>Conyza canadensis</u>	<u>60</u>	<input checked="" type="checkbox"/> 46.2%	FACU	Prevalence Index = B/A = <u>4.154</u>
2. <u>Centaurea maculosa</u>	<u>35</u>	<input checked="" type="checkbox"/> 26.9%	UPL	
3. <u>Agrostis stolonifera</u>	<u>15</u>	<input type="checkbox"/> 11.5%	FAC	
4. <u>Sisymbrium altissimum</u>	<u>10</u>	<input type="checkbox"/> 7.7%	FACU	
5. <u>Leucanthemum vulgare</u>	<u>10</u>	<input type="checkbox"/> 7.7%	FACU	
6. _____		<input type="checkbox"/> 0.0%		
7. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11. _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>130</u> = Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		<input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		<input type="checkbox"/> 2 - Dominance Test is > 50%
	<u>0</u> = Total Cover			<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹
				<input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				<input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹
				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
% Bare Ground in Herb Stratum: <u>0</u>				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>

Remarks:
Vegetation is not hydrophytic - neither test met. Area heavily grazed.

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

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	100%					Silt Loam	

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

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Muck Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox depressions (F8)	<p>Indicators for Problematic Hydric Soils³:</p> <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils lacking hydric indicators

Hydrology

<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators (minimum of one required; check all that apply)</p> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	<p>Secondary Indicators (minimum of two required)</p> <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost Heave Hummocks (D7)
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Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 Area topographically higher than obvious wetland area - hydrology unlikely

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

Project/Site: Harmoni Towers (RP59N01W097510A) City/County: Bonner State: ID Sampling Date: 29-Aug-23
 Applicant/Owner: Geist Environmental State: ID Sampling Point: DP 7
 Investigator(s): Tom Duebendorfer, PWS Section, Township, Range: S 9 T 59N R 1W
 Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR E Lat.: 48.476944 Long.: -116.465528 Datum: WGS 84
 Soil Map Unit Name: Pywell-Hoodoo complex NWI classification: PEM1C

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

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

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
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Remarks:
 All three parameters met. Plot is in a wetland.

VEGETATION - Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
Tree Stratum (Plot size: <u>30'</u>)				Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)
1, _____		<input type="checkbox"/> 0.0%		Total Number of Dominant Species Across All Strata: <u>3</u> (B)
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
3, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>20'</u>)				Prevalence Index worksheet:
1, _____		<input type="checkbox"/> 0.0%		Total % Cover of: Multiply by:
2, _____		<input type="checkbox"/> 0.0%		OBL species <u>50</u> x 1 = <u>50</u>
3, _____		<input type="checkbox"/> 0.0%		FACW species <u>0</u> x 2 = <u>0</u>
4, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FAC species <u>85</u> x 3 = <u>255</u>
5, _____	<u>0</u>	<input type="checkbox"/> 0.0%		FACU species <u>5</u> x 4 = <u>20</u>
	<u>0</u>	= Total Cover		UPL species <u>5</u> x 5 = <u>25</u>
Herb Stratum (Plot size: <u>0.1 ac</u>)				Column Totals: <u>145</u> (A) <u>350</u> (B)
1, <u>Carex flava</u>	<u>50</u>	<input checked="" type="checkbox"/> 34.5%	OBL	Prevalence Index = B/A = <u>2.414</u>
2, <u>Symphotrichum spathulatum</u>	<u>35</u>	<input checked="" type="checkbox"/> 24.1%	FAC	
3, <u>Agrostis stolonifera</u>	<u>30</u>	<input checked="" type="checkbox"/> 20.7%	FAC	
4, <u>Solidago lepida</u>	<u>20</u>	<input type="checkbox"/> 13.8%	FAC	
5, <u>Hieracium pratense</u>	<u>5</u>	<input type="checkbox"/> 3.4%	UPL	
6, <u>Centaurium pulchellum</u>	<u>5</u>	<input type="checkbox"/> 3.4%	FACU	
7, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
8, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
9, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
10, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
11, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>145</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
2, _____	<u>0</u>	<input type="checkbox"/> 0.0%		
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrologic Vegetation
 2 - Dominance Test is > 50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 Vegetation is hydrophytic - both tests met

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

Soil

Sampling Point: DP 7

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

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)	%	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR	3/2	100%					Silt Loam	
2-10	10YR	4/2	80%	7.5 YR	4/6	20%	C	M	Silt Loam

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Muck Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Soils shows hydric indicators

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Water Table Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	
Saturation Present? (includes capillary fringe)	Yes <input type="radio"/> No <input checked="" type="radio"/>	Depth (inches): <input type="text"/>	

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

Remarks:
 area topographically lower than obvious mounded area - spring hydrology very likely

Tom Duebendorfer - Professional Wetland Scientist (#000157), Biologist, Botanist

OBJECTIVE

Provide botanical and ecological services to a wide range of organizations and individuals for projects involving land development, wetland delineation, vegetation mapping, rare plant surveys, resource inventories, Environmental Assessments, Biological Evaluations and Assessments, and research-level studies on specific habitats or species.

EDUCATION

WSPSS, SWS Hydric Soils Workshop, Soils and Hydrology, June 2009

Wetland Training Institute, Soils and Hydrology, August 1990

Humboldt State University, Arcata, California

M.A. Biology May 1987

California State Teaching Credential May 1987

B.A. Biology June 1977

University of California, Irvine (2 years - biology major)

EMPLOYMENT

• **Self-employed wetland and botanical consultant (1981 to present)**

Provided botanical and wildlife surveys, floristic research, habitat characterization, ecological sampling, synecological analysis, aerial photo mapping, wetland delineation, impact analysis, restoration and mitigation, resource planning, permitting, rare and endangered plant surveys, plant taxonomy, soil analysis, computer-aided multivariate analyses and statistics, computer-aided graphics and drafting. Involved with design (as part author/editor) of Washington Dept of Ecology Hydrogeomorphic approach to wetland function assessment program (Assessment Team). Trained in E WA DOE Assessment Methodology (assisted in development of the methodology). Wetland Mitigation Bank preparation. Teaches wetland delineation and plant identification courses to Tribes, agencies, and groups.

Project locations include rare plant surveys/studies and wetland work in southern, central, northern and coastal California; coastal, southwestern, and northeastern Oregon; north, east-central, and southwest Idaho; eastern and western Washington; and northwest Montana.

• **Senior Wetland Ecologist, Client/Project Manager, Corporate Botanist (1989-1994)**

David Evans and Associates, Inc. Bellevue, Washington

Provided wetland delineation, impact assessment, conceptual and final mitigation design, monitoring, cumulative impact assessment, wetland permitting, habitat characterization, rare plant and T&E animal surveys, Biological Evaluations and Assessments, as well as instruction and guidance in systematics and classification to staff in 7 west coast offices. Maintained excellent rapport with clients and other project team members (both in office and as field crew leader). Managed projects from proposals, contracting, budgeting, scheduling and invoicing, to collections.

Project locations include: Pacific Northwest, from central and coastal Oregon to eastern, western, and coastal Washington, and northwest Montana.

CERTIFICATIONS

Professional Wetland Scientist, Society of Wetland Scientists (#000157)

Certified Wetland Delineator, Corps of Engineers (Seattle District)

Qualified Wetland Specialist, Spokane County, Washington

Qualified Wetland Specialist, City of Spokane, Washington

Completed Training in NEPA/EPA Process

Completed Soils and Hydrology workshops (WTI); Hydric Soils (WSSPSS - Updates 2009)

SPECIFIC EXPERIENCE

Habitats include: dune coastline, coastal and inland forested, scrub, and marsh wetlands, oak woodlands, steppe scrubland, grasslands, sagebrush, agricultural areas (wetlands), coniferous and deciduous montane, alpine, bog (fen), and serpentine vegetation.

Permitting knowledge and direct use of wetland methodologies (USFWS, US Army Corps of Engineers, WA Dept of Ecology, and local county and city jurisdictions); knowledge of Corps Permit process. Restoration activities. Biological Assessments (BA), USFS Evaluations (BE), Environmental Assessments (EA); SEPA/NEPA; T&E species monitoring, Raptor Monitoring, Wetland Mitigation Bank Design.

Rare plant studies include approximately 45 sensitive plant and vegetation surveys on private, state, and federal lands for small to medium scale hydroelectric plants, stream corridors, sewage treatment facilities, water treatment facilities, prison site, seeding experiments, road and highway construction, transmission corridors (utilities), fiber optic cable routes, and mining companies. Biological Evaluations for USFS-listed sensitive species in four states.

Clients (independently and during tenure as employee) include:

Small- and Large-scale Developers:

Burlington-Northern, Puget Western, Glacier Park Company, Trillium Corporation, Quadrant, Blackhawk/Port Blakely Communities, Coldwater Creek, Valencia Wetlands Trust, Waterfront Property Mgmt., Kirk-Hughes Development, Fortress LLC, & others

Public Entities:

Washington Department of Ecology, Benewah County (through EDA), Federal Highways Administration, Bureau of Reclamation, King Co., US Army Corps of Engineers, Spokane County Engineering and Public Works, Oregon Nature Conservancy, Humboldt County Planning, Humboldt State University Research Program; Benewah County; Idaho Soil and Conservation District, City of Winchester, Idaho Transportation Department, Washington Department of Transportation, Kalispell Indian Tribe, City of Colville, Rathdrum

Communications (fiber optic projects):

AT&T, MCI/WorldCom, Cascade Utilities

Exploratory and Active Mining Companies:

Emerald Creek Garnet Company, American Gold Resources, Cal Nickel Corp., Baretta, Noranda

Assisting other Consulting Firms and Numerous Private Landowners.

The Soils Group, Intermountain Resources, Inc., Hart-Crowser, Inc., Welch-Comer Eng., Land Profile, Inc., Selkirk Environmental, David Evans and Associates, J.A. Sewell and Assoc., EarthTech, ALSC Architects; Ecological Resources, Forsgren Assoc., JUB Eng., Adolfson Assoc. Copper Basin Constr., Toothman-Orton Eng., Rocky Point Investments, HAWKEFA, Tate Engineering.

PUBLICATIONS

- Duebendorfer, T.E. 1990. "An Integrated Approach to Enhancing Rare Plant Populations through Habitat Restoration: II. Habitat Characterization through Classification of Dune Vegetation." Pp. 478-487 in: Bonnicksen, T.M. and H.G. Hughes, eds. Proceedings of the first annual meeting of the Society for Ecological Restoration and Management. Also presented at Society of Wetland Scientists, May 1993.
- Pickart, A.J., L.M. Miller, and T.E. Duebendorfer. 1998. "Yellow bush lupine invasion in northern California coastal dunes. I. Ecological impacts and manual restoration techniques". Restoration Ecology Vol 6 No 1, pp59-68.
- Seattle Audubon Series, "Wetland Plants of the Western Washington and NW Oregon" (Cooke 1997, editor): My role was as a contributor and technical editor.
- Hruby, T., S. Stanley, T. Granger, T. Duebendorfer, R. Friesz, B. Lang, B. Leonard, K. March, and A. Wald. 2000. Methods for Assessing Wetlands Functions. Volume II, Part I: Assessment Methods - Depressional Wetlands in the Columbia Basin of Eastern Washington, WA State Department of Ecology Publication #00-06-47.
- Fieldbook of Plant Uses (North Idaho) - self published field booklet (2019)

Compliance Scope
Wetland Delineation for a New Site Build
Harmoni Towers Proposed Monopole Location
Verizon Wireless Name #: SPO Naples
211 Cindy Lane, Sandpoint, Idaho
GE²G Project # 311746

GEIST ENGINEERING & ENVIRONMENTAL GROUP INC



Appendix B:

Tabular Field Data Points with Names Latitude and Longitude

Compliance Scope
Wetland Delineation for a New Site Build
Harmoni Towers Proposed Monopole Location
Verizon Wireless Name #: SPO Naples
211 Cindy Lane, Sandpoint, Idaho
GE²G Project # 311746

GEIST ENGINEERING & ENVIRONMENTAL GROUP INC



Waypoint	Latitude	Longitude
A1,	48.4764203383333,	-116.466189447667,
A2,	48.4765651736667,	-116.465971134833,
A3,	48.4767236143333,	-116.465746612,
A4,	48.4768503448333,	-116.465543093833,
A5,	48.4769560568333,	-116.4653411315,
A6,	48.4771065231667,	-116.465173636,
A7,	48.4772786036667,	-116.465135079833,
A8,	48.4774776535,	-116.465156812833,
A9,	48.4776078411667,	-116.4653080725,
A10,	48.477702358,	-116.465453737667,
A11,	48.4777822401667,	-116.465558053333,
A12,	48.4779262968333,	-116.465574556333,
A13,	48.4780613076667,	-116.465577063833,
A14,	48.4781378701667,	-116.465532251833,
A15,	48.4781250058333,	-116.465359297667,
A16,	48.478142573,	-116.465143025,
A17,	48.4781904971667,	-116.465041868333,
A18 Fence	48.4782426676667,	-116.4649428325,
DP 1,	48.4781905243333,	-116.465343478667,
DP 2,	48.4780818263333,	-116.465283282167,
DP 3,	48.4777556336667,	-116.465237043,
DP 4,	48.4777693288333,	-116.465613728,
DP 5,	48.4778744178333,	-116.464673106,
DP 6,	48.4768378511667,	-116.465160420833,
DP 7,	48.4769441028477,	-116.465528237246,
Ph 1 V S,	48.4777884778333,	-116.465405429167,
Ph 2 V S,	48.4774401363333,	-116.4650252695,
Ph 3 V S,	48.477772608,	-116.464625416833,
Ph 4 V SW,	48.47689452,	-116.465408163667,
Ph 5 V N,	48.4764424778333,	-116.4657560465,

Note: Contact GE²G for (KML, CSV, GPX) files, if required
sgeist@geistenvironmental.com