



Soundview Consultants
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Drive, Suite D
Gig Harbor, WA 98335

Technical Memorandum

To: Travis Ameche, Urban Self Storage, Inc. **File Number:** 1247.0002

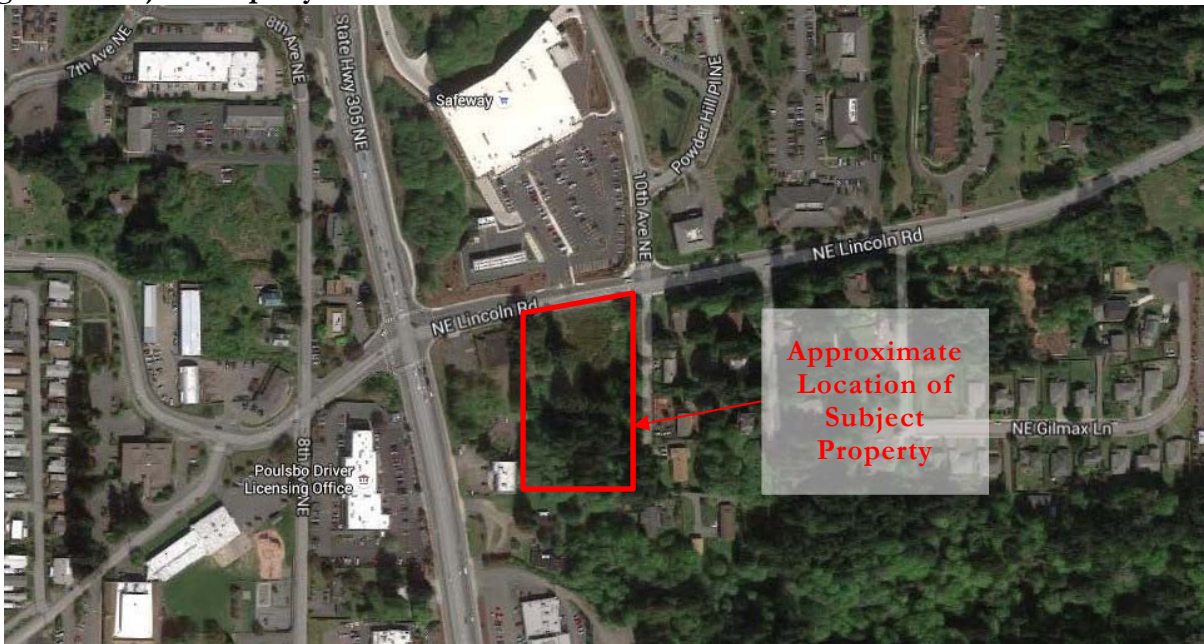
From: Racheal Villa, Soundview Consultants LLC **Date:** August 4, 2016
Matt DeCaro, Soundview Consultants LLC

Re: Wetland and Fish and Wildlife Habitat Assessment – Southwest Corner of 10th Avenue NE and NE Lincoln Road, Poulsbo, Washington 98370

Dear Travis,

Soundview Consultants LLC (SVC) conducted a wetland and fish and wildlife habitat assessment of an approximately 2.55-acre property located at the southwest corner of 10th Avenue NE and NE Lincoln Road in Poulsbo, Washington. The property consists of one parcel (referred to herein as the subject property) located in the Northeast Quarter of Section 23, Township 26, Range 1 East, W.M. (Kitsap County Tax Parcel Number 232601-1-040-2008). This assessment was conducted to support proposed commercial development of the subject property as a self-storage facility. SVC investigated the site to evaluate if any potentially-regulated wetlands, fish and wildlife habitat, or other critical areas are located on or adjacent to the subject property. This Technical Memorandum has been written to document the results of this assessment.

Figure 1. Subject Property Location.



Background Data

Prior to the site investigation, staff conducted background research using the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, WDFW SalmonScape mapping tool, Kitsap County interactive GIS maps, City of Poulsbo Planning Department maps, maps of the U.S. Fish and Wildlife Service (USFWS), and Washington State Department of Natural Resources (DNR) water typing maps (Attachment C). All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geographic Survey (USGS) topographic maps, National Wetlands Inventory (NWI), USFWS, local precipitation data (NOAA), and various orthophotographic resources.

The City of Poulsbo Planning Department maps identify a stream, the South Fork of Dogfish Creek, near the southwest corner of the subject property, with a vegetated stream buffer extending onto the subject property. The South Fork of Dogfish Creek is classified as a Type F (fish-bearing) stream by DNR; however, the WDFW interactive salmonid data map, SalmonScape, does not identify any fish presence near the subject property and documents a culvert acting as fish passage barrier located just downstream of the subject property beneath 8th Avenue NE.

The City of Poulsbo Municipal Code (PMC) separates the South Fork of Dogfish Creek into several stream reaches for management purposes, and PMC Table 16.20.315 establishes stream-reach-specific Resource Management Area (RMA) and setback requirements to protect the stream. The portion of the stream near the subject property is designated within the Canyon stream reach, which requires a RMA of 100 feet on each side of the stream, or top of steep slope, whichever is greater. In addition, a 25-foot setback from the RMA is required for a total minimum protection width of 125 feet. PMC Table 16.20.315 also requires the following additional protections for properties within 300 feet of the Canyon section as applicable to the proposed project: maintain a 50-foot no-cut area on both sides of stream, measured from outer edge of riparian area; provide maximum stormwater treatment; and no tree cutting (except for removal of danger trees in accordance with Section 16.20.120(H)) or land clearing along both sides of stream. Pursuant to PMC 16.20.315.A.7 Development Standards, minor structural or impervious surface intrusions into the 25-foot setback may be permitted if the director determines that such intrusions will not adversely impact the stream or riparian corridor.

SVC staff reviewed reports previously prepared for the proposed project. A wetland and habitat assessment report entitled *Feasibility Study for Lincoln Road property, parcel number 232601-1-040-2008, Poulsbo, Kitsap County, Washington*, dated February 7, 2014, was prepared by Ecological Land Services, Inc. The prior assessment identified the South Fork of Dogfish Creek crossing the southwest corner of the subject property. The report concluded that the RMA for the onsite section of stream is 100 feet, since steep slopes are not present on the subject property that would necessitate a wider RMA. The prior assessment did not identify any wetlands or riparian areas associated with the stream, or other critical areas on the subject property. In addition, a tree survey and assessment was conducted for the project to identify trees potentially impacted by the project and provide recommendations for the protection or management of such trees based on an assessment of individual tree health (AFM, 2016).

The City of Poulsbo Planning Department maps identify the subject property as located within a Potential Geological Hazard Critical Area. Background research identified no other potentially-regulated critical areas on or near the subject property. WDFW PHS maps and data identify potential aquatic habitat associated with a potential wetland area to the northwest of the subject property on the opposite side of NE Lincoln Road. No other priority habitats and/or species presence are identified near the subject property.

Project Description

The proposed project includes construction of a self-storage facility and associated infrastructure including parking, utilities, and stormwater treatment facilities. According to the *Preliminary Storm Report* prepared by Barghausen Engineers, site runoff will be collected, treated, and detained prior to discharge in a controlled manner within the RMA setback. Limited infiltration may also occur due to the nature of the existing onsite soils. Under the proposed project, offsite runoff from the east will be collected in 10th Avenue NE and diverted around the site.

The proposed drainage system consists of vegetated swales, a rain garden, a Filterra unit, and a detention pond. These stormwater features are designed to slow the runoff release rate from the developed site to pre-developed conditions, provide treatment for the pollution-generating impervious surfaces of the project, and protect downstream sensitive areas. The proposed project will conform to a Temporary Erosion and Sedimentation Control (TESC) Plan to be developed in compliance with City of Poulsbo standards. Temporary mitigation measures may include application of gravel or riprap, silt fencing, dust control, temporary seeding, and sedimentation ponds to control sediment transport. The project will also require and comply with a National Pollutant Discharge Elimination System (NPDES) Construction General Permit issued by the Washington State Department of Ecology.

Proposed landscaping shall adhere to PMC 18.80.060 Low Impact Development Techniques and PMC 18.130 Landscaping, and shall consist of a mixture of native/non-native evergreen and deciduous trees, shrubs, and ground cover.

Methods

A formal investigation was performed by Jeremy Downs, Principal Scientist of SVC, on June 30, 2016. The investigation consisted of a walk-through survey of the subject property and any accessible areas within 300 feet of the subject property for potentially-regulated wetlands, fish and wildlife habitat, and/or priority habitat species as specified in Poulsbo Municipal Code (PMC) 16.20, except where interrupted by arterial roads or private property already fully developed.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per PMC 16.20 and subject to restricted uses/activities under the same title. Wetland presence/absence was determined in accordance with PMC 16.20.210, and as outlined in the U.S. Army Corps of Engineers' Wetlands Delineation Manual (Environmental Laboratory, 1987) as modified according to the guidelines established in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0 (USACE, 2010). Due to the consistently narrow width of the South Fork of Dogfish Creek on the subject property (~3 feet or less), the ordinary high water (OHW) mark was conservatively determined to be a 2-foot width offset from the centerline of the channel which was professionally surveyed by DC Surveying for the project.

Results

The subject property is currently undeveloped, with remnants of a historic homestead located in the relatively flat northern portion of the property. The northern portion was previously cleared, and existing vegetation is predominately non-native invasive species including Himalayan blackberry, Scotch broom, and English ivy. Other vegetation in the northern portion includes cherry laurel, creeping buttercup, locust, Douglas fir, and red alder. The southern portion of the subject property generally slopes downward to the southwest towards the South Fork of Dogfish Creek, and is forested

and dominated by a canopy of Douglas fir, big-leaf maple, and red alder with an understory of English ivy, Himalayan blackberry, sword fern, oso-berry, beaked hazelnut, and short Oregon grape. Attachment A contains a list of plant species identified on-site.

No potentially-regulated wetlands were observed on the subject property. The previously reported South Fork of Dogfish Creek was observed in the extreme southwest corner of the subject property during the site investigation (Attachment B). The stream consists of a shallow channel several inches in depth below the ordinary high water and approximately 2-3 feet wide located in an incised upland channel. Water was present in the stream channel at the time of the investigation. Upland vegetation and dry soil conditions were observed abutting the stream, and no indicators of wetland presence were identified along the stream corridor. No other potentially-regulated fish and wildlife habitat were observed on the subject property.

The commercial development will avoid direct impacts to the creek and the associated RMA through the project location and design. The project will appropriately be located adjacent to road frontage in the farthest location onsite from the creek and completely outside of the associated RMA. Only a portion of the stormwater pond will be located within the 25-foot RMA setback. In addition, implementation of the pertinent “Additional Protections Required for Properties within 300 Feet of the South Fork of Dogfish Creek”, pursuant to PMC Table 16.20.315, will be implemented to further avoid project impacts to the creek.

Conclusions

The South Creek of Dogfish Creek is located in the extreme southwest corner of the subject property; no other potentially-regulated wetlands, fish and wildlife habitat, or other related sensitive areas were identified during the site investigation. PMC Table 16.20.315 requires a 100-foot RMA and 25-foot setback for the stream reach on the subject property; steep slopes are not located on the subject property that would necessitate a wider RMA. The proposed project has been carefully designed to avoid direct impacts to the 100-foot RMA associated with the South Fork of Dogfish Creek. No tree cutting, clearing, or development will occur within this protected zone, with the potential exception of three small trees recommended for removal by the project arborist near the RMA/setback line due to reported conditions leading to imminent failure (AFM, 2016). As such, the project is proposed outside of any potentially-regulated wetland, fish and wildlife habitat, and/or associated buffers.

The proposed stormwater facilities will be partially located within the 25-foot setback area in order to provide adequate facilities to manage stormwater flows from the project and protect downstream sensitive areas. The southernmost edge of the detention pond will be located within the setback, as well as an emergency overflow spillway, stormwater outfall, retaining wall, and chain-link fence which will restrict access to the stream and associated RMA on the subject property. Grading and vegetation removal will also be required within the setback to construct the proposed stormwater facilities. The proposed work within the RMA setback area is likely in compliance with PMC Title 16.20.315.A.7. The proposed setback intrusions are not anticipated to adversely impact the stream corridor of the South Creek of Dogfish Creek.

If you have any further questions please contact us at your earliest convenience.

Sincerely,



Racheal Villa
Senior Scientist/Fisheries Biologist

Soundview Consultants LLC
2907 Harborview Drive, Suite D
Gig Harbor, WA 98335
(253) 514-8952 Office
(253) 514-8954 Fax
Racheal@soundviewconsultants.com

August 4, 2016

Date



Matt DeCaro
Environmental Scientist

Soundview Consultants LLC
2907 Harborview Drive, Suite D
Gig Harbor, WA 98335
(253) 514-8952 Office
(253) 514-8954 Fax
Matt@soundviewconsultants.com

August 4, 2016

Date

References

- American Forest Management (AFM), 2016. *Poulsbo Heated Storage Tree Survey – Poulsbo, WA*. July 12, 2016.
- City of Poulsbo, 2016. *Poulsbo Municipal Code. Title 16 – Environment*. Website: <http://www.codepublishing.com/WA/Poulsbo/#!/Poulsbo16/Poulsbo16.html>. Passed June 15, 2016.
- Cooke, S.S., 1997. *Wetland Plants of Western Washington*. Seattle Audubon Society. Seattle, Washington.
- Ecological Land Services, Inc., 2014. *Feasibility Study for Lincoln Road property, parcel number 232601-1-040-2008, Poulsbo, Kitsap County, Washington*. February 7, 2014.
- Environmental Laboratory, 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin, 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X
- Olson, P. and E. Stockdale. 2008. *Determining the Ordinary High Water Mark on Streams in Washington State*. Washington State Department of Ecology, Shorelands & Environmental Assistance Program, Lacey, WA. Ecology Publication # 08-06-001.
- U.S. Army Corps of Engineers, 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-13. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Attachment A – Observed Plant List

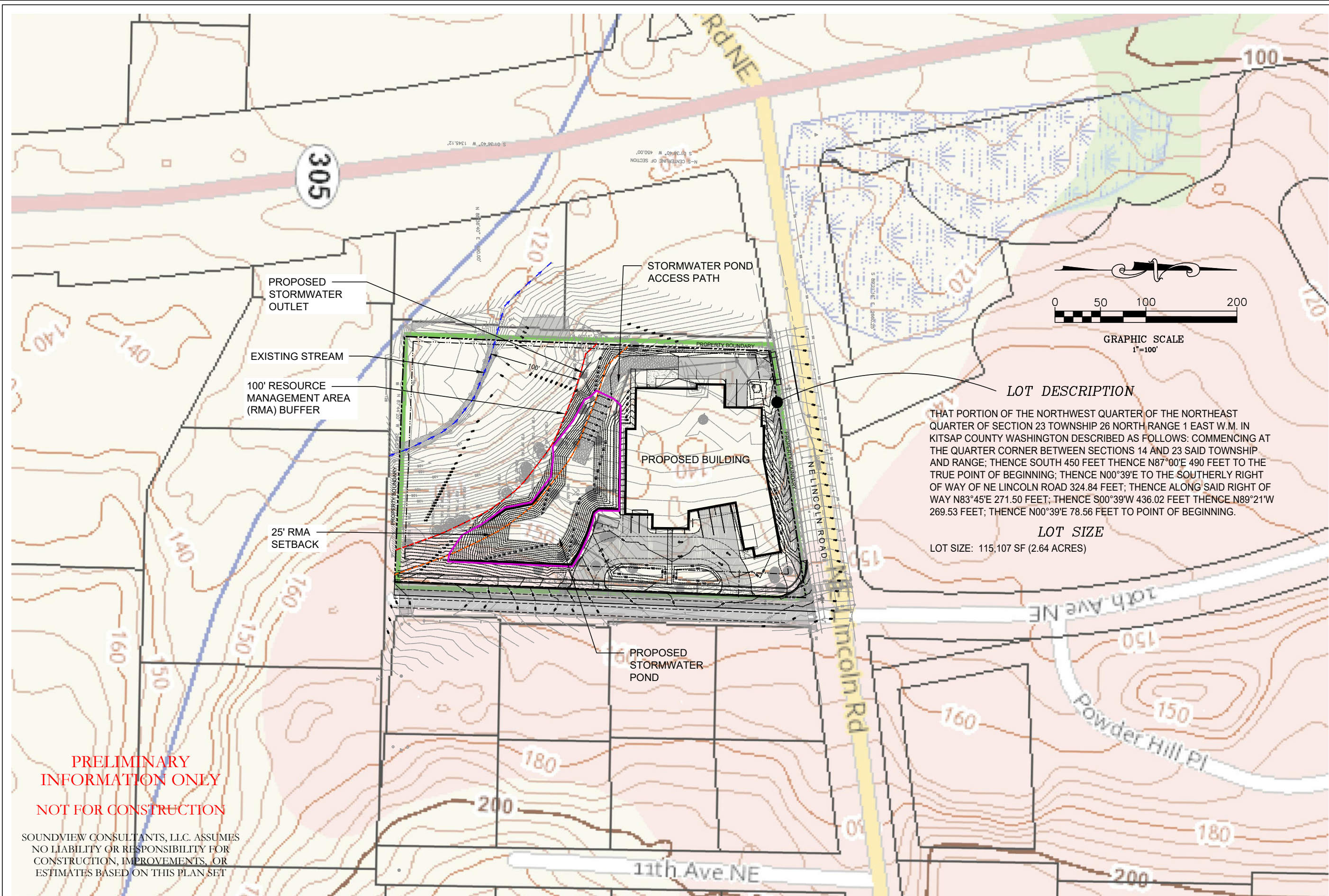
Table A-1. Observed Plant Species

Species Name ¹	Common Name	Indicator Status
<i>Pseudotsuga menziesii</i>	Douglas Fir	FACU
<i>Alnus rubra</i>	Red Alder	FAC
<i>Acer macrophyllum</i>	Big-Leaf Maple	FACU
<i>Rubus armeniacus</i>	Himalayan Blackberry	FAC
<i>Cornus sericea</i>	Red-Stemmed Dogwood	FACW
<i>Arbutus menziesii</i>	Pacific Madrone	UPL
<i>Mahonia aquifolium</i>	Short Oregon Grape	FACU
<i>Glyceria occidentalis</i>	Northwestern Manna Grass	OBL
<i>Oemleria cerasiformis</i>	Indian Plum	FACU
<i>Corylus cornuta</i>	Beaked Hazelnut	FACU
<i>Cytisus scoparius</i>	Scotch Broom	FACU
<i>Polystichum munitum</i>	Common Sword Fern	FACU
<i>Urtica dioica</i>	Stinging Nettle	FAC
<i>Ipomoea purpurea</i>	Morning Glory	FACU
<i>Prunus laurocerasus</i>	Cherry Laurel	FAC
<i>Ranunculus repens</i>	Creeping Buttercup	FAC
<i>Robinia pseudoacacia</i>	Black Locust	FACU
<i>Sambucus racemosa</i>	Red Elderberry	FACU
<i>Ilex aquifolium</i>	English Holly	FACU
<i>Hedera helix</i>	English Ivy	FACU

¹ Scientific names and species identification taken from *Flora of the Pacific Northwest* (Hitchcock and Cronquist, 1973, and Cooke, 1997).

Attachment B – Site Plans

POULSBO SELF STORAGE - SITE CONTEXT



PROPOSED STORMWATER OUTLET

EXISTING STREAM

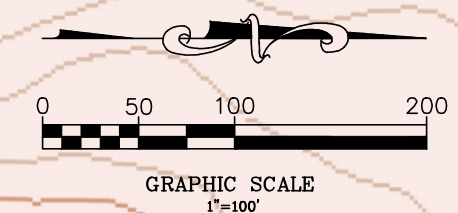
100' RESOURCE MANAGEMENT AREA (RMA) BUFFER

25' RMA SETBACK

STORMWATER POND ACCESS PATH

PROPOSED BUILDING

PROPOSED STORMWATER POND



LOT DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 26 NORTH RANGE 1 EAST W.M. IN KITSAP COUNTY WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER BETWEEN SECTIONS 14 AND 23 SAID TOWNSHIP AND RANGE; THENCE SOUTH 450 FEET THENCE N87°00'E 490 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°39'E TO THE SOUTHERLY RIGHT OF WAY OF NE LINCOLN ROAD 324.84 FEET; THENCE ALONG SAID RIGHT OF WAY N83°45'E 271.50 FEET; THENCE S00°39'W 436.02 FEET THENCE N89°21'W 269.53 FEET; THENCE N00°39'E 78.56 FEET TO POINT OF BEGINNING.

LOT SIZE

LOT SIZE: 115,107 SF (2.64 ACRES)

PRELIMINARY INFORMATION ONLY
NOT FOR CONSTRUCTION

SOUNDVIEW CONSULTANTS, L.L.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR CONSTRUCTION, IMPROVEMENTS, OR ESTIMATES BASED ON THIS PLAN SET

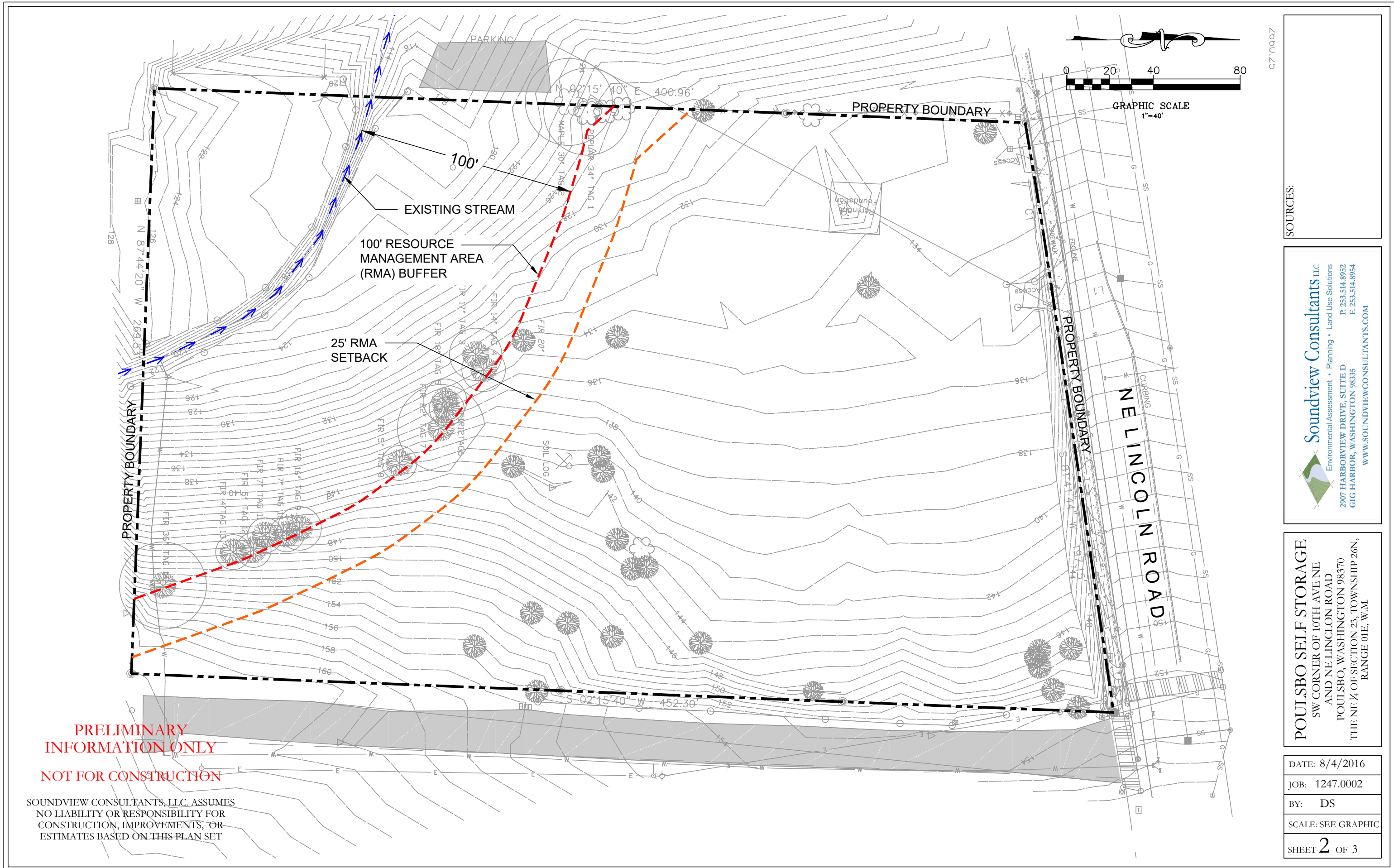
SOURCES:

Soundview Consultants LLC
 Environmental Assessment • Planning • Land Use Solutions
 2907 HARBORVIEW DRIVE, SUITE D
 GIG HARBOR, WASHINGTON 98335
 P. 253.514.8952
 F. 253.514.8954
 WWW.SOUNDVIEWCONSULTANTS.COM

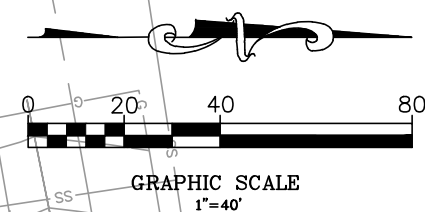
POULSBO SELF STORAGE
 SW CORNER OF 10TH AVE NE
 AND NE LINCOLN ROAD
 POULSBO, WASHINGTON 98370
 THE NE 1/4 OF SECTION 23, TOWNSHIP 26N,
 RANGE 01E, W.M.

DATE: 8/4/2016
JOB: 1247.0002
BY: DS
SCALE: SEE GRAPHIC
SHEET 1 OF 3

POULSBO SELF STORAGE - EXISTING CONDITIONS



07:0997



SOURCES:

Soundview Consultants LLC
 Environmental Assessment • Planning • Land Use Solutions
 2907 HARBORVIEW DRIVE, SUITE D
 GIG HARBOR, WASHINGTON 98335
 P. 253.514.8952
 F. 253.514.8954
 WWW.SOUNDVIEWCONSULTANTS.COM

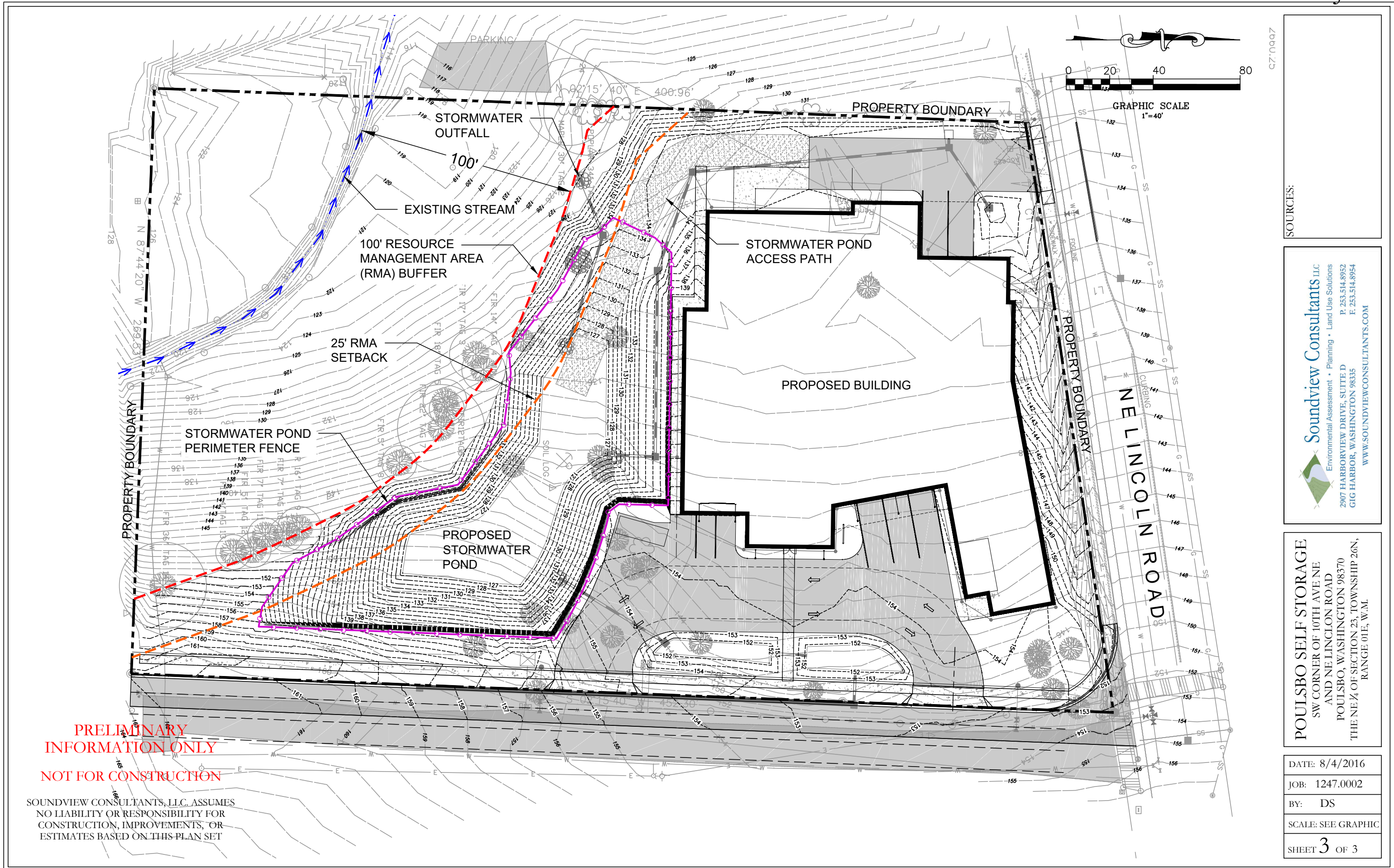
POULSBO SELF STORAGE
 SW CORNER OF 10TH AVE NE
 AND NE LINCOLN ROAD
 POULSBO, WASHINGTON 98370
 THE NE 1/4 OF SECTION 23, TOWNSHIP 26N,
 RANGE 01E, W.M.

DATE: 8/4/2016
JOB: 1247.0002
BY: DS
SCALE: SEE GRAPHIC
SHEET 2 OF 3

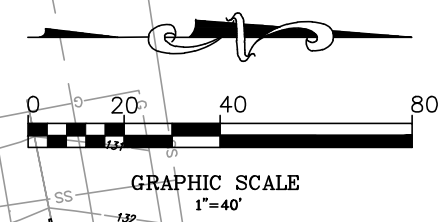
**PRELIMINARY
 INFORMATION ONLY
 NOT FOR CONSTRUCTION**

SOUNDVIEW CONSULTANTS, LLC ASSUMES
 NO LIABILITY OR RESPONSIBILITY FOR
 CONSTRUCTION, IMPROVEMENTS, OR
 ESTIMATES BASED ON THIS PLAN SET

POULSBO SELF STORAGE - PROPOSED PROJECT



C7:0997



SOURCES:

Soundview Consultants LLC
 Environmental Assessment • Planning • Land Use Solutions
 2907 HARBORVIEW DRIVE, SUITE D
 GIG HARBOR, WASHINGTON 98335
 P. 253.514.8952
 F. 253.514.8954
 WWW.SOUNDVIEWCONSULTANTS.COM

POULSBO SELF STORAGE
 SW CORNER OF 10TH AVE NE
 AND NE LINCOLN ROAD
 POULSBO, WASHINGTON 98370
 THE NE 1/4 OF SECTION 23, TOWNSHIP 26N,
 RANGE 01E, W.M.

DATE: 8/4/2016
JOB: 1247.0002
BY: DS
SCALE: SEE GRAPHIC
SHEET 3 OF 3

**PRELIMINARY
 INFORMATION ONLY
 NOT FOR CONSTRUCTION**

SOUNDVIEW CONSULTANTS, LLC ASSUMES
 NO LIABILITY OR RESPONSIBILITY FOR
 CONSTRUCTION, IMPROVEMENTS, OR
 ESTIMATES BASED ON THIS PLAN SET

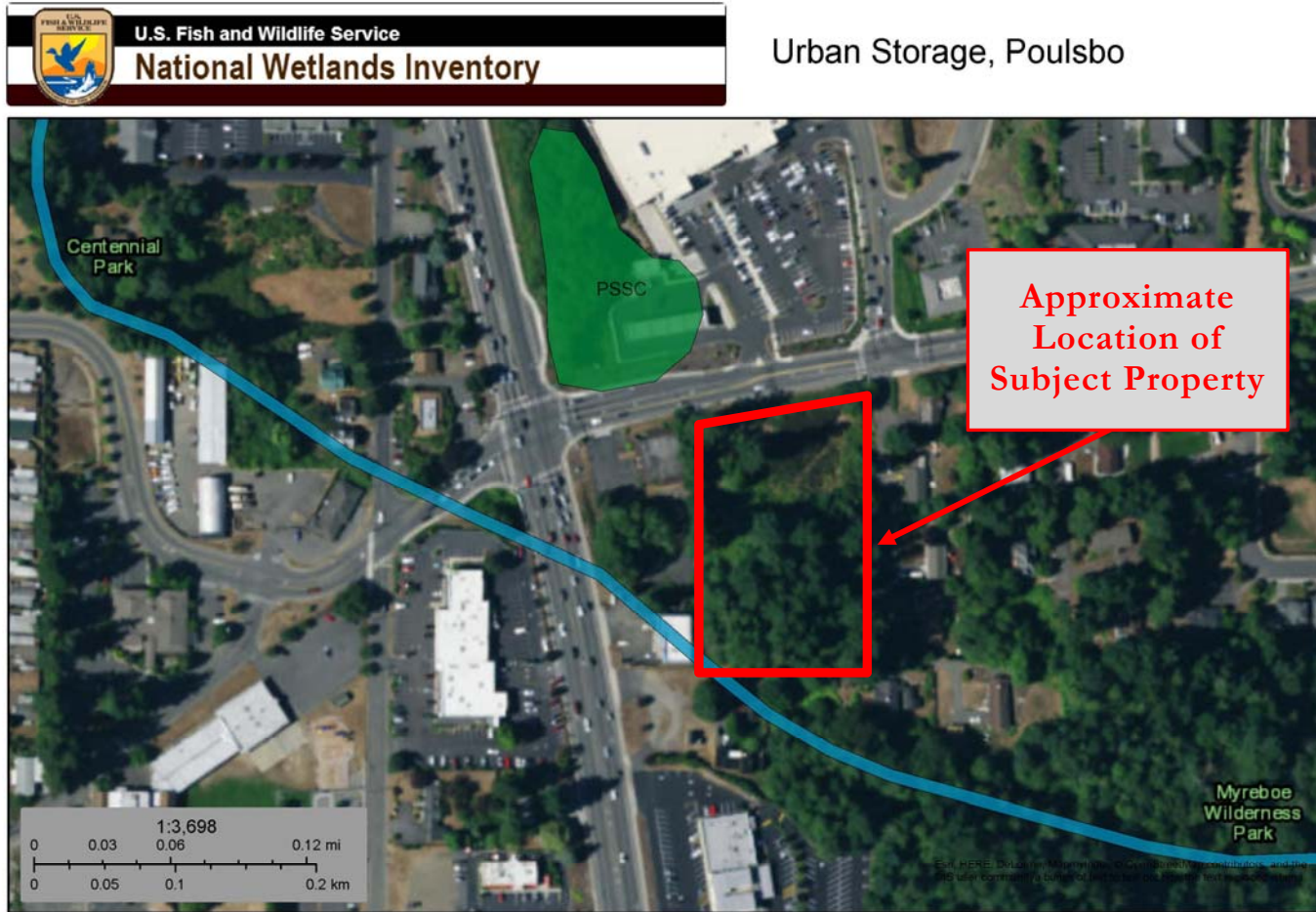
Attachment C – Background Information

This appendix includes a Kitsap County Aerial Parcel Map (C1); USFWS National Wetland Inventory Map (C2); Kitsap County Topographic Map (C3); City of Poulsbo Geological Hazardous Areas Map (C4); WDFW Priority Habitat and Species Map (C5); and DNR Water Typing Map (C6).

Attachment C1 – Kitsap County Aerial Parcel Map



Attachment C2 – USFWS National Wetland Inventory Map



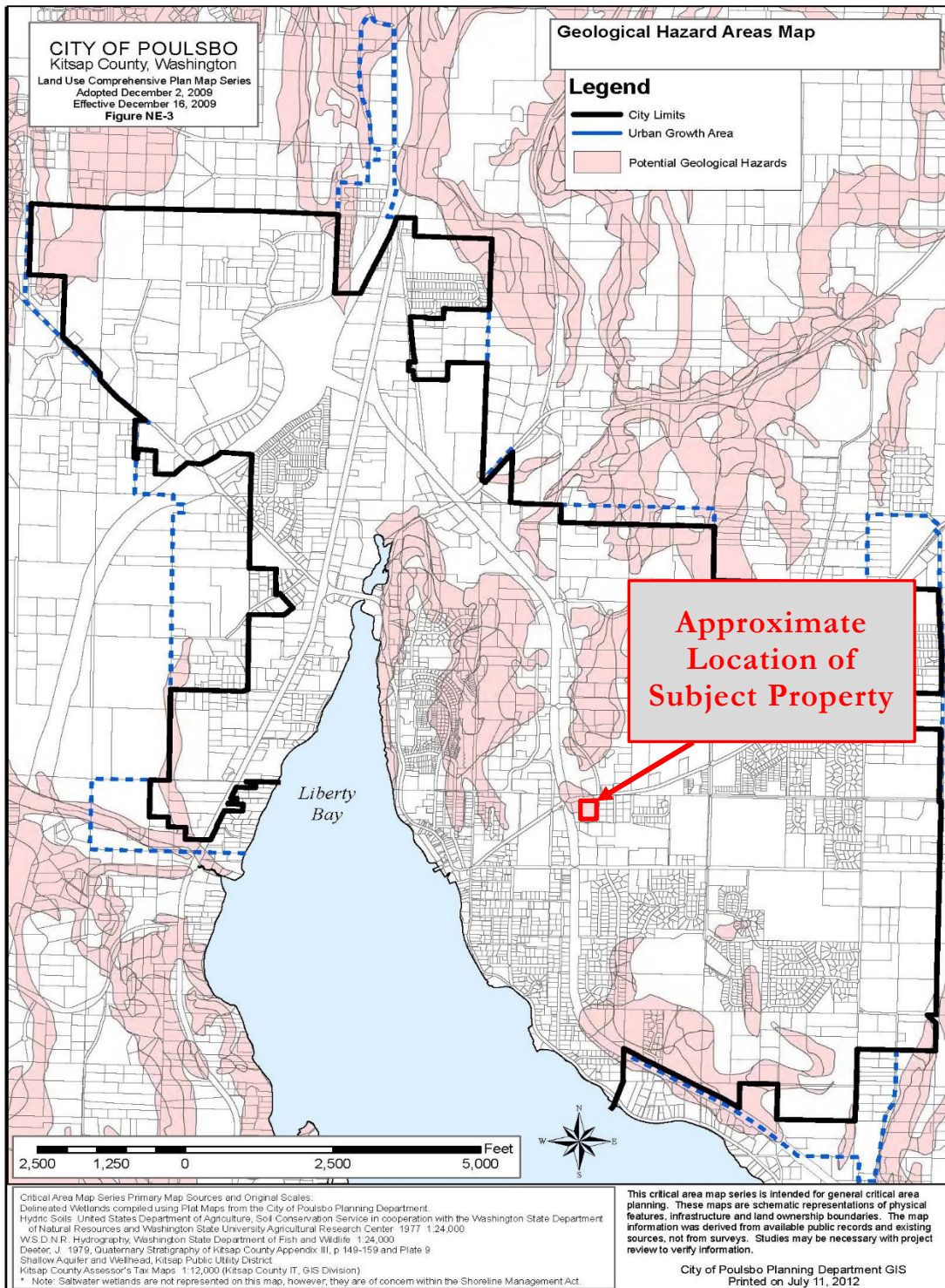
June 20, 2016

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

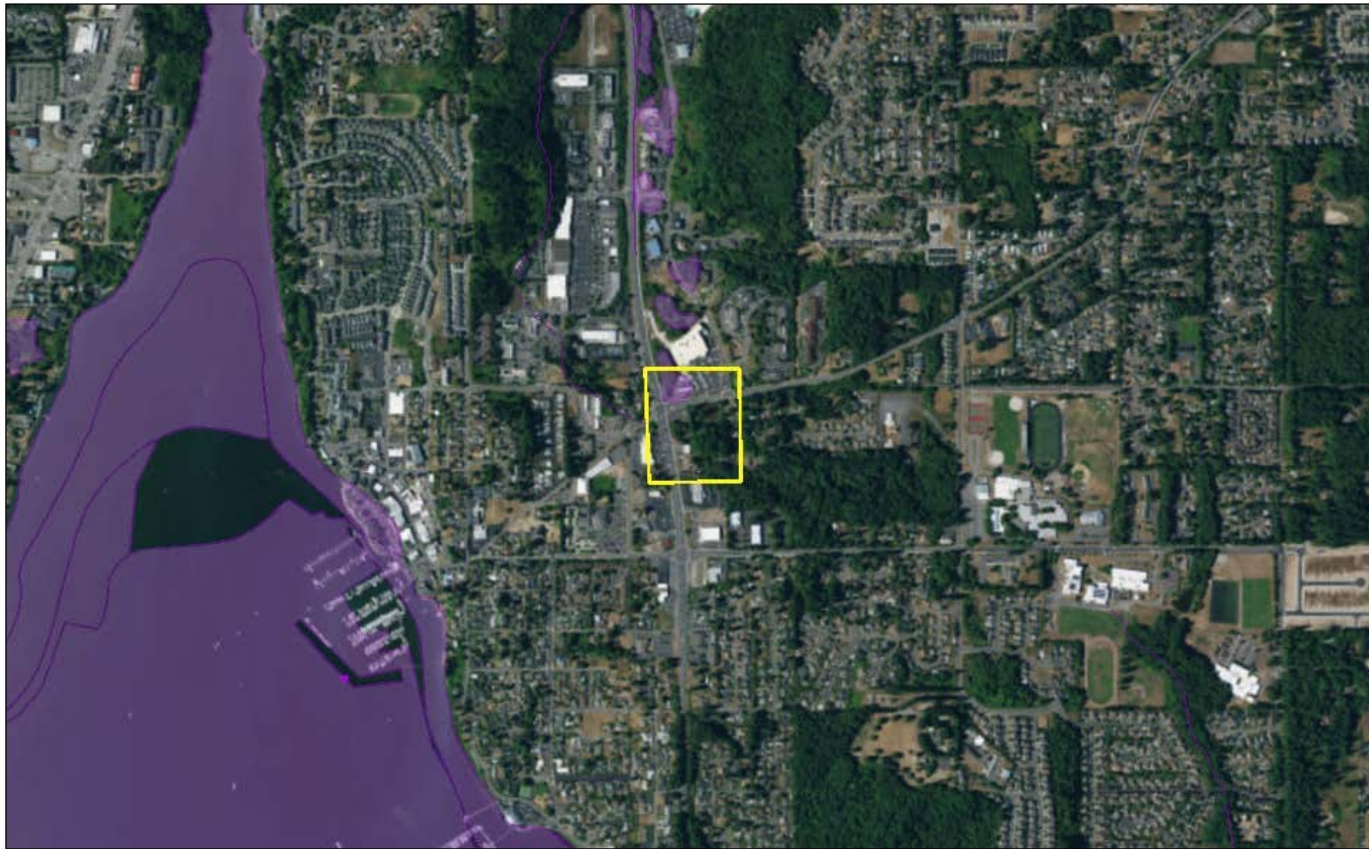
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Attachment C4 – City of Poulsbo Geological Hazard Areas Map



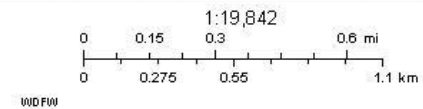
Attachment C5 – WDFW Priority Habitat and Species Map

WDFW Test Map



July 21, 2016

- | | | |
|--|---|--|
|  PHS Report Clip Area |  AS MAPPED |  TOWNSHIP |
|  PT |  SECTION | |
|  LN |  QTR-TWP | |





WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic
REPORT DATE: 07/21/2016 9.09

Query ID: P160721090920

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				
Freshwater Forested/Shrub	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NW/Wetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		http://www.ecy.wa		PHS Listed		

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

07/21/2016 9.09

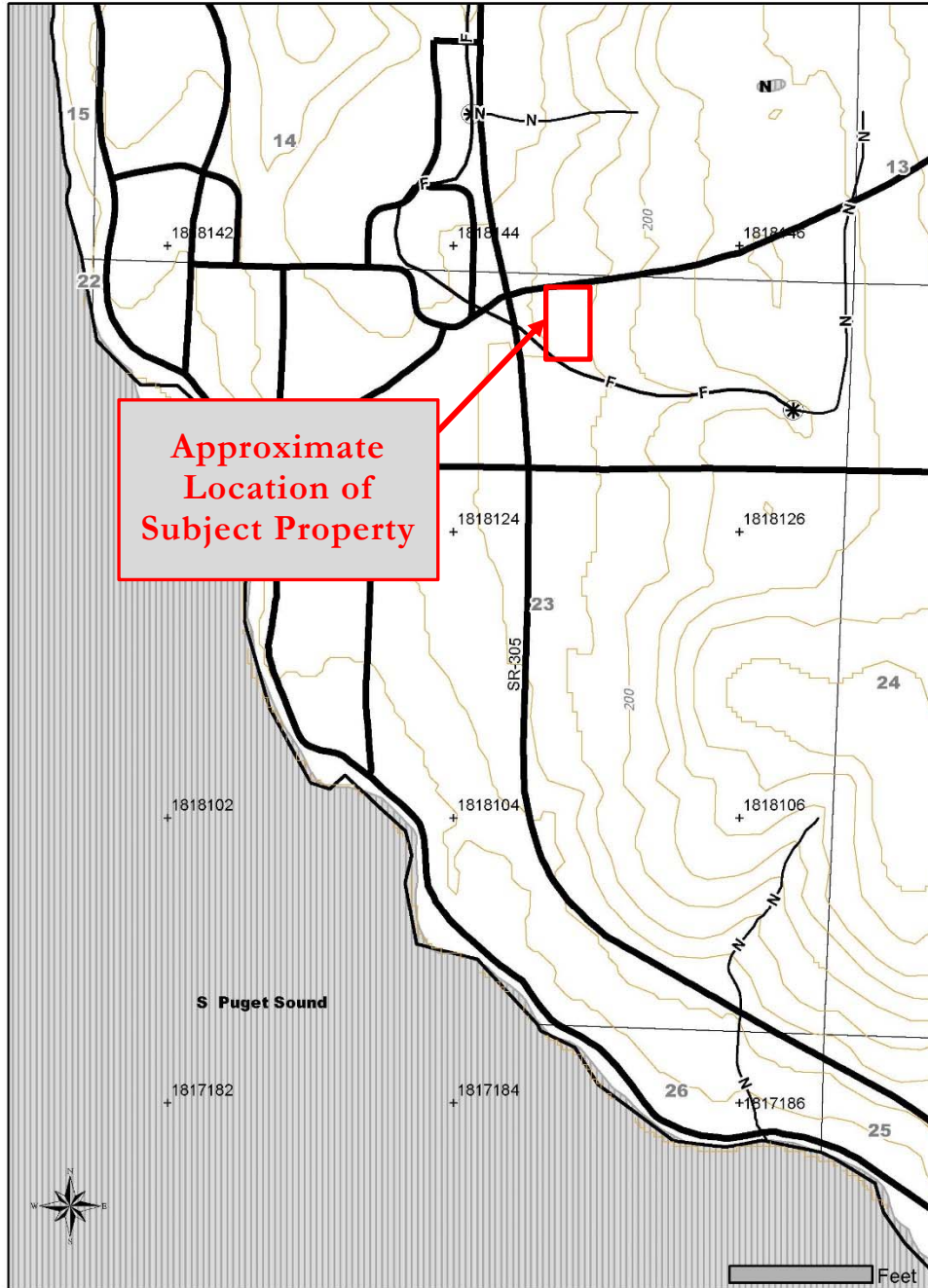
1

Attachment C6 – DNR Water Typing Map

FOREST PRACTICE ACTIVITY MAP

TOWNSHIP 26 NORTH HALF 0, RANGE 01 EAST (W.M.) HALF 0, SECTION 23

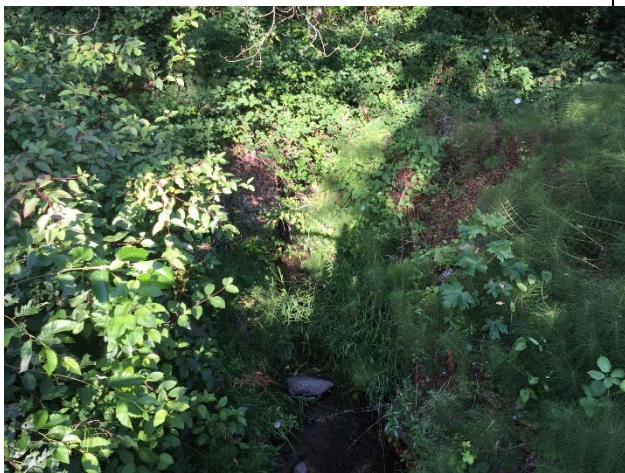



Application #: _____



Please use the legend from the FPA Instruction or provide a list of symbols used.

Date: 6/20/2016 Time: 10:33:43 AM
NAD 83
Contour Interval: 40 Feet

Attachment D – Site Photos

	
<p>View of South Fork of Dogfish Creek in southwest corner of subject property.</p>	<p>Relic stairs and foundation on northern portion of subject property.</p>
	
<p>View of blackberry and Scotch broom along NE Lincoln Road, looking southwest.</p>	<p>View of northeast corner of subject property, looking southwest.</p>

Attachment E – Author Qualifications

Racheal Villa

Senior Scientist/Fisheries Biologist
Professional Experience: 10 years

Racheal Villa is a professional fisheries biologist with a diverse background in both freshwater and marine ecology with emphasis in salmonid life histories and habitat. She has experience in assessing marine, shoreline, stream, and wetland systems, reporting on biological evaluations, permitting, and site assessments.

Racheal earned a Bachelor's of Science degree in Fisheries Biology from the University of Washington, Seattle, with additional graduate level training in salmonid behavior and life history; restoration of fish communities and habitats in river ecosystems; biological problems with water pollution; and biomonitoring and assessment.

In addition, she has received formal training from the Washington State Department of Ecology in Compensatory Mitigation and Restoration Projects, Determining the Ordinary High Water Mark, the revised Washington State Wetland Rating System, Selecting Wetland Mitigation Sites Using a Watershed Approach, and Biological Assessment Preparation for Transportation Projects from the Washington State Department of Transportation. She is also a Pierce County qualified Fisheries Biologist.

Matt DeCaro

Environmental Scientist
Professional Experience: 7 years

Matt DeCaro is an Environmental Scientist with a diverse background in environmental compliance, project management, water quality, environmental due diligence, and site remediation. Matt earned a Bachelor of Science degree with a focus in Environmental Science from the Evergreen State College in Olympia, Washington, with additional graduate-level coursework and research in aquatic restoration and salmonid ecology. He has attended USFWS survey workshops for multiple threatened and endangered species, and participated on scores of biological assessments and evaluations for private and federal projects throughout the western United States. His experience includes NEPA compliance for federal projects; spotted owl surveys on federal and private lands; and invasive weed abatement.

Matt currently provides permitting and regulatory compliance assistance for land use projects from their planning stages through review, approval, and construction for Soundview Consultants LLC. Matt conducts code and regulation analysis; conducts wetland delineations and fish & wildlife habitat assessments; provides land use planning assistance for residential, commercial, and industrial projects; prepares reports and permit applications for local, State, and Federal review; and provides restoration and mitigation design.