

BLUE HERON PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT
PLANNING FILE NO. 11-27-07-1
SEPA MITIGATIONS

Water:

1. It is the responsibility of the applicant to receive any necessary state and federal approvals (including JARPA approval, and Jurisdictional Determination, ESA consultation) for work within this project, including Wetland A fill, voluntary wetland and stream buffer rehabilitation, and stormwater outfall.
2. Wetland B shall be protected with construction fencing. Signs identifying the critical area shall be posted. Fencing shall be shown on construction drawings.
3. Wetland A mitigation area on Wyatt wetland and buffer enhancement onsite are to be shown on construction drawings.
4. Development shall occur consistent with the Wetland Mitigation Plan, dated June 26, 2017, and Wetland Mitigation Proposal Third Party Review, dated August 14, 2017.
 - a. Pre-construction meetings with project biologist and landscape contractor are required prior to mitigation commencing.
 - b. Removal of blackberry thickets and root masses by hand and disposing of removed material away from the wetland and its buffer.
 - c. Installation of native trees and shrubs according to the planting plan shown in Wetland Mitigation Plan Figure 5 will be around native volunteers currently within the mitigation area.
 - d. Potted planting material, no smaller than 2 gallon potted plants, is required to be used in the wetland mitigation area.
 - e. The project biologist must be on site during blackberry removal and planting to ensure goals and objectives of the mitigation are met.
 - f. Plant installation will be in late fall to early spring.
 - g. Maintenance includes removal and control of non-native species, fertilization of plants as necessary, and replacement of dead or failed plants. Wetland enhancement and stream buffer rehabilitation area will be maintained for 5 years.
 - h. Wetland mitigation monitoring will be annually for 7 years. Monitoring reports are to be provided to planning department in years 1, 2, 3, 5, and 7, by December 31 of the monitoring year, and review performance standards.
 - i. An as-built report will be provided following installation of plantings. Monitoring units will be identified in the as-built report and drawing.
 - j. A contingency plan is required if performance standards for wetland mitigation are not met by the 5th year of monitoring.
 - k. Performance bonds to ensure fulfilment of the wetland mitigation project, monitoring program, and contingency measures shall be posted in the amount of one hundred fifty (150) percent of the expected cost of compensation as required in PMC 16.20.725.B.7.i.
5. Project proponents shall file notice to title for this project regarding critical areas, critical area buffers, and setback from critical area buffers located on development property lots which will be encumbered by a critical area buffer or setback to buffer with Kitsap County Auditor per PMC 16.20.135. Critical area requirements will be identified on the approved notice to title. The proponent shall submit proof that the required notice has been filed before the Director will issue the underlying permit's notice of decision.

6. The developer shall be responsible for voluntary wetland buffer enhancement and stream buffer rehabilitation. Rehabilitation of stream buffer shall follow Blue Heron Farms Plat, Lemolo Creek Stream Buffer Enhancement, Figure 1, prepared by Ecological Land Services, dated January 25, 2018. Planting of the wetland buffer enhancement shall follow the Wetland Mitigation Plan for the Blue Heron Plat Figure 5, prepared by Ecological Land Services, dated June 26, 2017. The following is required: 1). Vegetation planted may be at a minimum bare root, but 2 gallon pots are recommended; 2). Inspection of plantings will occur each year to determine survival; 3). Weeding will be undertaken on a yearly basis; 4). The City will be notified each year when these steps are taken; 5). Plant survivorship be monitored for a period of three (3) years to document the success of the plantings with a report provided to the City at the end of 3 years; and 6). Bonding. City process for review of the survival report is required.

Animals:

7. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.

Transportation:

8. The developer is to install a Rectangular Rapid Flashing Beacon where the plans show a mid-block crosswalk across Noll Road NE.

Public Services:

9. School mitigation fees are required for this project. Fees shall be paid prior to building permit issuance. Payment will be to the North Kitsap School District directly, and the developer will present a receipt of payment to the City.