



November 15, 2013

Berni Kenworthy
Team 4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370

Re: Wetland and Buffer Restoration for Mountain Aire PRD, Detention Pond and Utility Line Installation.

Dear Berni:

I understand that the Blue Heron project site will impact a small area of southern buffer of the Wyatt Wetland and that additional mitigation will be necessary to compensate for this area. A total of 506 square of buffer composed currently of grazed pasture will be impacted by construction of a sanitary sewer maintenance hammerhead turnaround.

A wetland and buffer restoration plan was developed for the Mountain Aire detention pond and utility lines proposed in the wetland and buffer on the adjacent Wyatt property to compensate for impacts. Buffer mitigation is required at a ratio of 1:1 when impacted by development. The Mountain Aire project proposed permanent impact to 11,256 square feet of buffer for construction of the detention facility. The restoration plan involves planting native vegetation in 26,006 square feet of buffer, which at 2:31:1 exceeds the minimum ratio of 1:1 required for buffer impacts. Because this restoration project exceeds the minimum ratio of 1:1 for buffer impacts, compensation for the small additional buffer impact proposed on the Blue Heron project site will be incorporated into the Mountain Aire wetland and buffer restoration plan. The new total area of impact to buffer for Mountain Aire and Blue Heron is 11,762 square feet and the new ratio of buffer compensation is 2.21:1, which still exceeds the minimum ratio.

While the restoration plan mainly proposes planting around the detention pond and trail, there is an area in the southeast corner of the Wyatt property where buffer restoration is also proposed. This area of restoration is immediately adjacent to the small area of buffer impact on the Blue Heron project site so there will be improvement of buffer in close proximity to the proposed impact. The area of buffer impacted on the Blue Heron site will not have a negative influence on the wetland because the impact is small in size and is proposed within a grazed pasture area so will not require removal of significant buffer vegetation. The installation of plants in the nearby area will improve conditions of the buffer and provide better protection for the wetland than the current buffer conditions.

If there are any other questions or concerns, please contact me at (360) 297-0771 or joanne@eco-land.com.

Sincerely,

Joanne Bartlett