



TECHNICAL MEMORANDUM

Prepared for: Marla Powers
Associate Planner
City of Poulsbo
200 NE Moe Street
Poulsbo, WA 98370

September 3, 2020

Prepared by: Grette Associates^{LLC}
2102 North 30th Street, Ste A
Tacoma, WA 98403

File No.: 208.001.1100

Re: Olso Bay Apartments – Critical Areas Report: Third-Party Review

The City of Poulsbo contracted with Grette Associates to assist in the review of the critical areas report (the “Report”; August 14, 2020) that was prepared by Ecological Land Services, Inc. (ELS) in support of the Oslo Bay Apartments project. This Report was prepared in response to Grette Associates’ review (July 1, 2020) of ELS’ June 17, 2020 technical memorandum. In summary of Grette Associates’ July 2020 review, Wetland A is a Category III wetland (Hruby 2014) and not a Category IV wetland as summarized in ELS’ technical memorandum.

Upon review of the Report, the wetland rating form for Wetland A has been revised to accurately reflect the appropriate water quality, hydrology, and habitat scores summarized in the July 2020 review (Table 1). Please note that Table 1 in the Report inaccurately assigns 4 points for hydrology compared to 5 points in the attached rating form for Wetland A. Grette Associates recommends that the table be revised accordingly.

Table 1. Wetland A Summary

Feature	Rated by	Water Quality	Hydrology	Habitat	Total	Category
Wetland A	ELS ¹	5	5	6	16	III
	Grette ²	5	5	6	16	III

¹ Per ELS’ wetland rating form for Wetland A attached in the Report.

² Per Grette Associates’ July 2020 review.

Per Poulsbo Municipal Code (PCC) 16.20.230, Category III wetlands that provide moderate habitat function (habitat score 5-7 points) with high land use are subject to a 150-foot wetland buffer. The Report applies the correct wetland buffer.

In conclusion, with the exception of the minor error in Table 1, the Report has adequately addressed Grette Associates’ comments from the July 2020 review. Grette Associates recommends that Table 1 be revised to be consistent with Wetland A’s rating form. Once revised, Grette Associates recommends that the Report be accepted.

The review was conducted using the best available scientific information and methodologies and the best professional judgement of Grette Associate's staff biologists. Final acceptance and approval are at the discretion of City staff.

If you have any questions regarding this review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

GRETTE ASSOCIATES^{LLC}



Chad Wallin
Biologist

References:

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. Washington State Department of Ecology Publication # 14-06-029.