



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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Technical Memorandum

**To: Kathleen Barnhart,
Kitsap County Dept. of Community Development**

File Number: 1926.0001

From: Racheal Villa, Soundview Consultants LLC

Date: February 5, 2020

**Re: Response to Comments – Kitsap County
12000 Courter Lane Northwest in Poulsbo, Washington**

Dear Mrs. Barnhart,

Soundview Consultants LLC (SVC) is assisting Denise Courter (Applicant) with a wetland and fish and wildlife habitat assessment of an approximately 20.26-acre property located at 12000 Courter Lane NW, in the vicinity of Poulsbo in unincorporated Kitsap County, Washington. The subject property consists of two parcels located in the Southeast $\frac{1}{4}$ of Section 10, Township 25 North, Range 1 East, W.M. (Kitsap County Tax Parcel Numbers 102501-4-002-2004 and 102501-4-001-2005).

This Technical Memorandum has been prepared in response to review comments provided by Kitsap County regarding the review of the *Wetland and Fish and Wildlife Habitat Assessment Technical Memorandum* by SVC on December 11, 2019 (Assessment)(SVC, 2019). The Assessment was subsequently revised to address the recent review comments and is being resubmitted along with this document. Please see the *Revised Wetland and Fish and Wildlife Habitat Assessment and Mitigation Plan for 12000 Courter Lane Northwest, Poulsbo, WA 98370* dated February 5, 2020 (Mitigation Plan) for details. The remainder of this document provides a direct response to Kitsap County comments. The following are Kitsap County's comments (italicized) followed by SVC's responses:

1. *Comment 1: The use of the gravel surfaces for the ADA pathway or other locations within the critical area buffer will need to be addressed by your Habitat Consultant. Mitigation is required for unavoidable new impervious/semi-impervious surfaces in critical areas and their buffers.*

Please see the Buffer Enhancement Plan section, found on pages 6 through 10 and the revised site plans in Attachment A of the Mitigation Plan. Wetland and stream buffer enhancement is proposed for a portion of the Wetland A and Stream Z buffer to mitigate for the ADA pathway (as well as mitigate for the existing pergola and retaining wall). The project proposes a total of 1,309 square feet of indirect impacts, and 2,546 square feet of buffer enhancement for mitigation of those impacts. Based on a greater than 1.9:1 ratio of enhanced wetland and stream buffer area to project improvement area, and as such, this mitigation plan more than compensates for indirect impacts to the downslope wetland and stream, resulting in an overall net increase of buffer function.

Additionally, the applicant proposes a voluntary enhancement planting area (1,870 square feet) around both sides of the ADA compliant pathway and along the top tier of the retaining wall. The voluntary enhancement planting areas will further restore the areas surrounding the proposed pathway with native plantings, to improve screening of the pathway from the wetland and stream areas and increase overall aesthetics of the property and event space. The total buffer enhancement actions proposed will exceed 3.37:1 for enhanced buffer areas to project areas and result in an improvement over current buffer conditions.

2. Comment 2: Your Farm Plan does not address the use of the pastures for parking. In fact, the Farm Plan indicated that such uses are to be excluded from pasture areas. Please be sure your KCD Farm Plan addresses all elements of the proposed use, including parking in pasture areas. The Farm Plan also needs to be finalized and signed.

Please see the Kitsap Conservation District Farm Plan (Stahl, 2019) for addressed use of pastures for parking. Event space use is a proposed limited and temporary use which will occur during seasonally dry weather conditions and as such, is not anticipated to result in damage to pastures. The Applicant may display appropriate signage to ensure event parking is located outside critical area buffers.

3. Comment 3: Please be sure your Habitat Consultant addresses the gazebo/ pergola/ viewing platform area and retaining walls located within the critical area buffer. These structures appear to have been constructed without building permits. Building permits are still required for structures or grading activity located within a critical area or buffer, regardless of the size, in order to ensure compliance with the Kitsap County Critical Areas Ordinance. This will likely require some form of mitigation for the buffer impacts (planting native vegetation, etc.).

The proposed event space requires the existing pergola (64 square feet) and retaining wall (240 square feet) to be retained, which are currently located within the buffer of Wetland A and Stream Z (a total of 1,309 square feet of indirect impacts including the proposed ADA compliant gravel pathway). Wetland and stream buffer enhancement actions found on pages 6 through 10 and the revised site plans in Attachment A of the Mitigation Plan considered the retention of the gazebo/pergola/viewing platform area and retaining walls as a part of the overall project. The enhancement actions include dense plantings of native trees, shrubs and herbaceous plants and the removal of invasive species such as non-native invasive Himalayan blackberry and non-native grasses in addition to voluntary buffer area enhancement actions surrounding these existing features. The mitigation plan will result in an overall net increase of buffer functions. Please see the *Revised Wetland and Fish and Wildlife Habitat Assessment and Mitigation Plan* (SVC, 2020) for proposed mitigation plan details.

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

Sincerely,



Racheal Villa
Senior Scientist and Fisheries Biologist

February 5, 2020

Date

References

Kitsap County, 2019. *Pierce County Code. Title 19, Critical Areas Ordinance*. Website: <http://www.codepublishing.com/WA/KitsapCounty/#!/Kitsap19/Kitsap19.html>. Current through November 25, 2019.

Kitsap County, 2020. *Information Request Checklist*. January 22, 2020

Soundview Consultants LLC, 2019. *Wetland and Fish and Wildlife Habitat Assessment – 12000 Courter Lane NW*. December 11, 2019.

Soundview Consultants LLC, 2020. *Revised Wetland and Fish and Wildlife Habitat Assessment and Mitigation Plan – Courter Lane Northwest*. February 5, 2020.

Stahl, Brian, 2019. *Resource Inventory Evaluation and Management Alternatives Conservation Farm Plan*. Kitsap Conservation District. August 2019.