Appendix N:

Updated Wetland Mitigation Plans
Sewall Wetland Consulting, Inc.
September 2006

Sewall Wetland Consulting, Inc.

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September 1, 2006

Loree Quade
Phoenix Development, Inc.
PO Box 3167
Lynnwood, Washington 98046

RE: Wood Trails/Montevallo Conceptual Mitigation – City of Woodinville, WA
SWC Job#A4-166

Dear Loree,

This letter describes the proposed conceptual wetland and buffer mitigation on both the Montevallo Plat and Wood Trails Plat described in the Final EIS.

Montevallo

As depicted on the attached Montevallo Conceptual Wetland Buffer Mitigation Plan, the proposed project includes reducing the standard 100' buffer to 50' on the east side of the wetland as allowed by WMC 21.24.330(1)(b&c). Additionally, the sewer line to service the proposed plat includes a crossing of the wetland. This will result temporary impacts to 5,867sf of wetland buffer during the construction process. The sewer line will be trenched through the buffer on the east and west sides of the wetland and then be bored under the wetland. Both of these areas of buffer are currently degraded lawn, pasture and thickets of blackberry. Following placement of the sewer line, the trenched portions of the buffer will be backfilled, topsoil replaced and restored as part of the proposed reduced buffer plan.

The existing buffer is low value as it has been grazed by livestock removing all woody vegetation and has resulted in a compact soil surface. The proposed reduced 50' buffer will be de-compacted through selective tilling of the soil to create a more appropriate soil condition for plant growth. The entire reduced buffer area will then be seeded with a native grass mix and densely planted with a mix of native trees and shrubs to restore a native plant community to the area. Species to be

included will include but not be limited to Douglas fir, western red cedar, big leaf maple, crabapple, Indian plum, salmonberry, elderberry, cascara and vine maple.

Additionally, several large downed logs, snags and brush piles will be placed in the wetland buffer and along the edge of the wetland as habitat features. The combination of the proposed removal of on-going grazing, and restoring the reduced 50' buffer with native trees and shrubs and habitat features will greatly improve the habitat value as well as the ability of the buffer to adequately protect the wetland over that which currently exists. The proposed reduced and enhanced wetland buffer mitigation site will be monitored for 5 years as required by Code.

Wood Trails

In order to construct the proposed stormwater facility for the Wood Trails Plat, Wetland A (1,38sf), a small isolated slope type wetland will be filled. As allowed under WMC 21.243.350(2), a mitigation plan consistent with Washington Department of Ecology guidelines is proposed. There is no feasible location for any wetland creation on the site. Therefore, the proposed impacts to 1,389sf of Category 3 wetland on the Wood Trails site will be mitigated for by enhancing existing riparian wetland to the north of the site at a ratio of 8:1 (enhanced area:impacted area). This 8:1 ratio meets the Washington Department of Ecology ratio's for wetland enhancement for Category 3 wetland impacts. This proposed enhancement consists of enhancing 11,200sf of narrow riparian wetland just north of the site. The proposed enhancement includes underplanting the existing deciduous forest along the creek with a mix of native conifers including western red cedar, sitka spruce and western hemlock. Plantings will also occur on a poorly vegetated area along the creek that appears to be an old roadbed. The goal of the proposed enhancement will be to create a future conifer dominated overstory that will restore the original conifer forest to this area and result in greater shading of the creek, resulting in cooler water temperatures, a positive goal for the downstream fisheries resource. The proposed mitigation site will be monitored for 5 years as required by Code.

The proposed conceptual mitigation plans for both Montevallo and Wood Trails will be finalized in a more detailed Final Mitigation Plan following agency review and approval of the conspectus proposed here.

If you have any questions or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetland Ecologist, PWS #212

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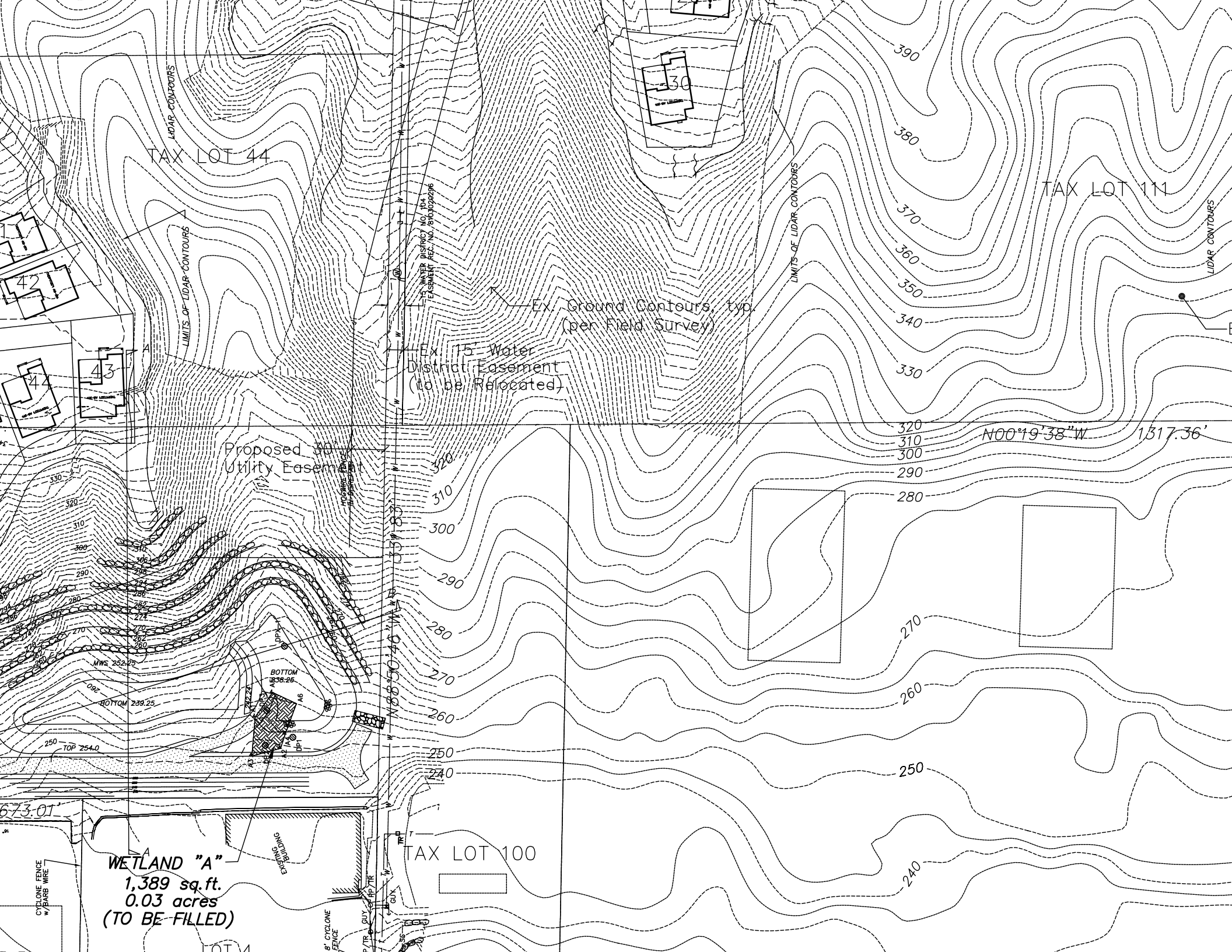

TAX LOT 44
TAX LOT 111
TAX LOT 100
LIDAR CONTOURS
LIMITS OF LIDAR CONTOURS
15' WATER DISTRICT NO. 104 EASEMENT REC. NO. 8103026296
Ex. Ground Contours, typ. (per Field Survey)
Ex. 15' Water District Easement (to be Relocated)
Proposed 30' Utility Easement
N00°19'38"W 1317.36'
N88°50'46"W 1334.83'
WETLAND "A"
1,389 sq.ft.
0.03 acres
(TO BE FILLED)
EXISTING BUILDING
CYCLONE FENCE w/BARB WIRE
8' CYCLONE FENCE
MWS 252.25
BOTTOM 239.25
BOTTOM 238.25
TOP 254.0
673.01'

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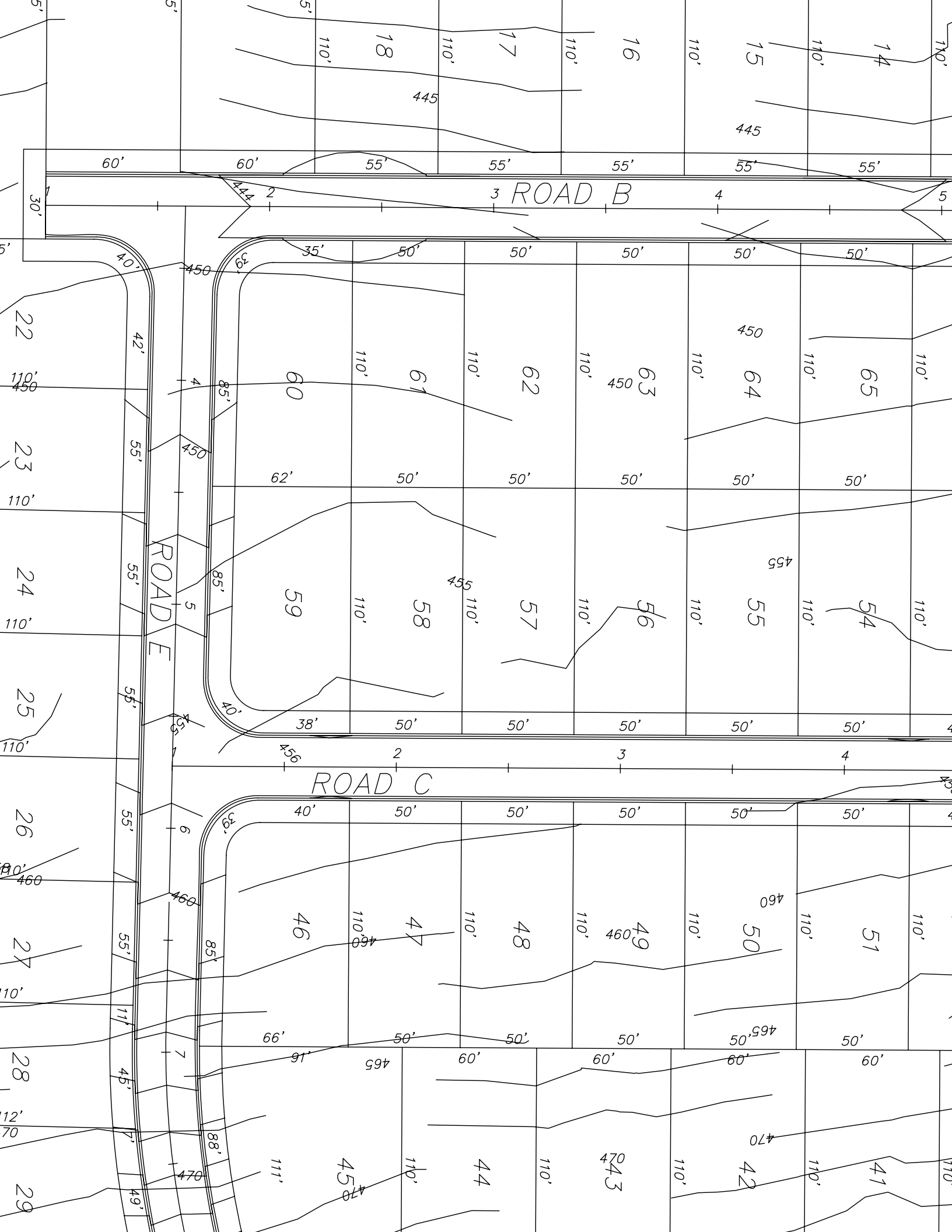
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