

Agnes Kowacz

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Thursday, April 07, 2016 9:37 AM
To: Agnes Kowacz
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002, Determination of Non-Significance

Thanks Agnes...
We have no further questions or comments.

Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*



From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Wednesday, April 06, 2016 4:17 PM
To: Karen Walter
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002, Determination of Non-Significance

Hi Karen-

Please see attached figure. Here is a breakdown:

Standard 50 foot buffer area: 8,183 (does not include 825 SF wetland)
Reduced 25-30 foot buffer: 4, 149 (does not include 825 SF wetland)
Area of wetland: 825 SF
Area of proposed tract: 4,974 (includes wetland).

Thanks Karen!

Agnes Kowacz | Associate Planner
City of Woodinville
17301 133rd Ave NE
Woodinville, WA 98072
Office: (425) 877-2293
Email: agnesk@ci.woodinville.wa.us

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Tuesday, April 05, 2016 6:04 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002, Determination of Non-Significance

Thank you!

Karen Walter

Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
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From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Tuesday, April 05, 2016 9:04 AM
To: Karen Walter
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002, Determination of Non-Significance

Hi Karen-

I have attached the most current version of the critical areas report and plans. And will be getting you an exhibit showing the square footages of the buffer before the reduction. I will get this to you as soon as I have it from the applicant. Thanks,

Agnes Kowacz | Associate Planner
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From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Monday, April 04, 2016 3:17 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002, Determination of Non-Significance

Agnes,

As you know, we have commented twice previously on this project during the Notice of Application process. Based on a review of the applicant's most recent responses (see attached), it appears that we are still missing key information. Can Woodinville please send us all of the updated drawings and revised Critical Areas plan that are referenced in the attached response letter, but was not included?

We are still trying to discern how much regulated wetland buffer will be reduced (in square feet) and how much will be enhanced and cannot do so without the revised documents.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

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From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Monday, January 11, 2016 3:29 PM
To: Karen Walter
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002

Hi Karen-

Thanks for the reply. This letter was also attached as part of the response. I am sorry I must have missed attaching it earlier. Thanks,
Agnes

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Friday, January 08, 2016 2:40 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: RE: Woodinville 10 Subdivision, PPA15001; SEP150005, CAA15002



Agnes,

Thank you for sending the updated information for the Woodinville 10 project, the revised documents are improved over the previous materials. However, there are still some remaining deficiencies in the wetland delineation and buffer plan as we noted previously via emails on September 15, 2015 and November 12, 2015. They are re-iterated here for your consideration.

1. The wetland mitigation report is still missing any discussion about compliance with mitigation sequencing. We understand that the project proposes to reduce the wetland buffer, but there is no consideration as to how avoidance was applied first, then the next steps of mitigation sequencing. There isn't even a narrative in the wetland delineation and buffer plan which is where we would expect it and no information in the revised checklist.
2. There is still no wetland delineated figure in the wetland delineation report. How would any reviewer be able to determine if the wetland was appropriately delineated without this basic information or review the delineation on the ground?
3. There is still no discussion about how much of the regulated wetland buffer is impacted in square feet (it should be describe in a narrative format and shown on a site plan). We provided an example as to how this information should be conveyed in our November 12, 2015 comments.
4. Did the City visit the site as we recommended in our previous comments and concur with the findings regarding the extent of wetland and the wetland/stream condition?
5. There is no new information regarding the proposed water quality treatment of stormwater for this project as we requested in our last comments.

We appreciate the opportunity to review this revised information. Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

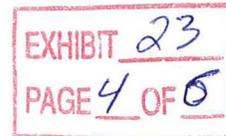
*Muckleshoot Indian Tribe Fisheries Division
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From: Agnes Kowacz [mailto:agnesk@ci.woodinville.wa.us]
Sent: Tuesday, December 22, 2015 12:24 PM
To: Karen Walter
Subject: RE: Woodinville 10

Hi Karen-

Attached is the resubmittal of this project. Please provide comments by 01/11/16. Thank you,

Agnes Kowacz | Associate Planner
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From: Karen Walter [<mailto:KWalter@muckleshoot.nsn.us>]
Sent: Thursday, November 12, 2015 3:42 PM
To: Agnes Kowacz <agnesk@ci.woodinville.wa.us>
Subject: RE: Woodinville 10

Agnes,
Thank you for sending the additional information including the applicant's consultants responses to our questions. Please note that their responses are inadequate and do not allow us to fully evaluate this project.

If the original materials were clear, we wouldn't have asked the questions we did. The responses did not directly respond to our questions, provide new information or clarify any of the project components. We still cannot tell what the regulated buffer should be in square feet; what is proposed by the project through either buffer averaging or buffer reduction with enhancement and the details of buffer enhancement on the site. Part of the problem is there is no figure in the wetland report to indicate the requirements and what is proposed including a planting plan.

We expect the wetland report and mitigation plan to include figures that illustrate the project impacts and mitigation narrative. The June 2015 report did not nor were these figures provided in the responses. An example of such figures for a different project is included for your reference (see attached drawings from Overlake School project). Please note the attachment is the type of figure we typically receive for projects with wetland and stream buffer impacts, and we review more than 50 of these types of reports in any given year.

Also, the project should be required to demonstrate compliance with mitigation sequencing per WMC 21.24.350 which the June 2015 mitigation report does not. There is no mention of mitigation sequencing in this report, particularly under the regulatory analysis section where we would expect this assessment.

In conclusion, we cannot fully evaluate this project for its potential impacts to salmon and their habitats with the available information and the applicant consultants' responses. We would appreciate it if we could receive the necessary information we described in our previous comments for our review and any comments that we may have.

Please let me know if you have any questions.

Best regards,
Karen Walter
Watersheds and Land Use Team Leader

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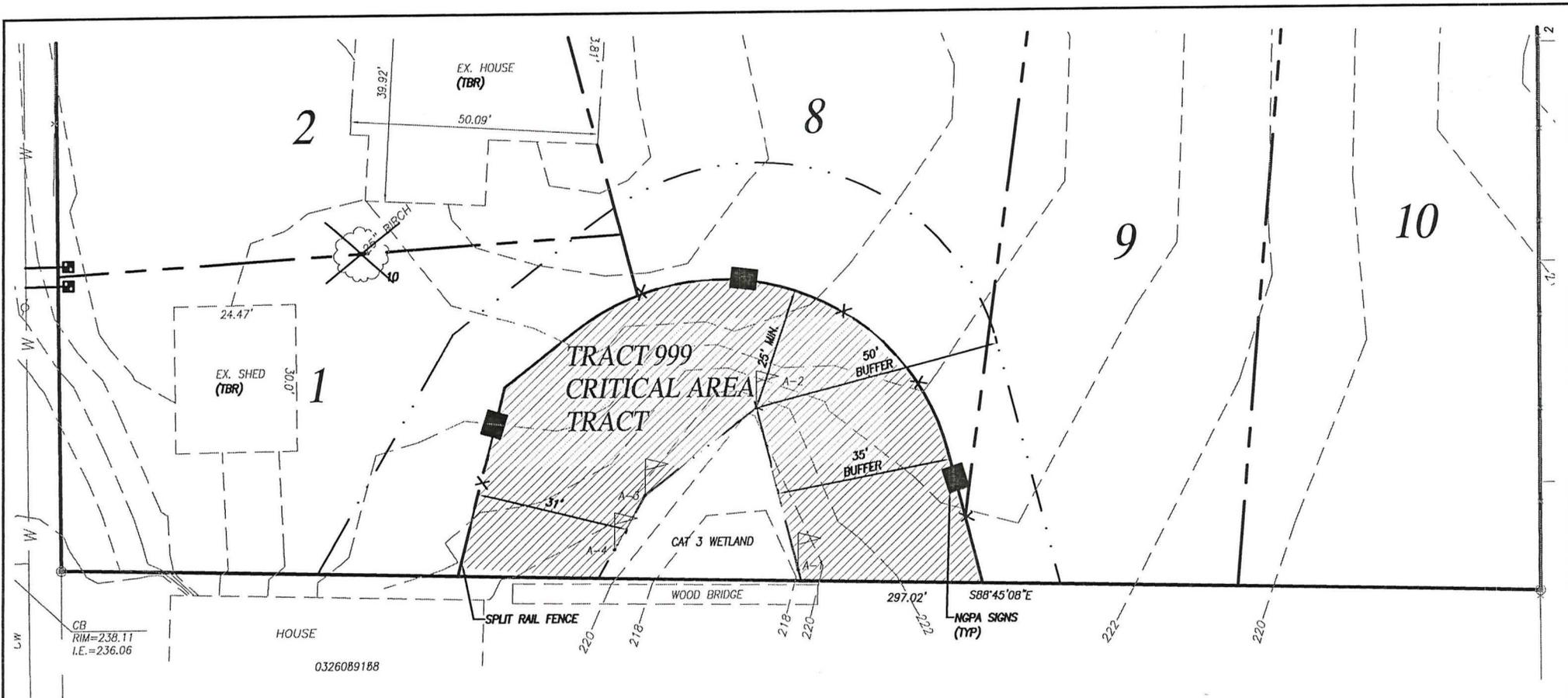
From: Agnes Kowacz [<mailto:agnesk@ci.woodinville.wa.us>]
Sent: Thursday, November 12, 2015 9:39 AM
To: Karen Walter
Subject: Woodinville 10

Hi Karen-

Here is additional info regarding the Wetland (Class 3) for the Woodinville 10 subdivision. Please let me know if there is anything else you need from me. I believe you got the wetland report, but I have attached it for just in case along with their response to your comments.

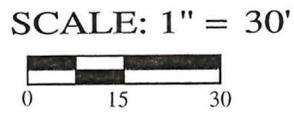
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EXHIBIT 23
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AREA OF BUFFER BEFORE MITIGATION	8,183 SF
AREA OF BUFFER AFTER MITIGATION	4,149 SF
AREA OF WETLAND	825 SF
AREA OF TRACT	4,974 SF

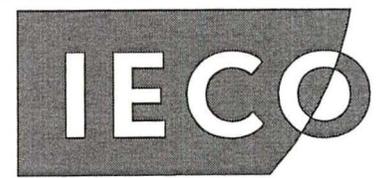
EXHIBIT 23
PAGE 6 OF 6



NW 1/4, SEC. 03, T. 26 N., R.5 E., W.M.
WOODINVILLE 10

DESIGNED BY: SPC	DATE: 04-06-2016	SCALE: 1"=30'	JOB NO.: 15-0716
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WETLAND EXHIBIT



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