



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

Critical Areas

For the 5 wetlands that are within the project boundary, a wetland mitigation report has been prepared. The mitigation efforts will only be summarized here. Across the 5 wetlands, there are 3.96 acres of wetland area. The combined area for the 5 wetland buffers covers 10.12 acres of land.

For this project, the buffer area will be reduced by 38,570 square feet, but will be increased by 40,280 square feet as shown in the mitigation report. The buffers for the wetlands will be enhanced by planting additional native trees and shrubs.

One wetland is being proposed to be removed and is a Category 3, which requires an 8:1 mitigation ratio. This mitigation will consist of 9,760 square feet of enhancement. A total of 100 plantings (100-square feet per planting) will be installed in the enhancement area and all proposed mitigation plants will be native to Spokane County.

See the wetland mitigation report for more information.

MLMC 17.10.060 Approval Criteria

- a. The development extents have been limited, as much as feasible, to the portions of the parcel that do not fall within the wetlands or their buffers. The layouts of the roads and lots have been arranged so that the minimal amount of developed area falls within the buffer areas while still maintaining the requirements for the road and lot sizes. For two of the wetland buffers that will require mitigation, the woody vegetation within the buffers was damaged as a result of a fire, so the mitigation efforts will actually restore habitat and the water quality functions of those two wetland buffers.
- b. To minimize the impacts of the proposed development on the wetlands and buffers the project is proposing to:
 1. Direct lights away from the wetland.
 2. Enhance the existing buffers for wetlands 1, 2 and 3, which will be impacted the most by this development to help minimize neighboring sounds.
 3. Collect, detain, and treat all runoff from impervious surfaces in a local stormwater management system before being released into the wetlands. The ponds that discharge into the wetlands will be installed with flow spreading devices to minimize the impacts to the wetlands and buffers to better mimic the natural sheet flow of the existing conditions.
 4. Wetlands will not be dewatered.
 5. Establish covenants so that the use of pesticides will be limited within 150 feet of the wetland (unless otherwise needed for the treatment of invasive species as outlined in any future mitigation or management plans).
 6. Direct flow from lawns to the proposed streets to be collected, detained, and then treated. Where this is not possible, small treatment areas will be constructed and flow will be directed to the treatment areas prior to release into the wetlands.
 7. Place the wetlands and buffers within their own tracts to better help with conservation efforts.
 8. Lots adjacent to wetland buffers will be required to install fencing or dense vegetation.



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9. Implement dust management by site watering during construction. This will be part of the best management practices (BMPs).
- c. The proposed enhancement area is located between the wetland and the proposed development, resulting in improvements to the overall wetland habitat by reducing disturbances. This will also provide a more continuous buffer from the development along the west side of the property. The wetland buffers will be mitigated with plants that will be native to Spokane County. The compensatory mitigation is designed to achieve the functions as soon as practicable, will be in-kind and on-site and sufficient to maintain the functions of the critical area.
- d. The buffer areas that will be impacted will be replaced by an area larger than the area that will be impacted. The proposed mitigation for these buffers will also be improving the state of the existing buffer, which was damaged during a fire. The location of the buffer mitigation will also provide for a more continuous buffer across the wetlands on the west side of the property. The wetland that is being impacted will be mitigated at an 8:1 ratio based on the wetland footprint.
- e. The proposed mitigation efforts will provide a more continuous and healthy wetland and buffer area and will prevent any threats to the public, health, safety, or welfare on or off the site.
- f. Performance Standards
 1. Fish and Wildlife Habitat Conservation Areas Section 17.10.070.C
 - i. Avoidance, minimization, and compensatory mitigation measures were outlined in A, B, and C of this list. Wetland habitats and associated wetland buffers will be protected to the largest extent that is practical.
 2. Frequently Flooded Areas, section 17.10.080.D
 - i. Special flood hazard areas will not be affected by the proposed project.
 3. Wetlands Section 17.10.090.F
 - i. Avoidance, minimization and compensatory mitigation measures will ensure no net loss of wetland or buffer functions shall occur as a result of the proposed Project.
 - ii. Any lost function will be replaced by restoration or enhancement measures.
 - iii. All development and clearing will be avoided in the critical habitat areas, and when avoidable, functions will be restored and enhanced.
 - iv. Signage will be placed in critical areas.

See Wetland Mitigation Report for more information.