



July 29, 2020

Tom White
3945 Lytle Road NE
Bainbridge Island, WA 98110

RE: July 2020 Updates to *Lytle Road CAR and Mitigation Plan*

Dear Tom,

This letter has been written to address changes made to the *Lytle Road CAR and Mitigation Plan* for your property on Lytle Road, Kitsap County Tax Parcel No. 4164-006-001-0208, in Bainbridge Island Washington. Updates were made to the report to account for small changes to the site plan and to address variance criteria.

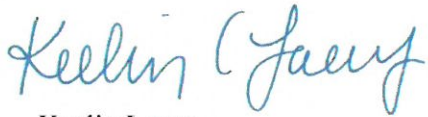
The updated site plan shows the same house footprint, but with cantilevers added to the west and east sides of the house. The site plan also depicts an additional reserve drainfield that can be added on the property to the north as a “backup”. To address these changes, this information was added to the “Site Development Proposal”, “Mitigation Sequencing”, and “Impact Analysis” sections in the report, where applicable. An additional figure—Figure 3: Overview Site Plan—was also added to the report to show where the backup reserve area is proposed.

The site plan prompted several minor changes to the buffer mitigation area. The northwest corner of the western cantilever overlaps with a portion of the buffer, so the buffer was adjusted and the impact area was increased slightly from 3,005 square feet to 3,020 square feet. Although the cantilever design is low impact because these areas do not touch the ground, the buffer and mitigation plantings would not function underneath this permanent feature. Because the impact area was increased by 15 square feet, the buffer mitigation area was also adjusted from 2,729 square feet to 2,744 square feet on the west side of the stream to keep the mitigation ratio at 1:1 (in combination with 276 square feet of wetland enhancement plantings). One Douglas fir (*Pseudotsuga menziesii*) was added to the planting plan, increasing the plantings from 105 to 106 total. Figures 11 and 12 were updated with this information and the “Mitigation Plan” section was also updated in the report.

Under the “Site Development Proposal” section (page 5), the reasonable use review criteria, per *BIMC 16.20.080(F)* were also listed and addressed. This house design minimizes impervious surfaces and ground disturbance onsite; though the buffer was adjusted slightly for the cantilevers, these features will not impact wetland or stream functions because the cantilevers do not increase the footprint of the house on the ground. Additionally, the mitigation plantings will serve to improve functions onsite and compensate for the development. Overall there will be no net loss of ecological functions to the critical areas.

If there are any questions or changes required to the updated report, please contact me at (360) 674-7186 (ext. 1205) or by email at keelin@eco-land.com.

Sincerely,



Keelin Lacey
Biologist

Attachment (1): *Lytle Road CAR and Mitigation Plan – Updated July 2020*