

Fairhaven Highlands PDEIS "punch list"

The following are notes on editing and inconsistencies that we are aware of in the PDEIS. Some of these will require input from the applicant. All should be fixed in the Draft EIS document prior to publishing.

Development data in general

1. There may be some inconsistencies in values in the document due to the last minute changes arriving from Jepson (e.g., clearing, forest removal, wetland impacts, etc) on Thursday 5/15. We tried to scour for these but the data was used throughout the EIS and we have missed some references to it.

Jepson Drawings

1. Drawings 1A-3 and 1C-3 indicate the area in acres of site improvements. If all site improvements are added, the total acreage equals 85.58 which 3.31 acres more than the property's size.
2. By adding wetland impacts from the Jepson table to remaining wetlands per Land Cover drawings, we surmised the amount of existing on-site wetlands (JJ-2 wetland impacts were removed from the total for alternatives that have 24th Street Connector). This calculation should result in the same total acreage of wetlands under each alternative. However, the totals from the drawings for Alternatives 1C, 2A and 4F on-site wetlands are larger than the totals for the remaining alternatives. This either means that the impacts in the Jepson table add up to less than they should or the remaining wetlands per drawings 1C-3, 2A-3 and 4F-3 are more than they should. Since 6.22 acres of existing wetland was the most common result of this calculation, we used that number for the Preliminary DEIS.
3. The wetland impact figures are not consistent with the grading depth figures in Appendix B, both of which came from Jepson. The differences are small, but include some grading for Alternative 1A in the wetland buffer at the east side of Wetland CC, and in the buffers between KK and JJ. Another minor issue is that the grading figure for Alternative 2A doesn't indicate any fill near the intersection of 16th Street/Chuckanut Drive, even where a new road on the site crosses the wetland (although these wetland impacts are shown on the wetland impact drawings for 2A).
4. The wetland size and impact amount for Wetland HH need to be checked. The NES reports have consistently stated that Wetland HH is 8,764 sf. The wetland impact spreadsheet from Jepson show Wetland HH impacts as 8,767 sf (under Alts 2A, 2C, 3D, 4F). For the Preliminary DEIS, we changed the size of the wetland to 8,767 and kept the impacts as 8,767.

Summary Table

We put the impact summary table (Table 1-2) together as the last step in the process. We would have preferred to pare it down further but ran short of time. The final version of this table should be shorter than what we have provided in this draft.

5/19/2009



"Mark Johnson"
<MJohnson@esassoc.com>
05/27/2009 09:21 AM

To "Reema Shakra" <RShakra@esassoc.com>, "Kim Weil"
<KSpens@cob.org>
cc
bcc
Subject FW: Fairhaven- punch list

Here are some responses on our punch list items. I will be following up as it seems like there are some new drawings coming.

- Mark J

From: Dave Klein [mailto:dklein@jepsonengineering.com]
Sent: Wednesday, May 27, 2009 9:18 AM
To: Reema Shakra; Mark Johnson
Cc: Dannon C. Traxler; Ben Wasson
Subject: Fairhaven- punch list

1. Drawings 1A-3 and 1C-3 indicate the area in acres of site improvements. If all site improvements are added, the total acreage equals 85.58 which 3.31 acres more than the property's size.

Drawing 1A-3 is in error, the landscaping number needs to be adjusted. 1C-3 includes the 24th St improvements for impervious and non-pollution generating impervious, thus increasing the total acreage of land cover 1.42 acres. Drawing 3D-3 needs to have this "off-site" area added to the table.

2. By adding wetland impacts from the Jepson table to remaining wetlands per Land Cover drawings, we surmised the amount of existing on-site wetlands (JJ-2 wetland impacts were removed from the total for alternatives that have 24th Street Connector). This calculation should result in the same total acreage of wetlands under each alternative. However, the totals from the drawings for Alternatives 1C, 2A and 4F on-site wetlands are larger than the totals for the remaining alternatives. This either means that the impacts in the Jepson table add up to less than they should or the remaining wetlands per drawings 1C-3, 2A-3 and 4F-3 are more than they should. Since 6.22 acres of existing wetland was the most common result of this calculation, we used that number for the Preliminary DEIS.

Drawings and spreadsheet have been corrected.

3. The wetland impact figures are not consistent with the grading depth figures in Appendix B, both of which came from Jepson. The differences are small, but include some grading for Alternative 1A in the wetland buffer at the east side of Wetland CC, and in the buffers

between KK and JJ. Another minor issue is that the grading figure for Alternative 2A doesn't indicate any fill near the intersection of 16th Street/Chuckanut Drive, even where a new road on the site crosses the wetland (although these wetland impacts are shown on the wetland impact drawings for 2A).

A note has been added to clarify.

4. The wetland size and impact amount for Wetland HH need to be checked. The NES reports have consistently stated that Wetland HH is 8,764 sf. The wetland impact spreadsheet from Jepson show Wetland HH impacts as 8,767 sf (under Alts 2A, 2C, 3D, 4F). For the Preliminary DEIS, we changed the size of the wetland to 8,767 and kept the impacts as 8,767.

Wetland HH is 8,764 sf, the spreadsheet is error.

From: Ben Wasson
Sent: Thursday, May 21, 2009 3:01 PM
To: Dave Klein
Subject: FW: Fairhaven- punch list

Sincerely,

Ben Wasson, PE, LSIT, LEED^{AP}

Ronald T. Jepson & Associates, PS

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Bellingham, WA 98225

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From: Mark Johnson [mailto:MJohnson@esassoc.com]
Sent: Thursday, May 21, 2009 2:33 PM
To: Ben Wasson
Cc: Dannon C. Traxler; Kim Weil
Subject: Fairhaven- punch list

Ben,

As we were putting together the Preliminary DEIS for FH, we ran into a few discrepancies or inconsistencies in the drawings and numbers on the drawings. The list below describes them. The attached is a scan of the grading figure 1A-5 that relates to item 3. I have circled the areas where we noticed differences between the grading plan and wetland impacts figure.

1. Drawings 1A-3 and 1C-3 indicate the area in acres of site improvements. If all site

improvements are added, the total acreage equals 85.58 which 3.31 acres more than the property's size.

2. By adding wetland impacts from the Jepson table to remaining wetlands per Land Cover drawings, we surmised the amount of existing on-site wetlands (JJ-2 wetland impacts were removed from the total for alternatives that have 24th Street Connector). This calculation should result in the same total acreage of wetlands under each alternative. However, the totals from the drawings for Alternatives 1C, 2A and 4F on-site wetlands are larger than the totals for the remaining alternatives. This either means that the impacts in the Jepson table add up to less than they should or the remaining wetlands per drawings 1C-3, 2A-3 and 4F-3 are more than they should. Since 6.22 acres of existing wetland was the most common result of this calculation, we used that number for the Preliminary DEIS.

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4. The wetland size and impact amount for Wetland HH need to be checked. The NES reports have consistently stated that Wetland HH is 8,764 sf. The wetland impact spreadsheet from Jepson show Wetland HH impacts as 8,767 sf (under Alts 2A, 2C, 3D, 4F). For the Preliminary DEIS, we changed the size of the wetland to 8,767 and kept the impacts as 8,767.

Feel free to call if you have questions about these. As far as we can tell, none are large differences, but they create problems of consistency in the tables and text and need to be addressed before we can publish. Given the tight timeframe leading up to publication in mid-June, I need to have these by May 27 so that we have time to correct them throughout the EIS.

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