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## MEMO CRITICAL AREAS REVIEW

**TO:** Amy Keenan, Senior Planner, Current Planning  
**FROM:** Lyn Morgan-Hill, Senior Planner, Natural Resources  
**DATE:** 12/22/09  
**RE:** LSS2007-00005 Point Roberts Beach Club

Critical areas staff have recently reviewed the following information submitted to us on 12/22/09: revised site plan, information on the OSS, tree retention plan, Habitat Management Plan, wetland delineation, mitigation for unavoidable buffer impacts, and replanting for previous code violations.

After reviewing the submitted materials, Critical Areas staff have determined that the proposal conforms to all requirements in WCC16.16.

In order to protect the wetland/mitigation area from encroachment, prior to final approval, split rail fencing shall be required along the following:

South side of Lot 82

East side of Lot 72

West sides of Lots 69, 70, 71

In addition, signage per WCC16.16 Appendix C shall be required prior to final approval along the perimeter of all wetlands and habitat conservation areas.

In addition, prior to final approval per WCC265(C), the wetlands, habitat conservation areas and required buffers located on the site shall be protected using one of the following mechanisms:

1. Placed in a separate tract or tracts owned in common by all lots within a subdivision;
2. Covered by a protective easement, or public or private land trust dedication; or
3. Preserved through an appropriate permanent protective mechanism that provides the same level of permanent protection as designation of a separate tract or tracts as determined by the county technical administrator or hearing examiner.