

Memo

To: Tim and Wendy McAdam - Landowners

Gretchen Wagner – Scape Design Studio

From: Trent Stumph – Sawtooth Environmental Consulting, LLC

Date: May 27, 2021

Re: Windy Hill Haven: 102 Grove Creek Court, 113 Magic Mountain Road and 114 Magic Mountain Road - Preliminary Jurisdictional Determination Wetland Evaluation

This letter of memorandum presents my professional opinion and is an acknowledgement that I have visited the subject parcels to review site characteristics and conduct a preliminary jurisdictional determination wetland evaluation for 102 Grove Creek Court, 113 Magic Mountain Road and 114 Magic Mountain Road, located within Section 8, Township 3 North, Range 18 East, B.M., Blaine County, Idaho.

To further assist with property development Sawtooth Environmental was asked by Scape Design Studio to perform a preliminary jurisdictional determination wetland evaluation for the subject parcels, combined parcel area, approximately 2.841 +/- acre.

May 27, 2021, a reconnaissance level field investigation was performed to characterize the parcels and identify jurisdictional resources, including potential jurisdictional wetlands that may be located within the subject parcels. The investigation involved an on the ground survey throughout the combined parcel area and preliminary data collection.

Observations made during the on-site investigation include:

102 Grove Creek Court

- No wetland resources were identified within the subject parcel.
- The complete parcel area is considered to be upland habitat due to position on the landscape, dominant plant species present and soil characteristics.
- Majority of the parcel area has been altered by past landscape applications.



**B-1
Exhibit**

- Predominant plant species consist of Colorado blue spruce (landscape plantings), aspen trees and Pacific willow, combined with a diverse herbaceous ground cover consisting of Smooth brome, Idaho fescue, Kentucky bluegrass, Cheatgrass, common yarrow and other various forb species.
- Soils associated with the parcel primarily consisted of well drained gravelly sandy loams.
- No wetland hydrology indicators were observed within the subject parcel.
- The East Fork of the Big Wood River, a perennial drainage located to the south of the parcel is considered to be jurisdictional. The drainage and associated wetland margin are protected under Section 404 of the federal Clean Water Act (CWA), as well as Blaine County Code: Floodplain and Riparian Setback Districts and Wetland Overlay District (9-19-1).

113 Magic Mountain Road

- No wetland resources were identified within the subject parcel.
- The complete parcel area is considered to be upland habitat due to position on the landscape, dominant plant species present and soil characteristics.
- Majority of the parcel area has been altered by past landscape applications.
- Predominant plant species consist of Colorado blue spruce (landscape plantings) and turf grass.
- Soils associated with the parcel primarily consisted of well drained gravelly sandy loams.
- No wetland hydrology indicators were observed within the subject parcel.
- The East Fork of the Big Wood River, a perennial drainage located to the south of the parcel is considered to be jurisdictional. The drainage and associated wetland margin are protected under Section 404 of the federal Clean Water Act (CWA), as well as Blaine County Code: Floodplain and Riparian Setback Districts and Wetland Overlay District (9-19-1).

114 Magic Mountain Road

- Majority of the parcel area is considered to be upland habitat due to position on the landscape, dominant plant species present and soil characteristics.

- Wetland resources were identified within the western most portion of the parcel. Identified forested wetland resources [*PFOA – Palustrine Forested Temporarily Flooded*] occur immediately adjacent to the Big Wood River within lowland topographic features, which correlate directly with the mapped FEMA Floodway for the Big Wood River in that location (Figure 1).
- Portions of the parcel have been altered by past landscape applications.
- Undisturbed riparian habitat elements located within the western portion of the parcel are of good quality and perform important functional values with floodplain function, water quality and wildlife habitat being the primary functions. Undisturbed riparian habitat elements should be protected to the extent practicable.
- The Big Wood River and the East Fork of the Big Wood River, perennial drainages located to the west and south (respectively) of the parcel are considered to be jurisdictional. The drainages and associated wetlands are protected under Section 404 of the federal Clean Water Act (CWA), as well as Blaine County Code: Floodplain and Riparian Setback Districts and Wetland Overlay District (9-19-1).

Based on the information gathered during the onsite investigation, subsequent project evaluation and best professional assessment of the investigator support the findings that wetland resources are limited to 114 Magic Mountain Road parcel. Identified wetlands are located within the western most portion of parcel, within the identified FEMA Floodway.

No additional wetland resources were identified within the subject parcels: 102 Grove Creek Court, 113 Magic Mountain Road and 114 Magic Mountain Road.

Please don't hesitate to contact me if you have any questions or if I can be of any further assistance.

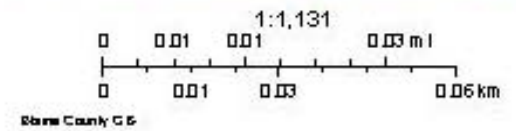
Trent Stumph
Sawtooth Environmental Consulting, LLC

FIGURE 1

MCADAM - WINDY HILL HAVEN: 102 GROVE CREEK COURT, 113 MAGIC MOUNTAIN ROAD and 114 MAGIC MOUNTAIN ROAD
PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND EVALUATION SITE MAP



May 27, 2021



Made by Blaine County GIS

BASE MAP: BLAINE COUNTY GIS

SAWTOOTH ENVIRONMENTAL CONSULTING - MAY 27, 2021