

**APPENDIX B**

**MITIGATION PLANS**

## THE RESERVE AT SWEETWATER ESTUARY

### MITIGATION PLAN

Secret Promise, LTD. has revised the project design for the waterfront development at *The Reserve at Sweetwater Estuary* to reduce impacts to wetlands and other natural resources in the area. No impacts to marine resources or seagrasses are proposed. Additional modifications to the site plan have been made to reduce impacts associated with the development, the access roadway, and recreational amenities. The development team has undertaken extensive efforts to avoid and minimize wetland impacts while maintaining an economically viable waterfront development.

Direct impacts to freshwater wetlands from the proposed development are approximately 39 acres with secondary impacts to an additional approximately 5.5 acres of wetlands. Only approximately 0.5 acres of saltmarsh habitat [Functional Loss (FL) 1.15] will be affected by the proposed development at *The Reserve at Sweetwater Estuary*. Mitigation proposed to offset project impacts includes creation and preservation of freshwater wetlands and restoration, enhancement, and creation of saltmarsh habitat. Mitigation credits are also being reserved at San Pedro Bay Mitigation Bank as part of the mitigation for the project.

#### FRESHWATER MITIGATION

| Freshwater Mitigation   | Acres | Functional Gain (FG) | FG>FL       |
|-------------------------|-------|----------------------|-------------|
| Creation                | 4.00  | 1.44                 |             |
| Preservation            | 140.0 | 25.20                |             |
| Mitigation Bank Credits | N/A   | 3.0                  |             |
| Total                   | 144.0 | 29.64                | 29.64>29.60 |

#### SALTMARSH MITIGATION

| Saltmarsh Mitigation | Acres | Functional Gain (FG) | FG>FL     |
|----------------------|-------|----------------------|-----------|
| Creation             | 1.15  | 0.33                 |           |
| Restoration          | 1.06  | 0.46                 |           |
| Enhancement          | 20.4  | 1.63                 |           |
| Total                | 22.61 | 2.42                 | 2.42>1.15 |