

June 25, 2008

Mr. Rod Shead, R.P.Bio, AScT
City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7

Dear Sir,

RE: LOT 253, LOCARNO COURT, ABBOTSFORD
Submission for Environmental Review

Mr. Darren Brown (Proponent) is proposing to subdivide his property on Locarno Court in Abbotsford. The Property has not yet been issued a municipal address. The legal descriptor for the property is Lot 253, Section 23, Township 16, Plan 57242. A location map is included as Attachment A; site photographs are included as Attachment B.

This correspondence includes a discussion of the proposed development plan. A Species At Risk report, including an overview of an unmapped, unnamed drainage extending through the Property, is included as Attachment C.

Biophysical Attributes

A site reconnaissance survey of the Property was conducted on April 1, 2008.

The Property is located on the west side of Sumas Mountain. The Property is generally characterized by moderately steep slopes and a gully containing an unnamed drainage (Photograph 1). The unnamed drainage traverses the Property in a east/west orientation adjacent to the north property boundary. The remainder of the Property is undeveloped, with a semi-mature forest canopy and moderately dense understory within the east, north and south portions of the Property. The west portion of the Property, adjacent to the road, was previously cleared and is characterized by low growing shrubs (Photograph 2).

The unnamed drainage is not depicted on the City of Abbotsford WebMap¹. There is no record of the unnamed drainage and its historical alignment on the Fisheries and Oceans Canada (DFO) Mapster map layer for Wild, Threatened, Endangered and Lost Streams of the Lower Fraser Valley². As-builds for surrounding stormwater infrastructure obtained through WebMap indicate that the upstream stormwater inlet was installed in 1998 and the downstream outlets were installed in 1978; the as-builds are included as Attachment D.

The unnamed drainage flows for approximately 60 metres (m) within the property. Waters discharge into the unnamed drainage from two sources, a stormwater outlet located approximately 40 m east of the east property boundary (Photograph 3) (i.e. waters are derived from catch-basins within the

¹ City of Abbotsford. 2008. WebMap, <http://webmap.abbotsford.ca/>.

² Fisheries and Oceans Canada. 2008. Mapster: OGC Data Viewer and Metadata Search, <http://www.canbecdw.pac.dfo-mpo.gc.ca/ows/imf.jsp?site=mapster>.

Gingerhills Drive cul-de-sac) and from a groundwater seepage, located approximately 20 m east of the east property boundary (Photograph 4). Waters enter into one of two pipes affixed to a concrete headwall structure (Photograph 5). The bottom pipe conveys base flows into a pipe that flows south down Locarno Court towards Zurich Drive. Waters from the unnamed drainage are conveyed in a general southwest direction through approximately 1.9 kilometres of storm pipe. The unnamed drainage eventually discharges into an unnamed tributary to Marshall Creek at 2498 Marcet Crescent.

The top pipe would only convey flows during a severe rain event or in the event that debris restricted flows into the lower pipe. From visual observation, the top pipe appears to convey flows west across Locarno Court.

The unnamed drainage is characterized by an average bankfull width and height of 0.7 m and 1.6 m, respectively. The unnamed drainage has an average wetted width and depth of 0.5 m and 0.05 m, at the time of survey. Channel substrates include approximately 20 percent medium sized boulders (i.e. >20 centimeters diameter), 40 percent gravels, 20 percent fines and 20 percent organics. Instream complexity included riprap boulders that had migrated from around the downstream headwall (i.e. from previous bank armoring) and fallen tree branches (Photographs 6 & 7).

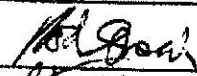





Canopy vegetation established within the Property is predominated by deciduous species, specifically broadleaved maple (*Acer macrophyllum*). Less prevalent canopy species include Douglas-fir (*Pseudotsuga menziesii*), western white birch (*Betula papyrifera*), western hemlock (*Tsuga heterophylla*) and red alder (*Alnus rubra*) (Photograph 8). Canopy closure was estimated at approximately 45 percent. Shrub layer vegetation includes salmoneberry (*Rubus spectabilis*), devils club (*Opiopanax horridus*), thimbleberry (*Rubus parviflorus*), snowberry (*Symphoricarpos albus*), Indian plum (*Osmaronia cerasiformis*), rose (*Rosa* spp.), Oregon grape (*Mahonia nervosa*), and vine maple (*Acer circinatum*). Ground layer species are well represented, and include sword fern (*Polystichum munitum*), Pacific bleeding heart (*Dicentra formosa*) herb-Robert (*Geranium robertianum*), trailing blackberry (*Rubus ursinus*), youth-on-age (*Tolmiea menziesii*), false Solomon's-seal (*Smilacina racemosa*), clasping twistedstalk (*Streptopus amplexifolius*), stinging nettle (*Urtica dioica*), lady fern (*Athyrium filix-femina*), vanilla leaf (*Achlys triphylla*), western trillium (*Trillium ovatum*) Siberian miner's lettuce (*Claytonia sibirica*), and miner's lettuce (*Claytonia perfoliata*). Downed woody debris exceeding 0.2 metre diameter is occasional within the property. Small rock outcrops are occasional within the property (Photograph 9).

Wildlife observed within the property during the Species at Risk field survey on May 1, 2008, include the following species: winter wren (*Troglodytes troglodytes*), American robin (*Turdus migratorius*), spotted towhee (*Pipilo maculatus*), Steller's jay (*Cyanocitta stelleri*), and Pacific banana slug (*Ariolimax columbianus*). Mule deer (*Odocoileus hemionus*) tracks and a trail were observed on the Property next to the east Property boundary.

Proposed Subdivision

The Proponent is proposing to subdivide the Property into two lots. The Property encompasses approximately 3,059 square metres and the Property is the only undeveloped lot on the street. A proposed lot lay-out is depicted on Sketch 3, April 2008, McElhanney Consulting Services Ltd., included as Attachment E.

Project Name: Locomo Court Subdivision - Regulatory/Environmental Input
Project Location: Locomo Court, Lot 253
ERC File Number: 5280-30/ERC-125D
Date: July 10, 2008
Additional COA File Number:

Attendees		
Name	Company and Title	Signature
Red Shrad	City of Abotsford	
Giles Shearing	ENVIRONMENTAL WEST	
Hevley Braun	BRAUN INVESTMENT GROUP INC	
SANDRA BERG	DFO	
Carla L. Lefebvre	C of A	
CITIZEN SCIENCE	DFO	
Melissa Pryce	COA	