



Land Development Advisors, LLC

Planning, Engineering, Project Management

12865 SE 47th Place • Bellevue, WA 98006
425-466-5203

MEMORANDUM

DATE: October 7, 2013

TO: Thara Johnson

CC: Tom Ellsworth

FROM: Jon W. Nelson

RE: Ellsworth Geologic Hazard Area Alteration
Use of Fee-in-Lieu Tree Replacement Justification
LDA Job No. ELLS-001

The applicant intends to install the sewer line and then sell the property to a developer or builder for development. The details of housing type and sizes, lot sizes, etc. are not yet known. Because of the unknowns surrounding the future project details, there are no onsite planting locations that are *guaranteed* not to conflict with development plans of the future owner.