

April 13, 2012

Mr. Pete Lymberis
Quadrant Homes
14725 SE 36th Street, Suite 100
Bellevue, WA 98006

RE: Beuca Redmond Property – Wetland and Wildlife Reconnaissance
R.A.I. Project #2012-011-001

Dear Pete:

At your request, Raedeke Associates, Inc. staff visited the Beuca Property in Redmond, Washington on April 11, 2012. The purpose of our site visit was to identify and delineate any wetlands or streams on the property and to search for the presence or habitat of Federal- or State-listed endangered, threatened, sensitive, candidate, other priority, or monitored wildlife species (hereafter “species of concern”), and/or Washington Department of Fish and Wildlife (WDFW 2008, 2012b)-designated priority habitats (hereafter “priority habitats”).

The Beuca Property, comprised of two tax parcels totaling approximately 3.5 acres in size, is located at 16628 NE 122nd Street, in the City of Redmond, Washington. The property is identified as Tax Parcels No. 2526059029 and 2526059151. This places the property in a portion of Section 25, Township 26 North, Range 5 East, W.M. The property is bounded on the east by single family residences, and NE 122nd Street forms the south boundary.

In order to identify potential wetland areas, we used the U. S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987). The COE, which requires use of the 1987 delineation manual, as amended, has federal regulatory jurisdiction of the dredging or filling of "Waters of the United States," including wetlands. As outlined in this methodology, the interaction of hydrophytic vegetation, hydric soil, and wetland hydrology must be present for an area to be classified as wetland. To be consistent with current regulations, field investigations were consistent with the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast Region (COE 2010).

The eastern portion of the southern parcel contains a single-family home and outbuildings. The area surrounding the house, sheds, and garage is maintained as a landscaped lawn with ornamental shrub plantings. The northern parcel of the property contains a single-family residence and outbuildings. The northern portion of the north parcel supports a coniferous forest community. Douglas fir and western red cedar are the

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dominant tree species. The southern and western portions of the property are maintained as a pasture for livestock, with a few Douglas fir and big-leaf maple trees forming a canopy over the grazed grasses and herbs. None of the vegetation communities observed met the necessary criteria to be considered hydrophytic, or indicative of wetlands.

Soils observed on the site are gravely sandy loams that do not exhibit redoximorphic features characteristically found in wetland soils. No evidence of surface or near surface water was seen during the April 11, 2012 site visit. Thus, we found no evidence of hydric (wetland) soils or wetland hydrologic conditions on site.

We did not observe any evidence of nesting within the site or vicinity by hawks, eagles, great blue herons, or other species of concern (WDFW 2012b) during our field investigation, nor did the online PHS database (WDFW 2012a) indicate the presence of such species or priority habitats. Site conditions were generally not suitable for large raptor nesting, as the majority of the trees onsite did not have branching patterns conducive to supporting large stick nests. We found a single snag (standing dead tree) in the north end of the site with evidence of foraging by pileated woodpeckers, a state candidate species. However, the snag had no nest or roost cavities, nor were any other snags observed with evidence of use by pileated woodpeckers. In addition, the WDFW (2012b) PHS database does not depict any wetlands on the site or immediate vicinity. The nearest potential wetlands depicted on the database are over ¼ mile away to the northwest and east of the site.

LIMITATIONS

We have prepared this report for the exclusive use of Quadrant Homes and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Quadrant Homes.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field, and prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of the study. No other warranty, expressed or implied, is made.

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Thank you for the opportunity to prepare this material for you.

Respectfully submitted,

RAEDEKE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Chris Wright", with a long horizontal flourish extending to the right.

Christopher W. Wright
Principal/Soil and Wetland Scientist

LITERATURE CITED

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineers Waterways Experiment Station, Vicksburg, Mississippi. 100 pp.

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