



 Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

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Terrene Ventures
 Attn: Mike Walsh
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**RE: Wetland and Stream Determination for King County Tax Parcels:
 3426059046, 3426059087, 3426059093 and 3426059100**

Wetland Resources, Inc. (WRI) completed a site investigation on October 30, 2014 to locate jurisdictional wetlands and streams on and in the vicinity of the aforementioned tax parcels. The investigation area is an assemblage of parcels located in and adjacent to 11016 132nd Ave NW in the City of Redmond, Washington. The site is further located in Section 34, Township 26N, Range 05E, W.M.

The investigation area is developed with larger lot single-family residences consisting of houses and normal residential improvements. Surrounding parcels are similarly developed as single residential properties with the exception undeveloped parcels located off-site to the southwest. On-site vegetation is a combination of lawn/domestic landscaping on the western portion of the property near the houses, and mixed evergreen forest on the eastern portion of the site consisting of: Douglas fir and red alder, with an Oregon grape, salal, salmonberry, swordfern understory and patches of blackberry and reed canarygrass. Topography of the western portion of the investigation area is generally relatively flat with minor undulations throughout. The eastern portion of the property has a more defined east aspect with ravines located near the northern and southern property boundaries. No wetlands or streams were observed within the boundary of the investigation area or within 200 feet.

METHODOLOGY

Prior to conducting the on-site investigation of the subject site, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. These sources included the USFWS National Wetlands Inventory (NWI); USDA/NRCS Web Soil Survey; WDFW SalmonScape Interactive Mapping System; WDFW Priority Habitat and Species (PHS) Interactive Map; and the King County iMap Interactive Mapping Tool.

None of the available on-site resources illustrated any wetlands or streams within or immediately adjacent to the investigation area. The USDA/NRCS Web Soil Survey shows that one soil type is located on the subject property as Alderwood gravelly sandy loam, 0 to 6 percent slopes.

The presence of wetland areas was determined in the field using the routine determination approach described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (U.S. Army Corps of Engineers 2010). Under this method, the process for making a wetland determination is based on three steps:

- 1) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2) Examination of the site for hydric soils;
- 3) Determining the presence of wetland hydrology

The ordinary high water marks (OHWM) of streams and waterbodies were evaluated using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark on Streams in Washington State (Second Review Draft)* (Olson and Stockdale 2010). Streams were classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030.

BOUNDARY DETERMINATION FINDINGS/RESULTS

No wetlands or streams were observed within the boundary of the investigation area. A small area of reed canarygrass was observed near the central portion of the investigation area just north of the terminus of NE 110th Court. Soils within this area are generally 10YR 2/1 from 0 to 1 inch below. From 1 inch to greater than 18 inches the soils changed to 10YR 3/4. Soils sampled in this area were generally a sandy loam and dry at the time of investigation. This area does not meet the necessary criteria for a wetland determination.

USE OF THIS REPORT

This Wetland Determination Report is supplied to Terrene Ventures as a means of determining on-site critical area conditions, as required by the City of Redmond. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This delineation and report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



Scott Brainard, PWS
Principal Ecologist