

March 19, 2018
Updated February 8, 2019

Randy Barnett
Ichijo USA Co, Ltd.
Phone: 425.497.0616
Via email: randy@ichijousa.com

Re: Redmond Properties, Wetland and Stream Reconnaissance Report

The Watershed Company Reference Number: 180305

Dear Randy,

A site reconnaissance for wetlands, streams, and wildlife habitat was conducted on March 19, 2018 on four properties located off of 170th Ave NE in the City of Redmond (parcel numbers 779290-0115, -0125, -0130, and -0140) by ecologist Sam Payne. A reconnaissance field sketch is enclosed in this letter. In summary, no jurisdictional wetlands or streams, and no regulated wildlife habitat was found within the study area.

Methods

Public-domain information on the subject properties was reviewed for this reconnaissance study and include the following:

- USDA Natural Resources Conservation Service, Web Soil Survey (WSS) application
- U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps
- Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web, SalmonScape)
- Washington Department of Natural Resources, Forest Practices Application Mapping Tool (FPARS)
- Washington Department of Natural Resources, Wetlands of High Conservation Value Map Viewer
- King County's GIS mapping website (iMAP), including wetland/stream inventory and 1936 aerial photo.

- City of Redmond standard maps

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (US Army Corps of Engineers May 2010). Soil, vegetation, and hydrologic parameters were sampled at several locations to make the determination.

The study area was also evaluated for streams based on the presence or absence of an ordinary high water mark (OHWM) as defined by the Revised Code of Washington (RCW) 90.58.030 and the Washington Administrative Code (WAC) 220-660-030. The OHWM edge was located by examining the bed and bank physical characteristics and vegetation, using recent guidance from the Department of Ecology, *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Publication no. 16-06-029).

Habitat was assessed based on observations made during the site visit, research of nearby wildlife habitat, and review of City of Redmond and Washington State wildlife of priority habitat inventories.

Findings

The subject property is located within the Sammamish River sub-basin of the Cedar-Sammamish Water Resource Inventory Area (WRIA 8); Township 25N, Range 05E, Section 12. Surrounding land use is multifamily residential within a highly urbanized Redmond neighborhood. Each of the four parcels within the subject area includes a single-family residence, at least one of which was used for business purposes. The topography is generally flat and observed soils were of fill material.

Wetlands and Streams

Research on the above noted government databases indicate that no previously mapped streams or wetlands are located nearby the subject parcels. The 1936 aerial photo shows residential use on the three northern parcels and no indicators of surface water are evident.

Our findings confirm that there are no streams or wetlands within or potentially encumbering the subject parcels. Vegetation was typical of a non-wetland plant community, consisting of Douglas-fir, big-leaf maple, ornamental trees and shrubs, ornamental herbaceous plants, and lawn area. Observed soils are very dark brown sandy loams above a highly compacted gravelly sandy loam layer (2.5Y 5/2). Angular gravels present in the soil strata indicate that it is imported fill material. No indicators

of wetland hydrology were observed. Since no areas met wetland indicators for vegetation, soils, and hydrology, no wetlands are present within the study area.

There was no surface water or evidence of standing or flowing surface water on the property. The property lacked any watermarks, stained leaves, algae, bed, bank or hydraulically sorted sediments. Based on these findings, there are no jurisdictional streams on the property.

Habitat

Redmond regulates fish and wildlife habitat conservation areas (FWHCA) including species that are state or federally designated endangered, threatened, and sensitive species; state priority habitats and species (PHS); and habitats and species of local importance. Currently, the only species of local importance listed in Redmond is the great blue heron.

Habitat within the study area does not meet requirements for state or federally listed species, nor does it provide Quality Habitat Areas. No evidence of use by great blue herons was identified during our site visit, there are no documented heron rookeries within the vicinity. Habitat within the study area not typical of those used by herons.

PHS wildlife and habitats are broad list of species and habitat types identified by WDFW which are regulated by Redmond by enforcing WDFW management recommendations. Not all PHS listed species have management recommendations, and are therefore not granted additional protections.

The study area does not contain habitat typically utilized by priority species. It is feasible that on rare occasions, common PHS listed species including deer, urban-tolerant birds, or bats would infrequently pass through the site. However, the property is developed with residential homes and does not contain preferred habitat for any PHS listed species. No PHS habitats are present on the site.

The City of Redmond Fish and Wildlife Habitat Conservation Area map was reviewed to determine if any inventoried areas were located nearby the project area. The nearest inventoried wildlife habitat conservation area is located approximately ¼ mile north of the site.

Disclaimer

Please note: The information contained in this email is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s)

and are based upon information available to us at the time the study was conducted. All work was completed in good faith, within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No warranty, expressed or implied, is made.

Should you have any questions or concerns regarding our findings, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Sam Payne". The signature is written in a cursive, flowing style.

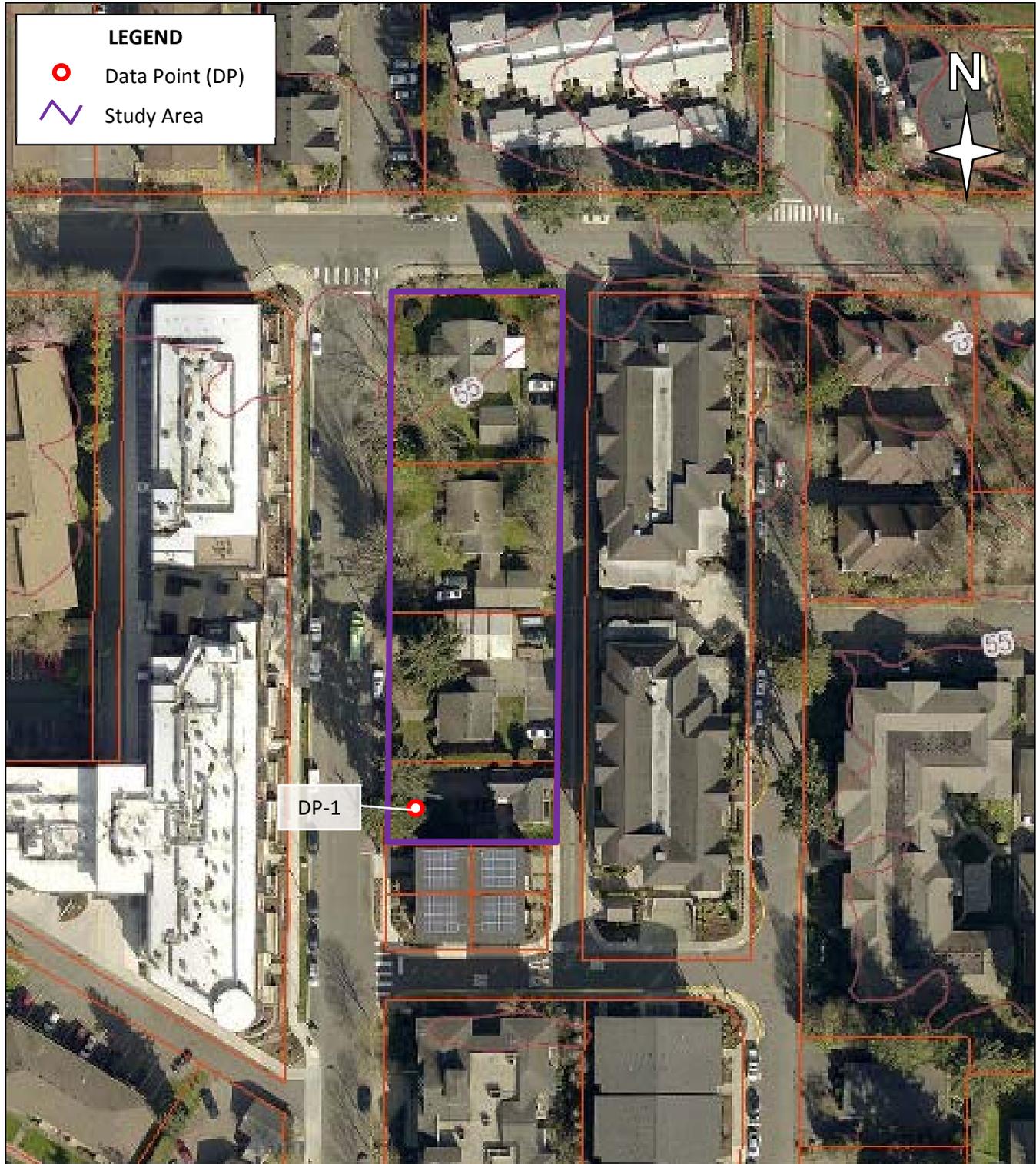
Sam Payne
Ecologist

Enclosures

Wetland and Stream Reconnaissance

Site Address: XXXX 170th Ave NE, Redmond, WA 98052
Parcel Numbers: 779290-0115, -0125, -0130, and -0140
Site Visit Date: March 19, 2018

Prepared for: Ichijo USA Co.
TWC Ref. No. 180305



Note: Field sketch only. Features depicted are approximate and not to scale. Data points are marked with yellow- and black-striped flags.