

Sewall Wetland Consulting, Inc.

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October 31, 2019

Justin Lagers
RMJ Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

RE: *Revised* Critical Areas Report- “Redmond 13” Parcel #3626059098
City of Redmond, Washington
SWC Job #17-186

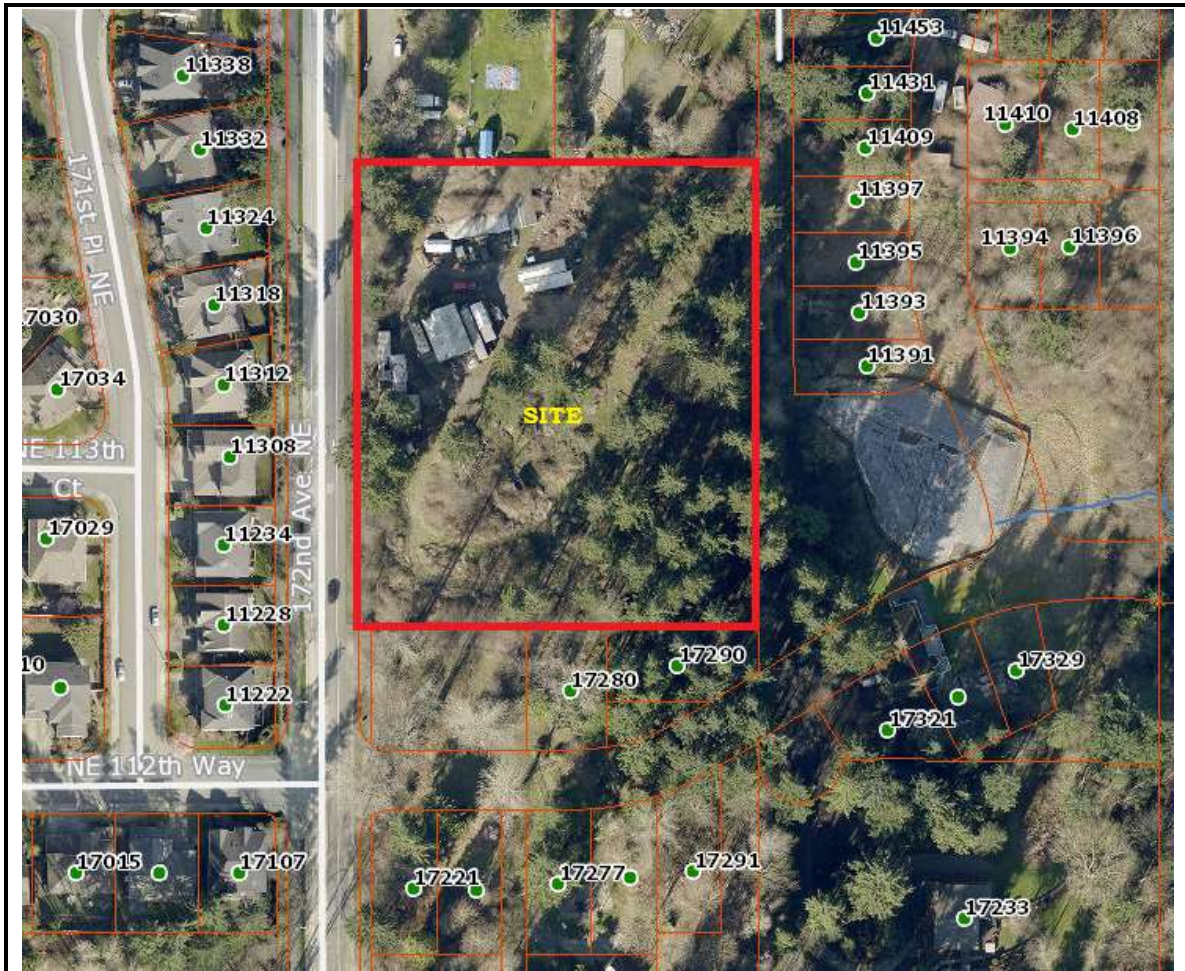
Dear Justin,

This report describes our observations of any jurisdictional wetlands, streams and buffers, as well as habitat on or within 200’ of your property (Parcel #3626059098), located on the east side of 172nd Avenue NE in the City of Redmond, Washington (the “site”). The site is a rectangular shaped, 3.01 acre parcel and contains a storage structure/outbuilding as well as gravel driving and parking areas. The site is located in the NE ¼ of Section 36, Township 26 north, Range 5 East of the W.M.

The proposed project is platting of the property into 13 single family parcels with an open space/stormwater tract on the northeast side of the site.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on August 16, 2017 and October 30, 2019. The site was reviewed using methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement* (Version 2.0) dated June 24, 2010, as required by the US Army Corps of Engineers and City of Redmond. Soil colors were identified using the 1990 Edited and Revised Edition of the Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990).



Above: Vicinity Map of the site.

The Corps of Engineers Wetlands Delineation Manual/Regional Supplement all require the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with hydric features such as iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a

consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of wetland hydrology between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

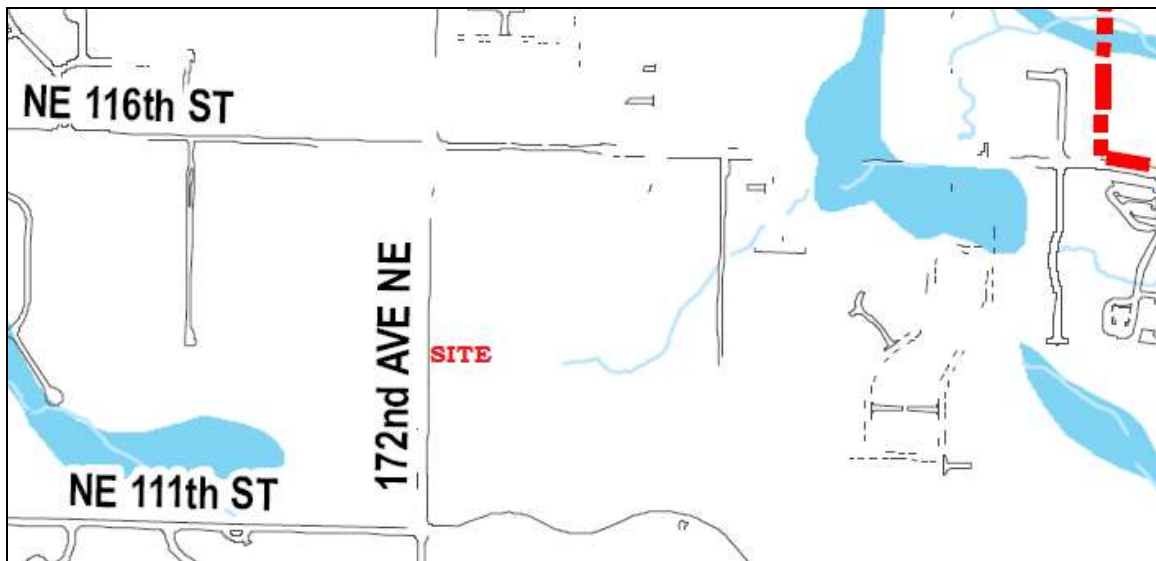
OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the City of Redmond Critical Areas maps, WDFW Salmonscape Stream maps, National Wetland Inventory Map and the NRCS Soil Survey online mapping.

City of Redmond Mapping

No wetlands or streams are depicted on the site on the City of Redmond Wetland Map. A stream is depicted off-site to the east several hundred feet.



Above: Redmond Wetland Map

WDFW Salmonscape mapping

No streams are noted on the site in the WDFW Salmonscape mapping for the site.



Above: WDFW Salmonscape Map of the site

Soil Survey

According to the NRCS Soil Mapper website, the entire site is mapped as Alderwood gravelly sandy loam. Alderwood soils are not considered "hydric" soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).

National Wetlands Inventory (NWI)

The NWI map depicts no wetlands or streams on or near the site.



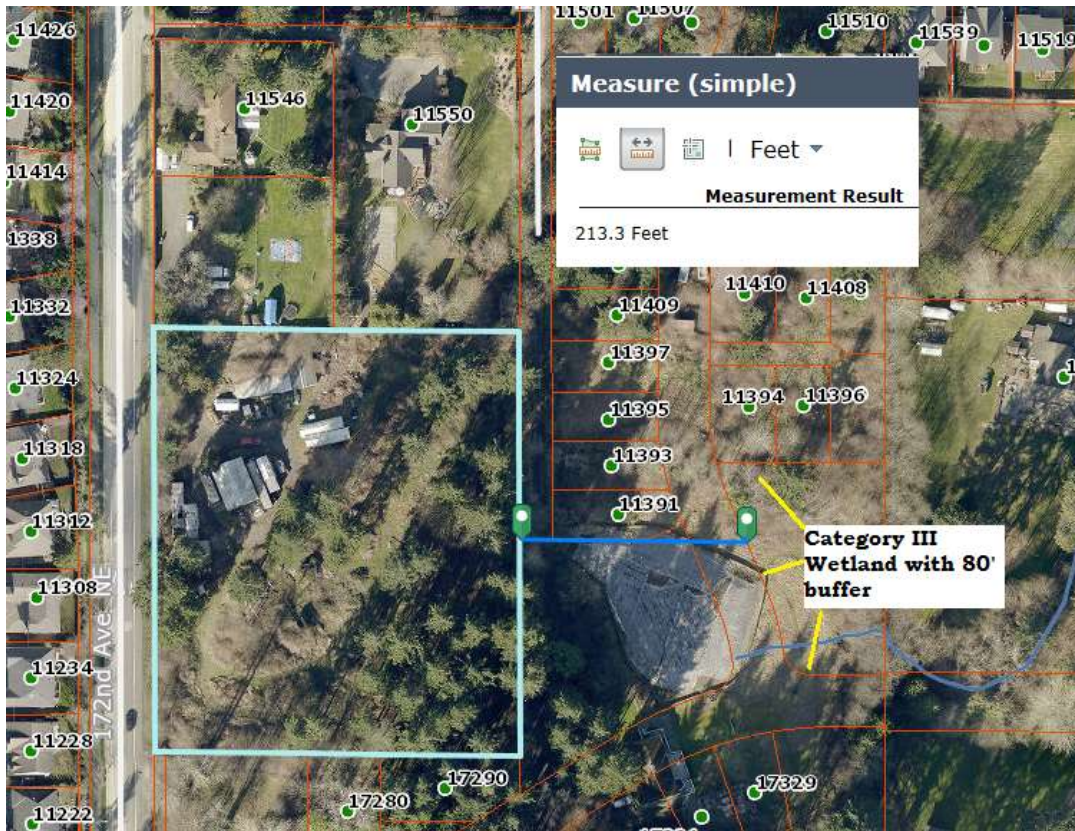
Above: NRCS Soil map of the study area.



Above: NWI Map of the study area

Hawthorn Lane PUD Hearing Examiners Decision January 10, 2012

According to the January 10, 2012 Hearing Examiners report for the Hawthorn Lane PUD, located immediately to the east of the site, there is a Category III wetland with an associated 80' buffer located in a tract on the eastern side of the Hawthorne Lane subdivision. This tract is 213' east of the site.



Field observations

The site is surrounded by 172nd Avenue NE to the west, single family homes to the north and south, and the Hawthorne Lane plat to the east which was under construction at the time of our fieldwork. There is no natural areas surrounding the site at this time, all areas are developed or under construction.

As previously mentioned, the site contains a shop type outbuilding, with paths and dirt driving areas are scattered throughout the site.

Topography slopes from a high on the northwest corner of the isle to a low near the eastern edge.

In 2019, Vegetation on the site consists of dense thickets of Himalayan blackberry which had covered much of the site since our site visit in 2017. In addition, scattered douglas fir with Himalayan blackberry, indian plum, sword fern, bracken fern, and some salmonberry and elderberry are found throughout the site, primarily on the perimeter.

Soil pits excavated throughout the site were found to be dry and to have either a disturbed profile or a profile similar to the Alderwood soil series.

Wetlands

No areas meeting wetland criteria were found on or near the site. The closest wetland is over 200' east of the site across the Hawthorne Lane subdivision. The 80' buffer of that wetland does not encroach onto the site.

Streams

No areas meeting stream criteria were found on or near the site. The closest stream originates in the wetland on the Hawthorne Lane subdivision, and this is over 200' east of the site across the Hawthorne Lane subdivision development.

Habitat

As previously described, this site has considerable disturbance. This results in two land types on the site, the disturbed graded and old fill areas with bare gravel areas, thickets of blackberry, and structures etc.

The one habitat type on the site is a small remnant of mature douglas fir forest with 24"-36" dbh firs. The forest understory is very disturbed with numerous trails paths etc. and general lack of vegetation diversity and strata. The understory consists of a low shrub strata with a mix of Himalayan blackberry, bracken fern, and scattered remnant indian plum and elderberry. Fences surround the property on the north, south and west sides and partially on the east. Fences and surrounding development limit any wildlife moving onto or off the site, if they were present.



Above: Habitat map of the site

The only wildlife observed on the site during our site visits were the common crow as well as a winter wren and junco. No snags or unique habitat features were noted on or near the site. No nests of any sort were noted on the site.

No state or federally listed species were noted on or near the site.

No priority habitats or species are noted on the WDFW Priority Habitats Species map for the site.

The site is not listed on the WDNR Natural Heritage data base.



Above: WDFW Priority Habitats Species Map of the area of the site.

The site was rated using the City of Redmond Habitat Unit Assessment Form, scoring a total of 7 points (see attached).

Conclusion

There are no wetlands, streams or buffer on the site.

There is no unique or species habitat on the site, nor is the site utilized by any unique, or state or federally listed species. The site has a low functioning forest remnant with little habitat function or use.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in black ink on a light-colored rectangular background. The signature is cursive and appears to read "Ed Sewall".

Ed Sewall
Senior Wetlands Ecologist PWS #212

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

City of Redmond Municipal Code.

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

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

Western Mountains, Valleys and Coast Regional Supplement (Version 2.0) dated June 24, 2010. USACOE

Washington State Wetlands Rating System for Western Washington Revised 2004.



Redmond

**CITY OF REDMOND
HABITAT UNIT ASSESSMENT FORM**

HABITAT UNIT: Redmond 13 - Forest
LOCATION: Parcel # 3626059098
TOTAL SCORE: 7

Habitat Parameter	Scoring Criteria	Habitat Unit Score
Size	<ul style="list-style-type: none"> • >50 acres = 3 points • 10-50 acres = 2 points • 0-10 acres = 1 point 	1
Vegetation Community Types	<ul style="list-style-type: none"> • ≥ 4 types = 3 points • 2-3 types = 2 points • 1 type = 1 point • None = 0 points 	1
Community Interspersion	<ul style="list-style-type: none"> • High = 3 points • Medium = 2 points • Low = 1 point • None = 0 points 	0
Priority Species Presence	<ul style="list-style-type: none"> • Threatened & Endangered Species = 3 points • Candidate Species = 2 points • Monitor Species = 1 point • None = 0 points 	0
Priority Species Habitat Use	<ul style="list-style-type: none"> • Breeding = 3 points • Roosting = 2 points • Foraging = 1 point • None = 0 points 	0
Habitat Continuity	<ul style="list-style-type: none"> • Links protected habitats = 3 points • Links unprotected habitats = 2 points • Extends habitat corridor = 1 point • None = 0 points 	0
Forest Vegetation Layers	<ul style="list-style-type: none"> • 3 layers = 3 points • 2 layers = 2 points • 1 layers = 1 point • None = 0 points 	2
Forest Age	<ul style="list-style-type: none"> • Mature = 3 points • Pole = 2 points • Seedling/Shrub = 1 point • None = 0 points 	3
Invasive Species Presence	<ul style="list-style-type: none"> • 0-25% = 3 points • 26-50% = 2 points • 51-75% = 1 point • 75-100% = 0 points 	0

CITY OF REDMOND
HABITAT UNIT ASSESSMENT FORM

VEGETATION COMMUNITY TYPES:

Mature conifer forest (Douglas Fir) w/
sparse low shrub strata, mostly blackberry

INVASIVE PLANTS:

Himalayan blackberry
Bracken Fern
Holly

HABITAT FEATURES (snags, perches, downed logs, etc):

None

WILDLIFE OBSERVATIONS (direct or indirect):

Common crow
White-throated sparrow
Junco

THREATS TO HABITAT INTEGRITY:

site completely surrounded by development.
Low habitat function

OTHER NOTES: