



October 19, 2020

Sea Run Development LLC
Attn: Steve Elsoe
2238 W Lake Sammamish Parkway SE
Bellevue, WA 98088

RE: Critical Area Reconnaissance Report for Parcel 2182500061 and 2182500063

SITE DESCRIPTION

Wetland Resources, Inc. (WRI) performed a site reconnaissance on October 6, 2020, to evaluate wetland and stream conditions on and near the parcels referenced above. The subject property is located at 15515 NE 60th Street, Redmond, Washington. The Public Land Survey System (PLSS) locator for the property is Section 14, Township 25N, Range 5E, W.M. The property is located within Water Resources Inventory Area (WRIA) 7.



Figure 1 - Aerial Photograph of Subject Property

This .62-acre parcel is located in a high intensity residential area and just east of SR 520. An existing house and associated improvements are located within the boundary of the subject property.

Topography is relatively flat with a slight north aspect. This topography is consistent with the historical grading associated with the construction of the house. Vegetation is generally dominated by formal landscaping with sporadic evergreen trees. Observed soil pits generally display a dark brown (10YR 3/3) loam from the surface to eighteen inches below. Soils were dry at the time of our October inspection. No wetlands or streams were observed on or within 200 feet of the subject property.

PUBLIC INFORMATION

Prior to conducting the site reconnaissance, publicly available information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources include the following:

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI)
The NWI map does not depict any wetlands on or adjacent to the site. It does depict a stream approximate 285 feet west of the site and adjacent to SR 520.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey
The NRCS Web Soil Survey indicates that the site is underlain by Alderwood gravelly sandy loam, 0 to 8 percent slopes and Arents, Alderwood material, 0 to 6 percent slopes.
- WDFW Priority Habitat and Species (PHS) Interactive Map
The PHS map does not depict any priority habitats on or near the subject property.
- Washington Department of Fish and Wildlife (WDFW) SalmonScope Interactive Map
No fish-bearing streams are mapped by this source on or near the site.
- WDNR Forest Practices Application Mapping Tool (FPAMT)
No wetlands or streams are mapped by WDNR on or near the site.
- City of Redmond Property Viewer
This resource depicts a stream located northwest of the site and along the SR 520 right of way.

METHODOLOGY

The presence of wetlands was determined 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 the routine methodology, 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

FINDINGS

No wetlands, streams, or priority habitats are located within the boundary of the subject property or within 200 feet. A stream is mapped and was observed approximately 285 feet northwest of the site and adjacent to the SR 520 right of way. Given this stream is well off-site, a detailed investigation of its characteristics was not conducted. Based on RZC 21.64.020 (B), the maximum potential buffer of this stream is 150 feet (100-foot inner + 50-foot outer). This buffer would fall well short of the subject property and not have any impact on potential development.

USE OF THIS REPORT

This Critical Area Determination Report is supplied to Sea Run Development LLC as a means of determining the presence of critical areas on and near the subject property. 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 report conforms to the standard of care employed by 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