

Gloria Meerscheidt

From: annie catlin <anniecatlin@hotmail.com>
Sent: Thursday, December 29, 2016 4:17 PM
To: Tom W. Hardy; Emily Flanagan; Cathy Beam
Subject: Holmgren Wetland Resources report
Attachments: 16298 Holmgren Recon Rpt.pdf; ATT00001.htm

Thank you all for your help last week. I hope the holiday season has been merry and bright.

Attached is the findings from Wetland Resources in Everett regarding the Holmgren backyard and its sensitive area findings.

I think it should demonstrate adequately the yard doesn't have a stream and is not a wetland.

Let me know if there is anything that I can get in writing from the city of Redmond so I can offer it to potential buyers.

Happy New Year,
Annie Catlin,
425-681-0834

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December 28, 2016

John and Barbara Holmgren
5502 161st PI NE
Redmond, WA 98052

RE: Wetland Reconnaissance Report for King County Tax Parcels 1425059181 and 2155000200

Wetland Resources, Inc. (WRI) performed a site visit on October 20, 2016 to locate and evaluate jurisdictional wetlands and streams on and in the vicinity of the .79-acre site located at 5502 161st PI NE, in the City of Redmond, WA (Section 14, Township 25N, Range 5E, W.M.). Access to the site is via a cul-de-sac at the terminus of 161st PI NE. One existing single-family residence and associated infrastructure are located within the boundary of the investigation area.

The northernmost portion of the subject property slopes to the north toward the existing cul-de-sac. In the remaining portion of the property, topography is defined by a shallow east/west oriented ravine. Surrounding land use is primarily single-family residential. Record precipitation levels had occurred immediately prior to the site visit.

Vegetation on-site is dominated by typical maintained yard and landscaping species with a fringe of native vegetation. At the time of investigation, a patch of Himalayan blackberry had recently been removed (remnant canes observed) from the southeast portion of the property.

No wetlands or streams were identified within the boundary of the subject property. The lack of critical areas was confirmed in a December 2016 site visit conducted by Tom Hardy, City of Redmond, Stream and Habitat Planner.

METHODOLOGY AND RESULTS

Prior to conducting the site investigation, public resource 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 included the USFWS National Wetlands Inventory (NWI), USDA-NRCS Web Soil Survey, King Count iMap, WDFW SalmonScape mapping tool, and WDFW Priority Habitat and Species (PHS) Interactive Map.

- NWI does not display any wetland features on or in the immediate vicinity of the property site.

- NRCS maps soils in the vicinity of the subject property as Alderwood gravelly sandy loam, 8 to 15 percent slopes. Alderwood is not listed as a Hydric Soil except where minor components exist like McKenna, Shalcar, and Norma.
- King County iMap does not depict any wetlands but shows a stream in the southern portion of the property.
- WDFW PHS does not display any sensitive areas on or near the property site.
- WDFW SalmonScape does not display any fish usage on or in the immediate vicinity of the subject site.

Wetland conditions were evaluated and delineated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report)*, January 1987), except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0*, referred to as 2010 Regional Supplement). Our findings are consistent with these manuals. The following criteria descriptions were used in the boundary determination:

- 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

BOUNDARY DETERMINATION FINDINGS/RESULTS

On-site vegetation consists of various lawn grasses, some ornamental plants, Himalayan blackberry and a fringe of Douglas fir, Osoberry, swordfern, and Oregon grape. Soils were generally a very dark gray (10YR 3/1) silt loam to a very dark brown (10YR 3/3) silt loam. No redoximorphic characteristics were observed within the soil profile. Soils were very moist at the time of investigation, which is expected given the record precipitation experienced before and during the site investigation.

A culvert was observed on the adjacent property to the east. At the time of the site visit, no surface flow was present on-site or was observed entering this off-site culvert. It appears that this is a relic drainage feature and rarely, if ever, conveys hydrology.

WRI determined that no wetlands, streams or buffers are present on site or within 200 feet.

USE OF THIS REPORT

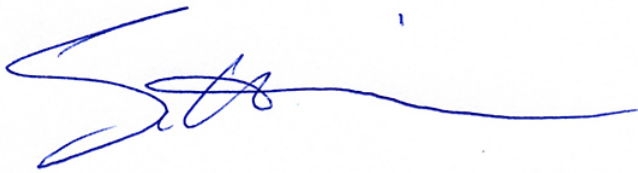
This Wetland and Stream Reconnaissance Report is supplied to John and Barbara Holmgren, as a means of determining the presence of on-site and adjacent critical areas, as required by the City of Redmond. This report is based largely on readily observable conditions and, to a lesser extent, on readily 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 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.

A handwritten signature in blue ink, appearing to read 'S. Brainard', with a long horizontal flourish extending to the right.

Scott Brainard, PWS
Principal Ecologist