

## Sewall Wetland Consulting, Inc.

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October 23, 2017

Harry Schneider  
Schneider Homes, Inc.  
6510 Southcenter Boulevard  
Tukwila, Washington 98188

RE: Critical Area Report – Wayne’s Place  
King County, Washington  
SWC Job #A6-125

This report describes the jurisdictional wetlands located at the Schneider – Wayne’s Place property. The 3.37 acre property is located in the northwest corner of the intersection of 140<sup>th</sup> Avenue SE and SE 180<sup>th</sup> Street (Parcel number 3423059034), which is located within the urban growth area of King County, Washington.



*Vicinity Map*



***Imap Parcel Map***

The site is located within the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 34, Township 23 North, Range 5 East of the W.M.

## **METHODOLOGY**

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on October 2, 2017. 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. Soil colors were identified using the 1990 Edited and Revised Edition of the Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990).

## **OBSERVATIONS**

### **Existing Site Documentation.**

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map and the NRCS Soil Survey online mapping and Data and the King County iMap website with wetland and stream layers activated.

### **Soil Survey**

According to the King County Soil Survey Area of Interest (AOI), the site contains According to the King County Soil Survey, the site contains Alderwood gravelly, sandy loam (AgC); which typically occurs on slopes of 6-15 percent, Alderwood gravelly, sandy loam (AgD); which typically occurs on slopes of 15-30 percent, and Everett gravelly sandy loam (EvC); which typically occurs on slopes of 5-15 percent. Alderwood soils are moderately well drained soils that formed under conifers, in glacial deposits. Everett gravelly, sandy loam soils are made up of somewhat excessively drained soils that formed in very gravelly glacial outwash deposits, under conifers. According to the publication, "*Hydric Soils of the United States*" Alderwood and Everett soils are not considered to be *hydric* or wetland soils.

### **National Wetlands Inventory (NWI)**

According to the National Wetland Inventory, there is a wetland identified as PSSC (palustrine, scrub-shrub, seasonally flooded) and PEMC (palustrine, emergent, seasonally flooded) wetland located approximately 815 feet to the southeast of the site.



Above: USDA Soil Survey Map of the site



Above: National Wetlands Inventory Map of the site.

## **WDFW Salmonscape Stream Mapping**

According to the WDFW Salmonscape stream mapping, Molasses Creek passes through the site and is mapped as unclassified.



*Above: WDFW stream mapping.*

## **Field Observations**

### ***Topography***

The western property boundary slopes to the east as the eastern property boundary slopes to the west forming a low drainage area that is located diagonally along the western property boundary. There is stream located in the low drainage area of the property which drains to the northwest.

### ***Uplands***

Portions of the site on the east were graded under the old permits which have since expired. The remainder of the site still remains as it was in 2006 when the project was initiated.

The uplands are generally comprised of historically disturbed area consistent with old agricultural uses. The eastern slope and historically

disturbed portions of the upland are generally comprised of Black Hawthorn (*Crataegus douglasii*), Scot's broom (*Cytisus scoparius*), Himalayan Blackberry (*Rubus armeniacus*), Orchard Grass (*Dactylis glomerata*), thistle (*Cirsium arvense*), trailing blackberry (*Rubus ursinus*), and bent grass (*Agrostis* sp.).

Soil pits excavated within the uplands revealed a 16-inch layer of gravelly sandy loam with a color of 10YR 3/2-3/4 with no redoximorphic features. Soils within the uplands were dry during the time of our site investigation.

### **Wetlands**

No areas meeting wetland criteria were observed on the site, and no wetland buffers would extend beyond the existing critical area buffer.

### **Streams**

The Ordinary High Water Mark (OHWM) of Molasses Creek was flagged with white with blue polka dot flagging labeled SW-1 through SW-14 and SE-1 through SE-14. Molasses Creek is located along the western property boundary and extends from the southern boundary to the northern boundary.

The onsite portion of Molasses Creek flows from the south end of the property to the north end of the property. The stream is approximately 4-6 feet wide and varies in depth from 0.5 to 2 feet. The substrate is comprised of sand with small-medium cobbles. The culverts to the north and south of the site under 134th Avenue SE, and SE 180th Street respectively are fish passable as well as an old crossing along the northern boundary of the site. The proposed development project to the north of the site is proposing to remove the culvert located at the intersection of the stream and the northern property boundary.

Molasses Creek is known to contain Coho Salmon. According to the King County Code §21A.24.355, Molasses Creek would be considered a Type F stream due to its presence of salmonid species. Type F streams inside the urban growth area which are not designated as "high" on the Basin and Shoreline Conditions Map typically have a 115-foot buffer measured from the OHWM (KCC §21A.24.358). A 15-foot building setback line (BSBL) is measured from the stream buffer edge.

## **Proposed Project**

The proposed project is the construction of an apartment complex with associated driving surfaces, landscaping and storm water facilities.

As previously stated, portions of the site were cleared and rough graded under an old permit that expired when the stream buffer was only 100'. Under the new plan, portions of this previously graded area are now being developed, and in order to fit the project on the site some buffer averaging is proposed.

Per King County Code 21A.24.358.E, buffer averaging may be used on stream buffers based upon the following criteria;

*E. The department may approve a modification of buffer widths if:*

*1.a. The department determines that through buffer averaging the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging and meets the following standards:*

*(1) the total area of the buffer is not reduced;*

*(2) the buffer area is contiguous; and*

Response: The proposed area of reduction is 3,963sf, and the area proposed to be added to the west is 3,978sf, a total gain of buffer of 15sf.

The proposed averaging does not remove any woody vegetation from the stream buffer and protects the functions of the channel though the proposed averaging.

*(3) averaging does not result in the reduction of the minimum buffer for the buffer area waterward of the top of the associated steep slopes or for a severe channel migration hazard area;*

Response: There are no steep slopes on the site and the site is not in a severe migration hazard zone.

*b. the applicant demonstrates that the buffer cannot provide certain functions because of soils, geology or topography, in which case the*

*department shall establish a buffers width that protects the remaining ecological functions that the buffer can provide;*

Response: NA

*c. the site is zoned RA and is subject to an approved rural stewardship plan. In modifying the buffers, the department shall consider factors such as, the basin and shoreline condition, the location of the site within the basin and shoreline, the buffer condition and the amount of clearing;*

Response: NA

*d. a legally established roadway transects an aquatic area buffer, the roadway edge closest to aquatic area shall be the extent of the buffer, if the part of the buffer on the other side of the roadway provides insignificant biological or hydrological function in relation to the portion of the buffer adjacent to the aquatic area; or*

Response: NA

*e. the aquatic area is created or its type is changed as a result of enhancement or restoration projects that are not mitigation for a development proposal or alteration; and*

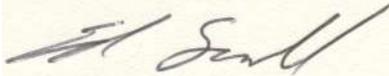
Response: NA

The site plan will also result in a temporary disturbance of two areas of the buffer during construction. Along the south edge of the site and on the eastern buffer area, an outfall to the creek for the storm water facility will temporarily disturb 1,107sf of buffer. This area will include an outfall to the creek. As depicted on the attached Critical Areas Mitigation Plan, this area will be restored with native trees and shrubs. In addition, an area of 1,762sf of the outer edge of the buffer will be regraded to match the site grading. This area is currently pasture grasses and weedy species and will be restored with native trees and shrubs.

A split rail fence with critical areas signage will be placed at the edge of the averaged buffer to further protect this area.

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](mailto:esewall@sewallwc.com) .

Sincerely,  
*Sewall Wetland Consulting, Inc.*

A handwritten signature in black ink on a light yellow background, appearing to read "Ed Sewall".

Ed Sewall  
Senior Wetlands Ecologist PWS #212

Attached: Critical Area Mitigation Plan – Wayne's Place 10/23/17

## 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.

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