

November 19, 2013

David Barnes
City of Kirkland Planning and Community Development
123 – 5th Avenue
Kirkland, WA 98125

**Re: Wetland and Stream Delineation Report Review
Gong Project Site, 9105 – 128th Avenue NE**

Dear David:

This letter presents the findings of an environmental review of a wetland and stream delineation report for the above mentioned property. Documents reviewed include the wetland delineation portion of an August 20, 2013 report prepared by H&S Consulting (H&S) with attached rating forms, determination forms and survey map. Reasonable use and mitigation portions of the report were not reviewed. I also reviewed the results of the Kaminoff October 2012 wetland delineation study and the August 2013 Webber wetland delineation study, both by The Watershed Company. The Kaminoff study covered the neighboring southerly lots on the same wetland; the Webber study area is located at the southeast corner of the 128th Ave NE/NE 90th Street intersection. I made a site visit to verify reported conditions on November 18, 2013.

The survey map provided by the applicant shows the wetland boundary delineated by four wetland flags on-site (A-1 – A-4) with an additional off-site flag to the south (A-0). The survey also shows the location of four data-point locations (SP1 – SP4). According to H&S, SP3 and SP4 were not used and no determination forms were included the report. The stream channel is also shown on the survey but it does not appear to have been based on flagging by H&S.

The H&S report rates the wetland as a Kirkland Type 2, Ecology Category II and the stream as a Kirkland Class C, Washington State Type IV.

Review Findings

I agree with the five delineated wetland boundary flag locations. However, to more accurately capture the wetland boundary, I added one additional wetland boundary flag between H&S flags A3 and A4 (see attached figure). The new flag covers a wetland area that had 2-3 inches of inundation observed above “thick dark surface” soils and a dominance by salmonberry during my site visit.

I also agree with the Kirkland Type 2 wetland rating, with two stipulations: First, the H&S rating form has “Type 3” highlighted, suggesting that is the determined rating, despite contradicting the executive summary and page 5 of the report. Second, there are

several H&S answers on the Kirkland rating form are in disagreement with my site visit observations and the 2012 Kaminoff delineation conducted on the same wetland.

The stream is supported by multiple tributaries, seeps and slope wetlands upstream of the project site. An upstream tributary was noted as flowing in August 2013, per documentation for the Webber Property. That study determined the flow was perennial. Since the stream has perennial flow, it meets the definition for a Kirkland Class B, rather than the Class C reported by H&S. Finally, while not currently relevant to City jurisdiction, our Ecology rating scored 44 points for a Class III rating, compared to the H&S score of 55 points/Class II. Resolution of this discrepancy would only be necessary if the project proposed direct wetland impacts requiring state or federal permits.

Recommendations

The following revisions are recommended prior to acceptance of this report by the City of Kirkland:

1. Revise the survey and project maps/figures to include the additional flag hung between the H&S flags A3 and A4.
2. Revise the wetland rating forms to be consistent with the report text, classifying the wetland as a Kirkland Type 2. A copy of the Kaminoff wetland rating form is attached.
3. Revise the report to change the stream classification to Kirkland Class B.

Please call if you have any questions or if I can provide you with any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Hugh Mortensen". The signature is fluid and cursive, with the first name "Hugh" being more prominent.

Hugh Mortensen, PWS
Principal

SITE PLAN EXHIBIT MAP

SW 1/4 OF THE NE 1/4 SEC 4, TWP 25 NORTH, R 5 E, W.M.
KING COUNTY, WASHINGTON



LEGEND

- 1/2" REBAR W/ID CAP LS 36795 SET THIS SURVEY
- REBAR & CAP FOUND THIS SURVEY
- △ LEAD & TACK FOUND THIS SURVEY
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ PHONE PEDISTAL
- * ALDER
- * CEDAR
- ▲ HEMLOCK
- ⊙ MAPLE
- ⊙ COTTONWOOD
- ⊙ DECIDUOUS TREE
- ASBUILT CENTERLINE
- CURB LINE
- MONUMENT LINE

LEGAL DESCRIPTION

BURKE-FARRARS KIRKLAND DIV #14, LOT 16, BLOCK 39 LESS THAT PORTION DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 6°25'43"E 23.60 FEET; THENCE NORTH 77°37'27" WEST 38.77 FEET; THENCE SOUTH 86°46'15" WEST 15.00 FEET; THENCE NORTH 69°35'59" WEST 17.46 FEET; THENCE NORTH 86°09'47" WEST 24.39 FEET THENCE SOUTH 86°46'15" WEST 14.80 FEET; THENCE NORTH 71°30'59" WEST 8.27' THENCE NORTH 86°46'15" EAST 113.59 FEET TO THE POINT OF BEGINNING.

EQUIPMENT USED

TOPCON GPT8205 ROBOTIC TOTAL STATION & A FC-2000 DATA COLLECTOR

NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

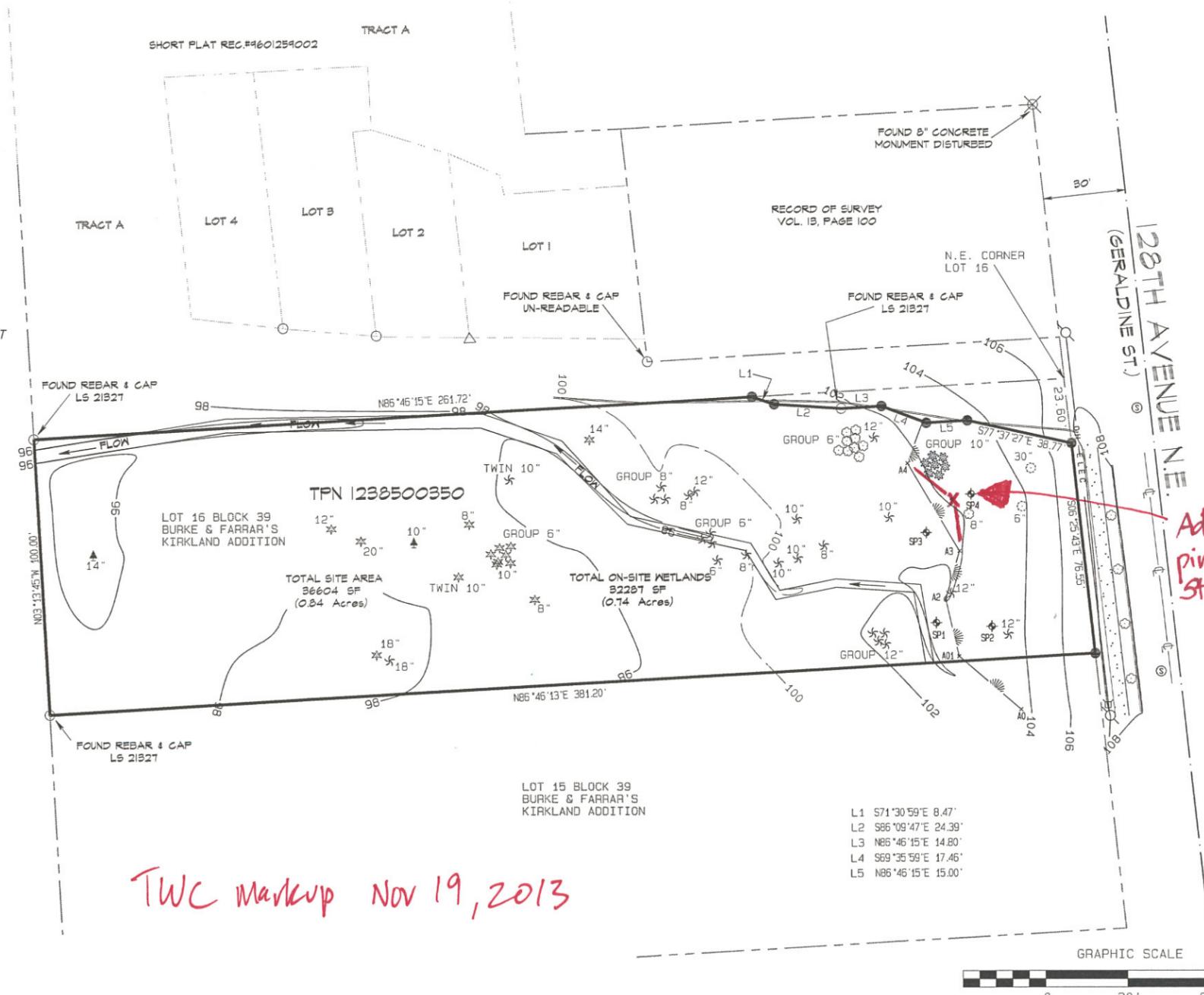
THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED THIS SURVEY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

VERTICAL DATUM = ASSUMED
CONTOUR INTERVAL = 2'

WETLANDS DELINEATED BY HS S CONSULTANTS

WETLAND FLAGS LOCATED IN MARCH OF 2013



TWC Markup Nov 19, 2013

- L1 S71°30'59"E 8.47'
- L2 S86°09'47"E 24.39'
- L3 N86°46'15"E 14.80'
- L4 S69°35'59"E 17.46'
- L5 N86°46'15"E 15.00'

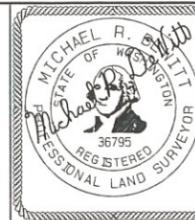


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF RUI GONG

THIS 16TH DAY OF MARCH 2013.

Michael R DeWitt CERTIFICATE NO. L.S. 36795
PROFESSIONAL LAND SURVEYOR MICHAEL R. DEWITT



FILE NAME
GONG
DRAWN
R. Gallion
CHECKED BY
M. DeWitt
DATE/REVISED
03-16-13
REVISION NO.
FIELD BOOK NO.



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.

LAND SURVEYING & ENGINEERING SUPPORT

1036 COLE STREET, ENUMOLAW, WA 98022 (360) 828-6963
WWW.HDGA.COM

WETLAND FIELD DATA FORM – Kaminoff property located at NW corner of NE 90th Street and 128th Avenue NE Kirkland, WA 98033.

Rating done on 10/23/2012 by The Watershed Company.



WETLAND FIELD DATA FORM

BEGIN BY CHECKING ANY OF THE FOLLOWING (a. – e.) THAT APPLY:

- a. The wetland is contiguous to Lake Washington;
- b. The wetland contains at least 1/4 acre of organic soils, such as peat bogs or mucky soils;
- c. The wetland is equal to or greater than 10 acres in size and having three or more wetland classes, as defined by the U.S. Fish & Wildlife Service (Cowardin et al., 1979), one of which is open water;
- d. The wetland has significant habitat value to state or federally listed threatened or endangered wildlife species; or
- e. The wetland contains state or federally listed threatened or endangered plant species.

IF ANY OF THE CRITERIA LISTED ABOVE ARE MET, THEN THE WETLAND IS CONSIDERED TO BE TYPE 1. IF THAT IS THE CASE, PLEASE CONTINUE TO COMPLETE THE ENTIRE FORM, BUT DO NOT ASSIGN POINTS.

IF THE WETLAND DOES NOT MEET THE CRITERIA LISTED ABOVE FOR TYPE 1, COMPLETE THE ENTIRE FORM, USING THE ASSIGNED POINTS TO DETERMINE IF IT IS A TYPE 2 OR TYPE 3 WETLAND.

Type 2 wetlands typically have at least two wetland vegetation classes, are at least partially surrounded by buffers of native vegetation, connected by surface water flow (perennial or intermittent) to other wetlands or streams, and contain or are associated with forested habitat.

1. Total wetland area

Estimate wetland area and score from choices	Acres	Point Value	<u>Points</u>
	>20.00	= 6	4
	10-19.99	= 5	
	<input type="text" value="5-9.99"/>	= 4	
	1-4.99	= 3	
	0.1-0.99	= 2	
	<0.1	= 1	

(4 points)

2. Wetland classes: Determine the number of wetland classes that qualify, and score according to the table.

	# of Classes	Points
Open Water: if the area of open water is >1/3 acre or >10% of the total wetland area	1	= 1
Aquatic Beds: if the area of aquatic beds is >10% of the open water area or >1/2 acre	2	= 3
Emergent: if the area of emergent class is >1/2 acre or >10% of the total wetland area	3	= 5
Scrub-Shrub: if the area of scrub-shrub class is >1/2 acre or >10% of the total wetland area	4	= 7
Forested: if the area of forested class is >1/2 acre or >10% of the total wetland area	5	= 10

(5 points)

3. Plant species diversity.

For all wetland classes which qualified in 2 above, count the number of different plant species and score according to the table below. You do not have to name them.

e.g., if a wetland has an aquatic bed class with 3 species, and emergent class with 4 species and a scrub-shrub class with 2 species, you would circle 2, 2, and 1 in the second column (below).

Class	# of Species	Point Value	Class	# of Species	Point Value
Aquatic Bed	1-2	= 1	Scrub-Shrub	1-2	= 1
	3	= 2		3-4	= 2
	>3	= 3		>4	= 3
Emergent	1-2	= 1	Forested	1-2	= 1
	3-4	= 2		3-4	= 2
	>4	= 3		>4	= 3

(7 points)

4. Structural diversity.

If the wetland has a forested class, add 1 point for each of the following attributes present:

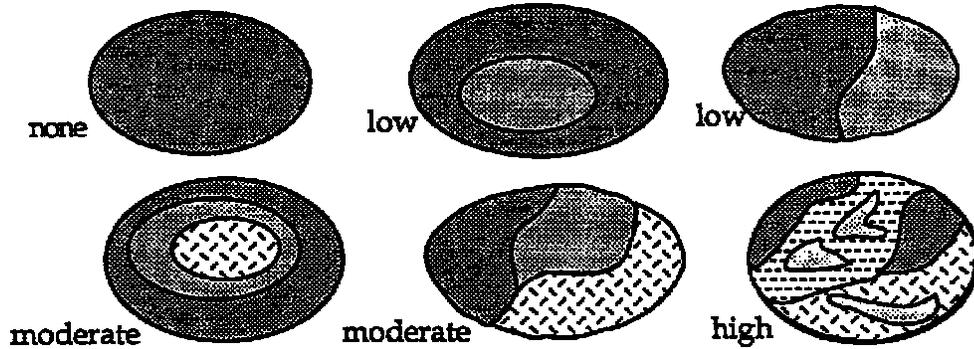
- Trees >50' tall = 1
- Trees 20' to 49' tall = 1
- shrubs = 1
- Herbaceous ground cover = 1

(4 points)

5. Interspersion between wetland classes.

Decide from the diagrams below whether interspection between wetland classes is high, moderate, low or none

- 3 = High
- 2 = Moderate
- 1 = Low
- 0 = None



(3 points)

6. Habitat features

Add points associated with each habitat feature listed:

- Is there evidence of current use by beavers? = 3
- Is a heron rookery located within 300'? = 2
- Are raptor nest(s) located within 300'? = 1
- Are there at least 2 standing dead trees (snags) per acre? = 1
- Are there any other perches (wires, poles, or posts)? = 1
- Are there at least 3 downed logs per acre? = 1

(3 points)

7. Connection to streams

Is the wetland connected at any time of the year via surface water? (score one answer only)

Is the wetland connected at any time of the year via surface water?

- To a perennial stream or a seasonal stream *with* fish = 5
- To a seasonal stream *without* fish = 3
- Is not connected to any stream = 0

(5 points)

8. Buffers

Step 1: Estimate (to the nearest 5%) the percentage of each buffer or land-use type (below) that adjoins the wetland boundary. Then multiply these percentages by the factor(s) below and enter result in the column to the right.

	% of Buffer	Step 1	Width Factor	Step 2
Roads, buildings or parking lots	<u>40</u> %	X 0 = <u> </u>	<u> </u> =	<u>0</u>
Lawn, grazed pasture, vineyards or annual crops	<u>50</u> %	X 1 = <u>50</u>	<u>1</u> =	<u>50</u>
Ungrazed grassland or orchards	<u>0</u> %	X 2 = <u>0</u>	<u>0</u> =	<u>0</u>
Open water or native grasslands	<u>0</u> %	X 3 = <u> </u>	<u> </u> =	<u> </u>
Forest or shrub	<u>10</u> %	X 4 = <u>40</u>	<u>1</u> =	<u>40</u>
			Add buffer total	<u>90</u>

Step 2: Multiply result(s) of step 1:

By 1 if buffer width is 25-50'

By 2 if buffer width is 50-100'

By 3 if buffer width is >100'

Enter results and add subscores

Step 3: Score points according to the following table:

Buffer Total

900-1200 = 4

600-899 = 3

300-599 = 2

100-299 = 1

(1 points)

9. Connection to other habitat areas:

Is there a riparian corridor to other wetlands within 0.25 of a mile, or a corridor >100' wide with good forest or shrub cover to any other habitat area? = 5

Is there a narrow corridor <100' wide with good cover or a wide corridor >100' wide with low cover to any other habitat area? = 3

Is there a narrow corridor <100' wide with low cover or a significant habitat area within 0.25 mile but no corridor? = 1

Is the wetland and buffer completely isolated by development and/or cultivated agricultural land? = 0

(0 points).

10. Scoring

Add the scores to get a total: 31

Question: Is the total greater than or equal to 22 points?

Answer:

No = Type 3