

November 17, 2014

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

**Re: Wetland Delineation Report Review - Scrivanich Properties
TWC #120622.39**

Dear David:

This letter presents the findings of a field visit to review the wetland boundary flag locations adjacent to 11406 NE 112th Street (parcel number 3226059083) in Kirkland. The wetland boundary was flagged in September 2014 by Wetland Resources, Inc (WRI). Ecologist Katy Crandall visited the property on October 15, 2014 and made some adjustments to the on-site WRI delineated boundary.

Review Findings

The subject property was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). The wetland boundary was determined/verified on the basis of an examination of vegetation, soils, and hydrology. Areas meeting the criteria set forth in the Regional Supplement were determined to be wetland. Soil, vegetation, and hydrologic parameters were sampled at several locations along the wetland boundary to make the determination.

The delineated wetland is located mostly on the adjoining Secord property to the east. The WRI delineation flags on the Secord property are accurate, as placed. However, a small portion of the wetland was found to extend onto the subject property at the north end of the parcel; see the attached sketch map. Three additional flags were hung in this location to capture the area of positive indicators of wetland vegetation, hydrology, and soils. These flags were placed between WRAA-5 and WRAA-6 and are labeled A-1, A-2, and A-3. To proceed with site planning, the applicant should have these three new flags surveyed and added to the base map for the project.

Vegetation in upland areas was dominated by Himalayan blackberry, sword fern and bracken fern. A large rose bush was growing near the fence-line in a rubbish pile. Wetland areas were generally located in a topographically low region near the fence-line. Vegetation in the wetland area included creeping buttercup, lady fern, western red cedar, and rose. A high water table was observed at 7 inches below the soil surface in the wetland.

Although our rating form score differs somewhat from WRI, we agree with the Kirkland Type 3 wetland rating. This rating is also consistent with the reviewed 2006 delineation for the property, then under different ownership.

Another small wetland and two ditches are also found on the subject property as described in a 2006 delineation report by Concept Engineering. Wetland A was subsequently determined to be 329 square feet, which is below the threshold for regulation by the City of Kirkland. Additionally, in 2007 it was determined that neither ditch met the jurisdictional stream definition in the Kirkland Zoning Code.

While exempt from wetland and stream regulations in Kirkland, both Wetland A and the ditches could likely be subject to regulatory requirements of Washington State and the federal government. Applicants seeking to alter these features should contact both the Washington State Department of Ecology and the US Army Corps of Engineers to determine state and federal regulatory requirements.

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

Sincerely,



Hugh Mortensen, PWS
Principal

