



February 5, 2021

AOA-6182

David Fall
davef@buildingart.com

**SUBJECT: Wetland and River Reconnaissance for Parcel 019230-0050
King County, WA**

Dear David:

On November 8, 2020 I conducted a wetland reconnaissance on the undeveloped subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.

One aquatic area (South Fork of the Snoqualmie River) was observed flowing from north to south near the western property line of the site. The river is located within a well-defined channel at the base of a steep slope. A pedestrian trail is located along the top of the slope. No wetlands were observed on or adjacent to the site during the reconnaissance.

The South Fork of the Snoqualmie River is a Type S Aquatic Area that requires a standard 165-foot buffer plus 15-foot building setback. The buffer from the river extends through the subject property and any development of the site will therefore require a Critical Area Alteration Exception (CAEX).

Vegetation on the site consisted of an upland coniferous forest dominated by fir (*Abies* sp.), mountain hemlock (*Tsuga mertensiana*), thimbleberry (*Rubus parviflorus*), salmonberry (*Rubus spectabilis*), blueberry (*Vaccinium* sp.), and devil's club (*Oplopanax horridus*). No definitive hydrophytic plant communities were observed on or adjacent to the property.

Borings taken throughout the site revealed high chroma non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property outside of the river channel.

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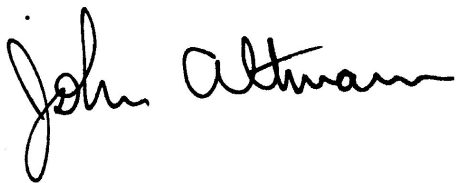
Buffer Mitigation Potential

Since the site (outside of the existing trail and small areas in the vicinity of the proposed building footprint) consists primarily of a native plant community, there is little opportunity for on-site mitigation associated with the CAEX. Mitigation for unavoidable river buffer impacts will therefore likely require purchasing credits from the Snohomish Habitat Mitigation Bank.

If you have any questions regarding the reconnaissance, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

John Altmann
Ecologist

Attachment

King County iMap



King County, EagleView Technologies, Inc.

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Date: 2/5/2021

Notes:



King County