Sewall Wetland Consulting, Inc.
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

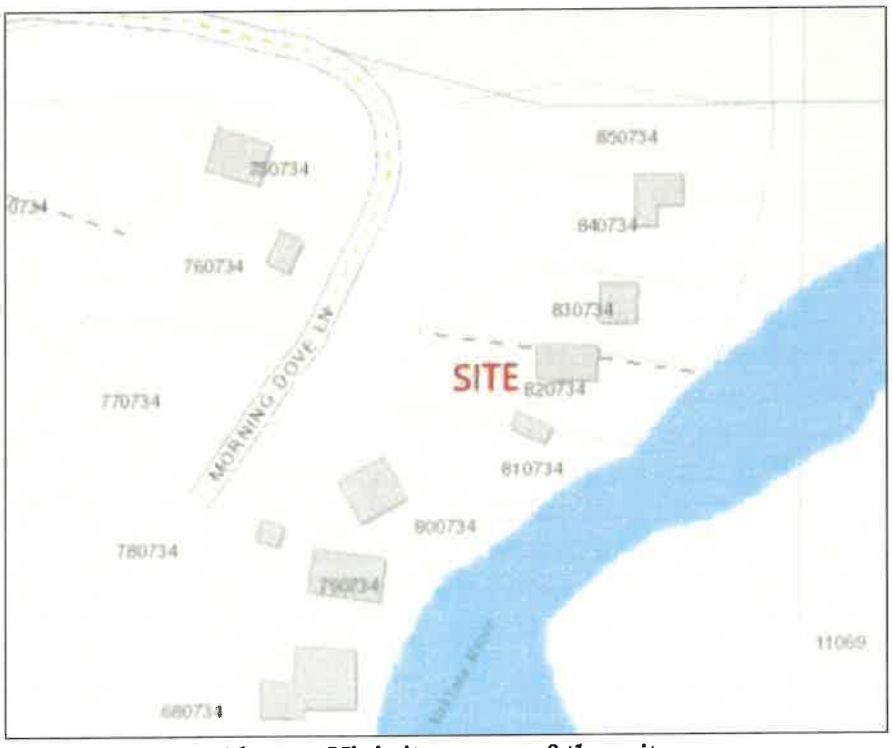
February 5, 2025

Jason Allen
320 Mourning Dove Lane
Cle Elum, Washington 98922

RE: Critical Areas Report – Parcel #820734
Kittitas County, Washington
SWC Job #24-182

Dear Jason,

This report describes our observations and delineation of any jurisdictional wetlands or streams on Parcel #820734, located at 320 Mourning Dove Lane, in unincorporated Kittitas County, Washington (the "site").



Above: Vicinity map of the site.

The site consists of an irregular shaped, 0.35 acre parcel located within a portion of Sections 22 and 27, Township 20 North, Range 14 East of the W.M.

Above: Kittitas County Taxsifter aerial image of the site.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on December 10, 2024. The site was reviewed using methodology described in the ***Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*** (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the ***Munsell Soil Color Charts*** (Kollmorgen Instruments Corp. 1990.

Wetlands in Kittitas County are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update*, dated June 2014 Publication No. 14-06-018.

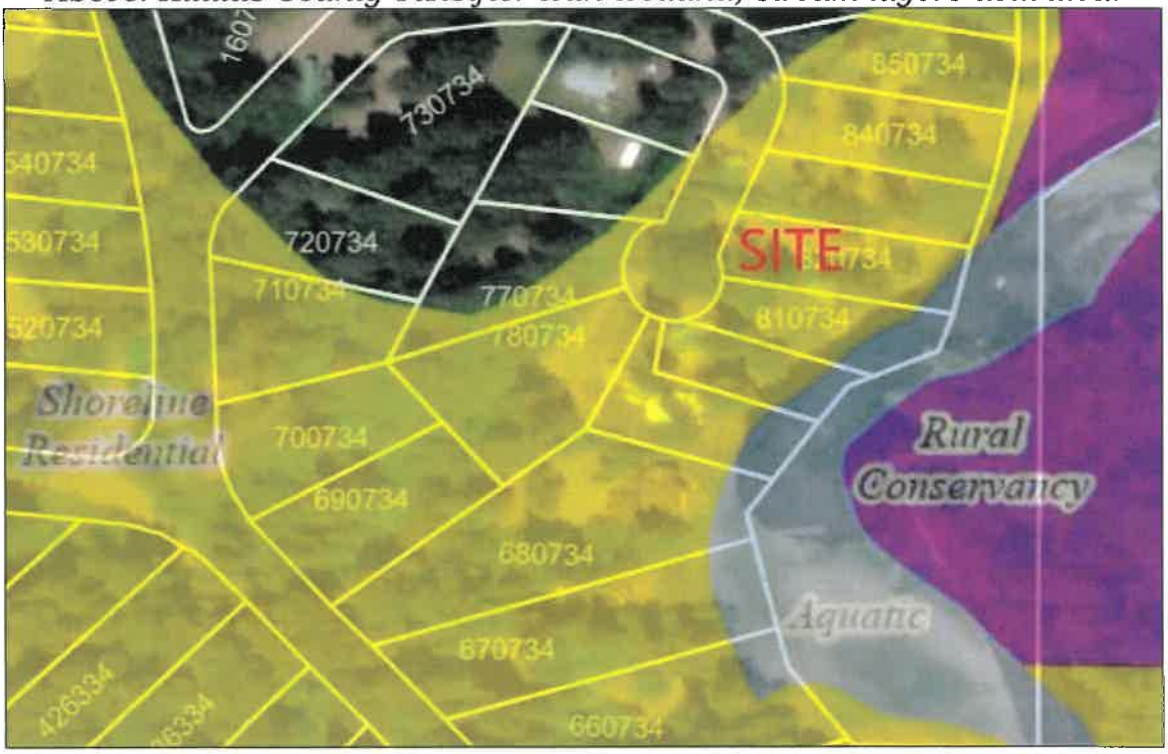
OBSERVATIONS

Existing Site Documentation
Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas Taxsifter website, National Wetland Inventory Map, WDNR Fpars Stream Typing Map, Kittitas County flood & critical areas mapping, WDFW Priority Habitats and Species Maps, and the NRCS Soil Survey online mapping and Data.

Kittitas Taxsifter Website

The Kittitas Taxsifter website with streams, wetland and Shoreline layers activated depicts the Yakima River to the east as a riverine wetland. The site is located within the "Shoreline Residential" zone of the Yakima River.

Above: Kittitas County Taxsifter with wetland, stream layers activated.



Above: Kittitas County Taxsifter with Shoreline layersactivated.

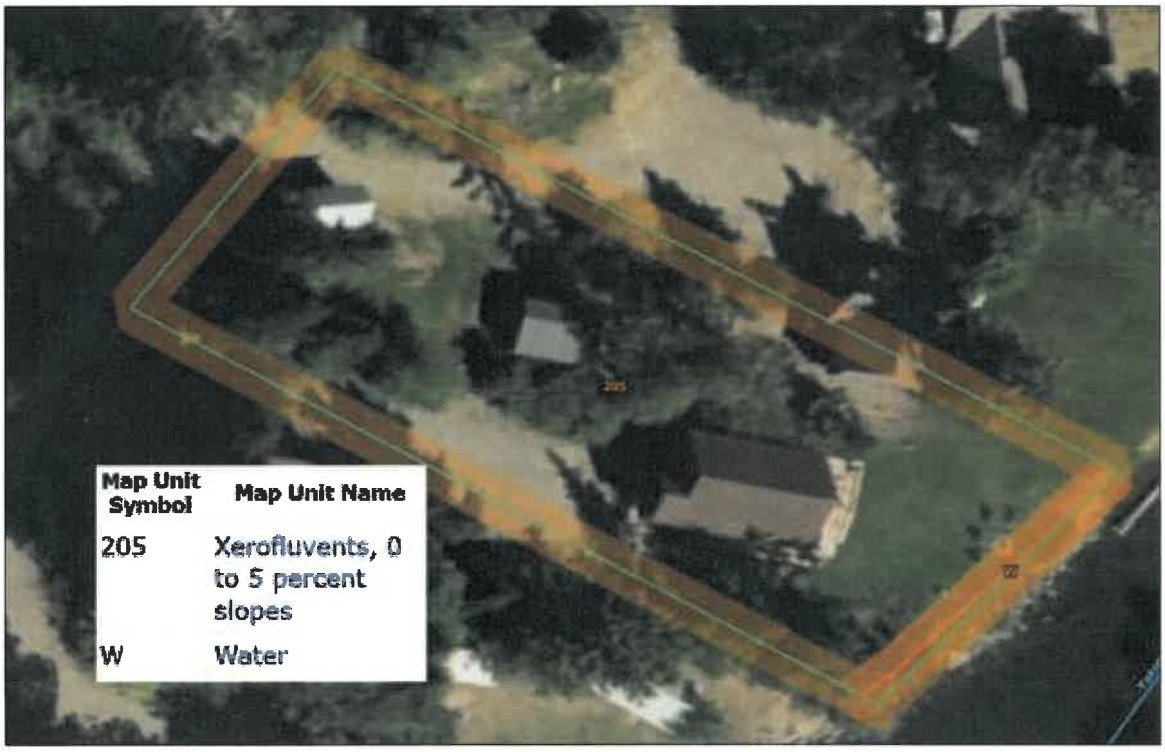
National Wetlands Inventory (NWI)

The NWI map depicts the Yakima River on the eastern side of the site as a riverine unconsolidated bottom feature.

Above: NWI map of the area of the site

Soil Survey

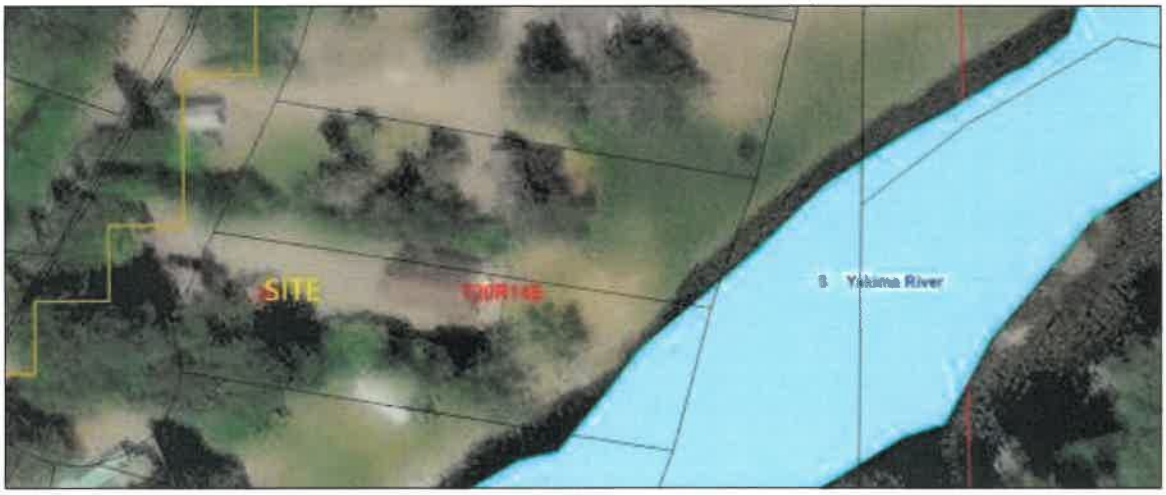
According to the NRCS Soil Mapper website, the site is mapped as containing moderately well drained Xerofluvents. Xerofluvent soils are not considered "hydric" or wetland soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).



Above: NRCS soil map of the site.

WADNR FPARS website

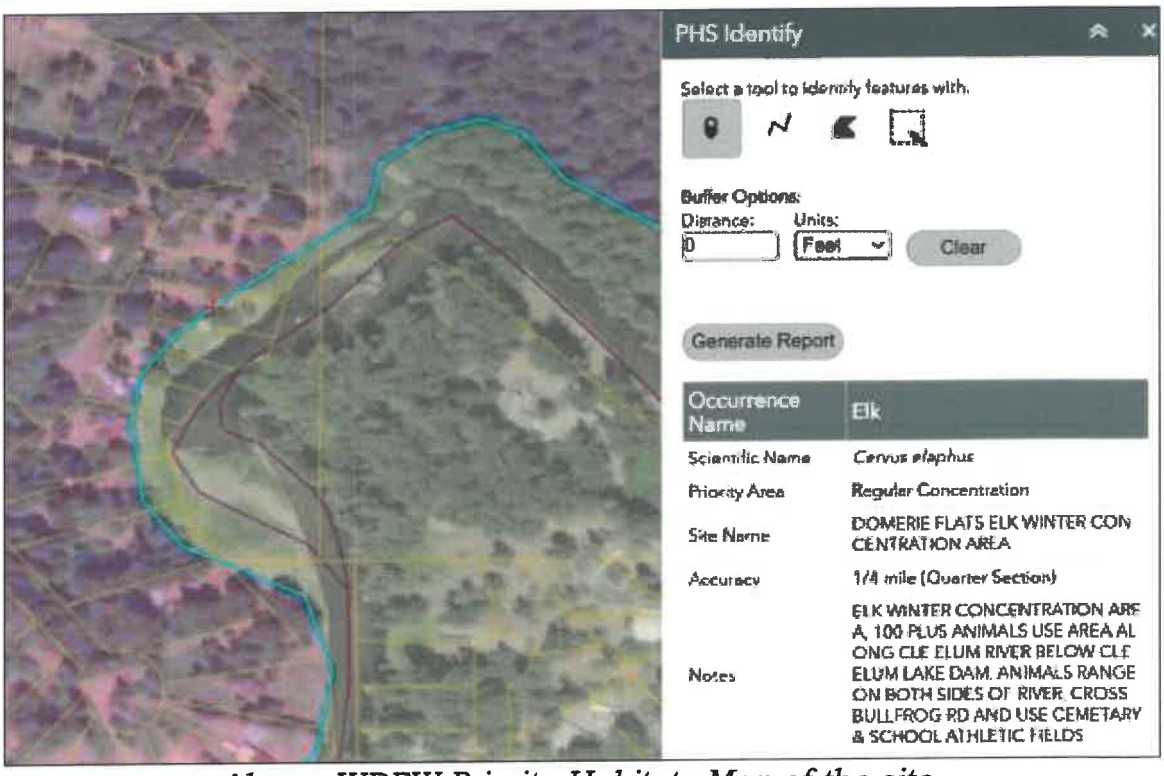
According to the WADNR FPARS website with stream types layers activated, the Yakima River is depicted as a Type S water.



Above: WDNR Fpars Stream Mapping of the area of the site.

WDFW Priority Habitats Maps

According to the WDFW Priority Habitat Website with Public access layers activated, the site is located within the Township in which the northern spotted owl, little brown bat, myotis species, and the yuma myotis are known to exist. The Yakima River contains chinook salmon, steelhead and bull trout.



Above: WDFW Priority Habitats Map of the site.

Field observations

The site consists of a single family residential lot with Mourning Dove Lane on the west, the Yakima River to the east and single family homes to the north and south.

The site contains a single family home as well as a small outbuilding as well as a gravel driveway and landscape lawn on the remainder of the site. Several scattered trees are also present including douglas fir, shore

pine, alder, and some red-osier dogwood and snowberry along the lot perimeter.

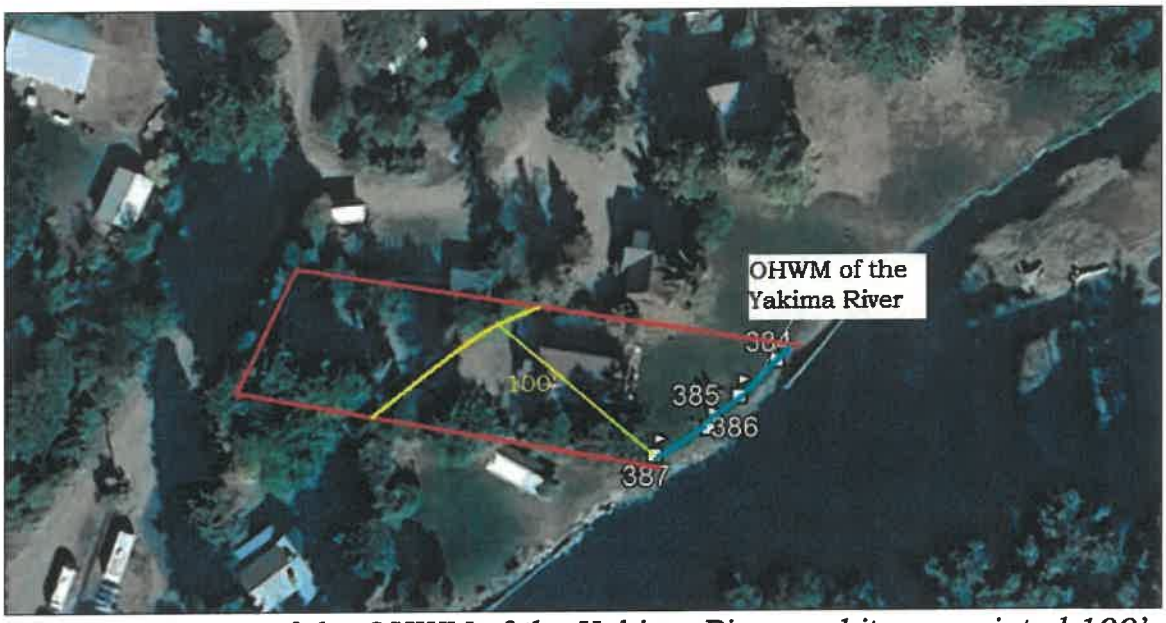
Soil pits excavated on the site revealed a very cobbly loam with a 1" layer of duff over a cobbly loam with a color of 10YR 3/3.

No wetlands were found on the site. As previously described, the Yakima River is located on the east side of the site. The ordinary high water mark of the river was located with gps points 384-387. The bank f the river on the site is an armored slope of boulders and old concrete debris. An old concrete step is located along the OHWM allowing access into the water.

The Yakima River is mapped as a Shoreline of the State or Type S water. Shoreline waters buffers are based upon KCC Table 17B.05.50-1. According to this table Type S waters in the Shoreline Residential Zone have a 100' buffer measured from the OHWM. An additional 15' BSBL is measured to any structure.

17B.05.050-1. Standard Shoreline Buffers (Type S Waters)

Shoreline Environment Designation	Type S Standard Shoreline Buffer Width (feet)
Urban Conservancy	100
Shoreline Residential	100
Rural Conservancy	100
Natural	150



Above: GPS map of the OHWM of the Yakima River and its associated 100' buffer.

Proposed Project

Proposed Impact

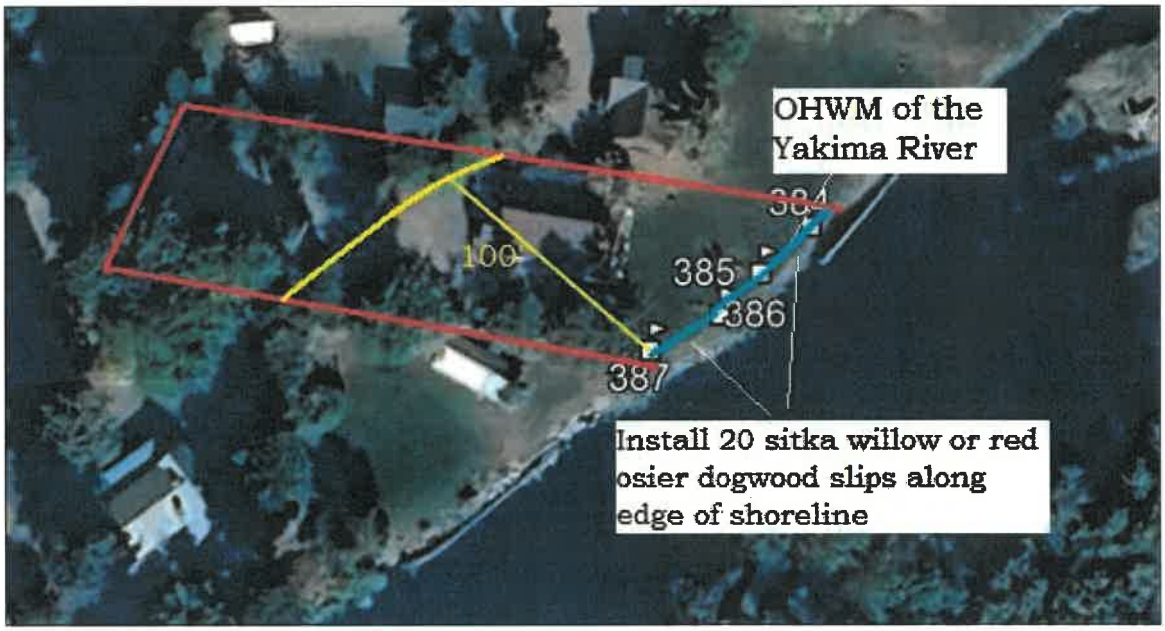
The proposed project is the expansion of the exiting deck by 242sf (see attached plan). As part of the expansion 63sf of the existing deck will be removed by removal of the existing staircase and landing. The total expansion in the buffer after the deduction of the stair removal is 179sf.

The existing home and deck are within the 100' buffer of the Yakima River. As such the 179sf expansion is an impact to the buffer. There is no way to average the buffer within the code parameters for averaging as it is closer than 75% of the standard buffer.

Proposed mitigation

The proposed mitigation for the impacts to the buffer would focus on buffer enhancement along the edge of the river to improve shading of the river and add some native vegetation to the site. We would propose installation of 20 sitka willow or red osier dogwood stakes or slips within the existing armoring of the OHWM. This will add native vegetation long the immediate edge of the river and provide some shade to the river as

well as provide a source of organic litter to the river to benefit invertebrate abundance and ultimately benefit salmonids utilizing the river.



Above: Location of willow or dogwood slip placement on the site as mitigation for the deck expansion.

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 .

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Site Plan

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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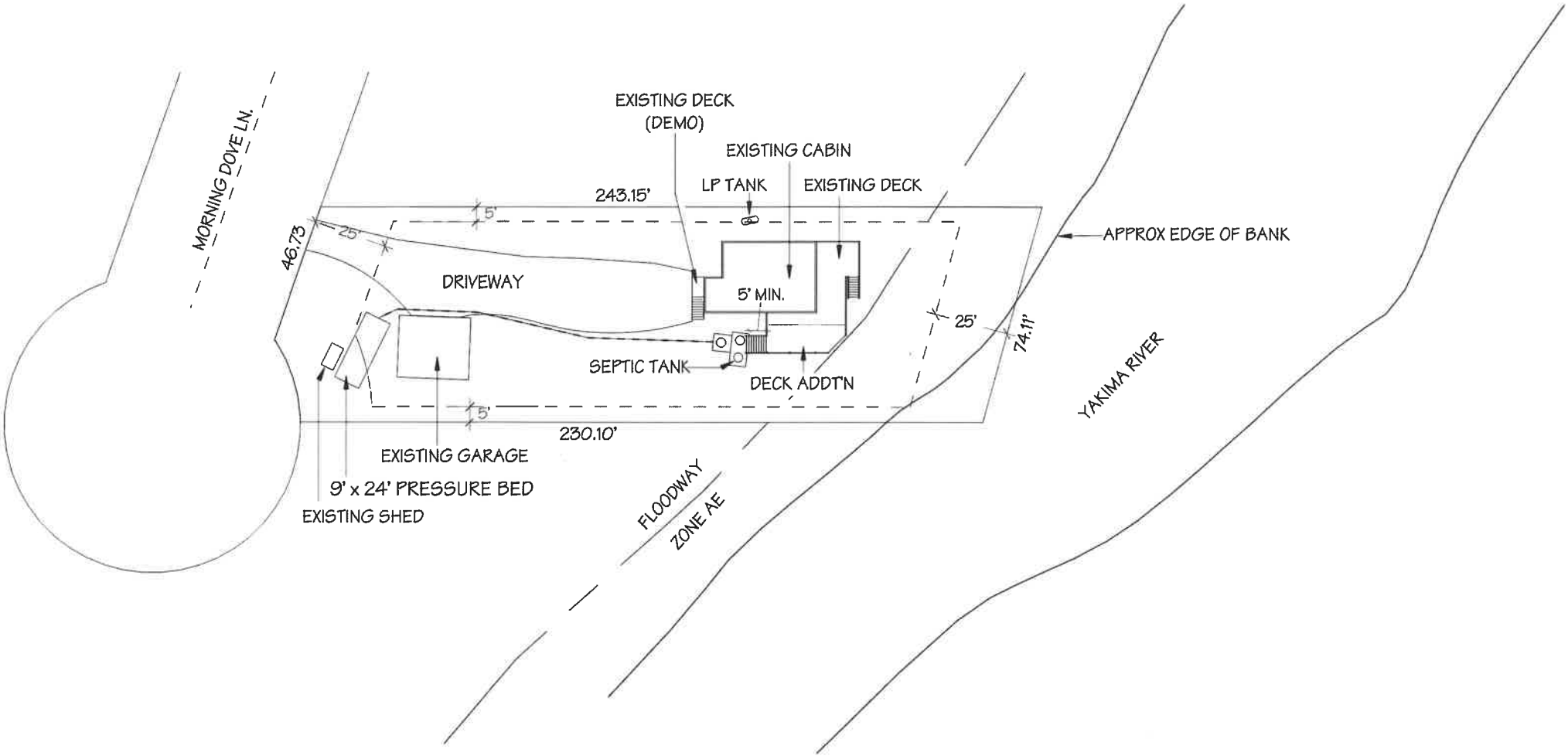

SITE PLAN

1" = 50'

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REMODEL/ADDITION
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CLE ELUM, WA
PARCEL ID # 820734

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