

July 29, 2014

Kittitas County Community Development Services
411 N. Ruby St.
Ellensburg, WA 98926

RE: Jackson
1910 Dry Creek Rd Ellensburg 98926
Parcel#: 18-18-27030-0019
Wetland Inventory Report

INTRODUCTION

The Wetland Corps was authorized by Eric Jackson to perform a Wetland Inventory and to prepare an analysis report of the Hall property, located off of Dry Creek Rd, in Ellensburg, Washington (Kittitas County). The subject property consists of one parcel with a total of 4.47 acres and is in the Urban Growth Area (UGA). The parcel is recorded as Kittitas County Assessor parcel #: 18-18-27030-0019 (791033). The National Wetland Inventory identifies a portion of the parcel as potential wetlands. The potential wetland is identified as PEMC (Palustrine Emergent Seasonally Flooded).

METHODOLOGY

For the purposes of Federal, Washington State, and the Kittitas County jurisdictional oversight, methodology used for the wetland delineation is consistent with the wetland definition provided in paragraph 25a of the Washington State Wetlands Identification and Delineation Manual (Washington State Department of Ecology, 1997) and as amended by WAC 173-22-080: Wetland Delineation Manual. The sections below provide: (1) an introduction to the site; (2) a description of methods used in the field delineation; and, (3) technical results.

Review of Existing Information

Consistent with procedures detailed in the Washington State Wetlands Identification and Delineation Manual (Washington State Department of Ecology, 1997) preliminary information on the project site was gathered prior to the field review and delineation. General information sources included: United States Geological Service (USGS) topographic maps, United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps, and the Kittitas County critical areas regulations.

Field Delineation

Methodology used for wetland delineation (if necessary) is consistent with the technical approaches articulated in the 1997 Manual and there amended. This document is the wetland delineation manual that is used in determining wetland areas when applying state and local government regulations under the Shoreline Management Act and the Growth Management Act in Washington State.

The project site field work was conducted over the one day. The site visit was performed on July 28th. The time of year and recent precipitation history were considered in assessing the type and extent of any wetlands existing on site.

Specific field methodology used in determining the extent and location of wetland areas include:

- As part of the initial project site reconnaissance, the site was walked to determine the general extent and location of potential wetland areas in relation to property boundaries;
- Potential wetland and upland sample plots were established in the identified potential wetland areas and in the adjacent upland area; and
- Potential wetland boundaries (if identified) would have been delineated with flagging, by noting localized topography and vegetation patterns and comparing parameters of hydrology, soil, and vegetation with data collected at the wetland and upland sample plots.

WETLAND EVALUATION

The project area was investigated and data was collected at 4 sample plot locations. Any wetlands identified on the property would be classified and rated using the categories set forth in the new rating manual, *Washington State Wetland Rating System for Eastern Washington* (Hruby 2004). This system identifies various complexities within wetland structures, habitat attributes and various functions associated with wetlands.

GENERAL SITE CONDITIONS

The ownership is comprised of upland grass areas with a low gradient (2%-4%) running North to South, with no little variation in topographic features other than the shallow swale located to the south west end. The subject property has been historically agricultural, and currently is utilized as a vacant pasture. No recent grading or excavation was observed.

The upland herbaceous communities are dominated by common native grasses and weeds. There no dominant overstory on the ownership. The main area of study consisted of the area identified on the NWI and its periphery. No portions of the project site exhibited wetland indicators.

No surface inundation or saturated soils were observed at the time of field review, as were no indicators that the area may be seasonally inundated.

BACKGROUND INFORMATION

National Wetlands Inventory

The USFWS NWI map - Online wetlands mapper shows potential wetlands on the subject property

WETLAND INVENTORY RESULTS

Data was collected at 4 sample plot locations within potential wetland area. The sample plots were mapped and labeled with numbers for identification.

- Soils

Soils inspected in soil pits were silt loams with a matrix and chroma of 10YR 4/3. No data points revealed any saturated soils or standing water in pits down to 24 inches. No redoxomorphic features or oxidized root channels were observed in any of the data points. Strong abundant distinct mottling of the soil is indicative of a fluctuating or elevated water table, and gleyed soil is indicative of areas of long term saturation, neither of these soil conditions were observed within 24 inches of the surface in any data points

- Hydrology

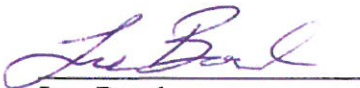
This ownership is influenced by the regional irrigation regime. The hydrological regime of the entire region has no doubt been altered by the presence of irrigation water. However, no ponding or inundation or any indicators of seasonal wetland hydrology was observed.

- Vegetation

The main areas as outlined on the NWI map, does not exhibit any wetland vegetation. The majority of the property consists of mowed grasses and weeds. No hydrophytic indicators were present other a scattered patch of Horse tail. Other indicators of hydric soil and system hydrology were absent.

WETLAND INVENTORY SUMMARY

It is the findings of The Wetland Corps that no jurisdictional wetlands exist on the subject parcel. The NWI Map is based on aerial photos and topographic interpretations and they have not been field verified, it is a tool, not a regulatory map. Please consider this report as a final determination.



Lee Boad
Senior Wetland Biologist
The Wetland Corps



U.S. Fish and Wildlife Service National Wetlands Inventory

Dry Creek Project

Jun 27, 2014



- Wetlands**
- Freshwater Emergent
 - Freshwater Forested/Shrub
 - Estuarine and Marine Deepwater
 - Estuarine and Marine
 - Freshwater Pond
 - Lake
 - Riverine
 - Other

User Remarks:

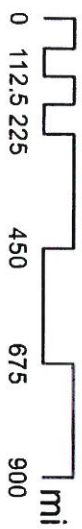
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the basic data shown on this map. All wetland-related information should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Jackson



Date: 6/27/2014

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1 inch = 376 feet
Relative Scale 1:4,514

1910 Dmg Creek

Routine Wetland Determination

DATA FORM 1 (Revised)

WA State Wetland Delineation Manual or 1987 Corps Wetland Delineation Manual

Project/Site: <i>JACKSON</i> Applicant/owner: <i>HALL</i> Investigator(s): <i>LB</i>	Date: <i>7/23/14</i> County: <i>KIDWAS</i> State: <i>WA</i> SITR: <i>527 T18 R18</i>
Do normal circumstances exist on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the site significantly disturbed (atypical situation)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the area a potential problem area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community ID: <i>UP!</i> Transect ID: Plot ID: <i>1-4</i>
Explanation of atypical or problem area:	

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
<i>Poa Annua</i>	<i>H</i>	<i>30</i>	<i>NI</i>	<i>blue Grass</i>			
<i>Bromus tectorum</i>	<i>H</i>	<i>30</i>	<i>NI</i>	<i>Chert Grass</i>			
<i>Elygria repens</i>	<i>H</i>	<i>30</i>	<i>UP</i>	<i>Quack Grass</i>			
<i>Elystern sp.</i>	<i>H</i>	<i>10</i>	<i>FAC+</i>	<i>Horsetail</i>			

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: *10*

Check all indicators that apply and explain below:

<input type="checkbox"/> Visual observation of plant species growing in areas of prolonged inundation/saturation	<input type="checkbox"/> Physiological/reproductive adaptations
<input type="checkbox"/> Morphological adaptations	<input type="checkbox"/> Wetland plant database
<input checked="" type="checkbox"/> Technical Literature	<input checked="" type="checkbox"/> Personal knowledge of regional plant communities
	<input type="checkbox"/> Other (explain)

Hydrophytic vegetation present? Yes No

Rationale for decision/Remarks: *No indicators < 50%*

HYDROLOGY

Is it the growing season? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Marks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No on	Sediment Deposits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Based on: <input type="checkbox"/> Soil temp (record temp) <input checked="" type="checkbox"/> Other (explain) <i>JULY</i>	Drift Lines: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Drainage Patterns: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Depth of inundation: <i>N/A > 12"</i> inches	Oxidized Root (live roots) Channels < 12 in.: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Local Soil Survey: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Depth to free water in pit: <i>30"</i> inches	FAC Neutral: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water-stained Leaves: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Depth to saturated soil: <i>24"</i> inches	Other (explain):	
Check all that apply & explain below: <input type="checkbox"/> Stream, lake or gage data <input checked="" type="checkbox"/> Aerial photographs <input checked="" type="checkbox"/> Other <i>FIELD VERIFICATION</i>		

Wetland hydrology present? Yes No

Rationale for decision/remarks: *No INDICATORS*

SOILS

Map Unit Name (Series and Phase) :

Drainage Class

Field observations confirm mapped type? Yes No

Taxonomy (subgroup)

Profile Description

SEE ATTACHED SOIL DATA

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma (=1) matrix
- Matrix chroma \leq 2 with mottles
- Mg or Fe Concretions
- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on National/Local Hydric Soils List
- Other (explain in remarks)

Hydric soils present? Yes No

Rationale for decision/Remarks: *No H₂O or Saturation w/in 12"*

Wetland Determination

- Hydrophytic vegetation present? Yes No
- Hydric soils present? Yes No
- Wetland hydrology present? Yes No
- Is the sampling point within a wetland? Yes No

Rationale/Remarks:

NOTES: *Holes were dug with an excavator to a deep depth in order to show regional water table*

SL1) 0-24" S.L w/ Cobble
Grass Equilibrium
Chert Grass

SL2) 0-18" S.L Lowest General Topo
Some plants

poor grass 18"-48" SL

48" + Sand + Gravel / RL

54" H₂O

SL3) 0-24" SL 10" H₂O

24" + Fine Sands Light Brown

Saturated

30" H₂O / MoT

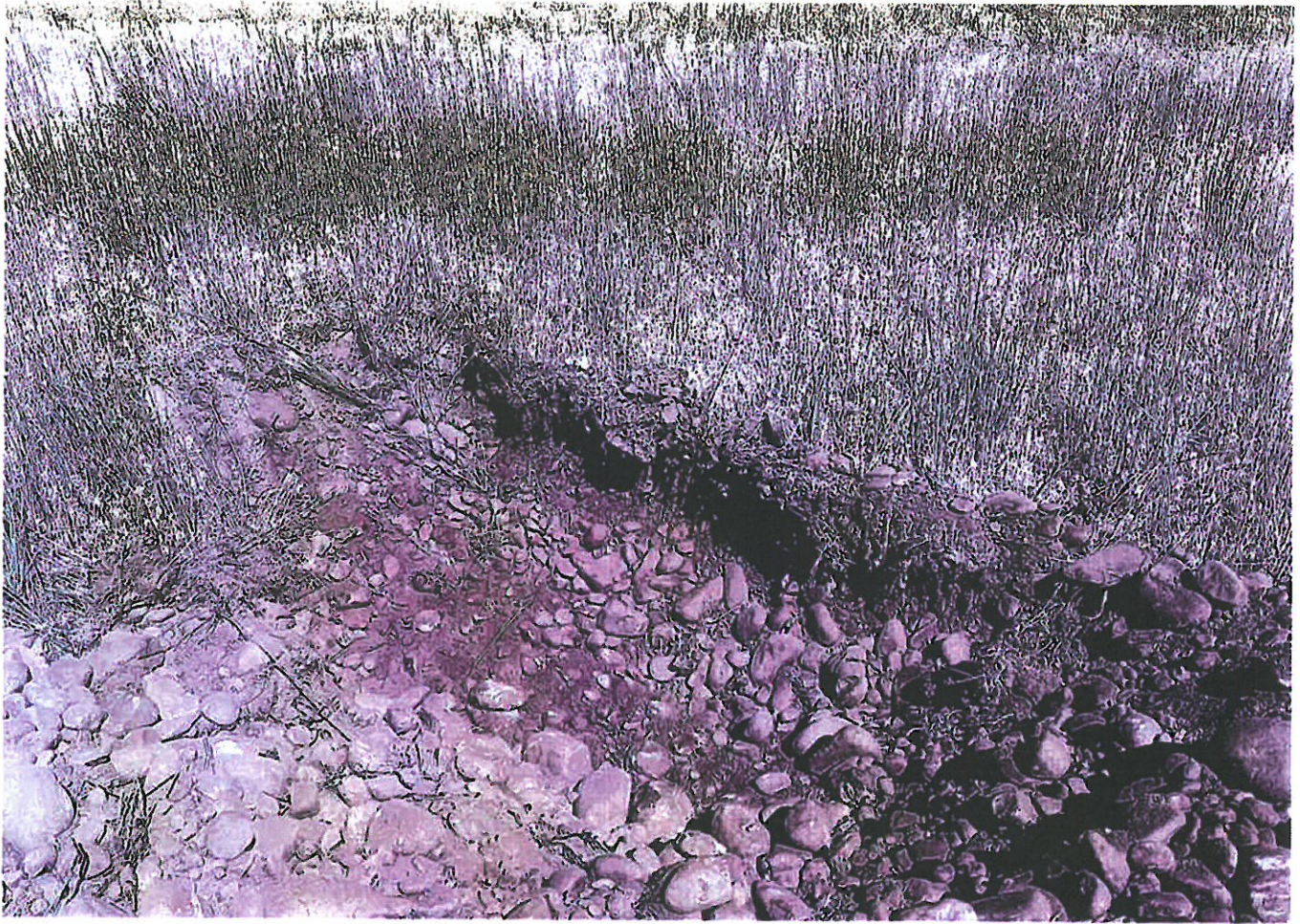
SL4) 0-20" S.L

20-60" S.L w/ Cobbles

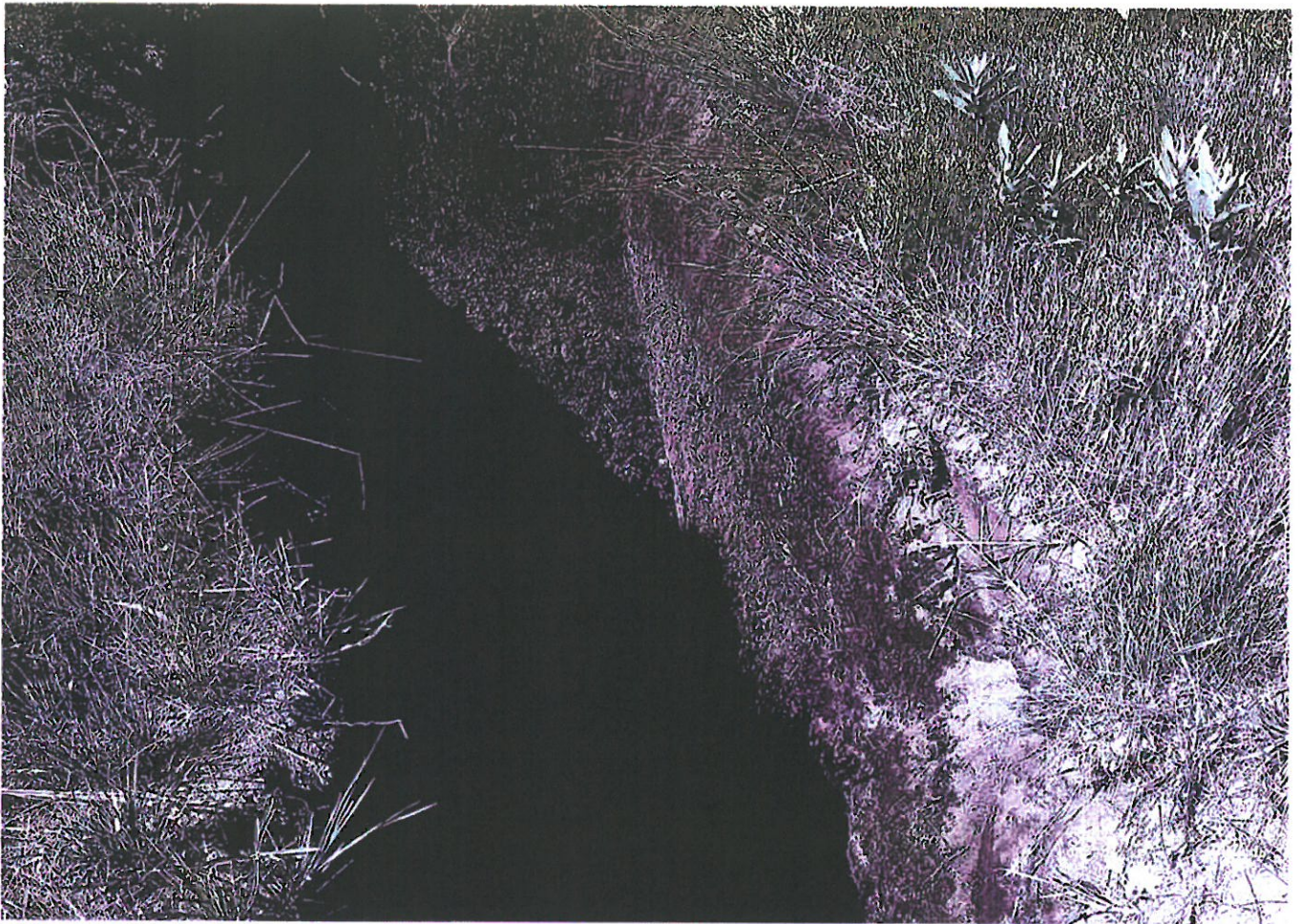
Quackgrass

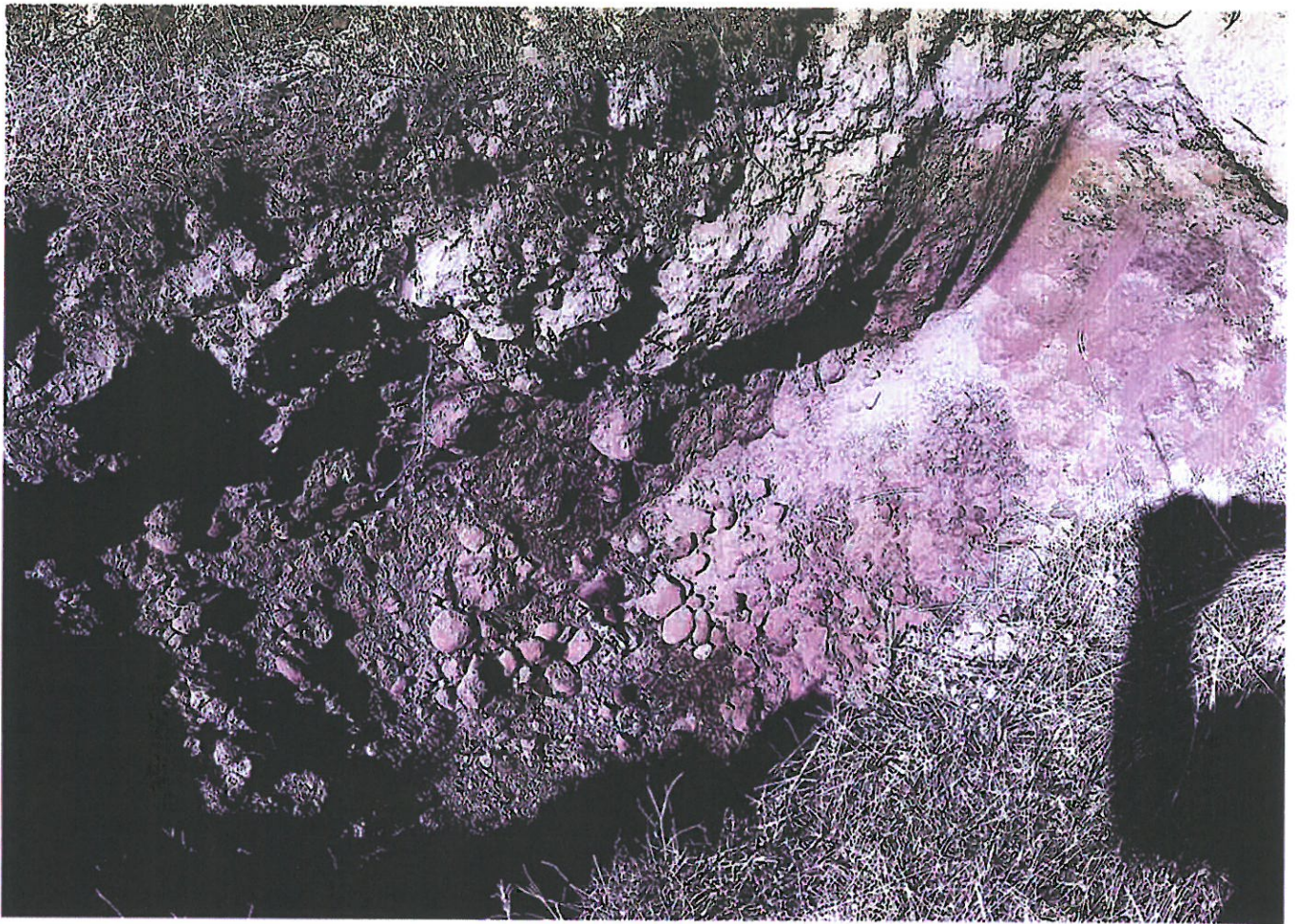
Chert

poor

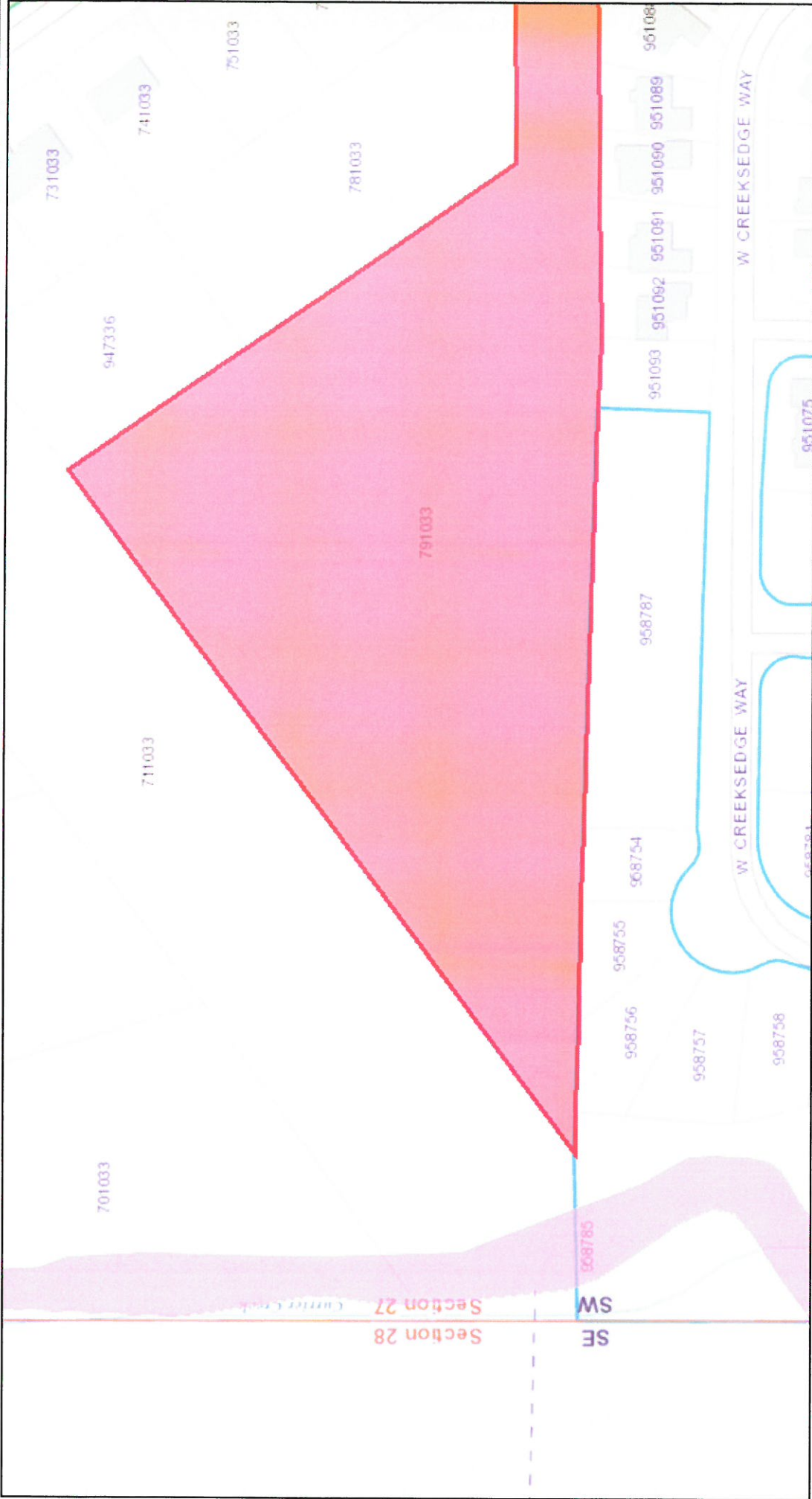








Kittitas County COMPAS Map



Date: 5/18/2017

1 inch = 188 feet

Relative Scale 1:2,257

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