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Kittitas County CDS

To Jeremiah Cromie

From Dennis Dixon

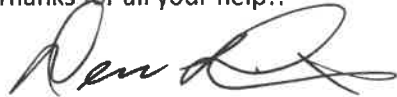
RE: Parcel # 075334

Hello Jeremiah,

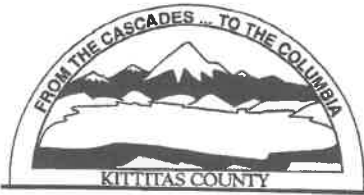
This was the Wetlands study done by Joe Gilbert I was referring to when we met. It was done for the guy I purchased the property from it includes Lot 4 (Zelinski's) next door and I believe they did one of these too which didn't have any wetlands present.

This was done a ways back and don't know if it has any weight but I would like to submit it for the record. I'm also getting Ed Sewall to do another study for me so I will have that for you as well.

Thanks for all your help!!



Dennis Dixon



## *Kittitas County Community Development Services*

*Darryl Piercy, Director*

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September 19<sup>th</sup>, 2005

Jim Muhlbeier  
21403 S.E. 16<sup>th</sup> Place  
Sammamish, Wa. 98075

Re: Tax parcel # 19-14-01053-0303 & 0304

*Lots 4 and 3 of Summerside Plat do not appear to be located within a designated wetland. Based on studies submitted by Lee Boad Habitat Management Planning and Wetland Services on June 7<sup>th</sup>, 2005 for lot 4 which looked for positive indicators of wetland soil, hydrology, and plants, no portion of the site exhibited positive indicators of wetlands. Lot 3, which is similar to topography and location, also appears outside any regulated wetlands. Therefore, areas outside the regulated floodway for said lots 3 & 4 will be not be considered true wetlands. Flood zone hazard requirements and shoreline setback buffers still apply.*

Sincerely,

Marco Rains, Planner  
Kittitas County CDS Department

# THE WETLAND CORPS



Wetland Delineation • Habitat Management Plans • Riparian Restoration • Mitigation • Biological Evaluations  
Eastside Division - (509) 899-0355 Westside Division - (360) 620-0618

## WETLAND INVENTORY OF MUHLBEIER PROPERTY

**Jim Muhlbeier**  
**Kittitas County, Washington**

**Prepared For:**  
**Jim Muhlbeier**  
**August 8, 2006**

**Prepared By:**  
**Joe Gilbert**  
**Senior Wetland Specialist**

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August 8, 2006

Project# TWC06E19

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## WETLAND INVENTORY OF MUHLBEIER PROPERTY

**Jim Muhlbeier**  
**Kittitas County, Washington**

### WETLAND INVENTORY

#### INTRODUCTION

The Wetland Corps was authorized by Mr. Jim Muhlbeier to perform a wetland inventory and analysis report of any possible wetland critical areas on or near Lot #3, and to review and prepare a brief synopsis of previously developed Lot #6, of the Summerside Short Plat, located on Kiass Elk Trail, near Cle Elum, Washington within Kittitas County. This ownership is approximately 0.5 acre and is recorded as parcel #: 200211180047, NE Quarter of Section 1, Township 19 North, Range 14 East W.M. The work has been requested in conjunction with the planning of a single-family residence on the above referenced parcel. Moreover, this report focuses on addressing any potential wetlands or critical areas located on the terrestrial portion of the subject parcel and to identify any areas of environmental concern.

A plan has been proposed (Monk 2006) to conduct work on the immediate shoreline and adjacent floodway of the ownership. The proposed project intends to construct an armored embankment that ideally enhances and protects a portion of the riverfront edge. The purpose of this project is to reinforce the soft edge of the rivers natural Cut-Bank by armoring it with large rocks, logs (with root wads intact), and other natural gravel materials to be placed into the river, to prevent the further erosion of the stream bank.

Not only will this project reduce erosion, its intended design will increase bank stability and reduce the overall energy and flood velocity of flood waters of this micro-stretch of river corridor. The results of this project will ideally create a new pool and riffle complex, with incorporated large woody debris (LWD) along this portion of the Yakima River. Furthermore, these engineered "natural" structural creations, not only protect private property owners against massive property loss, it creates new habitat and rearing pool's, which in turn, helps desirable fish migrate through difficult sections of river, and encourages overall fish passage.

## **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). 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, 1974 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. 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 on August 1, 2006. Field work was conducted under clear skies with an ambient temperature ranging between 80 and 90 degrees Fahrenheit. The time of year, recent precipitation history and hydro data were considered in assessing the type and extent of 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) were 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 three sample plot locations. Data collected at each sample plot were entered onto a Routine Wetland Determination Data Form (Washington State Department of Ecology 1997). (Appendix A).

Any wetlands identified on the property would be classified and rated using the categories set forth in *Washington State Wetland Rating System, Eastern Washington, 2<sup>nd</sup> Edition*, or as amended hereafter (Department of Ecology 1993). This wetland evaluation would use 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 flats adjacent to the Yakima River with a low gradient (0%-2%), with the exception of the cut bank created by the Yakima River. The overall project site has limited topographic features. The parcel and adjacent parcels, lack natural swales, depressional areas, meander scars, or other properties that are indicative of many common Riverine critical areas. The subject parcel and its surrounding parcels, have no evident indicators of past or current critical areas that would or might have existed. The upland herbaceous communities are dominated by a variety of upland grasses and weed species. The overstory of the ownership is comprised of Red Alder, Black Cottonwood, Cascara and one large lone Ponderosa Pine near the immediate river edge. Some grading had likely been performed in the past, but no sign of significant filling was observed. Currently there are no existing structures on the ownership (Lot #3).

## **BACKGROUND INFORMATION**

### National Wetlands Inventory

The USFWS NWI map - Online wetlands mapper shows the entire project area as potential wetlands due to its proximity to the Yakima River (Figure 2).

## **WETLAND INVENTORY RESULTS**

Data was collected at three sample plots, DP1 was dug on the perimeter between lot 3 and lot 6, DP2 was dug on the north edge of lot 3 adjacent to the river edge. DP3 Was dug in the center of lot 3. No indicators of wetland hydrology, hydrophytic vegetation, or hydric soil were identified anywhere on the property or adjacent properties. Suspected wetlands would have included any portion of the sites containing the above referenced characteristics. The three sample plot locations were dug in areas that had the highest potential for revealing those identified functions. However, none of these data points

revealed any indicators of wetlands. No critical areas other than the Yakima river was identified as a potential critical area. Only the proximity to the river qualifies the subject parcel as a critical area.

- Soils

The test pits excavated within Data Plot 1, Plot 2 and Plot 3, revealed no indicators of hydric soil. All soil pit data points were consistent in Color Value / Matrix and in soil texture. All data points were identified as having Loamy texture, and all soil pits revealed a matrix of 10YR 3/3.

- Hydrology

Other than the Yakima River, no other hydrology is present in the vicinity of the project area. Most of the Property lies 3-6 feet above the average flow. The Ordinary High Water Mark is well below the peak of the bankfull channel. None of the test pits showed indicators of wetland hydrology. Nor did the data points reveal any secondary indicators within the soil profile. No standing water was observed in any pits within the upper 16 inches.

- Vegetation

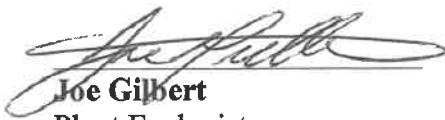
Although this project site lies within the immediate peripheral of a major river, no dominant wetland (hydrophytic) vegetation was observed. Common riparian and sub-alpine tree and shrub species were present, along with a variety of upland native grasses and many common weed species.

## WETLAND INVENTORY SUMMARY

It is the findings of The Wetland Corps, that no jurisdictional wetlands exist on the subject parcels. There are no significant indicators of wetland features present on the project site. Indicators such as hydric soil, vegetation and system hydrology are simply not present. With the absence of these core features, there is no basis for considering this area as anything but, "Located near a River." Even with a consistent flood frequency in this particular highland area, wetland conditions would not likely support wetland conditions. This project's site specific features, its elevation, in relation to the average river flow, its loamy well-drained soil, and lack of the essential topographic features (swales, depressions) would not facilitate long-term retention of flood waters or a hydrologic regime to support wetland function.

We trust this information is sufficient for your needs at this time. Thank you for choosing The Wetland Corps as your environmental consultant. If you have any questions feel free to call. (509) 899-0355

Respectfully submitted,

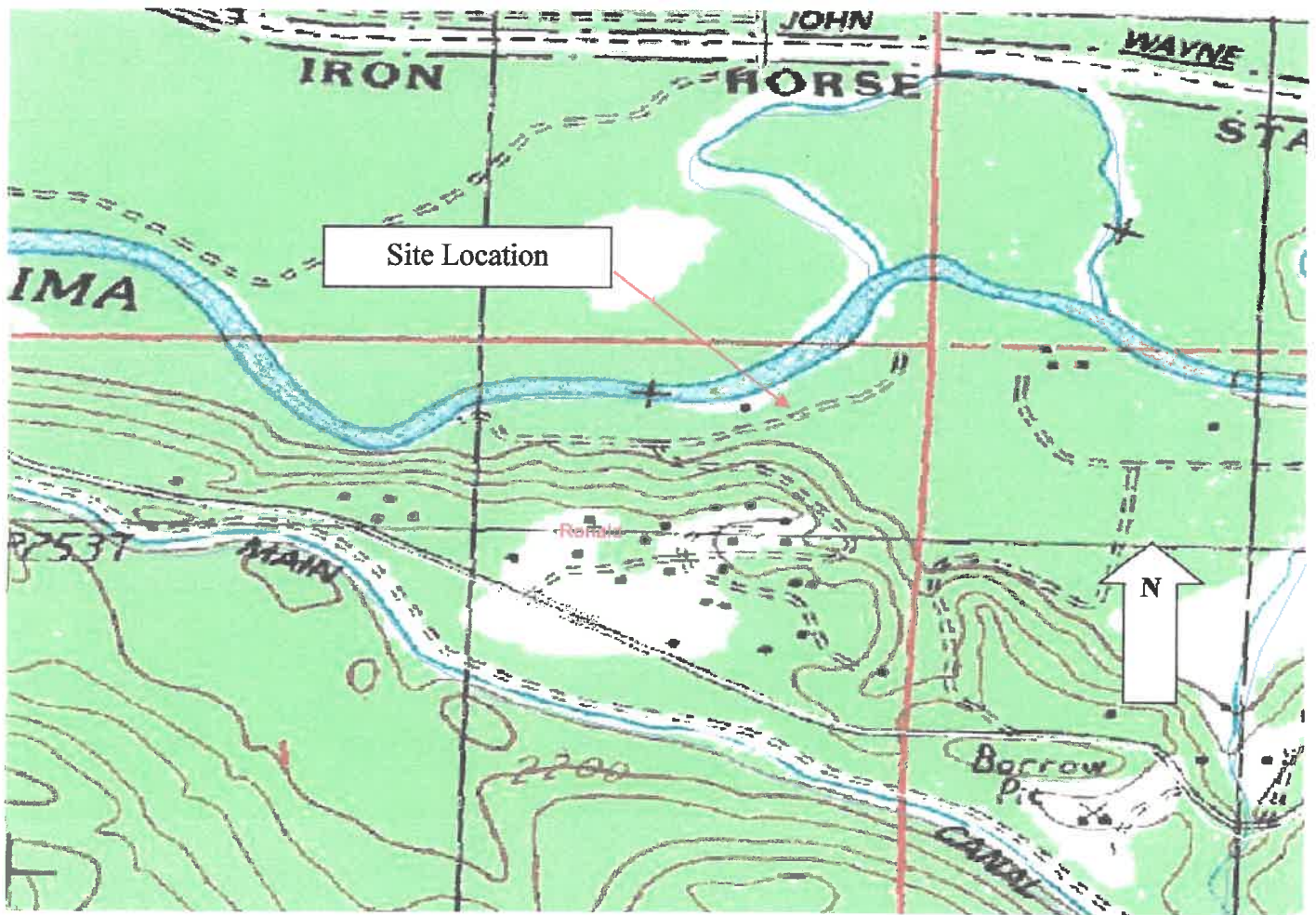


**Joe Gilbert**  
Plant Ecologist  
Senior Wetland Specialist



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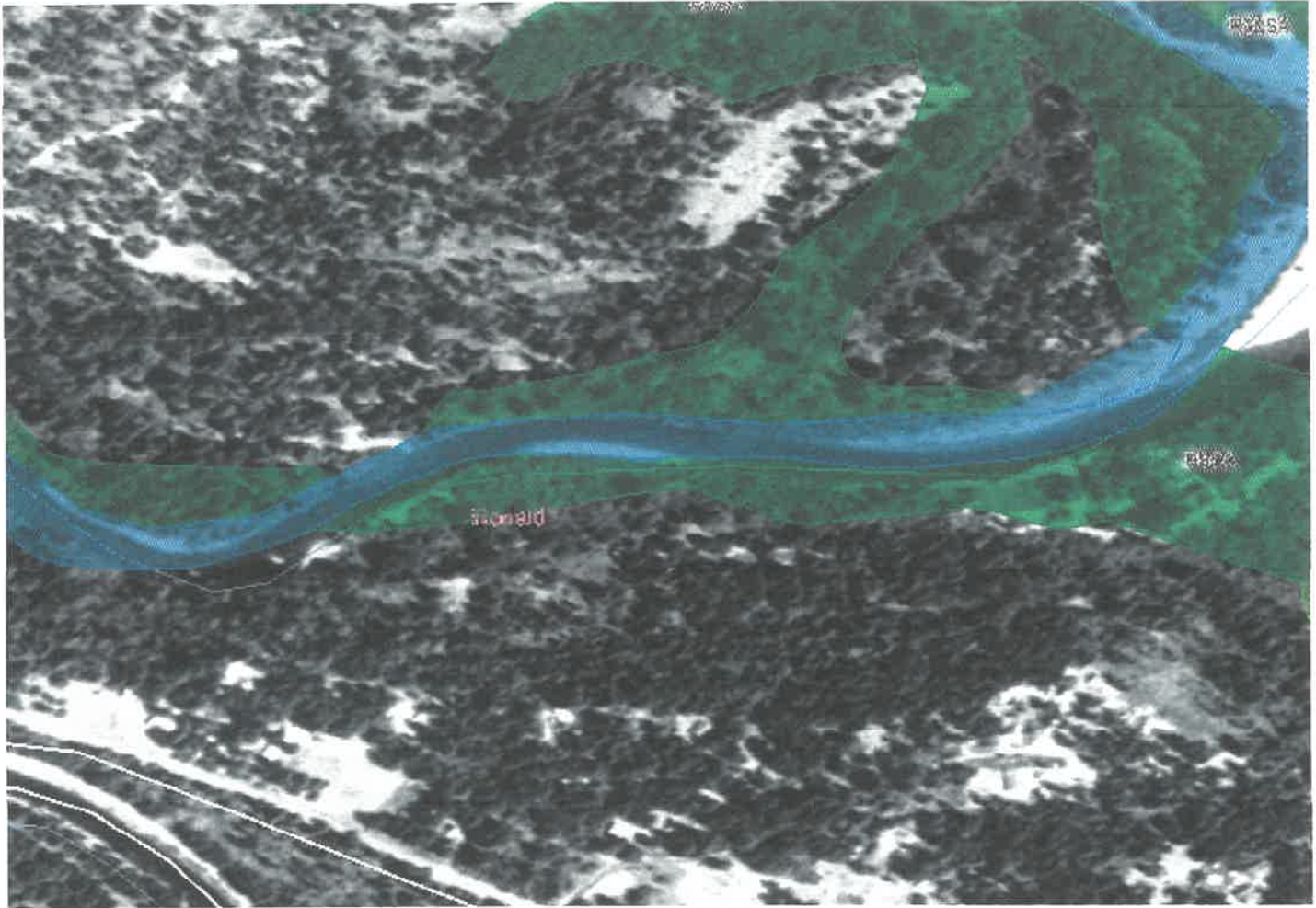
**FIGURE 1 VICINITY MAP**

**Project Name: Muhlbeier Property**  
**Location: Kittitas County, Washington**  
**Project: TWC 06E19**  
**Client: Jim Muhlbeier**  
**Date: August 2006**



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**FIGURE 2 NWI MAP**

**Project Name: Muhlbeier Property**  
**Location: Kittitas County, Washington**  
**Project: TWC 06E19**  
**Client: Jim Muhlbeier**  
**Date: August 2006**

## **Appendix A: Routine Wetland Determination Data Forms**

# Routine Wetland Determination

## DATA FORM 1 (Revised)

### WA State Wetland Delineation Manual or 1987 Corps Wetland Delineation Manual

Project/Site: Muhlbeir Property Parcel #200211180047	Date: August 2006
Applicant/owner: Jim Muhlbeir	County: Kittitas
Investigator(s): J.R. Gilbert	State: Wa S/T/R: Sec 1 T19N R14E
Do normal circumstances exist on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community ID: Shrub-Scrub
Is the site significantly disturbed (atypical situation)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Transect ID: Upland 1
Is the area a potential problem area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Plot ID: DP 1
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>Alnus rubra</i>	T	>20%	FAC				
<i>Populus trichocarpa</i>	T	>20%	FAC				
<i>Symphoricarpos albus</i>	S	>20%	FACU				
<i>Pinus ponderosa</i>	T	>20%	FACU				
<i>Rhamnus purshiana</i>	T	>20%	FAC-				

**HYDROPHYTIC VEGETATION INDICATORS:**

% of dominants OBL, FACW, & FAC: 2/5 = 40% of Dominants are FAC, FACW, or OBL

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 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: <50% of Dominants are FAC, FACW, or OBL

**HYDROLOGY**

Is it the growing season?  Yes  No

Water Marks:  Yes  No

Sediment Deposits:  Yes  No

Based on:  Soil temp (record temp)

Drift Lines:  Yes  No

Drainage Patterns:  Yes  No

Other (explain) - August

Depth of inundation: No Inundation

Oxidized Root (live roots) Channels <12 in.:  Yes  No

Local Soil Survey:  Yes  No

Depth to free water in pit: >16 inches

FAC Neutral:  Yes  No

Water-stained Leaves:  Yes  No

Depth to saturated soil: >16 inches

Check all that apply & explain below:

- Stream, lake or gage data  
 Aerial photographs  
 Other

Other (explain):

**Wetland hydrology present?**  Yes  No

Rationale for decision/remarks: No Indicators Present