

Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

**KITTITAS CO CDS
RECEIVED
03/23/2026**

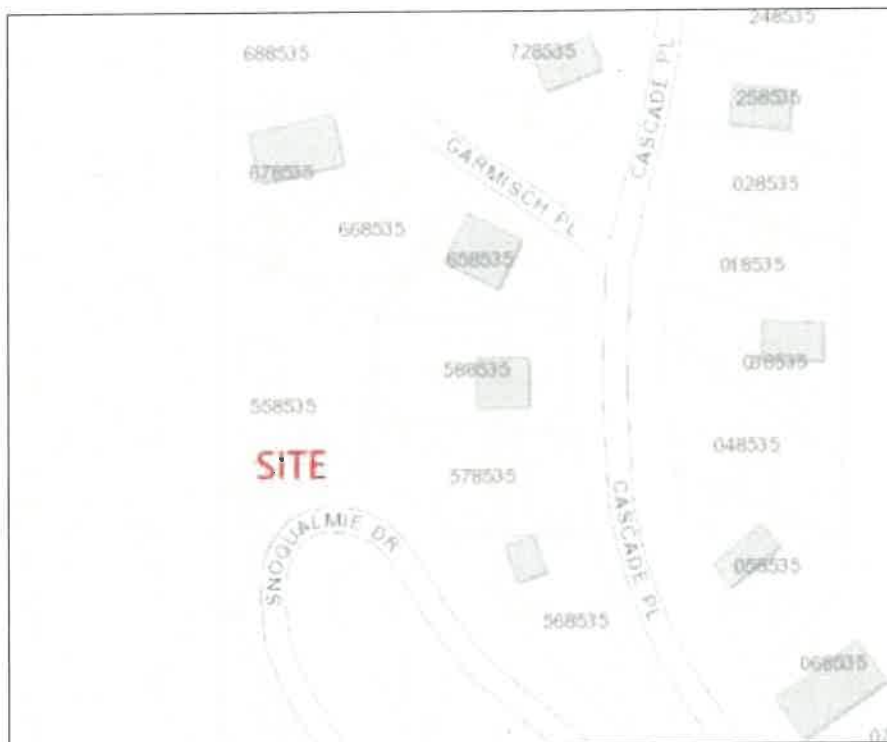
March 5, 2026

Ryan Pazaruski
12019 45th Street Ct E.
Edgewood, Washington 98372

RE: Critical Areas Report – Parcel #558535
Kittitas County, Washington
SWC Job #25-185

Dear Ryan,

This report describes our observations and delineation of any jurisdictional wetlands or streams on Parcel #558535, located along Snoqualmie Drive in the Snoqualmie Pass area of unincorporated Kittitas County, Washington (the “site”).



Above: Vicinity map of the site.

The site consists of an irregularly shaped, 0.42 acre forested parcel located within Section 15, Township 22 North, Range 11 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 4, 2025. 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 and Kittitas County, 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.

National Wetlands Inventory (NWI)

The NWI map depicts no wetlands or streams on the site. This is typical even when they are present in the Snoqualmie Pass area as no ground truthing has been conducted by USFWS.



Above: NWI map of the area of the site

Kittitas Taxsifter Website

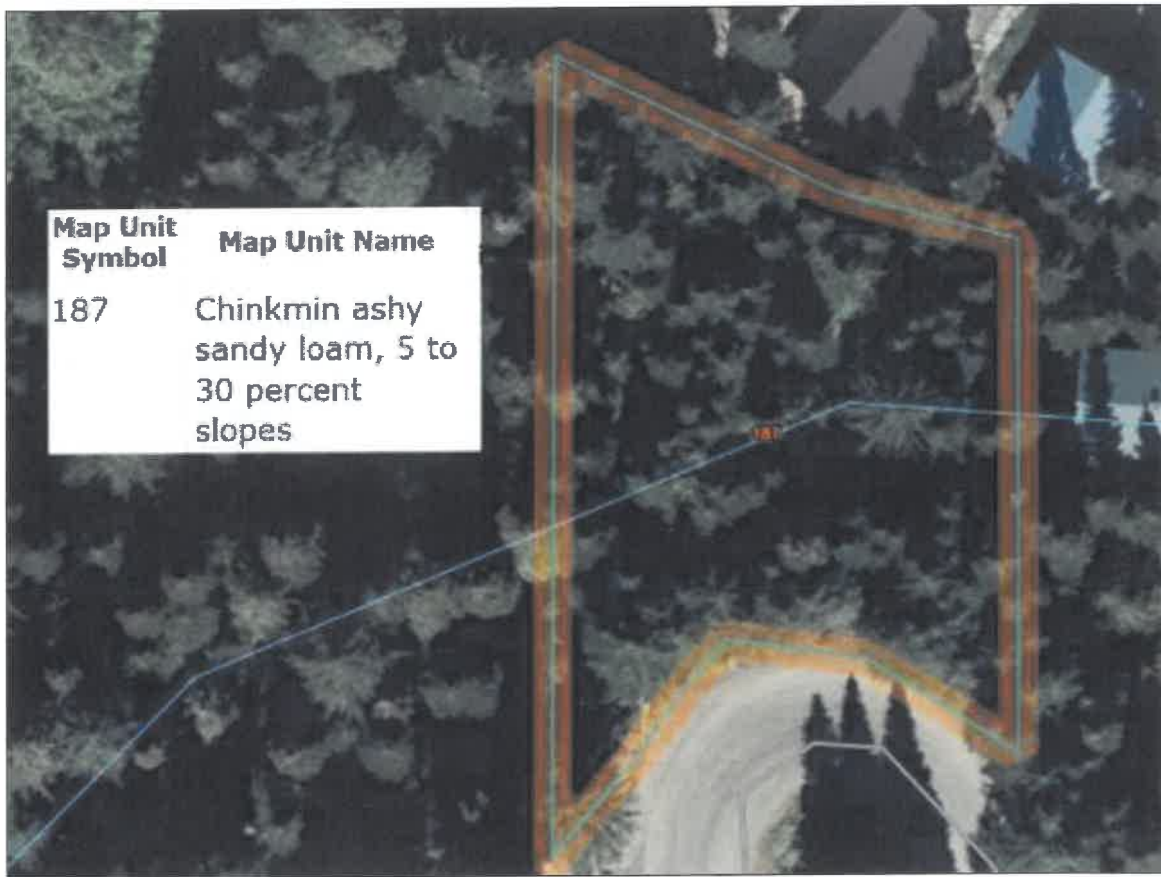
The Kittitas Taxsifter website with streams and wetland layers activated depicts a single Type Ns stream passing through the site. This is a layer taken from the WADNR Fpars stream mapping. No field verification of this has occurred.



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

Soil Survey

According to the NRCS Soil Mapper website, the site is mapped as containing well-drained Chinkman ashy sandy loam soils. Chinkman soils are formed in volcanic ash and pumice over dense basal till. Chinkman 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 there is a Type N stream passing through the site.



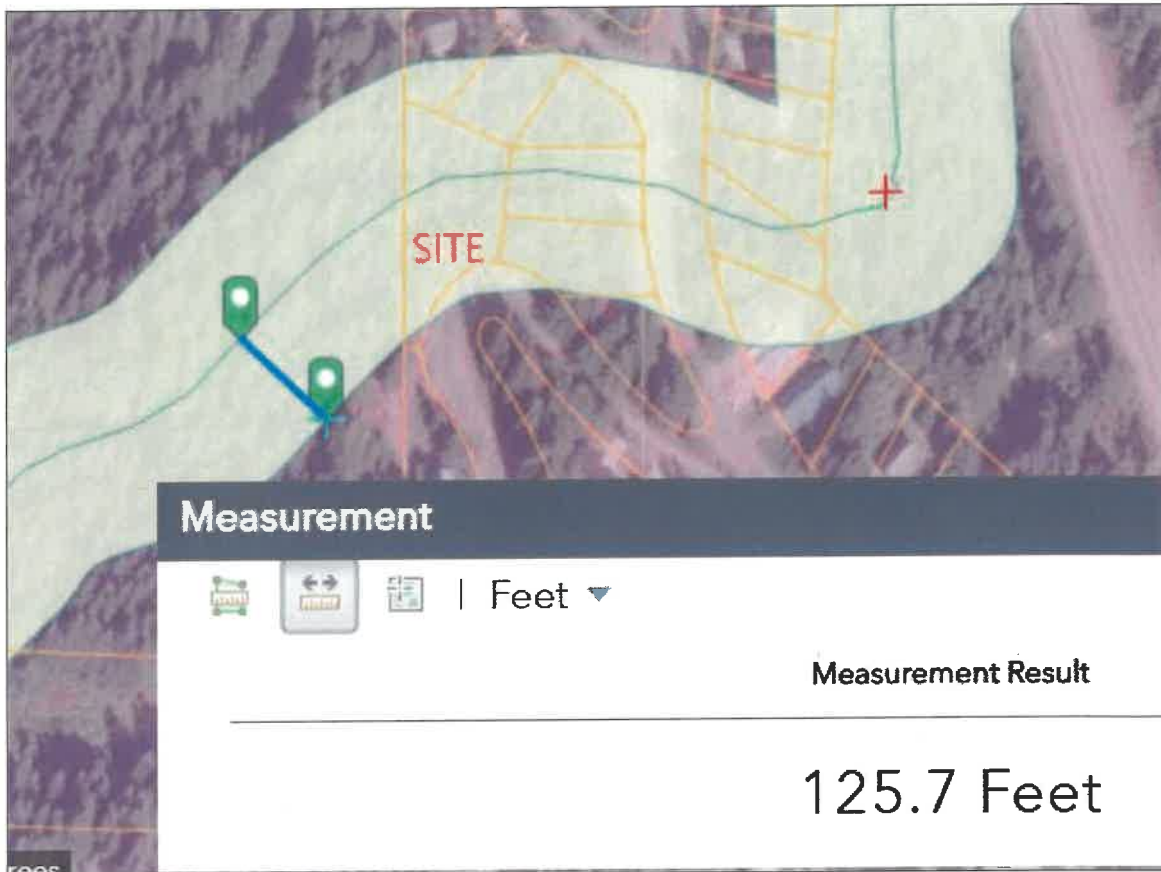
Above: WDNR Fpars Stream Mapping of the area of the site.

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 gray wolf, Townsends big eared bat, and northern spotted owl is located. In addition, it is identified as within the;

Movement corridor for a multitude of wildlife; large ungulates to small mammals and herptiles. Corridor is the focus of the I-90 east project, one of the largest wildlife highway connectivity projects in the Western US.

The stream, a tributary of Coal Creek, is identified as a Type N stream with a Site Potential Tree Height (SPTH) of 125'.



Above: WDFW Priority Habitats Map of the site.

Field observations

The site consists of a forested hillside parcel with two creeks passing through draining from west to east. The streams are located within small, steeply sided ravines with exposed bedrock in some areas. One stream is located immediately north of Snoqualmie Drive and the second stream along the north side of the site. The streams flow to the east joining as one stream at the northeast corner of the site.

The site is forested with a mix of third growth mountain hemlock, silver fir and an understory of scattered vine maple and mountain huckleberry.

Soils pits excavated within the site revealed a gravelly loam with a soil color of 10YR 3/3 which were dry with no hydric indicators.

Wetlands

No areas on the site met the criteria of a wetland.

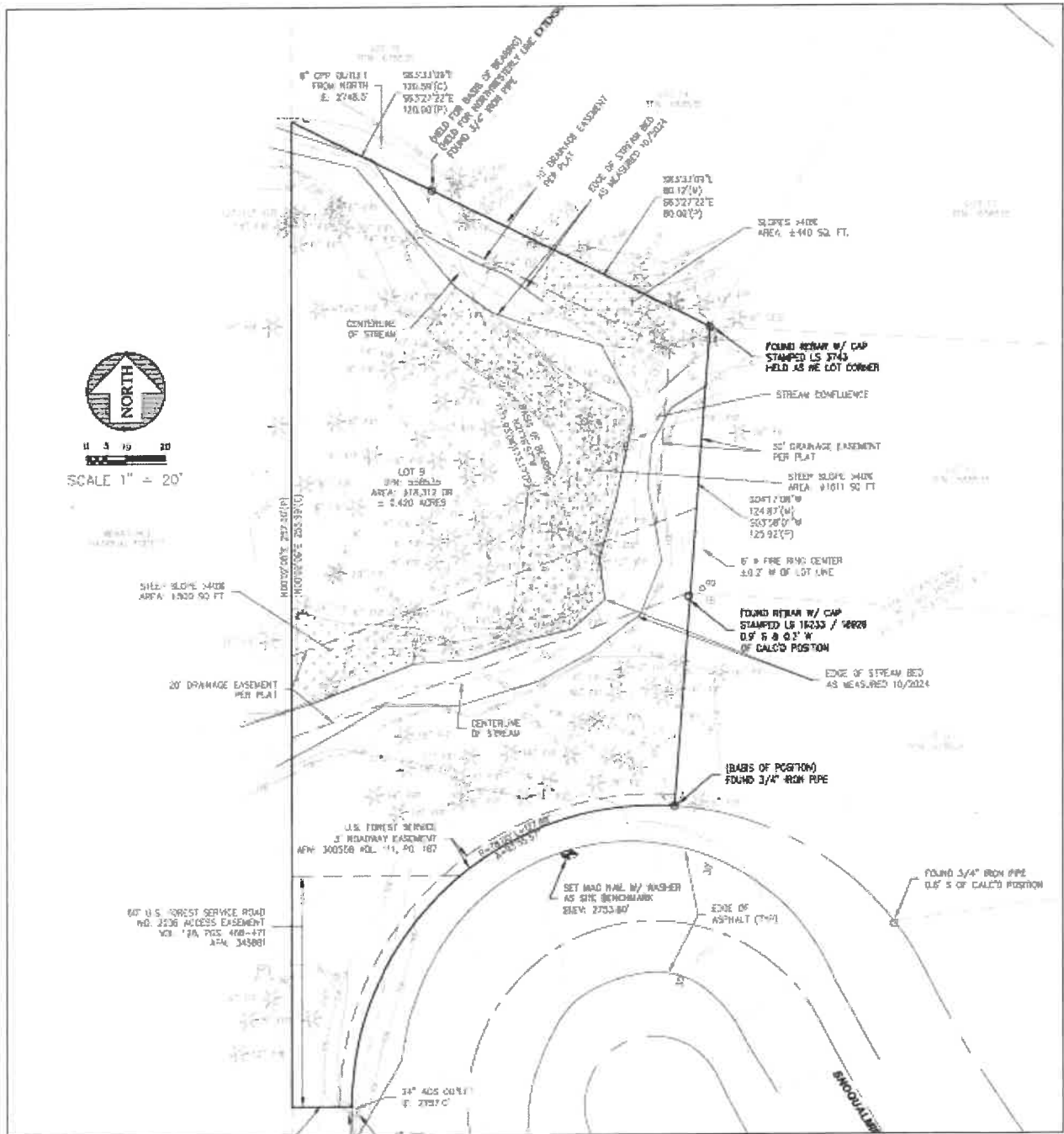
Streams

As previously described, two small streams pass through the site. These appear to be seasonal streams. The southern stream top of bank was flagged with blue flagging labeled A1-A6 & AA1-AA7. These joined the south top of bank of the northern stream which was flagged with flags B1-B7 which connect to A7. Due to the ravine like landscape the streams are located within the width between the top of banks is approximately 10+ feet.

The stream has a mixed cobble and gravel bottom with water flowing up to 12" deep through the channels.

The stream channel has portions down and upslope and on-site steeper than 16% slope. The stream would be classified as a Type Ns stream due to seasonal flow and lack of fish use.

Per Kittitas County Code, Type Ns streams have a 100' buffer or the designated Site Potential Tree Height (SPTH) whichever is greater. The SPTH for these streams is 125'. In addition a 15' BSBL would be measured to any structure. The buffers of these two stream cover the entire site.



Above: Map of site and two Type Ns streams.

Potential Use of the site

The site is zoned for a single family home. However, the buffers of the two Ns streams cover the entire site requiring a Reasonable Use exception in order to

build on the site. This requires minimizing impacts to build a reasonable size home on the site. Mitigation for any buffer impacts is also required per code. Mitigation opportunities on the site area minimal as it is a well vegetated site with native species.

In addition, a crossing of the southern stream is required to access the building site near the center of the property. This will require a culvert or bridge approved by WDFW through the HPA process for the crossing.

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

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.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Kittitas County Municipal Code Title 17A

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1