



RESOURCE ANALYSIS *and* MANAGEMENT

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April 4, 2006

JAN 16 2007

Mr. Tony Schumacher
100902 Ridgeview Drive
Kennewick, WA 99338

Re: Wetland and Buffer Delineation - Kittitas County Tax Parcel 20-14-18040-0014

Dear Mr. Schumacher:

Preliminary discussions were conducted with yourself and with Dave Nelson of Encompass Engineering and Surveying, Cle Elum, WA, to assess the feasibility of developing three lots on the tax parcel listed above. The result of inquiries you had made to the Kittitas County Community Development Services Department was a request for a wetlands delineation to identify potential impacts to either wetlands or their buffers associated with side channels to the Yakima River and other local wetlands known to occur in the area. An assessment of potential impact to wetlands and their buffers would be a requirement for a Shoreline Substantial Development Permit.

I visited the site on Monday, April 3, 2006 and performed a wetlands delineation and classification on wetland areas that are hydrologically contiguous with surface waters of the Yakima River, a Shoreline of the State and a Shoreline of Statewide Significance. Two wetlands which may be impacted by the proposed development were identified on the lot. One, a three- to four-foot deep side channel that is periodically flooded by waters from the Yakima River, dissects the property between the Yakima River and the southern property line. The second wetland, created by the shallow water table and old stream meanders found throughout the area, is located across the property to the south of a road that provides access to adjacent property to the west.

The edge of the wetland/upland boundaries in the area of potential impact has been flagged with fluorescent pink flagging marked *Wetland Boundary*. The wetlands were delineated based on *Washington State Wetlands Identification and Delineation Manual* (Pub. #96-94). Both wetlands are Category I wetlands due to their hydrologic connectivity to the Yakima River wetlands (*Washington State Wetlands Rating System for Eastern Washington* (Pub. #91-58)). The Kittitas County Shorelines Master Program has stipulated that a 100-foot setback (wetland vegetation buffer) from the ordinary high water mark is required around these wetlands. The buffer boundary in the area of potential impact to the Yakima River side channel has been marked with yellow/white striped flagging.

The side channel wetland is a combination of Open Water and Palustrine Emergent wetland types dominated by reed canarygrass, phleum, and velvet grass with scattered islands of wetland shrub species. At the time of delineation this wetland had pools of water with a very slow flow from west to east. These pools have traditionally dried up during the summer months, but due to a

high water table associated with the Yakima River the hydric soils stay saturated throughout the year.

The wetland to the south is a Palustrine Scrub/Shrub type dominated by red-osier dogwood, Scouler's willow, cottonwood and reed canarygrass. There is evidence that during some high river flow periods or heavy storm runoff water does flow through this wetland, but it is not normally flooded. This wetland appears to be an old meander channel of the unnamed stream that delineates the southern property line. The soils are hydric and remain saturated well into the growing season, which when combined with the vegetation present result in classification as a wetland.

Neither wetlands nor their buffers would be directly impacted by the proposed planned activities. A small incursion into the wetland buffer for access road construction could be mitigated for through a proposal to increase the buffer width along other areas (buffer averaging), but this would most likely require a wetland report and mitigation design proposal as part of a formal application for a building permit and Shoreline Variance Permit.

Based on the findings of this wetland delineation, a proposed development layout for access road, septic systems and building sites can be developed within the available upland. All proposed activity can occur outside the wetland buffers, resulting in no direct impact to the wetlands or buffer vegetation.

This letter should satisfy the requests for additional information made by the Kittitas County Community Development Services. As currently shown on your proposed lot layout and building sites, it appears there is more than sufficient space outside of the wetland buffer on each of the three lots for an access roadway, a residence and septic system.

Thank you for the opportunity to assist you with this project. If there are additional requests from the County relative to this letter, please let me know and I will work with them directly to satisfy their needs.

Sincerely,



Kenneth E. Neiman, Ph.D.
Certified Senior Ecologist

cc: Dave Nelson, Trevin Orletto
Encompass Engineering, Cle Elum, WA