

November 26, 2019

Mike Murray
Sr. Real Property Agent
City of Bellevue Finance and Asset Management
450 110th Ave NE
Bellevue, WA 98009
206-498-6274
Via email: mmurray@bellevuewa.gov

Re: Wetland Reconnaissance Study

The Watershed Company Reference Number: 160813.7

Dear Mike:

On November 14, 2019, Ecologist Grace Brennan visited the property located at 1500 130th Ave NE (Parcel # 2825059058) in Bellevue, Washington to screen for jurisdictional wetlands within the subject parcel. This letter summarizes the findings of the study. The following documents are enclosed:

- Site photos
- Wetland Reconnaissance Sketch

Findings Summary

One wetland (Wetland A) was found in the northeast corner of the subject parcel. Wetland A is estimated as a Category IV wetland with three habitat points. The City of Bellevue will likely not regulate Wetland A due to its estimated size at less than 2,500 square feet. State and federal agencies will likely retain jurisdiction.

Study Area

The study area for this project is defined as the subject property (parcel 2825059058) located at 1500 130th Ave NE in the City of Bellevue, just east of 130th Avenue NE.

Methodology

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of

Engineers [Corps] May 2010). Identified wetlands were classified according to the 2014 *Western Washington Wetland Rating System* (Ecology Publication 14-06-029).

Public-domain information on the subject properties was reviewed for this reconnaissance study and include the following:

- USDA NRCS: Web Soil Survey
- U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps
- Washington Department of Natural Resources, Wetlands of High Conservation Value Map Viewer
- King County iMap

Characterization of climatic conditions for precipitation was determined using the WETS table methodology from the *USDA NRCS document Part 650 Engineering Field Handbook, National Engineering Handbook, Hydrology Tools for Wetland Identification and Analysis, Chapter 19* (September 2015). The Seattle-Tacoma International AP station as recorded by NOAA (<http://agacis.rcc-acis.org/>) was used as a source for precipitation data. The WETS table methodology uses climate data from the three months prior to the site visit month to determine if normal conditions are present.

Findings

The study area is within the Kelsey Creek sub-basin of the Cedar – Sammamish watershed (WRIA 8); Section 28 of Township 25 North, Range 05 East of the Public Land Survey System. Surrounding land use is characterized by high intensity commercial. An Eastlink Light Rail Station is being constructed directly north of the subject property, and a small portion of the property is being used as a temporary construction easement.

The subject property is approximately one acre in size and is developed with an autobody shop, associated structures, and parking lots. A majority of the site is paved (Photo 1), with the exception of a small strip of plantings on the eastern edge (Photo 2), an unpaved area in the southern corner (Photo 3), and the portion of the property being used as the temporary construction easement (Photo 4). The temporary easement has been converted to a road. All vegetation has been cleared from the area and it has been filled and graded with rock and sand.

Wetland A

Wetland A is a small slope wetland that runs along the east side of the property and into the temporary easement along the northern edge of the property (Photo 2). The portion of Wetland A that extends into the temporary easement had standing water present at the time of the site visit (Photo 4). An approximate wetland boundary in the disturbed easement was determined by water table presence, which was present between 7 inches and 12 inches throughout the wetland. Areas that are vegetated are dominated by

Himalayan blackberry, soft rush, white clover, and grass. Hydric soil indicators, such as hydrogen sulfide, are also present in Wetland A.

Non-wetland Areas

Non-wetland areas are generally developed with parking lots or buildings. Vegetated non-wetland areas were found to not meet criteria for hydrophytic vegetation, hydric soils, or wetland hydrology (Photo 3).

Local Regulations

Wetlands are regulated in the City of Bellevue under the Critical Areas Ordinance within the Bellevue Land Use Code (LUC) Chapter 20, Part 25H Critical Areas Overlay District. Regulatory buffers are assigned to sites based on the feature's classification and the site condition, developed or undeveloped.

Per LUC 20.25H.095, wetland buffer widths are based on the 2014 wetland rating system, size, and habitat score. Based on this reconnaissance-level assessment of current conditions, we estimate Wetland A is a Category IV wetland. Category IV wetlands less than 2,500 square feet in total size are not regulated by the City of Bellevue. The total size of Wetland A was not determined as part of this reconnaissance study; however, total size appears to be less than 2,500 square feet. A formal wetland delineation, along with a professional survey of the wetland boundary will be needed in order to determine the specific size of the wetland.

State and Federal Regulations

Federal Agencies

There is no minimum regulatory size at the federal level and most wetlands and streams are regulated by the Corps under Section 404 of the Clean Water Act. Any proposed filling or other direct impacts to Waters of the U.S., including wetlands (except isolated wetlands), would require notification and permits from the Corps. Wetland A appears to be isolated; a Jurisdictional Determination from the Corps would be required to confirm the wetland's jurisdictional status. Unavoidable impacts to jurisdictional wetlands are typically required to be compensated through implementation of an approved mitigation plan. If activities requiring a Corps permits are proposed, a Joint Aquatic Resource Permit Application (JARPA) could be submitted to obtain authorization.

Federally permitted actions that could affect endangered species may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Compliance with the Endangered Species Act must be demonstrated for activities within jurisdictional wetlands and the 100-year floodplain. Application for Corps permits may also require an individual 401 Water

Quality Certification and Coastal Zone Management Consistency determination from Ecology and a cultural resource study in accordance with Section 106 of the National Historic Preservation Act.

Washington Department of Ecology (Ecology)

Similar to the Corps, Ecology, under Section 401 of the Clean Water Act, is charged with reviewing, conditioning, and approving or denying certain federally permitted actions that result in discharges to state waters. Ecology review under the Clean Water Act would only become necessary if a Section 404 permit from the Corps was issued. However, Ecology also regulates wetlands, including isolated wetlands, under the Washington Pollution Prevention and Control Act, but only if direct wetland impacts are proposed. Therefore, if filling activities are avoided, authorization from Ecology would not be needed.

If filling is proposed, a JARPA may also be submitted to Ecology in order to obtain a Section 401 Water Quality Certification and Coastal Zone Management Consistency Determination. Ecology permits are either issued concurrently with the Corps permit or within 90 days following the Corps permit.

In general, neither the Corps nor Ecology regulates wetland buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands and streams may be required to employ buffers based on Corps and Ecology joint regulatory guidance.

Disclaimer

Please note: The information contained in this email is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions,

conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. All work was completed in good faith, within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No warranty, expressed or implied, is made.

Should you have any questions or concerns regarding our findings, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grace Brennan', written in a cursive style.

Grace Brennan
Ecologist

Enclosures

Site Photos



Photo 1. View of subject property from 130th Ave NE, facing east. Photo from Google Street View.



Photo 2. Strip of vegetated area running along eastern edge of subject property, facing NE.



Photo 3. Unpaved, non-wetland area in the southeastern corner of property.



Photo 4. Temporary easement being utilized by Sound Transit along the northern edge of property.

Wetland Reconnaissance Sketch – Kelly’s Autobody Property

Site Address: 1500 130th Ave NE
 Parcel Number: 2825059058
 Site Visit Date: 11/14/2019

Prepared for: Mike Murray, City of Bellevue
 TWC Ref. No.: 160813.7



Note: Field sketch only. Features depicted are approximate and not to scale. Data points are marked with yellow- and black-striped flags.