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AOA
Environmental
Planning &
Landscape
Architecture

June 30, 2025

AOA-7836

Schuyler Tutt
schuyler@boxandgable.com

SUBJECT: **Wetland Reconnaissance and Habitat Assessment for Parcel 019230-0670, King County, WA (PREA25-0048)**

Dear Schuyler:

On June 19, 2025 I conducted a wetland and stream reconnaissance on and adjacent to the undeveloped subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* No wetlands or streams were identified on or adjacent to the site during the field investigation.

The site slopes moderately to steeply down from east to west. Vegetation on the site consisted of an upland coniferous forest dominated by a canopy of fir (*Abies* sp.), mountain hemlock (*Tsuga mertensiana*), western hemlock (*Tsuga heterophylla*), and Douglas fir (*Pseudotsuga menziesii*). Understory and groundcover varies from sparse to moderately dense and included salmonberry (*Rubus spectabilis*), blueberry (*Vaccinium* sp.), and devil's club (*Oplopanax horridus*). No definitive hydrophytic plant communities were observed on or adjacent to the property.

Borings taken throughout the site revealed high chroma non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property. **Attachment A** contains data sheets prepared for representative locations in the uplands on the site. These data sheets document the vegetation, soils, and hydrological information that aided in the no wetland determination.

Adjacent properties to the north and south are developed with single-family residences and no wetlands were observed on these properties. The undeveloped property off-site to the northwest is very similar to the subject property and no wetlands were observed there as well.

Protected Wildlife Habitat Assessment

On June 19, 2025 I conducted a wildlife habitat assessment on the subject property. The focus of the assessment was to determine if the site contains any habitats, breeding sites, or presence of species listed in KCC 21A.24.382 B through J, federal or state listed endangered, threatened, sensitive or candidate species, or King County species of local importance (listed in King County Comprehensive Plan E-435).

The site is currently undeveloped and consists of an upland coniferous forest that slopes moderately to steeply down from east to west.

Habitat features on the site are generally restricted to several scattered moderately sized downed logs and boulders along the road prism in the eastern portion of the property. No priority sized snags were observed. Although no evidence of pileated woodpeckers were observed, some pileated woodpecker foraging potential is possible. Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. The range of the species encompasses all of the forested areas of the state. Although typically found in larger forested tracts, they are known to occur in suburban habitats as well. Their key breeding habitat need is the presence of large snags or decaying live trees for nesting, as this species generally excavates a new nest cavity each year. The breeding and nesting periods of the pileated woodpecker extends from late March to early July. No old pileated woodpecker nests were observed on the site during the field investigation and the lack of a significant concentration of large snags limits the nesting potential of this species.

The Washington Department of Fish and Wildlife Priority Habitats and Species database (PHS) (**Attachment B**) does not indicate the specific presence of any priority habitats or species on the site and no priority habitats or species were observed during the field investigation. In addition, no active breeding sites for species listed in KCC 21A.24.382.B through J were identified during the site review. The PHS database does indicate the potential presence of grizzly bear and spotted owl. However, this mapping is on a Township wide basis and the project site does not provide significant habitat for either of these species.

King County Species of Local Importance (**Attachment C**) that potentially utilize the site on an occasional basis include band-tailed pigeon, hairy woodpecker, and purple finch. All three of these species are considered fairly common and are listed as of *least concern* for regulatory jurisdiction by the International Union for the Conservation of Nature (IUCN).

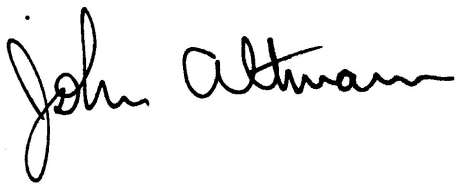
Conclusion

No specific protected species or habitats were observed on the site during the reconnaissance and no specific regulatory implications were identified. In addition, no wetlands, streams, or active breeding sites for species listed in KCC 21A.24.382.B through J were identified during the field investigation.

If you have any questions regarding the reconnaissance, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC



John Altmann
Ecologist

Attachments

7836

Date: 6/20/2025 Notes:

N

King County

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel 019230-0670 City/County: /King Sampling Date: 6-19-25
Applicant/Owner: Tutt State: WA Sampling Point: DP#1
Investigator(s): John Altmann Section, Township, Range: S33,T23N,R11E
Landform (hillslope, terrace, etc.): slope Local relief (concave, convex, none): ____ Slope (%): ____
Subregion (LRR): A Lat: 47.43702 Long: -121.414474 Datum: ____
Soil Map Unit Name: 35 NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	
Hydric Soil Present?	Yes	☐	No	☒	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: Located in uplands, see map for location

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Abies grandis*	25	yes	FACU
2. *Tsuga mertensiana*	25	yes	FACU
3. ____	____	____	____
4. ____	____	____	____
50% = 25, 20% = 10	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Vaccinium corymbosum*	50	yes	FACW
2. *Rubus spectabilis*	20	yes	FAC
3. *Oplopanax horridus*	10	no	FAC
4. ____	____	____	____
5. ____	____	____	____
50% = 40, 20% = 16	80	= Total Cover	
Herb Stratum (Plot size: 10')			
1. *Achlys triphylla*	20	yes	FAC
2. *Maianthemum racemosum*	20	yes	FAC
3. ____	____	____	____
4. ____	____	____	____
5. ____	____	____	____
6. ____	____	____	____
7. ____	____	____	____
8. ____	____	____	____
9. ____	____	____	____
10. ____	____	____	____
11. ____	____	____	____
50% = 20, 20% = 8	40	= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. ____	____	____	____
2. ____	____	____	____
50% = ____, 20% = ____	____	= Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	4	(A)
Total Number of Dominant Species Across All Strata:	6	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	66	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

Project Site: Parcel 019230-0670

SOIL Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15"	10YR4/3	100					gravel loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: No redoximorphic features

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel 019230-0670 City/County: /King Sampling Date: 6-19-25
Applicant/Owner: Tutt State: WA Sampling Point: DP#2
Investigator(s): John Altmann Section, Township, Range: S33,T23N,R11E
Landform (hillslope, terrace, etc.): slope Local relief (concave, convex, none): ____ Slope (%): ____
Subregion (LRR): A Lat: 47.43702 Long: -121.414474 Datum: ____
Soil Map Unit Name: 35 NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes** ☐	**No** ☒
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Located in uplands, see map for location

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Abies grandis*	80	yes	FACU
2. *Abies amabilis*	40	yes	FACU
3. *Tsuga mertensiana*	40	yes	FACU
4. ____	____	____	____
50% = 80, 20% = 32	160	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Oplopanax horridus*	40	yes	FAC
2. *Ribes bracteosum*	30	yes	FAC
3. *Rubus spectabilis*	5	no	FAC
4. ____	____	____	____
5. ____	____	____	____
50% = 37.5, 20% = 15	75	= Total Cover	
Herb Stratum (Plot size: 10')			
1. *Maianthemum racemosum*	10	yes	FAC
2. ____	____	____	____
3. ____	____	____	____
4. ____	____	____	____
5. ____	____	____	____
6. ____	____	____	____
7. ____	____	____	____
8. ____	____	____	____
9. ____	____	____	____
10. ____	____	____	____
11. ____	____	____	____
50% = 5, 20% = 2	10	= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. *Rubus ursinus*	5	yes	FACU
2. ____	____	____	____
50% = 2.5, 20% = 1	5	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	3	(A)
Total Number of Dominant Species Across All Strata:	7	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	43	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks:

Project Site: Parcel 019230-0670

SOIL Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15"	10YR3/3	100					gravel loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: No redoximorphic features

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry

Priority Habitats and Species on the Web

Attachment B

Report Date: 06/30/2025, Parcel ID: 0192300670

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Grizzly bear	Threatened	Endangered	Yes
Northern Spotted Owl	Threatened	Endangered	Yes

PHS Species/Habitats Details:

Grizzly bear	
Scientific Name	*Ursus arctos*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP

Northern Spotted Owl	
Scientific Name	*Strix occidentalis*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

E-435 King County designates the following to be Species of Local Importance:

a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, and Pacific lamprey;

b. Native Freshwater Mussels – Western pearlshell mussel, Oregon and western floater, and western ridge mussel;

c. Shellfish – Dungeness crab, Pandalid shrimp, Geoduck clam, and Pacific oyster;

d. Marine Fish – White sturgeon, Pacific herring, Longfin smelt, Surfsmelt, Lingcod, Pacific sand lance, English sole, and Rock sole;

e. Birds – Western grebe, American bittern, Great blue heron, Brant, Harlequin duck, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Osprey, Western screech-owl, Sooty grouse, Band-tailed pigeon, Belted kingfisher, Hairy woodpecker, Olive-sided flycatcher, Western meadowlark, Cassin's finch, and Purple finch;

f. Mammals – American marten, mink, Columbian black-tailed deer, Elk in their historic range, mountain goat, Pika, roosting concentrations of Big-brown bat and Myotis bats;

g. Amphibians – Red-legged frog;

h. Reptiles – Western fence lizard;

i. Rare Plants – bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top aster; and

j. High-quality ecological communities - Douglas-fir - Pacific Madrone / Salal; Douglas-fir - Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock - (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock - (Western Redcedar) / Devil's-club / Swordfern; Western Hemlock - (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar- Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]).

E-436 King County shall protect Species of Local Importance through measures such as regulations, incentives, capital projects, or purchase, as appropriate.