

TECHNICAL MEMORANDUM

Date: May 31, 2013

To: Tom Bartholomew, Lennar Multifamily Investors

From: Chris Wright, Raedeke Associates, Inc.

Re: Gilman Square – Critical Areas Evaluation
(RAI #2013-031-001)

Dear Tom,

At your request, Raedeke Associates conducted an investigation of the Gilman Square property in the City of Issaquah, Washington. Specifically, the Gilman Square property consists of seven tax parcels located south of NW Gilman Boulevard, west of 7th Avenue NW. This places the properties in Section 28, Township 24 North, Range 6 East W.M.

In order to identify potential wetland areas, we used the U. S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987). The COE, which requires use of the 1987 delineation manual, as amended, has federal regulatory jurisdiction of the dredging or filling of "Waters of the United States," including wetlands. As outlined in this methodology, the interaction of hydrophytic vegetation, hydric soil, and wetland hydrology must be present for an area to be classified as wetland. To be consistent with current regulations, field investigations were consistent with the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast Region (COE 2010).

Delineation of the ordinary high water mark (OHWM) of streams found within the project site would be based upon the Washington State Shorelines Management Act of 1971 definitions found in RCW 90.58.030(2) (b) and WAC173-22-030(6).

EXISTING CONDITIONS

Raedeke Associates, Inc. staff visited the site on May 22, 2013 to collect information regarding the existing conditions of the site. The Gilman Square parcels are primarily maintained as a shopping center, restaurant, and parking lots, although one of the parcels on the eastern portion of the site is undeveloped.

The undeveloped parcel in the northeast portion of the site contains a vegetation community dominated by reed canarygrass (*Phalaris arundinacea*, FACW) and Himalayan blackberry (*Rubus armenianus*, FACU). Reed canarygrass is a hydrophytic

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(water loving) plant. Himalayan blackberry is generally not found in wetlands whereas reed canarygrass often is.

Soils in this portion of the site are dark grayish brown (10YR 4/2) gravelly sandy loams that did not exhibit redoximorphic features. The observed soil is not a hydric soil.

No soil saturation or inundation were encountered in the soil profile during the May 22, 2013 site visit, nor were there any positive indicators of wetland hydrology.

The lack of hydric soils and hydrology within the soil indicate that the area dominated by reed canarygrass does not meet the criteria necessary to be considered a jurisdictional wetland.

Issaquah Creek occurs along the eastern boundary of the Gilman Square property. I flagged the ordinary high water mark of the stream on the property. Issaquah Creek is a Shoreline of the State and is thus considered a Class 1 stream under the City of Issaquah (2013a) code. Class 1 streams are afforded a 100-foot-wide buffer (City of Issaquah, 2013a). In addition to the standard buffer, Shorelines of the State are also subject to a 200-foot-wide Shoreline Management area. The City of Issaquah (2013b) Shoreline Master Program has established policies and regulations to govern development and other activities in the City's Shoreline Management areas.

Review of the WDFW (2013) PHS database shows only Issaquah Creek as containing listed or other priority species and habitats. The stream has a variety of priority salmonid fish, including Chinook, coho, and kokanee salmon, and resident cutthroat trout. The WDFW (2013) PHS database also includes a record of a communal roost of Townsend's big-eared bats, a state candidate species, somewhere within Township 24 North, Range 6 East. However, no occurrences are known within the project site or vicinity.

The remaining portions of the investigated property did not exhibit characteristics of environmentally critical areas as defined by the City of Issaquah.

LIMITATIONS

We have prepared this report for the exclusive use of Lennar Multifamily Investors and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Lennar Multifamily Investors.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various resource agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such agency

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determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies prior to any detailed site planning or construction activities.

We warrant that the work performed conforms to standards generally accepted in our field, and that this work was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponents and their consultants, together with information gathered in the course of this study. No other warranty, expressed or implied, is made.

Thank you for the opportunity to prepare this material for you. If you have any questions about this information, please call me at (206) 525-8122.

LITERATURE CITED

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineers Waterways Experiment Station, Vicksburg, Mississippi. 100 pp.

Issaquah, City of. 2013a. Municipal Code, Chapter 18.10 Environmental Protection.

Issaquah, City of. 2013b. Shoreline Master Program. Ecology Grant #G0800024. February 2013.

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Washington Department of Fish and Wildlife. 2013. PHS on the web. Available at: <http://wdfw.wa.gov/mapping/phs>. Accessed May 2013.