

CENPS-OP-RG

MEMORANDUM FOR RECORD: FIELD REVIEW AND JURISDICTIONAL SUMMARY

DATE: 20 August 1993

APPLICANT: Kohr, Michael, Ralph Mason, M. Toland

REFERENCE/FILE NUMBER: 93-4-00529

PROJECT NAME: None. Michael Kohr is acting on behalf of the other two property owners.

AGENT: Michael Kohr

LOCATION (Topog, S,T,R, City, County, drainage): Sections 1 and 2, Township 21 North, Range 4 East, Auburn, King County, Washington. The project site is west of West Valley Freeway and north of 37th Street.

PROJECT PURPOSE/DESCRIPTION: The applicant did not state a project purpose. Requested a jurisdictional determination, a wetland boundary confirmation and permit requirements. There are three properties located adjacent to one another. The three property owners wish to sell the parcel as a whole. Mr. Kohr indicated that a prospective buyer is interested and would develop the properties as a golf driving range. No specific site plans have been developed.

SITE DESCRIPTION, NWI: The 3 properties are flat and all three are linear (longer than they are wide). The properties slope very gently to the west. There is a large drainage ditch along the west side of West Valley Highway that fronts the three properties. In addition, there is an unnamed creek that borders the rear end of the west side of the properties and continues off site. All the sites have been filled in the eastern end bordering West Valley Freeway. Mr. Kohr's property is an active home site with outbuildings. The west portion of the site is grazed by cattle. Mr. Kohr's property is mostly open meadow with some forested wetlands adjacent to the creek bordering the west property line. The middle property (Toland) was almost entirely forested wetlands except where fill was placed for construction of a building and driveway. The northern most property (Mason) was also dominated by pasture with forested wetlands at the western end.

* The Kohr site is approximately 7 acres total with a rough approximation of 3.5 to 4 acres of wetlands. The Toland site is approximately 2.5 acres with a rough estimate of 1.5 acres of wetlands. The Mason site is approximately 4 acres consisting of approximately 3.5 acres of wetlands. The wetland consultant did not report wetland acreage or property size in his reports.

SITE VISIT (Date/attendees): 12 July 1993. Gail Terzi and T.J. Stetz met with Mr. Kohr on site. We confirmed the delineation for all three parcels.

WETLAND REPORT (Yes-Date/No): Yes, dated 28 January 1993, prepared by IES Associates. IES prepared an individual report for the three separate properties.

CONFIRM DELINEATION (Yes/No): No. There was an area of fill in the western part of the Kohr parcel that would not be considered a jurisdictional wetland, which was included as wetland in the wetland report. We informed the applicant that this area, along with another small fill area could be subtracted from the totals. A revised delineation at this time is not required. In addition there was a jurisdictional ditch that was between the Mason and Toland properties that was not included on the delineation map. See enclosure.

SEE ENCLOSURES and wetland reports for additional information.

INDICATORS: The wetlands were dominated by creeping buttercup, Juncus, Agrostis Rumex crispus, and a mix of grass species in the open pasture areas. The grazing activity has kept the area in a mowed like state. However, there was enough FAC

