

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

or wetter species to conform to the hydrophytic vegetation parameter. The forested systems included alder, cottonwood, willow and oregon ash. The entire forested area was a wetland. The understory consisted of creeping buttercup, Agrostis, and sedge.

* The soils on the site are mapped as Norma sandy loam and to a lesser extent Alderwood. The Norma series is hydric. Soil samples taken in the pasture area had Munsell readings in the top 7 inches of 10YR 2/1 and below 7 inches 10YR 4/2 with prominent, distinct mottles. The soils through all 3 sites were sandy in texture with mottles of 5YR 3/4 and contained obvious oxidized root channels. The soils were typical of Norma sandy loams.

* There was no obvious hydrology at the time of the site visit. The soil was saturated in places but mostly moist. There were water marks on some of the trees in the forested wetlands and spots of matted vegetation and bare soils indicating hydrology is present in the wet season. According to the applicant water ponds regularly in the pasture and the unnamed creek bordering the western part of the property overflows in the rainy seasons fairly regularly and inundates the back half of all three properties into the forested wetlands.

JURISDICTIONAL DETERMINATION (Isolated, Above the Headwaters, Adjacency, IP or NWP): The wetlands on all three properties would be considered adjacent to Mill Creek, a waterway with a mean annual flow greater than 5 c.f.s. Any fill in wetlands will require an individual Department of the Army permit. Rationale for adjacency to a headwaters system includes: There is a large roadside ditch on the west side of West Valley Freeway. This ditch is culverted across the freeway and runs alongside a large wetland field dominated by reed canary grass, follows a developed building area, goes under I-5 and connects directly to a channelized portion of Mill Creek. This direct connection is continued on site by a ditch, constructed in hydric soils which runs between the Toland and Mason properties. This ditch is connected to the forested wetlands. At times of high flows in Mill Creek, the unnamed tributary to Mill Creek backs up and floods the parcels. In addition, there are no topographic breaks between Mill Creek and the subject sites. It is all flat farm land or manmade development. Mill Creek is approximately 1500 feet from the subject sites. The soils between the sites and Mill Creek are all listed as hydric soils (with the exception of Urban where the building development is across the street from the subject parcels). The hydric soils include Norma sandy loam, Oridia silt loam, Puget silt loam and Renton silt loam (see attached soils map). Based on the above information and the proximity of the site to Mill Creek, we have determined that the site is adjacent to a greater than 5 cfs waterway.

ADDITIONAL COMMENTS: Mr. Kohr informed us that he does not wish to spend any more finances on this evaluation. We informed him that we could write a jurisdictional letter based on the information we have. He does not plan on submitting a site plan nor applying for a permit to fill the wetlands on the properties. Therefore, a letter detailing our findings and the requirement for an individual permit should be generated. We can confirm the delineation if we explain what is and is not included in the wetland areas and if no definitive numbers are given.

A more accurate and detailed wetland report would be required for any further coordination beyond stating permit requirements for these properties.

Gail Terzi 8/20/93
Project Manager
Gail Terzi

T.J. Stetz 8/24/93
Environmental Analyst
T.J. Stetz

Robert A. Martin 25 Aug 93
Section Chief
Bob Martin