

**Appendix D**

Dept. of Ecology Credit-Debit Forms  
And  
King County In-Lieu Fee Mitigation Purchase Application



Wetland name or number A

# SCORING FORM

## Scoring functions to calculate mitigation credits and debits in Western Washington

Name of wetland (if known): RC 124th LLC-Wetland A Date of site visit: 3/2013

Scored by JR

SEC: 28 TOWNSHIP: 26N RANGE: 05E Estimated size: 10 SF Aerial photo included? \_\_\_\_\_

These scores are for:

- Wetland being altered
- Mitigation site before mitigation takes place
- Mitigation site after goals and objectives are met

### SUMMARY OF SCORING

FUNCTION	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	L	L	M
Rating of Landscape Potential	M	L	L
Rating of Value	H	H	H
<b>Score Based on Ratings</b> (see table below)	6	5	6

Wetland HGM Class Used for Rating	
Depressional	
Riverine	
Lake-fringe	
Slope	<input checked="" type="checkbox"/>
Flats	
Freshwater Tidal	
Check if unit has multiple HGM classes present	<input type="checkbox"/>

Scores
(Order of ratings is not important)
9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

**NOTE:** Form is not complete without the figures requested.

Put only the highest score for a question in each box of the form, even if more than one indicator applies to the unit. Do NOT add the scores within a question.



Wetland name or number A

**NOTE:** The riverine unit can contain depressions that are filled with water when the river is not flooding.

 NO - go to 6

 YES - The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

 NO - go to 7

 YES - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

 NO - go to 8

 YES - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes Within the Wetland Unit Being Rated		HGM Class to Use in Rating	
Slope + Riverine	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Slope + Depressional	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Slope + Lake-fringe	<input type="checkbox"/>	Lake-fringe	<input type="checkbox"/>
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Depressional + Lake-fringe	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Riverine + Lake-fringe	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE	<input type="checkbox"/>

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

<b>Slope Wetlands</b>	
<b>WATER QUALITY FUNCTIONS</b> - Indicators that the site functions to improve water quality Questions S 1.1 – S 1.3 are from Wetland Rating System (Hruby 2004b).	
S 1. Does the wetland unit have the <u>potential</u> to improve water quality?	
S 1.1 Characteristics of average slope of unit: <i>(a 1% slope has a 1 ft vertical drop in elevation for every 100 ft horizontal distance)</i> <input type="checkbox"/> Slope is 1% or less points = 3 <input type="checkbox"/> Slope is 1% - 2% points = 2 <input type="checkbox"/> Slope is 2% - 5% points = 1 <input checked="" type="checkbox"/> Slope is greater than 5% points = 0	0
S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic <i>(use NRCS definitions)</i> <input type="checkbox"/> YES = 3 points <input checked="" type="checkbox"/> NO = 0 points	0
S 1.3 Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. <i>Dense plants means you have trouble seeing the soil surface (&gt;75% cover), and uncut means not grazed or mowed and plants are higher than 6 inches.</i> <i>Provide photo or map showing polygons of different plants types</i>  <input type="checkbox"/> Dense, uncut, herbaceous plants > 90% of the wetland area points = 6 <input type="checkbox"/> Dense, uncut, herbaceous plants > ½ of area points = 3 <input type="checkbox"/> Dense, woody, plants > ½ of area points = 2 <input checked="" type="checkbox"/> Dense, uncut, herbaceous plants > ¼ of area points = 1 <input type="checkbox"/> Does not meet any of the criteria above for plants points = 0	Figure_  1
Total for S 1	Add the points in the boxes above 1
<b>Rating of Site Potential: If score is</b>	
12 = H 6 - 11 = M 0 - 5 = L	
<i>Record the rating on the first page</i>	

S 2.0 Does the landscape have the potential to support the water quality function at the site?	
S 2.1 IS >10% of the buffer area within 150 ft upslope of wetland unit in agricultural, pasture, residential, commercial, or urban? <input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
<b>Rating of Landscape Potential: If score is</b>	
1 = M 0 = L	
<i>Record the rating on the first page</i>	

Wetland name or number A

S 3.0 Is the water quality improvement provided by the site valuable to society?		
S 3.1 Does the unit discharge directly to a stream, river, or lake that is on the 303(d) list?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
S 3.2 Is the unit in a sub-basin where water quality is an issue? (at least one aquatic resource in the basin is on the 303(d) list)	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
S 3.3 Has the site been identified in a watershed or local plan as important for maintaining water quality?	<input checked="" type="checkbox"/> Yes = 2 <input type="checkbox"/> No = 0	2
<b>Total for D 3</b>	Add the points in the boxes above	<b>3</b>
<b>Rating of Value: If score is</b>		<b>H</b>
2 - 4 = <b>H</b>		
1 = <b>M</b>		
0 = <b>L</b>		

*Record the rating on the first page*

<b>Slope Wetlands</b> <b>HYDROLOGIC FUNCTIONS</b> - Indicators that the site functions to reduce flooding and stream erosion Questions S 4.1 - S 4.2 are from Wetland Rating System (Hruby 2004b).		
S 4.0 Does the wetland unit have the <u>potential</u> to reduce flooding and stream erosion?		
S 4.1 Characteristics of plants that reduce the velocity of surface flows during storms. Choose the points appropriate for the description that best fit conditions in the wetland. <i>(Stems of plants should be thick enough (usually &gt; 1/8 in), or dense enough, to remain erect during surface flows)</i> Dense, uncut, <b>rigid</b> plants covers > 90% of the area of the wetland. YES = 1 <input type="checkbox"/> All other conditions = 0 <input checked="" type="checkbox"/>		0
<b>Rating of Site Potential: If score is</b>		<b>L</b>
1 = <b>M</b>		
0 = <b>L</b>		

*Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number A

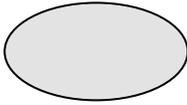
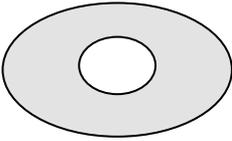
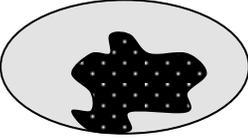
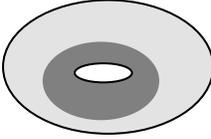
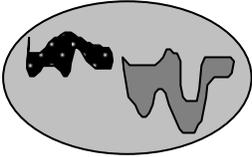
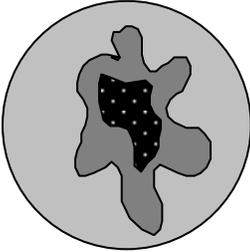
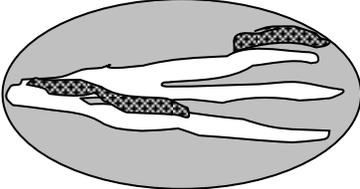
S 5.0 Does the landscape have the potential to support the hydrologic functions at the site?		
S 5.1 Is more than 25% of the buffer area within 150 ft upslope of wetland unit in agricultural, pasture, residential, commercial, or urban ?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
<b>Rating of Landscape Potential: If score is 1 = M</b> <b>0 = L</b>		L
<i>Record the rating on the first page</i>		

S 6.0 Are the hydrologic functions provided by the site valuable to society?		
S 6.1 Distance to the nearest areas downstream that have flooding problems?		
<input checked="" type="checkbox"/> Immediate sub-basin down-gradient of site has surface flooding problems that results in \$\$ loss or loss of natural resources	points = 2	2
<input type="checkbox"/> Surface flooding problems are in a sub-basin further down-gradient	points = 1	
<input type="checkbox"/> No flooding problems anywhere downstream	points = 0	
S 6.2 Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	<input type="checkbox"/> Yes = 2 <input checked="" type="checkbox"/> No = 0	0
Total for R 6	Add the points in the boxes above	2
<b>Rating of Value: If score is 2 - 4 = H</b> <b>1 = M</b> <b>0 = L</b>		H
<i>Record the rating on the first page</i>		

NOTES and FIELD OBSERVATIONS:



Wetland name or number A

<p><b>H 1.4. Interspersion of habitats</b> Decide from the diagrams below whether interspersion between Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.</p> <p style="text-align: center;"><i>Provide map of Cowardin plant classes (same as H1.1)</i></p> <div style="display: flex; justify-content: space-around;">     </div> <p><input type="checkbox"/> None = 0 points    <input checked="" type="checkbox"/> Low = 1 point    <input type="checkbox"/> Moderate = 2 points</p> <div style="display: flex; justify-content: space-around;">    </div> <p style="text-align: right;">[riparian braided channels with 2 classes]</p> <p><input type="checkbox"/> High = 3 points</p> <p>NOTE: If you have four or more classes or three plants classes and open water the rating is always "high."</p>	<p>Figure_</p> <p>1</p>
<p><b>H 1.5. Special Habitat Features:</b> Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Large, downed, woody debris within the unit (&gt;4 inches diameter and 6 ft long).</li> <li><input type="checkbox"/> Standing snags (diameter at the bottom &gt; 4 inches) within the unit</li> <li><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)</li> <li><input checked="" type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt;30degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</li> <li><input type="checkbox"/> At least ¼ acre of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated. (<i>structures for egg-laying by amphibians</i>)</li> <li><input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</li> </ul>	<p>3</p>
<p><b>H 1. TOTAL Score - potential for providing habitat</b> Add the scores from H 1.1, H 1.2, H 1.3, H 1.4, and H 1.5</p>	<p>7</p>

**Rating of Site Potential: If score is**

15 - 18 = H

7 - 14 = M

0 - 6 = L

M

*Record the rating on the first page*

Wetland name or number A

H 2.0 Does the landscape have the potential to support habitat at the site?		
H 2.1 Accessible habitat (include <i>only habitat that directly abuts wetland unit</i> ). Calculate: % undisturbed habitat + [(% moderate and low intensity land uses)/2] = <u>7%</u> <i>Provide map of land use within 1 km of unit edge</i> If total accessible habitat is:		Figure 4  0
<input type="checkbox"/>	> 1/3 (33.3%) of 1 km circle (~100 hectares or 250 acres) points = 3	
<input type="checkbox"/>	20 - 33% of 1 km circle points = 2	
<input type="checkbox"/>	10 - 19% of 1 km circle points = 1	
<input checked="" type="checkbox"/>	<10% of 1 km circle points = 0	
H 2.2 Undisturbed habitat in 1 km circle around unit. If:		1
<input type="checkbox"/>	Undisturbed habitat > 50% of circle points = 3	
<input type="checkbox"/>	Undisturbed habitat 10 - 50% and in 1-3 patches points = 2	
<input checked="" type="checkbox"/>	Undisturbed habitat 10 - 50% and > 3 patches points = 1	
<input type="checkbox"/>	Undisturbed habitat < 10% of circle points = 0	
H 2.3 Land use intensity in 1 km circle. If:		-2
<input checked="" type="checkbox"/>	> 50% of circle is high intensity land use points = (- 2)	
<input type="checkbox"/>	Does not meet criterion above points = 0	
Total for H 2 Add the points in the boxes above		-1

**Rating of Landscape Potential: If score is**  
 4- 6 = H  
 1-3 = M  
 < 1 = L

L

*Record the rating on the first page*

H 3.0 Is the Habitat provided by the site valuable to society?		
H3.1 Does the site provides habitat for species valued in laws, regulations or policies? (choose only the highest score)		2
Site meets ANY of the following criteria: points = 2		
<input type="checkbox"/>	It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)	
<input type="checkbox"/>	It is a "priority area" for an individual WDFW species	
<input type="checkbox"/>	It is a Natural Heritage Site as determined by the Department of Natural Resources	
<input checked="" type="checkbox"/>	It scores 4 on question H2.3 of the wetland rating system	
<input type="checkbox"/>	It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan	
<input type="checkbox"/>	Site scores 1-3 on question H2.3 of the wetland rating system points = 1	
<input type="checkbox"/>	Site does not meet any of the criteria above points = 0	

**Rating of Value: If score is**  
 2 = H  
 1 = M  
 0 = L

H

*Record the rating on the first page*



Wetland name or number C

# SCORING FORM

## Scoring functions to calculate mitigation credits and debits in Western Washington

Name of wetland (if known): RC 124th LLC: Wetland C Date of site visit: 3/2013

Scored by JR

SEC: 28 TOWNSHIP: 26N RANGE: 05E Estimated size: 2,161 SF Aerial photo included?           

These scores are for:

- Wetland being altered
- Mitigation site before mitigation takes place
- Mitigation site after goals and objectives are met

### SUMMARY OF SCORING

FUNCTION	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	L	M	L
Rating of Landscape Potential	M	M	L
Rating of Value	H	H	H
<b>Score Based on Ratings</b> (see table below)	6	7	5

Wetland HGM Class Used for Rating	
Depressional	<input checked="" type="checkbox"/>
Riverine	<input type="checkbox"/>
Lake-fringe	<input type="checkbox"/>
Slope	<input type="checkbox"/>
Flats	<input type="checkbox"/>
Freshwater Tidal	<input type="checkbox"/>
Check if unit has multiple HGM classes present	<input type="checkbox"/>

**Scores**  
*(Order of ratings is not important)*

9 = H,H,H  
 8 = H,H,M  
 7 = H,H,L  
 7 = H,M,M  
 6 = H,M,L  
 6 = M,M,M  
 5 = H,L,L  
 5 = M,M,L  
 4 = M,L,L  
 3 = L,L,L

**NOTE:** Form is not complete without the figures requested.  
 Put only the highest score for a question in each box of the form, even if more than one indicator applies to the unit. Do NOT add the scores within a question.



Wetland name or number C

**NOTE:** The riverine unit can contain depressions that are filled with water when the river is not flooding.

**NO** - go to 6

**YES** - The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

**NO** - go to 7

**YES** - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

**NO** - go to 8

**YES** - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes Within the Wetland Unit Being Rated		HGM Class to Use in Rating	
Slope + Riverine	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Slope + Depressional	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Slope + Lake-fringe	<input type="checkbox"/>	Lake-fringe	<input type="checkbox"/>
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Depressional + Lake-fringe	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Riverine + Lake-fringe	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE	<input type="checkbox"/>

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.*



Wetland name or number C

D 2.0 Does the landscape have the potential to support the water quality function at the site?	
D 2.1 Does the Wetland unit receive stormwater discharges? 0	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 2.2 Is more than 10% of the area within 150 ft of wetland unit in agricultural, pasture, residential, commercial, or urban? = 1 <input type="checkbox"/> No = 0	<input checked="" type="checkbox"/> Yes 1
D 2.3 Are there septic systems within 250 ft of the wetland unit? 0	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 2.4 Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1 - D 2.3? Source _____ <input checked="" type="checkbox"/> No = 0	<input type="checkbox"/> Yes = 1 0
Total for D 2	Add the points in the boxes above 1
<b>Rating of Landscape Potential: If score is 3 or 4 = H</b>	
<b>1 or 2 = M</b>	
<b>0 = L</b>	
<i>Record the rating on the first page</i>	

D 3.0 Is the water quality improvement provided by the site valuable to society?	
D 3.1 Does the unit discharge directly to a stream, river, or lake that is on the 303d list?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 3.2 Is the unit in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0 1
D 3.3 Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the basin in which unit is found) = 0	<input checked="" type="checkbox"/> Yes = 2 <input type="checkbox"/> No 2
Total for D 3	Add the points in the boxes above 3
<b>Rating of Value:</b>	
<b>If score is 2-4 = H</b>	
<b>1 = M</b>	
<b>0 = L</b>	
<i>Record the rating on the first page</i>	

NOTES and FIELD OBSERVATIONS:

Wetland name or number C

<b>Depressional and Flats Wetlands</b>	
<b>HYDROLOGIC FUNCTIONS</b> - Indicators that the site functions to reduce flooding and stream degradation.	
Questions D 4.1 – D 4.3 are from Wetland Rating System (Hruby 2004b).	
D 4.0 Does the wetland unit have the <u>potential</u> to reduce flooding and erosion?	
D 4.1 Characteristics of surface water flows out of the wetland: <input type="checkbox"/> Unit is a depression with no surface water leaving it (no outlet) points = 4 <input checked="" type="checkbox"/> Unit has an intermittently flowing OR highly constricted permanently flowing outlet points = 2 <input type="checkbox"/> Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow <b>and no obvious natural outlet</b> and/or outlet is a man-made ditch points = 1 <input type="checkbox"/> Unit has an unconstricted, or slightly constricted, surface outlet and is permanently flowing) points = 0 (If ditch is not permanently flowing treat unit as "intermittently flowing")	2
D 4.2 Depth of storage during wet periods <i>Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).</i> <input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 <input type="checkbox"/> The wetland is a "headwater" wetland" points = 5 <input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 <input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 <input type="checkbox"/> Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 <input checked="" type="checkbox"/> Marks of ponding less than 0.5 ft points = 0	0
D 4.3 Contribution of wetland unit to storage in the watershed <i>Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</i> <input checked="" type="checkbox"/> The area of the basin is less than 10 times the area of the unit points = 5 <input type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit points = 3 <input type="checkbox"/> The area of the basin is more than 100 times the area of the unit points = 0 <input type="checkbox"/> Entire unit is in the FLATS class points = 5	5
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>
	<b>7</b>
<b>Rating of Site Potential: If score is</b>	
	<b>12 - 16 = H</b> <b>6 - 11 = M</b> <b>0 - 5 = L</b>
	<b>M</b>

*Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number C

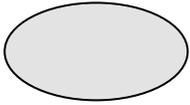
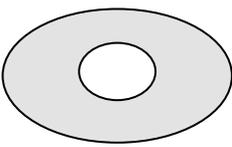
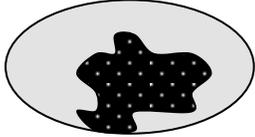
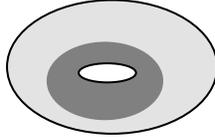
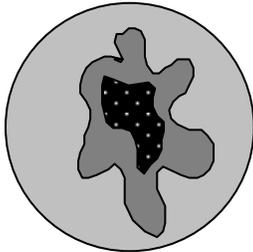
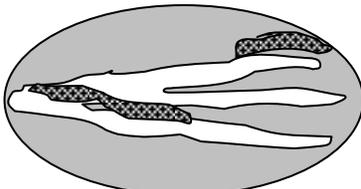
D 5.0 Does the landscape have the potential to support hydrologic functions at the site?		
D 5.1 Does the unit receive any stormwater discharges?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D5.2 Is >10% of the land use within 150 ft of the wetland unit agriculture, pasture, residential, urban, or commercial?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 5.3 Is more than 25% of the contributing basin of the wetland unit covered with intensive human land uses (residential at >1 residence/1 acre, urban, commercial, agriculture, etc.)?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>1</b>
<b>Rating of Landscape Potential: If score is</b> 3 = H 1,2 = M 0 = L <i>Record the rating on the first page</i>		<b>M</b>

D 6.0 Are the hydrologic functions provided by the site valuable to society?		
D 6.1 The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.		
<input type="checkbox"/> The site has been identified as important for flood storage or flood conveyance in a regional flood control plan. points = 2 <input checked="" type="checkbox"/> The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., salmon redds), AND o Damage occurs in sub-basin that is immediately down-gradient of unit. points = 2 o Damage occurs in a sub-basin further down-gradient. points = 1 <input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin. points = 1 <input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. <i>Explain why</i> _____ points = 0 <input type="checkbox"/> There are no problems with flooding downstream of the unit. points = 0	2	
<b>Rating of Value: If score is</b> 2 = H 1 = M 0 = L <i>Record the rating on the first page</i>		<b>H</b>

NOTES and FIELD OBSERVATIONS:



Wetland name or number C

<p><b>H 1.4. Interspersion of habitats</b> Decide from the diagrams below whether interspersion between Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.</p> <p style="text-align: center;"><i>Provide map of Cowardin plant classes (same as H1.1)</i></p> <div style="display: flex; justify-content: space-around;">     </div> <p><input checked="" type="checkbox"/> None = 0 points    <input type="checkbox"/> Low = 1 point                      <input type="checkbox"/> Moderate = 2 points</p> <div style="display: flex; justify-content: space-around;">    </div> <p style="text-align: right;">[riparian braided channels with 2 classes]</p> <p><input type="checkbox"/> High = 3 points</p> <p>NOTE: If you have four or more classes or three plants classes and open water the rating is always "high."</p>	<p>Figure 1</p> <p>0</p>
<p><b>H 1.5. Special Habitat Features:</b> Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.</p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the unit (&gt;4 inches diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (diameter at the bottom &gt; 4 inches) within the unit</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt;30degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ acre of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated. (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	<p>2</p>
<p><b>H 1. TOTAL Score - potential for providing habitat</b> Add the scores from H 1.1, H 1.2, H 1.3, H 1.4, and H 1.5</p>	<p>4</p>

**Rating of Site Potential: If score is**

15 - 18 = H

7 - 14 = M

0 - 6 = L

L

Record the rating on the first page

Wetland name or number C

H 2.0 Does the landscape have the potential to support habitat at the site?		
H 2.1 Accessible habitat (include <i>only habitat that directly abuts wetland unit</i> ). Calculate: % undisturbed habitat + [(% moderate and low intensity land uses)/2] = <u>7%</u> <i>Provide map of land use within 1 km of unit edge</i> If total accessible habitat is:		Figure__
<input type="checkbox"/>	> 1/3 (33.3%) of 1 km circle (~100 hectares or 250 acres)	points = 3
<input type="checkbox"/>	20 - 33% of 1 km circle	points = 2
<input type="checkbox"/>	10 - 19% of 1 km circle	points = 1
<input checked="" type="checkbox"/>	<10% of 1 km circle	points = 0
H 2.2 Undisturbed habitat in 1 km circle around unit. If:		
<input type="checkbox"/>	Undisturbed habitat > 50% of circle	points = 3
<input type="checkbox"/>	Undisturbed habitat 10 - 50% and in 1-3 patches	points = 2
<input checked="" type="checkbox"/>	Undisturbed habitat 10 - 50% and > 3 patches	points = 1
<input type="checkbox"/>	Undisturbed habitat < 10% of circle	points = 0
H 2.3 Land use intensity in 1 km circle. If:		
<input checked="" type="checkbox"/>	> 50% of circle is high intensity land use	points = (- 2)
<input type="checkbox"/>	Does not meet criterion above	points = 0
Total for H 2		Add the points in the boxes above
		-1

**Rating of Landscape Potential: If score is**  
 4- 6 = H  
 1-3 = M  
 < 1 = L

L

*Record the rating on the first page*

H 3.0 Is the Habitat provided by the site valuable to society?		
H3.1 Does the site provides habitat for species valued in laws, regulations or policies? (choose <i>only the highest score</i> ) Site meets ANY of the following criteria:		
<input type="checkbox"/>	It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)	points = 2
<input type="checkbox"/>	It is a "priority area" for an individual WDFW species	
<input type="checkbox"/>	It is a Natural Heritage Site as determined by the Department of Natural Resources	
<input checked="" type="checkbox"/>	It scores 4 on question H2.3 of the wetland rating system	
<input type="checkbox"/>	It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan	
<input type="checkbox"/>	Site scores 1-3 on question H2.3 of the wetland rating system	points = 1
<input type="checkbox"/>	Site does not meet any of the criteria above	points = 0
		2

**Rating of Value: If score is**  
 2 = H  
 1 = M  
 0 = L

H

*Record the rating on the first page*

Wetland name or number D

# SCORING FORM

## Scoring functions to calculate mitigation credits and debits in Western Washington

Name of wetland (if known): RC 124th LLC: Wetland D Date of site visit: 1\2017

Scored by JR

SEC: 28 TOWNSHIP: 26N RANGE: 05E Estimated size: 459 SF Aerial photo included? \_\_\_\_\_

These scores are for:

- Wetland being altered
- Mitigation site before mitigation takes place
- Mitigation site after goals and objectives are met

### SUMMARY OF SCORING

FUNCTION	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	M	M	L
Rating of Landscape Potential	M	M	L
Rating of Value	H	H	H
<b>Score Based on Ratings</b> (see table below)	7	7	5

Wetland HGM Class Used for Rating	
Depressional	<input checked="" type="checkbox"/>
Riverine	<input type="checkbox"/>
Lake-fringe	<input type="checkbox"/>
Slope	<input type="checkbox"/>
Flats	<input type="checkbox"/>
Freshwater Tidal	<input type="checkbox"/>
Check if unit has multiple HGM classes present	<input type="checkbox"/>

**Scores**  
(Order of ratings is not important)

9 = H,H,H  
 8 = H,H,M  
 7 = H,H,L  
 7 = H,M,M  
 6 = H,M,L  
 6 = M,M,M  
 5 = H,L,L  
 5 = M,M,L  
 4 = M,L,L  
 3 = L,L,L

**NOTE:** Form is not complete without the figures requested.  
 Put only the highest score for a question in each box of the form, even if more than one indicator applies to the unit. Do NOT add the scores within a question.



Wetland name or number D

**NOTE:** The riverine unit can contain depressions that are filled with water when the river is not flooding.

**NO** - go to 6  **YES** - The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

**NO** - go to 7  **YES** - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

**NO** - go to 8  **YES** - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes Within the Wetland Unit Being Rated		HGM Class to Use in Rating	
Slope + Riverine	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Slope + Depressional	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Slope + Lake-fringe	<input type="checkbox"/>	Lake-fringe	<input type="checkbox"/>
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Depressional + Lake-fringe	<input type="checkbox"/>	Depressional	<input type="checkbox"/>
Riverine + Lake-fringe	<input type="checkbox"/>	Riverine	<input type="checkbox"/>
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE	<input type="checkbox"/>

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.*



Wetland name or number D

D 2.0 Does the landscape have the potential to support the water quality function at the site?	
D 2.1 Does the Wetland unit receive stormwater discharges? 0	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 2.2 Is more than 10% of the area within 150 ft of wetland unit in agricultural, pasture, residential, commercial, or urban? = 1 <input type="checkbox"/> No = 0	<input checked="" type="checkbox"/> Yes 1
D 2.3 Are there septic systems within 250 ft of the wetland unit? 0	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 2.4 Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1 - D 2.3? Source _____ <input checked="" type="checkbox"/> No = 0	<input type="checkbox"/> Yes = 1 0
Total for D 2	Add the points in the boxes above 1

**Rating of Landscape Potential: If score is 3 or 4 = H****1 or 2 = M****0 = L***Record the rating on the first page*

M

D 3.0 Is the water quality improvement provided by the site valuable to society?	
D 3.1 Does the unit discharge directly to a stream, river, or lake that is on the 303d list?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0 0
D 3.2 Is the unit in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0 1
D 3.3 Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the basin in which unit is found) = 0	<input checked="" type="checkbox"/> Yes = 2 <input type="checkbox"/> No 2
Total for D 3	Add the points in the boxes above 3

**Rating of Value:****If score is 2-4 = H****1 = M****0 = L***Record the rating on the first page*

H

NOTES and FIELD OBSERVATIONS:

Wetland name or number D

**Depressional and Flats Wetlands**  
**HYDROLOGIC FUNCTIONS** - Indicators that the site functions to reduce flooding and stream degradation.  
 Questions D 4.1 – D 4.3 are from Wetland Rating System (Hruby 2004b).

D 4.0 Does the wetland unit have the <u>potential</u> to reduce flooding and erosion?	
D 4.1 Characteristics of surface water flows out of the wetland: <input checked="" type="checkbox"/> Unit is a depression with no surface water leaving it (no outlet) points = 4 <input type="checkbox"/> Unit has an intermittently flowing OR highly constricted permanently flowing outlet points = 2 <input type="checkbox"/> Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow <b>and no obvious natural outlet</b> and/or outlet is a man-made ditch points = 1 <input type="checkbox"/> Unit has an unconstricted, or slightly constricted, surface outlet and is permanently flowing) points = 0 (If ditch is not permanently flowing treat unit as "intermittently flowing")	4
D 4.2 Depth of storage during wet periods <i>Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).</i> <input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 <input type="checkbox"/> The wetland is a "headwater" wetland" points = 5 <input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 <input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 <input type="checkbox"/> Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 <input checked="" type="checkbox"/> Marks of ponding less than 0.5 ft points = 0	0
D 4.3 Contribution of wetland unit to storage in the watershed <i>Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</i> <input type="checkbox"/> The area of the basin is less than 10 times the area of the unit points = 5 <input checked="" type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit points = 3 <input type="checkbox"/> The area of the basin is more than 100 times the area of the unit points = 0 <input type="checkbox"/> Entire unit is in the FLATS class points = 5	3
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>
	<b>7</b>

**Rating of Site Potential: If score is**    **12 - 16 = H**  
                                                           **6 - 11 = M**  
                                                           **0 - 5 = L**

**M**

*Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number D

D 5.0 Does the landscape have the potential to support hydrologic functions at the site?		
D 5.1 Does the unit receive any stormwater discharges?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D5.2 Is >10% of the land use within 150 ft of the wetland unit agriculture, pasture, residential, urban, or commercial?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 5.3 Is more than 25% of the contributing basin of the wetland unit covered with intensive human land uses (residential at >1 residence/1 acre, urban, commercial, agriculture, etc.)?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>1</b>
<b>Rating of Landscape Potential: If score is</b> 3 = H 1,2 = M 0 = L <i>Record the rating on the first page</i>		<b>M</b>

D 6.0 Are the hydrologic functions provided by the site valuable to society?		
D 6.1 The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.		
<input type="checkbox"/> The site has been identified as important for flood storage or flood conveyance in a regional flood control plan. points = 2 <input checked="" type="checkbox"/> The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., salmon redds), AND o Damage occurs in sub-basin that is immediately down-gradient of unit. points = 2 o Damage occurs in a sub-basin further down-gradient. points = 1 <input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin. points = 1 <input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. <i>Explain why</i> _____ points = 0 <input type="checkbox"/> There are no problems with flooding downstream of the unit. points = 0	2	
<b>Rating of Value: If score is</b> 2 = H 1 = M 0 = L <i>Record the rating on the first page</i>		<b>H</b>

NOTES and FIELD OBSERVATIONS:



Wetland name or number D

<p><b>H 1.4. Interspersion of habitats</b> Decide from the diagrams below whether interspersion between Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.</p> <p><i>Provide map of Cowardin plant classes (same as H1.1)</i></p> <p><input checked="" type="checkbox"/> None = 0 points    <input type="checkbox"/> Low = 1 point    <input type="checkbox"/> Moderate = 2 points</p> <p><input type="checkbox"/> High = 3 points</p> <p>[riparian braided channels with 2 classes]</p> <p>NOTE: If you have four or more classes or three plants classes and open water the rating is always "high."</p>	<p>Figure 1</p> <p>0</p>
<p><b>H 1.5. Special Habitat Features:</b> Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.</p> <p><input type="checkbox"/> Large, downed, woody debris within the unit (&gt;4 inches diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (diameter at the bottom &gt; 4 inches) within the unit</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)</p> <p><input checked="" type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt;30degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ acre of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated. (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	<p>1</p>
<p><b>H 1. TOTAL Score - potential for providing habitat</b> Add the scores from H 1.1, H 1.2, H 1.3, H 1.4, and H 1.5</p>	<p>2</p>

**Rating of Site Potential: If score is**

15 - 18 = H
7 - 14 = M
0 - 6 = L

L

Record the rating on the first page

Wetland name or number D

H 2.0 Does the landscape have the potential to support habitat at the site?		
H 2.1 Accessible habitat (include <i>only habitat that directly abuts wetland unit</i> ). Calculate: % undisturbed habitat + [(% moderate and low intensity land uses)/2] = <u>7%</u> <i>Provide map of land use within 1 km of unit edge</i> If total accessible habitat is:		Figure__
<input type="checkbox"/>	> 1/3 (33.3%) of 1 km circle (~100 hectares or 250 acres)	points = 3
<input type="checkbox"/>	20 - 33% of 1 km circle	points = 2
<input type="checkbox"/>	10 - 19% of 1 km circle	points = 1
<input checked="" type="checkbox"/>	<10% of 1 km circle	points = 0
H 2.2 Undisturbed habitat in 1 km circle around unit. If:		
<input type="checkbox"/>	Undisturbed habitat > 50% of circle	points = 3
<input type="checkbox"/>	Undisturbed habitat 10 - 50% and in 1-3 patches	points = 2
<input checked="" type="checkbox"/>	Undisturbed habitat 10 - 50% and > 3 patches	points = 1
<input type="checkbox"/>	Undisturbed habitat < 10% of circle	points = 0
H 2.3 Land use intensity in 1 km circle. If:		
<input checked="" type="checkbox"/>	> 50% of circle is high intensity land use	points = (- 2)
<input type="checkbox"/>	Does not meet criterion above	points = 0
Total for H 2 Add the points in the boxes above		-1

**Rating of Landscape Potential: If score is**  
 4- 6 = H  
 1-3 = M  
 < 1 = L

L

*Record the rating on the first page*

H 3.0 Is the Habitat provided by the site valuable to society?		
H3.1 Does the site provides habitat for species valued in laws, regulations or policies? (choose <i>only the highest score</i> ) Site meets ANY of the following criteria:		
<input type="checkbox"/>	It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)	points = 2
<input type="checkbox"/>	It is a "priority area" for an individual WDFW species	
<input type="checkbox"/>	It is a Natural Heritage Site as determined by the Department of Natural Resources	
<input checked="" type="checkbox"/>	It scores 4 on question H2.3 of the wetland rating system	
<input type="checkbox"/>	It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan	
<input type="checkbox"/>	Site scores 1-3 on question H2.3 of the wetland rating system	points = 1
<input type="checkbox"/>	Site does not meet any of the criteria above	points = 0

2

**Rating of Value: If score is**  
 2 = H  
 1 = M  
 0 = L

H

*Record the rating on the first page*

## “DEBIT” WORKSHEET

Wetland unit to be altered: Wetland A Date 6.01.2017

Use the following tables to calculate the Debits for the impact site. Use a separate worksheet for each wetland unit being altered. In addition, you will need to calculate the debits separately for forested areas and for emergent/shrub areas. Use the map of Cowardin plant types from question H 1.1 on the Scoring Form to determine the boundaries between forested areas and non-forested areas.

FUNCTION <i>From Scoring Form</i>	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	L	L	M
Rating of Landscape Potential	M	L	L
Rating of Value	H	H	H
<b>Score for Wetland</b>	<b>6</b>	<b>5</b>	<b>6</b>

CALCULATIONS <b>emergent or shrub areas</b>	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)	6	5	6
Impact - Acres of <b>non-forested</b> areas <i>(same for all functions)</i>	0		
Basic mitigation requirement (BMR) = <i>Score for function x acres impacted</i>	0	0	0
Temporal loss factor (TLF) <i>(See table below)</i>	0	0	0
Mitigation required DEBITS = BMR x TLF	0	0	0
CALCULATIONS <b>forested areas</b>	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)	6	5	6
Impact - Acres of <b>forest</b> <i>(Create a separate column for each type of forest )</i> Deciduous (D), Evergreen (E), Cat. 1 deciduous (>50%cover) (CD) Cat. 1 evergreen (>50% cover)(CE)	D E CD CE	D E CD CE	D E CD CE
	.013	.013	.013
Basic mitigation requirement (BMR) = <i>Score x acres impacted</i>	0 0.078 0 0	0 0.065 0 0	0 0.078 0 0
Temporal loss factor (TLF) <i>(See table below)</i>	4	4	4
Mitigation required DEBITS = BMR x TLF	0 0.312 0 0	0 0.26 0 0	0 0.312 0 0
<b>TOTAL for forested areas (D+E+CD+CE)</b>	<b>0.312</b>	<b>0.26</b>	<b>0.312</b>

## Temporal Loss Factors:

Timing of Mitigation	Temporal Loss Factor
<b>Advance</b> – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies	1.25
<b>Concurrent</b> – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success. For impacts to an emergent or shrub community	1.5
For impacts to a deciduous forested wetland community	2.0
For impacts to an evergreen forested wetland community	2.5
For impacts to a deciduous Category I forested wetland community	3
For impacts to an evergreen Category I forested wetland community	3.5
<b>Delayed</b> - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact. For impacts to an emergent or shrub community	3
For impacts to a deciduous forested wetland community	4
For impacts to an evergreen forested wetland community	5
For impacts to a deciduous Category I forested wetland community	6
For impacts to an evergreen Category I forested wetland community	7

**NOTE:** The ratings, scoring and calculations are valid for only five years because wetlands and their functions will change with time. If delays in the construction of the site are more than 5 years, the mitigation plan will probably have to be re-negotiated and the calculation re-done. This time limit was chosen to be consistent with the validity of wetland delineations as established by the U.S. Army Corps of Engineers.

### TOTALS

	Improving Water Quality	Hydrologic	Habitat
DEBITS - Emergent or shrub areas	0 Acre-points	0 Acre-points	0 Acre-points
DEBITS - Forested areas	0.312 Acre-points	0.26 Acre-points	0.312 Acre-points
<b>TOTAL</b>	<b>0.312</b> Acre-points	<b>0.26</b> Acre-points	<b>0.312</b> Acre-points

**TOTAL ACRE-POINTS: 0.884**

## “DEBIT” WORKSHEET

Wetland unit to be altered: Wetland C Date 4.28.2017

Use the following tables to calculate the Debits for the impact site. Use a separate worksheet for each wetland unit being altered. In addition, you will need to calculate the debits separately for forested areas and for emergent/shrub areas. Use the map of Cowardin plant types from question H 1.1 on the Scoring Form to determine the boundaries between forested areas and non-forested areas.

FUNCTION <i>From Scoring Form</i>	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	L	M	L
Rating of Landscape Potential	M	M	L
Rating of Value	H	H	H
<b>Score for Wetland</b>	6	7	5

CALCULATIONS	Improving Water Quality	Hydrologic	Habitat
<b>emergent or shrub areas</b>			
Score for wetland unit (see above)	6	7	5
Impact - Acres of <b>non-forested</b> areas (same for all functions)	0		
Basic mitigation requirement (BMR) = Score for function x acres impacted	0	0	0
Temporal loss factor (TLF) (See table below)			
Mitigation required DEBITS = BMR x TLF	0	0	0
CALCULATIONS	Improving Water Quality	Hydrologic	Habitat
<b>forested areas</b>			
Score for wetland unit (see above)	6	7	5
Impact - Acres of <b>forest</b> (Create a separate column for each type of forest ) Deciduous (D), Evergreen (E), Cat. 1 deciduous (>50%cover) (CD) Cat. 1 evergreen (>50% cover)(CE)	D E CD CE	D E CD CE	D E CD CE
	.05	.05	.05
Basic mitigation requirement (BMR) = Score x acres impacted	0.3 0 0 0	0.35 0 0 0	0.25 0 0 0
Temporal loss factor (TLF) (See table below)	4	4	4
Mitigation required DEBITS = BMR x TLF	1.2 0 0 0	1.4 0 0 0	1 0 0 0
TOTAL for forested areas (D+E+CD+CE)	1.2	1.4	1

## Temporal Loss Factors:

Timing of Mitigation	Temporal Loss Factor
<b>Advance</b> – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies	1.25
<b>Concurrent</b> – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success. For impacts to an emergent or shrub community	1.5
For impacts to a deciduous forested wetland community	2.0
For impacts to an evergreen forested wetland community	2.5
For impacts to a deciduous Category I forested wetland community	3
For impacts to an evergreen Category I forested wetland community	3.5
<b>Delayed</b> - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact. For impacts to an emergent or shrub community	3
For impacts to a deciduous forested wetland community	4
For impacts to an evergreen forested wetland community	5
For impacts to a deciduous Category I forested wetland community	6
For impacts to an evergreen Category I forested wetland community	7

**NOTE:** The ratings, scoring and calculations are valid for only five years because wetlands and their functions will change with time. If delays in the construction of the site are more than 5 years, the mitigation plan will probably have to be re-negotiated and the calculation re-done. This time limit was chosen to be consistent with the validity of wetland delineations as established by the U.S. Army Corps of Engineers.

### TOTALS

	Improving Water Quality	Hydrologic	Habitat
DEBITS - Emergent or shrub areas	0 Acre-points	0 Acre-points	0 Acre-points
DEBITS - Forested areas	1.2 Acre-points	1.4 Acre-points	1 Acre-points
<b>TOTAL</b>	<b>1.2</b> Acre-points	<b>1.4</b> Acre-points	<b>1</b> Acre-points

**TOTAL ACRE-POINTS: 3.6**

## “DEBIT” WORKSHEET

Wetland unit to be altered: Wetland D Date 4.28.2017

Use the following tables to calculate the Debits for the impact site. Use a separate worksheet for each wetland unit being altered. In addition, you will need to calculate the debits separately for forested areas and for emergent/shrub areas. Use the map of Cowardin plant types from question H 1.1 on the Scoring Form to determine the boundaries between forested areas and non-forested areas.

FUNCTION <i>From Scoring Form</i>	Improving Water Quality	Hydrologic	Habitat
Rating of Site Potential	M	M	L
Rating of Landscape Potential	M	M	L
Rating of Value	H	H	H
<b>Score for Wetland</b>	<b>7</b>	<b>7</b>	<b>5</b>

CALCULATIONS <b>emergent or shrub areas</b>	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)	7	7	5
Impact - Acres of <b>non-forested</b> areas (same for all functions)	.01		
Basic mitigation requirement (BMR) = <i>Score for function x acres impacted</i>	0.07	0.07	0.05
Temporal loss factor (TLF) (See table below)	3	3	3
Mitigation required DEBITS = BMR x TLF	0.21	0.21	0.15
CALCULATIONS <b>forested areas</b>	Improving Water Quality	Hydrologic	Habitat
Score for wetland unit (see above)	7	7	5
Impact - Acres of <b>forest</b> (Create a separate column for each type of forest ) Deciduous (D), Evergreen (E), Cat. 1 deciduous (>50%cover) (CD) Cat. 1 evergreen (>50% cover)(CE)	D E CD CE	D E CD CE	D E CD CE
	.0006	.0006	.0006
Basic mitigation requirement (BMR) = <i>Score x acres impacted</i>	0.0042 0 0 0	0.0042 0 0 0	0.003 0 0 0
Temporal loss factor (TLF) (See table below)	4	4	4
Mitigation required DEBITS = BMR x TLF	0.0168 0 0 0	0.0168 0 0 0	0.012 0 0 0
TOTAL for forested areas (D+E+CD+CE)	0.0168	0.0168	0.012

## Temporal Loss Factors:

Timing of Mitigation	Temporal Loss Factor
<b>Advance</b> – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies	1.25
<b>Concurrent</b> – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success. For impacts to an emergent or shrub community	1.5
For impacts to a deciduous forested wetland community	2.0
For impacts to an evergreen forested wetland community	2.5
For impacts to a deciduous Category I forested wetland community	3
For impacts to an evergreen Category I forested wetland community	3.5
<b>Delayed</b> - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact. For impacts to an emergent or shrub community	3
For impacts to a deciduous forested wetland community	4
For impacts to an evergreen forested wetland community	5
For impacts to a deciduous Category I forested wetland community	6
For impacts to an evergreen Category I forested wetland community	7

**NOTE:** The ratings, scoring and calculations are valid for only five years because wetlands and their functions will change with time. If delays in the construction of the site are more than 5 years, the mitigation plan will probably have to be re-negotiated and the calculation re-done. This time limit was chosen to be consistent with the validity of wetland delineations as established by the U.S. Army Corps of Engineers.

### TOTALS

	Improving Water Quality	Hydrologic	Habitat
DEBITS - Emergent or shrub areas	0.21 Acre-points	0.21 Acre-points	0.15 Acre-points
DEBITS - Forested areas	0.0168 Acre-points	0.0168 Acre-points	0.012 Acre-points
<b>TOTAL</b>	<b>0.2268</b> Acre-points	<b>0.2268</b> Acre-points	<b>0.162</b> Acre-points

**TOTAL ACRE-POINTS: 0.6156**



**King County**

**MITIGATION RESERVES PROGRAM  
In-Lieu Fee Mitigation Purchase Application**

**RETURN TO:**

**Megan McNeil**

In-Lieu Fee Mitigation Program Manager  
Water & Lands Resource Division  
Department of Natural Resources and Parks  
201 South Jackson St., Suite 600  
Seattle, WA 98104 -3855  
Phone: 206-477-3865  
Megan.McNeil@kingcounty.gov

**FOR COUNTY USE ONLY:**

Date Received: \_\_\_\_\_

ILF Use Plan Included? Y / N

Date of ILF Use Plan \_\_\_\_\_

---

**MITIGATION CREDIT BUYER**

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Entity's Legal Name: RC 124th LLC  
Address: 22426 Woodway Park Road City: Woodway State: WA Zip: 98026  
Phone Number: 425-821-1777 Email Address: grairdon@raridon.com  
Contact for Buyer: Jim Rothwell - Wetland Resources, Inc.

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**PROJECT INFORMATION**

---

Project Name: RC 124th LLC MRP Service Area: Cedar River/Lk. WA.  
Wetland Impact Acres: 0.074 Wetland Impact Debits: 5.10  
Aquatic Impact Acres: .006 (268 sq. ft.) Aquatic Impact Debits: 268 sq. ft.  
Buffer Impact Acres: .083 (3,624 sq. ft.) Buffer Impact Debits: 3,624 sq. ft.  
County: King Parcel #(s): 2826059004  
Description of Location: 13000 132ND PL NE 98034, Kirkland, WA

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**PERMIT APPLICATION NUMBERS**

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USACE: TBD Reviewer: TBD  
Other Jurisdiction: City of Kirkland Reviewer: David Barnes  
Estimated Issue Date of Permit(s): Summer 2018

Please include copy of In-Lieu Fee Use Plan, if available.

**Appendix E**

King County Bond Quantity Worksheet





King County

### Critical Areas Mitigation Bond Quantity Worksheet

Project Name: RC 124th LLC

Date: 8\31\17 Prepared by: Jim Rothwell

Project Number: SAR 16-02705

Project Description: Construction of parking lot for vehicle storage

Location: NE 126th Place, Kirkland, WA

Applicant:

Phone:

**PLANT MATERIALS (includes labor cost for plant installation)**

Type	Unit Price	Unit	Quantity	Description	Cost
PLANTS: Potted, 4" diameter, medium	\$5.00	Each			\$ -
PLANTS: Container, 1 gallon, medium soil	\$11.50	Each	829.00		\$ 9,533.50
PLANTS: Container, 2 gallon, medium soil	\$20.00	Each			\$ -
PLANTS: Container, 5 gallon, medium soil	\$36.00	Each			\$ -
PLANTS: Seeding, by hand	\$0.50	SY			\$ -
PLANTS: Slips (willow, red-osier)	\$2.00	Each			\$ -
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Flats/plugs	\$2.00	Each			\$ -
<b>TOTAL</b>					<b>\$ 9,533.50</b>

**INSTALLATION COSTS ( LABOR, EQUIPMENT, & OVERHEAD)**

Type	Unit Price	Unit	Quantity	Description	Cost
Compost, vegetable, delivered and spread	\$37.88	CY			\$ -
Decompacting till/hardpan, medium, to 6" depth	\$1.57	CY			\$ -
Decompacting till/hardpan, medium, to 12" depth	\$1.57	CY	139.00	If necessary	\$ 218.23
Hydroseeding	\$0.51	SY			\$ -
Labor, general (landscaping other than plant installation)	\$40.00	HR	24.00		\$ 960.00
Labor, general (construction)	\$40.00	HR			\$ -
Labor: Consultant, supervising	\$55.00	HR	8.00		\$ 440.00
Labor: Consultant, on-site re-design	\$95.00	HR			\$ -
Rental of decompacting machinery & operator	\$70.00	HR	8.00	If necessary	\$ 560.00
Sand, coarse builder's, delivered and spread	\$42.00	CY			\$ -
Staking material (set per tree)	\$7.00	Each			\$ -
Surveying, line & grade	\$250.00	HR			\$ -
Surveying, topographical	\$250.00	HR			\$ -
Watering, 1" of water, 50' soaker hose	\$3.62	MSF			\$ -
Irrigation - temporary	\$3,000.00	Acre	0.50		\$ 1,500.00
Irrigation - buried	\$4,500.00	Acre			\$ -
Tilling topsoil, disk harrow, 20hp tractor, 4'-6" deep	\$1.02	SY			\$ -
<b>TOTAL</b>					<b>\$ 3,678.23</b>

**HABITAT STRUCTURES\***

ITEMS	Unit Cost	Unit	Quantity	Description	Cost
Fascines (willow)	\$ 2.00	Each			\$ -
Logs, (cedar), w/ root wads, 16"-24" diam., 30' long	\$1,000.00	Each			\$ -
Logs (cedar) w/o root wads, 16"-24" diam., 30'	\$400.00	Each			\$ -
Logs, w/o root wads, 16"-24" diam., 30' long	\$245.00	Each			\$ -
Logs w/ root wads, 16"-24" diam., 30' long	\$460.00	Each			\$ -
Rocks, one-man	\$60.00	Each			\$ -
Rocks, two-man	\$120.00	Each			\$ -
Root wads	\$163.00	Each			\$ -
Spawning gravel, type A	\$22.00	CY			\$ -
Weir - log	\$1,500.00	Each			\$ -
Weir - adjustable	\$2,000.00	Each			\$ -
Woody debris, large	\$163.00	Each			\$ -
Snags - anchored	\$400.00	Each			\$ -
Snags - on site	\$50.00	Each			\$ -
Snags - imported	\$800.00	Each			\$ -
<b>TOTAL</b>					<b>\$ -</b>

\* All costs include delivery and installation

**EROSION CONTROL**

ITEMS	Unit Cost	Unit	Quantity	Description	Cost
Backfill and Compaction-embankment	\$ 4.89	CY			\$ -
Crushed surfacing, 1 1/4" minus	\$30.00	CY			\$ -
Ditching	\$7.03	CY			\$ -
Excavation, bulk	\$4.00	CY			\$ -
Fence, silt	\$1.60	LF	818.00		\$ 1,308.80
Jute Mesh	\$1.26	SY			\$ -
Mulch, by hand, straw, 2" deep	\$1.27	SY			\$ -
Mulch, by hand, wood chips, 2" deep	\$3.25	SY	2401.00		\$ 7,803.25

Mulch, by machine, straw, 1" deep	\$0.32	SY		\$	-
Piping, temporary, CPP, 6"	\$9.30	LF		\$	-
Piping, temporary, CPP, 8"	\$14.00	LF		\$	-
Piping, temporary, CPP, 12"	\$18.00	LF		\$	-
Plastic covering, 6mm thick, sandbagged	\$2.00	SY		\$	-
Rip Rap, machine placed, slopes	\$33.98	CY		\$	-
Rock Constr. Entrance 100'x15'x1'	\$3,000.00	Each		\$	-
Rock Constr. Entrance 50'x15'x1'	\$1,500.00	Each		\$	-
Sediment pond riser assembly	\$1,695.11	Each		\$	-
Sediment trap, 5' high berm	\$15.57	LF		\$	-
Sediment trap, 5' high berm w/spillway incl. riprap	\$59.60	LF		\$	-
Sodding, 1" deep, level ground	\$5.24	SY		\$	-
Sodding, 1" deep, sloped ground	\$6.48	SY		\$	-
Straw bales, place and remove	\$600.00	TON		\$	-
Hauling and disposal	\$20.00	CY		\$	-
Topsoil, delivered and spread	\$35.73	CY	317.00	\$	11,326.41
				<b>TOTAL</b>	<b>\$ 20,438.46</b>

GENERAL ITEMS					
ITEMS	Unit Cost	Unit			Cost
Fencing, chain link, 6' high	\$18.89	LF			\$ -
Fencing, chain link, corner posts	\$111.17	Each			\$ -
Fencing, chain link, gate	\$277.63	Each			\$ -
Fencing, split rail, 3' high (2-rail)	\$10.54	LF	347.00		\$ 3,657.38
Fencing, temporary (NGPE)	\$1.20	LF			\$ -
Signs, sensitive area boundary (inc. backing, post, install)	\$28.50	Each	7.00		\$ 199.50
<b>TOTAL</b>					<b>\$ 3,856.88</b>
<b>OTHER</b>				<i>(Construction Cost Subtotal)</i> <b>\$ 37,507.07</b>	
ITEMS	Percentage of Construction Cost	Unit			Cost
Mobilization	10%	1			\$ 3,750.71
Contingency	30%	1			\$ 11,252.12
<b>TOTAL</b>					<b>\$ 15,002.83</b>
<b>MAINTENANCE AND MONITORING</b> <p style="font-size: small; margin-top: 5px;">NOTE: Projects with multiple permit requirements may be required to have longer monitoring and maintenance terms. This will be evaluated on a case-by-case basis for development applications. Monitoring and maintenance ranges may be assessed anywhere from 5 to 10 years.</p>					
Maintenance, annual (by owner or consultant)					
Less than 1,000 sq.ft. and buffer mitigation only	\$ 1.08	SF	0.00	(3 X SF total for 3 annual events; Includes monitoring)	\$ -
Less than 1,000 sq.ft. with wetland or aquatic area mitigation	\$ 1.35	SF		(3 X SF total for 3 annual events; Includes monitoring)	\$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of buffer mitigation	\$ 180.00	EACH		(4hr @\$45/hr)	\$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of wetland or aquatic area mitigation	\$ 270.00	EACH		(6hr @\$45/hr)	\$ -
Larger than 5,000 sq.ft. but < 1 acre -buffer mitigation only	\$ 360.00	EACH	10.00	(8 hrs @ 45/hr)	\$ 3,600.00
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area mitigation	\$ 450.00	EACH		(10 hrs @ \$45/hr)	\$ -
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 1,600.00	DAY		(WEC crew)	\$ -
Larger than 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 2,000.00	DAY		(1.25 X WEC crew)	\$ -
Monitoring, annual (by owner or consultant)					
Larger than 1,000 sq.ft. but less than 5,000 wetland or buffer mitigation	\$ 720.00	EACH		(8 hrs @ 90/hr)	\$ -
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area impacts	\$ 900.00	EACH	10.00	(10 hrs @ \$90/hr)	\$ 9,000.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area impacts	\$ 1,440.00	DAY		(16 hrs @ \$90/hr)	\$ -
Larger than 5 acres - buffer and / or wetland or aquatic area impacts	\$ 2,400.00	DAY		(24 hrs @ \$90/hr)	\$ -
<b>TOTAL</b>					<b>\$ 12,600.00</b>
<b>Total</b>					<b>\$65,109.90</b>



**Appendix F**

Wetland Determination Data Forms and Existing Conditions Map from *Preliminary Wetland and Fish and Wildlife Assessment Report: 12509 Kirkland, LLC* (Soundview Consultants 2017)



**12509 KIRKLAND, LLC**  
22426 Woodway Park Road  
Woodway, WA 98020  
T: 206.399.9060 e: [Jeff@DeBellConsulting.com](mailto:Jeff@DeBellConsulting.com)

May 16, 2017

Mr. Rothwell,

I am the managing member of 12509 Kirkland, LLC, the owner of Tax Parcel 8663350120 ("the 12509 Kirkland Property"). You contacted me because of work you are doing on behalf of RC 124<sup>th</sup> LLC, the owner of Tax Parcels 2826059128 and 2826059004 (the "RC 124<sup>th</sup> Property"). The RC 124<sup>th</sup> Property is located immediately east of the 12509 Kirkland Property. You should be aware that, although there is an overlap of some of the ownership and some of the Governing Persons between 12509 Kirkland LLC and RC 124<sup>th</sup> LLC, the owners of these two properties are completely separate legal entities.

You indicated that, as part of the permitting work on the RC 124<sup>th</sup> Property, the City of Kirkland has raised questions about a potential wetland located on the 12509 Kirkland Property because the City's GIS map shows a wetland at the southeast corner of the 12509 Kirkland Property. You indicated that this was being raised because, if such a wetland existed, its buffer could extend onto the RC 124<sup>th</sup> Property.

12509 Kirkland LLC hired Soundview Consultants to conduct a wetland delineation of its property. A copy of their report is attached. The City's GIS map is an attachment to that report, as is King County's GIS map which, I would point out, shows no wetland in that location. Soundview Consultants completed a wetland delineation of our property and confirmed that there is no wetland in the southeast corner of our property. As you can see from the data sheets for Data Points 4, 6, 7, 8 and 9, Soundview determined that the soils in that location are not hydric. They did identify a small Category IV slope wetland in the north half of our property that extends onto the RC 124<sup>th</sup> Property. The City should correct its GIS Map.

You are welcome to cite to and rely on the Soundview Consultants Report and its data sheets for your purposes. However, 12509 Kirkland LLC is not interested in pursuing a City review of wetlands on our property at this time. At such time as we decide to pursue development of the 12509 Kirkland Property, we will formally submit the Soundview Consultants Report to the City and seek such confirmation. Until then, we are not interested in you or the City's peer review consultant entering our property.

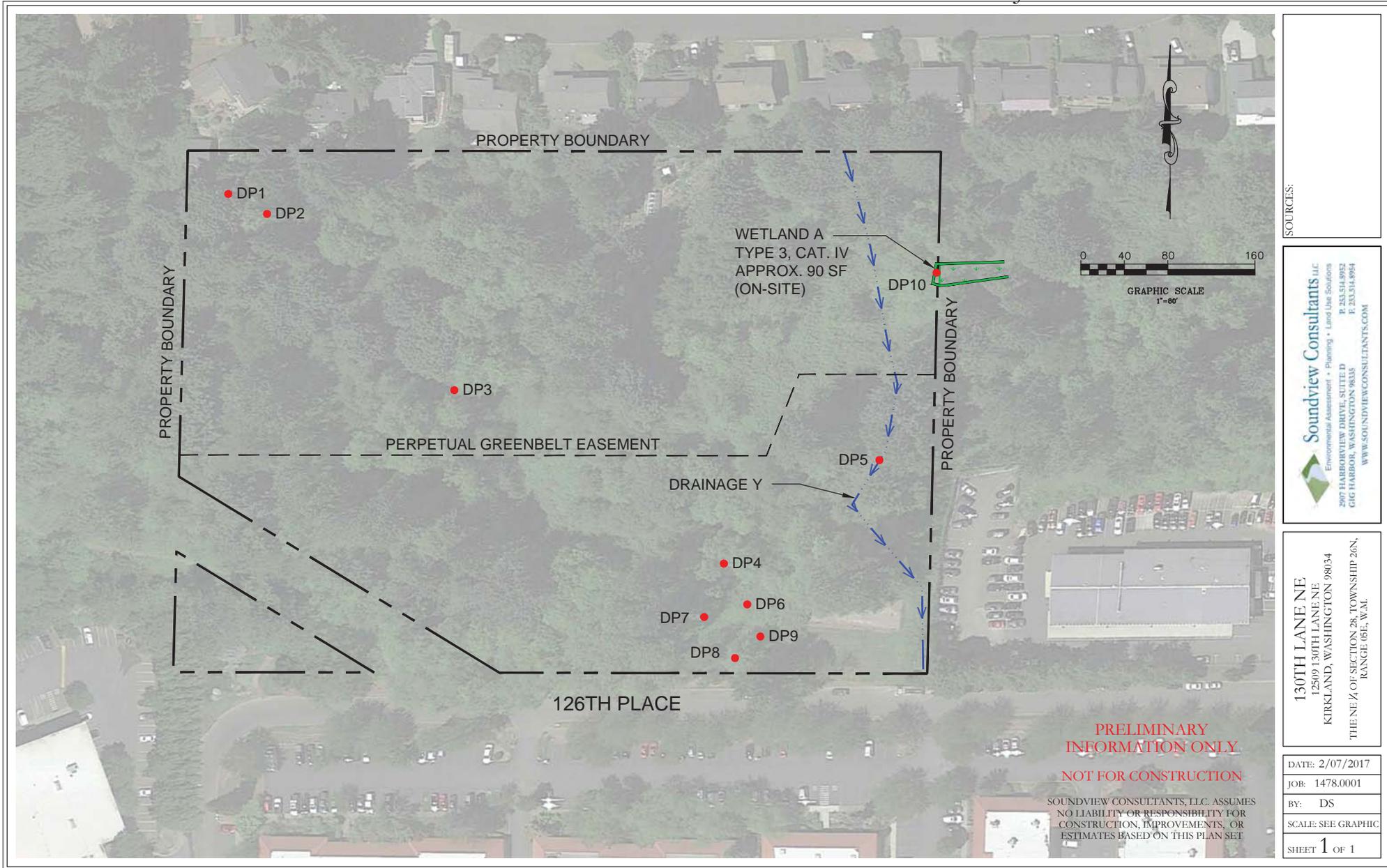
Sincerely,



Jeff DeBell



130TH LANE NE PROJECT - EXISTING CONDITIONS



SOURCES:

**Soundview Consultants LLC**  
 Environmental Assessment • Planning • Land Use Solutions  
 307 HARBORVIEW DRIVE, SUITE D  
 GIG HARBOR, WASHINGTON 98135  
 P 253.514.8923  
 F 253.514.8954  
 WWW.SOUNDVIEWCONSULTANTS.COM

130TH LANE NE  
 12509 130TH LANE NE  
 KIRKLAND, WASHINGTON 98034  
 THE NE 1/4 OF SECTION 28, TOWNSHIP 26N,  
 RANGE 65E, W.M.

**PRELIMINARY INFORMATION ONLY**  
**NOT FOR CONSTRUCTION**

SOUNDVIEW CONSULTANTS, LLC ASSUMES NO LIABILITY OR RESPONSIBILITY FOR CONSTRUCTION, IMPROVEMENTS, OR ESTIMATES BASED ON THIS PLAN SET

DATE: 2/07/2017
JOB: 1478.0001
BY: DS
SCALE: SEE GRAPHIC
SHEET 1 OF 1



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

Project/Site: 1478.0001 City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-4  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 15  
 Subregion (LRR): A2 Lat: 47.71386 Long: -122.16785 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Not all three wetland criteria observed.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Alnus rubra</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>5</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>99</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. <u>Salix hookeriana</u>	<u>1</u>	<u>N</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>100</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	_____	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>100</u>				

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



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

Project/Site: 1478.0001- Drainage non-wetland verification City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-5  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 5  
 Subregion (LRR): A2 Lat: 47.71447 Long: -122.16741 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Not all three wetland criteria observed.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Alnus rubra</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>Populus balsamifera</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. _____				
4. _____				
	<u>50</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. _____				
3. _____				
4. _____				
5. _____				
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1. _____				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
<b>% Bare Ground in Herb Stratum</b> <u>100</u>				

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



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

Project/Site: 1478.0001 City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-6  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 7  
 Subregion (LRR): A2 Lat: 47.71384 Long: -122.16800 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Not all three wetland criteria observed.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Alnus rubra</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)	
2. <u>Populus balsamifera</u>	<u>5</u>	<u>N</u>	<u>FAC</u>		
3. <u>Salix scouleriana</u>	<u>5</u>	<u>N</u>	<u>FAC</u>		
4. _____	_____	_____	_____		
_____	_____	_____	_____		
<u>30</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )					
1. <u>Rubus armeniacus</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
<u>70</u> = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <small><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</small>	
<b>Herb Stratum</b> (Plot size: <u>5</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
_____ = Total Cover					
<b>% Bare Ground in Herb Stratum</b> <u>100</u>					

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



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

Project/Site: 1478.0001 City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-7  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 1  
 Subregion (LRR): A2 Lat: 47.71388 Long: -122.16823 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Not all three wetland criteria observed.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (A/B)	
2. <u>Populus balsamifera</u>	<u>5</u>	<u>N</u>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____	<u>35</u>	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )					
1. <u>Rubus armeniacus</u>	<u>80</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
_____	<u>80</u>	= Total Cover			
<b>Herb Stratum</b> (Plot size: <u>5</u> )					
1. <u>Polystichum munitum</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
_____	<u>5</u>	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. _____	_____	_____	_____		
_____	_____	= Total Cover			
<b>% Bare Ground in Herb Stratum</b> <u>95</u>					

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



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

Project/Site: 1478.0001 12509 KIRKLAND, LLC City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-8  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 1  
 Subregion (LRR): A2 Lat: 47.71364 Long: -122.16791 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: All three wetland criteria observed- however this area has been stripped of topsoil due to road cut location, and as such is representative of a lower soil layer that would not normally be near the surface.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Salix scouleriana</u>	<u>25</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)	
2. <u>Alnus rubra</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
	<u>40</u>	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )					
1. <u>Rubus armeniacus</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
2. <u>Populus balsamifera</u>	<u>5</u>	<u>N</u>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
	<u>35</u>	= Total Cover			
<b>Herb Stratum</b> (Plot size: <u>5</u> )					
1. <u>Phalaris arundinacea</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>		
2. <u>Equisetum arvense</u>	<u>2</u>	<u>N</u>	<u>FAC</u>		
3. <u>Lotus corniculatus</u>	<u>2</u>	<u>N</u>	<u>FAC</u>		
4. <u>Trifolium repens</u>	<u>1</u>	<u>N</u>	<u>FAC</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
	<u>45</u>	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
	_____	= Total Cover			
<b>% Bare Ground in Herb Stratum</b> <u>55</u>					

**Hydrophytic Vegetation Indicators:**

Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



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

Project/Site: 1478.0001 City/County: Kirkland/King Sampling Date: 10/18/2016  
 Applicant/Owner: 12509 KIRKLAND, LLC State: WA Sampling Point: DP-9  
 Investigator(s): E. Swaim and J. Pickett Section, Township, Range: 28, T26N, R5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 10  
 Subregion (LRR): A2 Lat: 47.71383 Long: -122.16831 Datum: WGS 84  
 Soil Map Unit Name: Alderwood Gravelly Sandy Loam NWI classification: N/A

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Not all three wetland criteria observed.	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Alnus rubra</u>	<u>25</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>Salix scouleriana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. _____				
4. _____				
	<u>45</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>55</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. <u>Populus balsamifera</u>				
3. _____				
4. _____				
5. _____				
	<u>55</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1. _____				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
<b>% Bare Ground in Herb Stratum</b> <u>100</u>				

Remarks: Hydrophytic vegetation criteria observed. Meets dominance test.



**Appendix G**

Geotechnical Report Addendum (Zipper Geo Associates 2017)



**Zipper Geo Associates, LLC**  
**Geotechnical and Environmental Consulting**

Project No. 1575.01  
 August 29, 2017

CJOK, Inc.  
 PO Box 2879  
 Kirkland, Washington 98083

Attention: Mr. Greg Rairdon

Subject: Geotechnical Report Addendum  
 Proposed Kirkland Rairdon Improvements  
 13110 NE 126th Place  
 Kirkland, Washington

Dear Mr. Rairdon:

The purpose of this letter is to provide an addendum to our previously-issued preliminary geotechnical report (Phase 1 Geotechnical Report, Proposed Kirkland Rairdon Improvements, 13110 NE 126<sup>th</sup> Place, Kirkland, Washington) dated December 2, 2016 (Previous Report). Our previous report described an apparently unstable bare soil escarpment located at the toe of a ridge feature to the north of the proposed improvement area. Our Previous Report presented a conceptual alternative to stabilize the escarpment utilizing a quarry spall buttress.

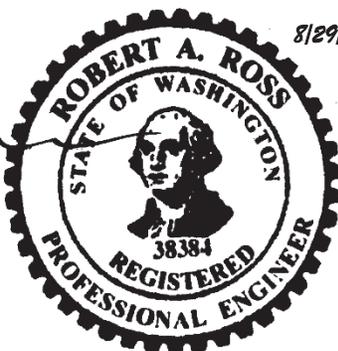
We understand the City of Kirkland has voiced concern regarding successfully establishing permanent vegetation on the quarry spall buttress. As an alternative to the quarry spall buttress, it is our opinion that a reinforced soil slope could be constructed to stabilize the escarpment. With a reinforced soil slope, the entire slope would be constructed of "soil", thereby increasing the probability of establishing healthy, permanent vegetation on the slope. A conceptual cross-section of the reinforced soil slope is provided in the attached Figure 1. If approved, design details for the reinforced soil slope will be provided as part of our final geotechnical report for the project.

We trust this addendum meets your current needs. If we can be of further assistance, please contact us.

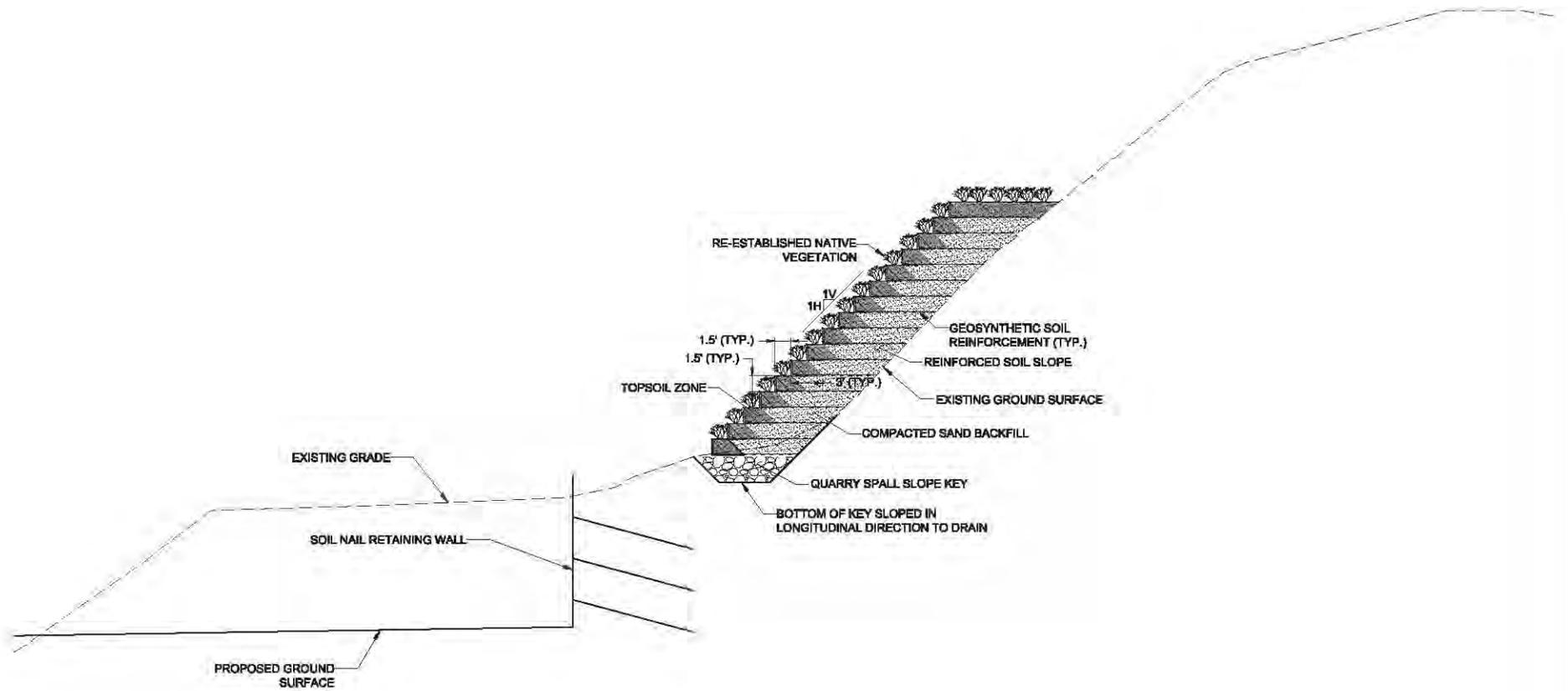
Respectfully submitted,  
 Zipper Geo Associates, LLC



Robert A. Ross, P.E.  
 Principal







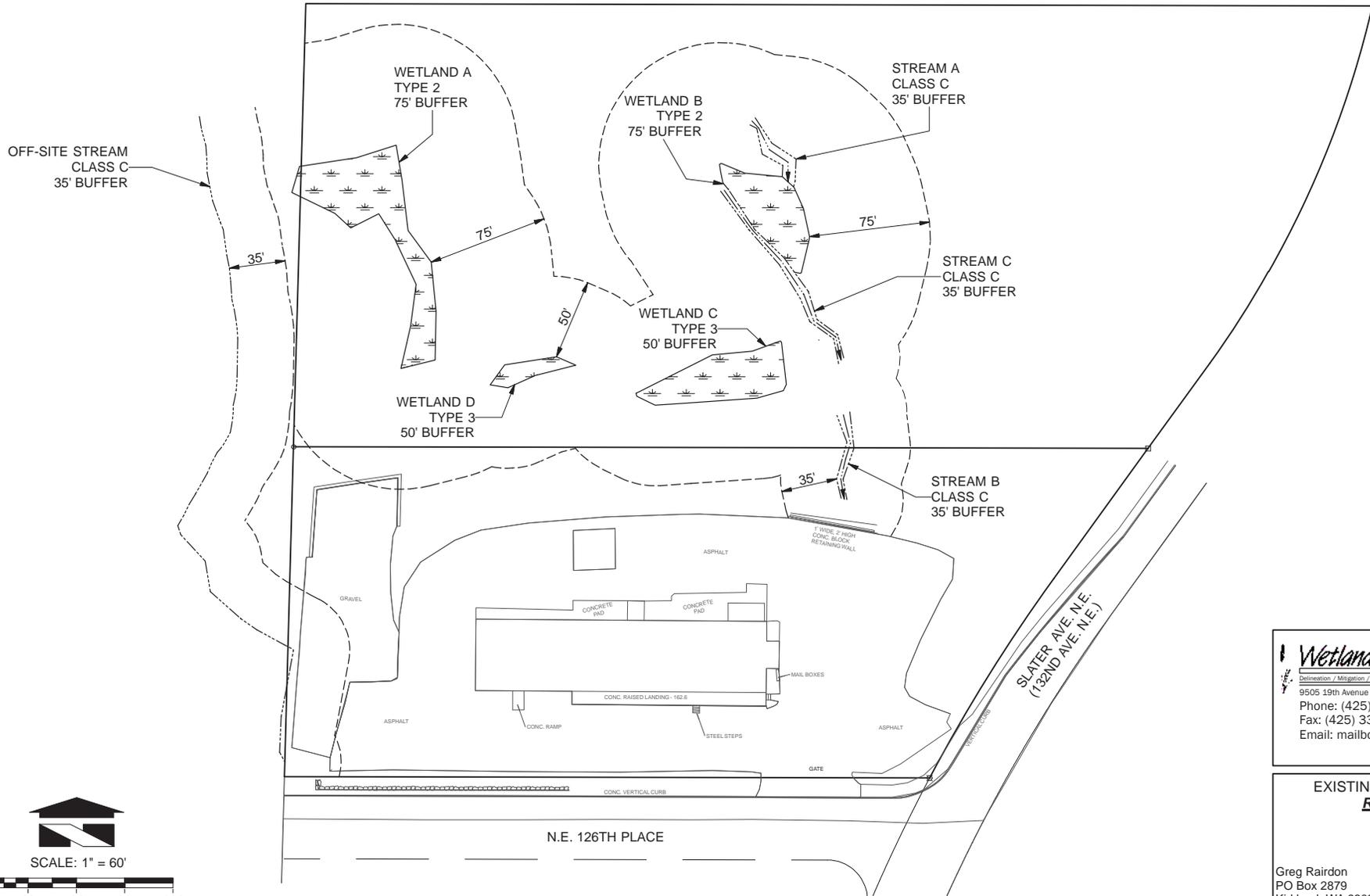
PROPOSED KIRKLAND RAI RDON IMPROVEMENTS 13110 NE 126TH PLACE KIRKLAND, WASHINGTON	
REINFORCED SOIL SLOPE CONCEPTUAL CROSS-SECTION	
DATE: JULY 2017	Job No. 1575.01
<b>Zipper Geo Associates, LLC</b> 19023 36th Ave. W., Suite D Lynnwood, WA, 98036	FIGURE 1 SHT. 1 of 1



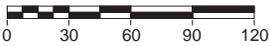
**Appendix H**

Maps

EXISTING CONDITIONS MAP  
**RC 124TH LLC**  
 PORTION OF S28, T26N, R05E, W.M.



SCALE: 1" = 60'



**Wetland Resources, Inc.**  
 Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

EXISTING CONDITIONS MAP  
**RC 124TH LLC**

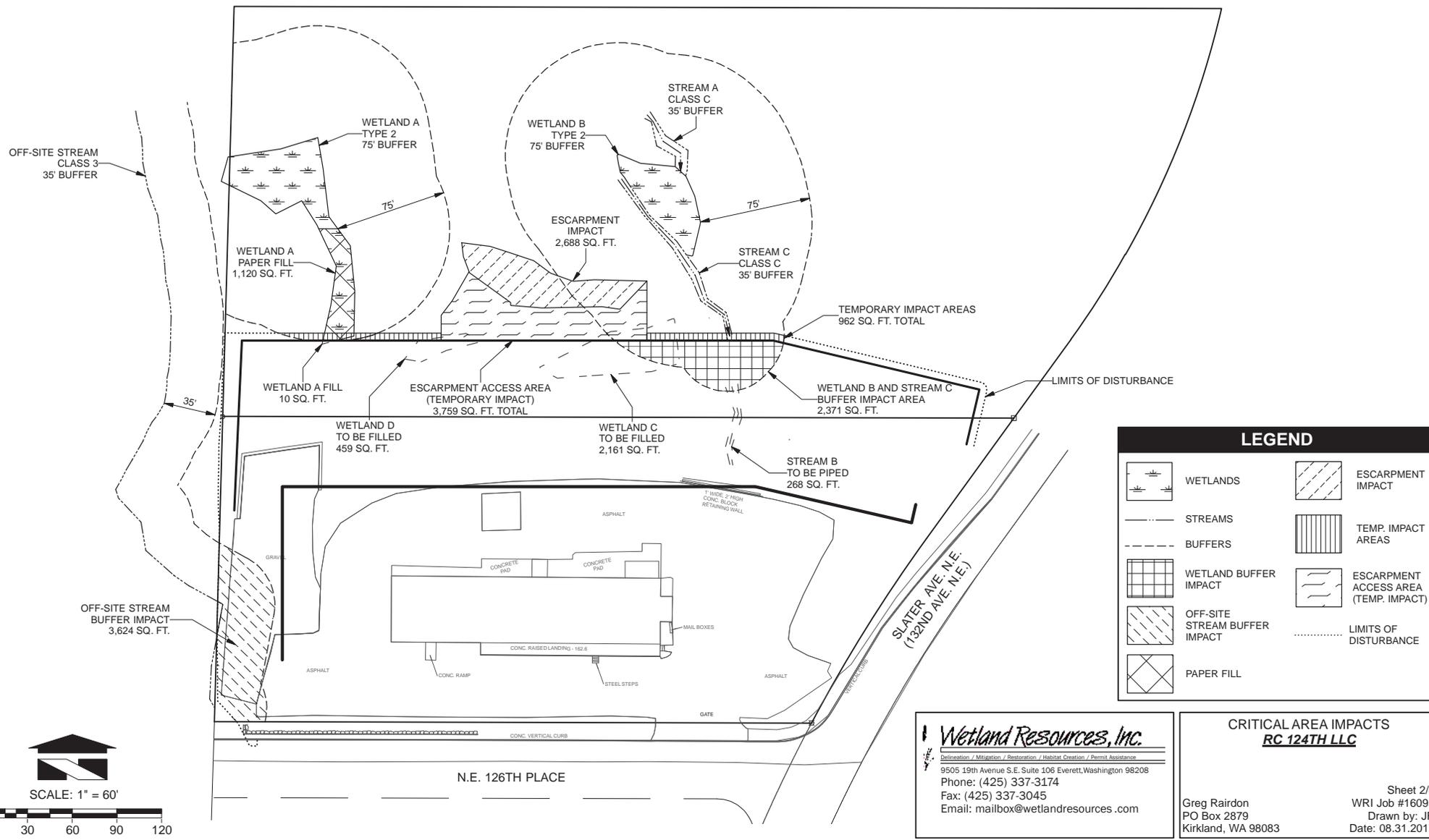
Greg Rairdon  
 PO Box 2879  
 Kirkland, WA 98083

Sheet 1/4  
 WRI Job #16095  
 Drawn by: JR  
 Date: 08.31.2017

### CRITICAL AREA IMPACTS MAP

#### **RC 124TH LLC**

PORTION OF S28, T26N, R05E, W.M.



LEGEND			
	WETLANDS		ESCARPMENT IMPACT
	STREAMS		TEMP. IMPACT AREAS
	BUFFERS		ESCARPMENT ACCESS AREA (TEMP. IMPACT)
	WETLAND BUFFER IMPACT		LIMITS OF DISTURBANCE
	OFF-SITE STREAM BUFFER IMPACT		
	PAPER FILL		



SCALE: 1" = 60'

**Wetland Resources, Inc.**  
Consultation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**CRITICAL AREA IMPACTS**  
**RC 124TH LLC**

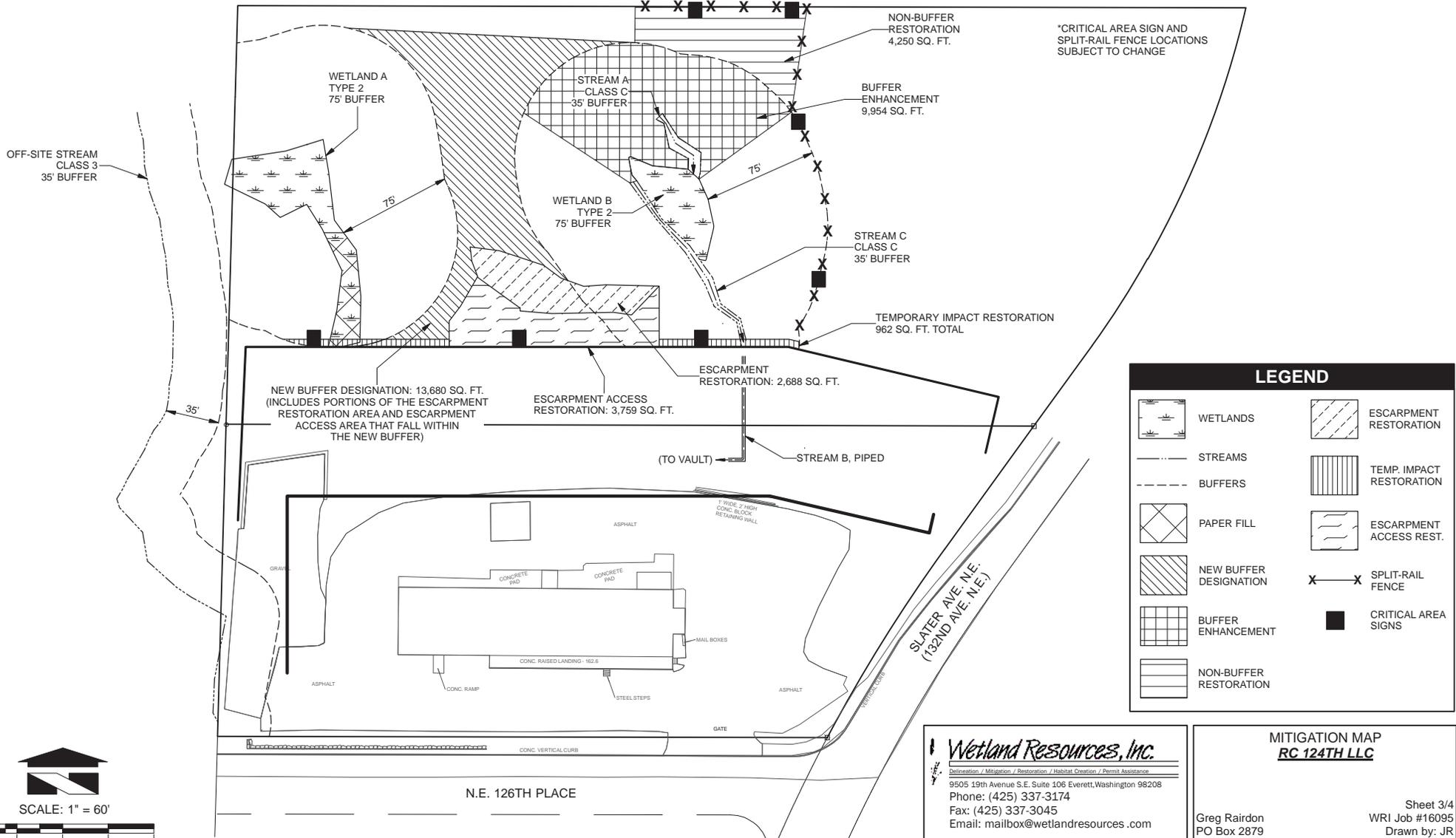
Greg Rairdon  
 PO Box 2879  
 Kirkland, WA 98083

Sheet 2/4  
 WRI Job #16095  
 Drawn by: JR  
 Date: 08.31.2017



**MITIGATION MAP**  
**RC 124TH LLC**

PORTION OF S28, T26N, R05E, W.M.





**David Barnes**

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**From:** Steve Sears <smsears@comcast.net>  
**Sent:** Monday, January 02, 2017 2:13 PM  
**To:** David Barnes  
**Subject:** rezoning case no zon16-02288

Mr. Barnes,

Please advise the Kirkland City Council that I am very opposed to the rezoning in this case.

As I walked by the proposed rezone, it was apparent by the volume and enthusiasm of the birds singing that there is more to this zone than dirt and trees. The NEEDED? expansion of parking areas so that some car lot can have more cars in inventory does not outweigh the importance of green zones for our wildlife. The current lot was not needed until a couple years ago,, now its full.. any lot they build will be full and then another lot will be built and on and on.

For once do not pave Paradise and put up a parking lot.... (Joni Mitchell)

Sincerely  
Steve Sears  
425 821 5945.

**David Barnes**

---

**From:** Brad Williamson <brad.williamson@bradcentral.net>  
**Sent:** Tuesday, January 03, 2017 5:06 PM  
**To:** David Barnes  
**Subject:** Hearing Examiner's recommendation for IIB Permit for ZON16-02288

Hi,

When completed, can you please supply me a copy of the Hearing Examiner's recommendation for a IIB permit for the Rairdon Planned Unit Development (PUD), Case Number ZON16-002288.

Thanks,

Brad Williamson  
12930 NE 128<sup>th</sup> PL  
Kirkland, WA 98034  
425-444-2723

**David Barnes**

---

**From:** Katja Ermann <katjae.psyd@gmail.com>  
**Sent:** Tuesday, January 03, 2017 7:33 PM  
**To:** David Barnes  
**Subject:** Comment on Rairdon Planned development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in the neighborhood above the proposed construction and have concerns about removal of any of the greenbelt area. The trees and underbrush are an important buffer between the industrial area and traffic below and the quiet residential cul-de-sac above. Traffic noise from 124th is already audible in winter, and would only get louder with the removal of the trees. There is also the visual blight of the industrial park and traffic which is currently blocked by the natural boundary. The project also appears to project into the neighborhood itself, by taking over one lot of the housing -- clearly this project inappropriately crosses well into the residential area.

I strongly encourage the board to deny the Rairdon PUD ZON16-02288 and any other project which would negatively impact the boundaries between the industrial and residential areas.

Katja Ermann  
12811 130th Ave NE

**David Barnes**

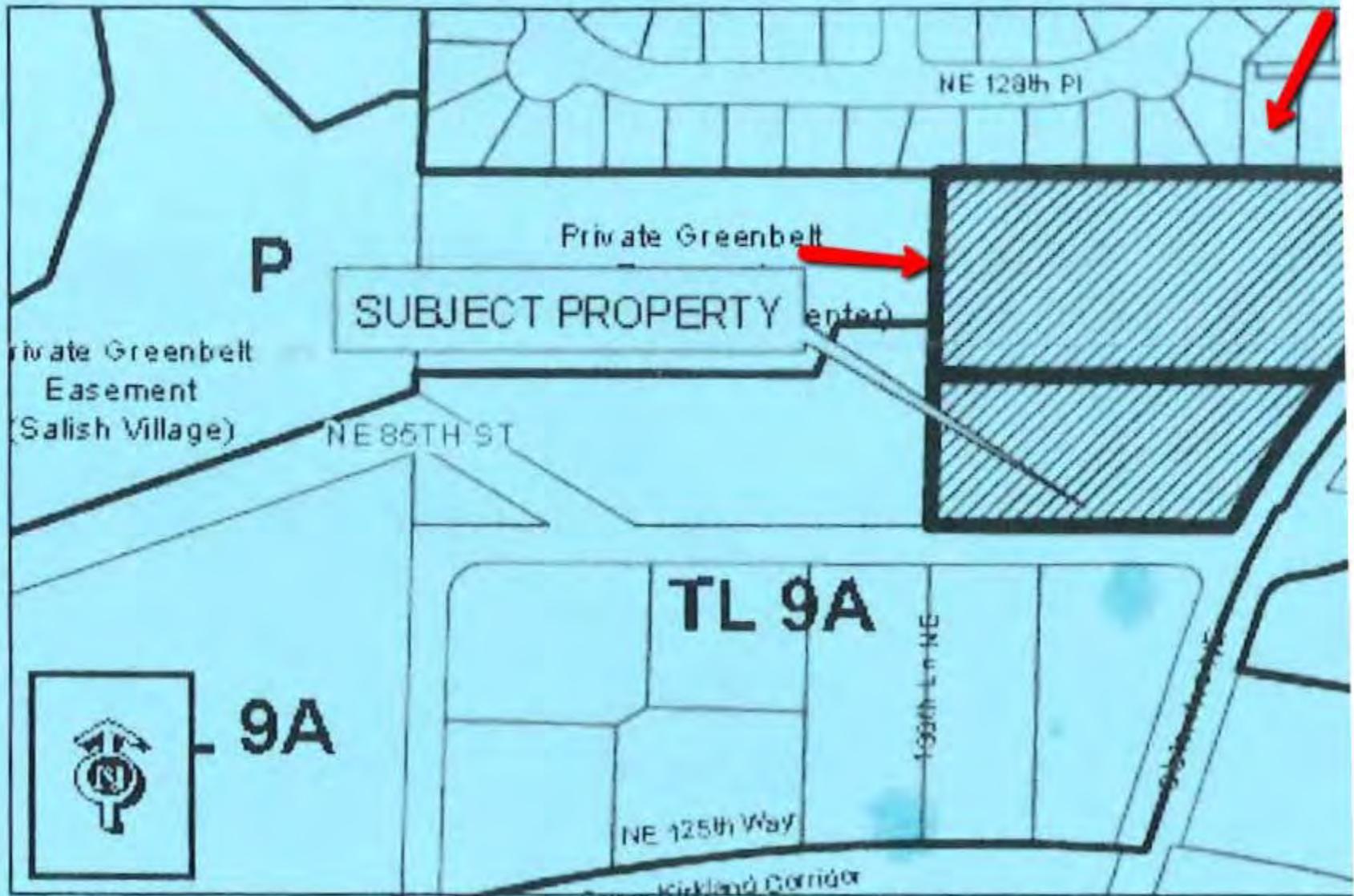
---

**From:** Ken Bell <kenbellrealestate@gmail.com> on behalf of Ken Bell <kenbell@realtyexecutives.com>  
**Sent:** Thursday, January 05, 2017 12:17 PM  
**To:** David Barnes  
**Subject:** Zon16-02288

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My mailing address is 13119 NE 128<sup>th</sup> Pl and I back up to the 5 acre parcel purchased by Rairdon. I just want to confirm that the 200 feet behind our property will remain a greenbelt. See map below. Our lot is the last on the small lane of 3 homes note the arrow. The 2 other arrows shows the 200 foot buffer and the subject property that is below is the about to be developed portion. Also can you identify the wetlands that are being removed.

Publishing Date: December 29, 2016



Sincerely,

Ken Bell  
President  
REALTY EXECUTIVES Brio  
13010 NE 20<sup>th</sup> Street, Suite 200  
Bellevue, WA 98005  
425-646-8557



**David Barnes**

---

**From:** Karen Walter <KWalter@muckleshoot.nsn.us>  
**Sent:** Tuesday, January 17, 2017 3:13 PM  
**To:** David Barnes  
**Subject:** FW: Notice of Application: Rairdon Planned Unit Development (PUD) - ZON16-02288  
**Attachments:** Rairdon PUD Notice of Application - ZON16-02288.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David,

We received the NOA for the proposed Rairdon PUD project referenced above. Per the NOA, the applicant is proposing to fill wetlands and pipe a stream. Is there more information about this proposed work, including, but not limited to:

1. The rationale/need for critical areas impacts;
2. The details regarding impacts to critical areas including site plans; measures to avoid, minimize, etc.
3. Mitigation for unavoidable impacts to critical areas.

We checked the City's website at [www.mybuildingpermit.com](http://www.mybuildingpermit.com) and could not find any information or documents to address these questions. We prefer electronic copies if available.

Thank you,  
 Karen Walter  
 Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division  
 Habitat Program  
 Phillip Starr Building  
 39015-A 172nd Ave SE  
 Auburn, WA 98092  
 253-876-3116*

---

**From:** Karin Bayes [mailto:KBayes@kirklandwa.gov]  
**Sent:** Thursday, December 29, 2016 9:26 AM  
**To:** Karen Walter  
**Subject:** Notice of Application: Rairdon Planned Unit Development (PUD) - ZON16-02288

Attached for your information is the Notice of Application regarding the **Rairdon Planned Unit Development (PUD), File No. ZON16-02288.**

If you have any questions concerning this project, please contact **Associate Planner, David Barnes** at [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov) or at 425-587-3250.

Thank you,

*Karin Bayes*

Office Specialist  
Planning & Building Department  
City of Kirkland  
425-587-3236



**CITY OF KIRKLAND**  
**NOTICE OF SEPA DETERMINATION AND ROAD CONCURRENCY TEST**  
**RAIRDON PLANNED UNIT DEVELOPMENT**  
**FILE NO. [SEP16-02289](#) & [ZON16-02288](#)**

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

**Permit No.:** SEP16-02289 & ZON16-02288

**Proponent:** Greg Rairdon, RC 124<sup>th</sup> LLC

**Address or Location of proposal:** [13110 NE 126<sup>th</sup> Place](#)

**Description of project:** Proposal utilizing a Planned Unit Development to fill onsite wetlands, modify a wetland buffer, pipe a stream for the purposes of constructing two retaining walls and tiered surface parking facility for an existing automobile vehicle storage operation in the TL9A and TL9B zones.

Notice is hereby given that on November 1, 2017 the City of Kirkland issued a Mitigated Determination of Nonsignificance (MDNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

The proposal has been changed to include the following measures summarized to mitigate impacts:

1. In conjunction with the submittal of a development permit application for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts to wetlands, streams and their associated buffers.
2. If the Planned Unit Development (ZON16-02288) is not approved or the King County MRP-ILF application is denied, the applicant's proposal shall be revised to comply with the City's wetland and stream mitigation requirements and a new SEPA checklist, prepared by the applicant, shall be submitted for review by the City.

**SEPA Comments:** Comments must be submitted by **5:00 PM on November 15, 2017** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact David Barnes for further information at 425.587.3250.

**Procedures to Appeal SEPA:** You may contact David Barnes at 425.587.3250 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on November 15, 2017** at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#). This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the DNS. **There may be no other opportunity to appeal these issues.** Call David Barnes at 425.587.3250 if you have questions about what issues are addressed in this MDNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

**Procedures to Appeal Road Concurrency:**

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by **5:00 p.m. on November 15, 2017** at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).

**There is no other opportunity to appeal road concurrency issues.** Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com).

Publishing Date: November 2, 2017


**CITY OF KIRKLAND**

Planning and Building Department  
 123 5th Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3600

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**
**Case No.:** SEP16-02289

**DATE ISSUED:** November 1, 2017

**Project Name:** Rairdon Planned Unit Development (PUD)

**Project Location:** 13110 NE 126<sup>th</sup> PL

**Project Description:** Proposal utilizing a Planned Unit Development to fill onsite wetlands, modify a wetland buffer, pipe a stream for the purposes of constructing two retaining walls and tiered surface parking facility for an existing automobile vehicle storage operation in the TL9A and TL9B zones.

**Proponent:** Greg Rairdon, RC 124<sup>th</sup> LLC

**Project Planner:** David Barnes

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to David Barnes, project planner at [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov) by **5:00 PM on November 15, 2017**. Please reference case number SEP16-02289. Mitigation required to be incorporated into the Project:

1. In conjunction with the submittal of a development permit application for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts to wetlands, streams and their associated buffers.
2. If the Planned Unit Development (ZON16-02288) is not approved or the King County MRP-ILF application is denied, the applicant's proposal shall be revised to comply with the City's wetland and stream mitigation requirements and a new SEPA checklist, prepared by the applicant, shall be submitted for review by the City.

**Responsible official:**

10/30/17

Eric R. Shields, AICP, Planning & Building Director      Date  
 City of Kirkland  
 Planning & Building Department  
 123 Fifth Avenue, Kirkland, WA 98033 – 425.587.3600

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later **than 5:00 PM on November 15, 2017** by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP16-02289. Contact David Barnes, project

planner in the Planning & Building Department at 425.587.3250 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

**Publish in The Seattle Times on:** November 2, 2017

**Distribute this notice with a copy of the Environmental Checklist to:**

GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Totem Lake Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services
- Washington State Dept. of Archaeology & Historic Preservation
- King County Dept. of Transportation - Employer Transportation Representative
- Seattle & King County Public Health - SEPA Coordinator

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review
- Department of Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- Eastside Audubon Society
- EvergreenHealth - Director of Construction and Administrative Director, Government & Community Affairs Department
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- Woodinville Water District - General Manager
- Seattle City Light - Department of Finance and Administration
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Director, Planning Dept.
- Parties of Record

**cc:** Applicant  
 Planning Department File, Case No. ZON16-02288  
 Building Department File, Permit No. BNR16-10064  
 Development Engineer, Permit No. LSM16-10065  
 Public Works Department Transportation Engineer

Distributed by: \_\_\_\_\_

  
 (Angela Martin, Sr. Office Specialist)

November 1, 2017

Date





719 Second Avenue, Suite 1150  
 Seattle, WA 98104-1728  
 206-623-9372  
 vnf.com

November 9, 2017

**VIA E-MAIL AND FIRST CLASS MAIL**

Mr. Eric Shields  
 Director of Planning  
 City of Kirkland  
 Planning and Community Development  
 123 Fifth Avenue  
 Kirkland, WA 98033

Re: Environmental Determination, File No. SEP16-02289 for Rairdon PUD  
 Case No. ZON16-02288

Dear Mr. Shields,

We have reviewed the subject staff report and Mitigated Determination of Non-Significance (MDNS) and have serious concerns with Condition 1 that reads:

*In conjunction with the submittal of a development permit application for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts the wetlands, streams and their associated buffers.*

The timing element of this condition is unworkable and improperly requires mitigation before any impact occurs to critical areas.

We anticipate that the In Lieu Fee (ILF) for this project to be in the hundreds of thousands of dollars. This fee is non-refundable once paid. To require an applicant to pay significant non-refundable mitigation fees prior to undertaking any work in the critical area or causing any impacts to the critical area is improper.

This condition can easily be revised to be workable for both the City and the applicant such that fees are paid into the ILF program concurrent with the work taking place. Our suggested revised language is as follows:

*Prior to the start of any construction authorized by development permits issued for the proposed development, the applicant shall submit to the City proof of*

*application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts the wetlands, streams and their associated buffers.*

Please reissue and re-notice the MDNS with the revised condition language as described above, which achieves the goal of mitigation while at the same time being reasonable for the applicant to fulfill. Given the appeal deadline established in the MDNS, we will need to appeal the current MDNS and challenge Condition 1 if our requested revision is not completed by November 15th.

I would be happy to discuss this with you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brent Carson", with a long horizontal flourish extending to the right.

Brent Carson

BRC:dvs

cc: Greg Rairdon  
David Barnes

**NOTICE OF AVAILABILITY**  
**December 13, 2017**

The City of Kirkland has issued an addendum to the November 1, 2017 Mitigated Determination of Non-Significance (MDNS) issued for the Rairdon Planned Unit Development (City File No. SEP17-02289). The subject of the SEPA addendum is a language change on Mitigation Item 1, which allows the applicant to provide approval of and proof of payment into the King County Mitigation Reserves – In Lieu Fee Program prior to issuance of any development permit instead of providing it in conjunction with any development permit application.

The following steps will occur in the City of Kirkland's **review of this proposal**: public hearing conducted by the Hearing Examiner in (January 2018) and a recommendation to the City Council for final approval in (February 2018). All dates are subject to change.

If you wish to receive a copy of the proposed SEPA Addendum, or have any questions, please contact David Barnes at 425.587.3250. You may also send requests for copies via email, at [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov).

cc: File: ZON16-02288

## Fact Sheet

<b>Action Sponsor and Lead Agency</b>	City of Kirkland Planning and Building Department
<b>Proposed Action</b>	Revise the issued Mitigated Determination of Non-Significance (MDNS) mitigation item number 1 to read: Prior to the issuance of any development permit for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate the impacts to wetlands, streams and their associated buffers.
<b>Responsible Official</b>	 <hr/> <b>Eric R. Shields, AICP</b> <b>Planning Director</b>
<b>Contact Person</b>	David Barnes City of Kirkland 425.587.3250
<b>Required Approvals</b>	Approval by Planning Official.
<b>Location of Background Data</b>	File: ZON16-02288/SEP16-02289 City of Kirkland Planning and Building Department 123 Fifth Avenue Kirkland, WA 98033
<b>Date of Issuance</b>	December 13, 2017

## **City of Kirkland**

### **Process IIB - Rairdon Planned Unit Development (PUD)**

#### **SEPA Addendum dated (December 7, 2017)**

##### **File No. SEP17-02289**

### **I. Background**

The City of Kirkland proposes to issue an addendum to the Mitigated Determination of Non-Significance (MDNS) issued November 1, 2017 for the Rairdon PUD (see Attachment 1). Specifically, the addendum revises mitigation condition number 1 to allow proof of King County Mitigation Reserves Program (MRP) application approval and payment into the In Lieu Fee (ILF) Program prior to issuance of any development permits by the City of Kirkland. This revision was requested by the **applicant's agent** (see Attachment 2). The Rairdon PUD will be reviewed using Chapter 152 KZC, Process IIB with a recommendation by the Hearing Examiner and final approval by the Kirkland City Council.

The November 1, 2017 MDNS and this SEPA Addendum are intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Zoning permit application, City of Kirkland File number ZON16-02288.

### **II. SEPA Addendum**

According to the SEPA Rules, a SEPA addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c), -625 and -706).

The issued MDNS language in Mitigation item number 1 would therefore be changed to read:

1. Prior to the issuance of any development permit for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate the impacts to wetlands, streams and their associated buffers.

No new significant impacts related to the language change have been identified.

### **III. Project Action**

Decisions on the approval of zoning permit applications are referred to by the SEPA rules as “project actions” (WAC 197-11-704(1)(a)):

(a) **Project actions.** A project action involves a decision on a specific project, such as a construction or management activity located in a defined geographic area. Projects include and are limited to agency decisions to:

(i) License, fund, or undertake any activity that will directly modify the environment, whether the activity will be conducted by the agency, an applicant, or under contract.

(ii) Purchase, sell, lease, transfer, or exchange natural resources, including publicly owned land, whether or not the environment is directly modified.

The purpose of a SEPA Determination in analyzing a project action is to help the public and decision-makers identify and evaluate the environmental effects and impacts of a specific project.

### **IV. Environmental Analysis**

Staff has evaluated the **applicant’s agents** request to revise the language for Mitigation item number 1 and agrees the change does not create additional or new environmental impacts. The revision to Mitigation item number 1 does not change the mitigation obligation, only the timing on when proof of approval and payment into the ILF program is required. The Mitigation obligation will still be required to be completed prior to wetland, wetland buffer and stream impacts.

### **V. Description of the Proposed Rairdon PUD**

The proposal, if approved, would allow the applicant to fill onsite wetlands, modify a wetland buffer, pipe a stream for the purposes of constructing two retaining walls and tiered surface parking facility for an existing automobile vehicle storage operation.

### **VI. Public Involvement**

The Hearing Examiner will hold a hold public hearing in (January 2018) and the Kirkland City Council will hold a meeting for making a final decision on the project in (February 2018) respectively. Public notice of the amendment and the public hearing and Kirkland City Council meeting is being provided in accordance with State law. The City Council will take final action on the proposal in February 2018. All dates are subject to change.

## **VII. Conclusion**

The MDNS and SEPA Addendum fulfills the environmental review requirements for the proposed Zoning permit application for the Rairdon PUD (ZON16-02288) to ensure mitigation is performed for the impacts being proposed to wetlands, streams and their buffers. The impacts of the proposal are the same as those disclosed and evaluated in the November 1, 2017 MDNS. and no new significant impacts have been identified. Therefore, the issuance of this SEPA Addendum is the appropriate course of action.

### Attachments:

1. Mitigated Determination of Non-Significance issued by the city of Kirkland on November 1, 2017
2. **Applicant's Agents** letter dated November 9, 2017

CC: Parties of Record  
ZON16-02288



**CITY OF KIRKLAND**  
 Planning and Building Department  
 123 5th Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3600

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**Case No.:** SEP16-02289

**DATE ISSUED:** November 1, 2017

**Project Name:** Rairdon Planned Unit Development (PUD)

**Project Location:** 13110 NE 126<sup>th</sup> PL

**Project Description:** Proposal utilizing a Planned Unit Development to fill onsite wetlands, modify a wetland buffer, pipe a stream for the purposes of constructing two retaining walls and tiered surface parking facility for an existing automobile vehicle storage operation in the TL9A and TL9B zones.

**Proponent:** Greg Rairdon, RC 124<sup>th</sup> LLC

**Project Planner: David Barnes**

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to David Barnes, project planner at [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov) by **5:00 PM on November 15, 2017**. Please reference case number SEP16-02289. Mitigation required to be incorporated into the Project:

1. In conjunction with the submittal of a development permit application for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts to wetlands, streams and their associated buffers.
2. If the Planned Unit Development (ZON16-02288) is not approved or the King County MRP-ILF application is denied, the applicant's proposal shall be revised to comply with the City's wetland and stream mitigation requirements and a new SEPA checklist, prepared by the applicant, shall be submitted for review by the City.

**Responsible official:**  \_\_\_\_\_ 10/30/17  
 Eric R. Shields, AICP, Planning & Building Director Date  
 City of Kirkland  
 Planning & Building Department  
 123 Fifth Avenue, Kirkland, WA 98033 – 425.587.3600

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later **than 5:00 PM on November 15, 2017** by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP16-02289. Contact David Barnes, project

planner in the Planning & Building Department at 425.587.3250 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

**Publish in The Seattle Times on:** November 2, 2017

**Distribute this notice with a copy of the Environmental Checklist to:**

GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Totem Lake Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services
- Washington State Dept. of Archaeology & Historic Preservation
- King County Dept. of Transportation - Employer Transportation Representative
- Seattle & King County Public Health - SEPA Coordinator

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review
- Department of Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- Eastside Audubon Society
- EvergreenHealth - Director of Construction and Administrative Director, Government & Community Affairs Department
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- Woodinville Water District - General Manager
- Seattle City Light - Department of Finance and Administration
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Director, Planning Dept.
- Parties of Record

**cc:** Applicant  
 Planning Department File, Case No. ZON16-02288  
 Building Department File, Permit No. BNR16-10064  
 Development Engineer, Permit No. LSM16-10065  
 Public Works Department Transportation Engineer

Distributed by: \_\_\_\_\_ November 1, 2017

(Angela Martin, Sr. Office Specialist) Date

## Attachment 2



719 Second Avenue, Suite 1150  
 Seattle, WA 98104-1728  
 206-623-9372  
 vnf.com

November 9, 2017

**VIA E-MAIL AND FIRST CLASS MAIL**

Mr. Eric Shields  
 Director of Planning  
 City of Kirkland  
 Planning and Community Development  
 123 Fifth Avenue  
 Kirkland, WA 98033

Re: Environmental Determination, File No. SEP16-02289 for Rairdon PUD  
 Case No. ZON16-02288

Dear Mr. Shields,

We have reviewed the subject staff report and Mitigated Determination of Non-Significance (MDNS) and have serious concerns with Condition 1 that reads:

*In conjunction with the submittal of a development permit application for the proposed development, the applicant shall submit proof of application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts the wetlands, streams and their associated buffers.*

The timing element of this condition is unworkable and improperly requires mitigation before any impact occurs to critical areas.

We anticipate that the In Lieu Fee (ILF) for this project to be in the hundreds of thousands of dollars. This fee is non-refundable once paid. To require an applicant to pay significant non-refundable mitigation fees prior to undertaking any work in the critical area or causing any impacts to the critical area is improper.

This condition can easily be revised to be workable for both the City and the applicant such that fees are paid into the ILF program concurrent with the work taking place. Our suggested revised language is as follows:

*Prior to the start of any construction authorized by development permits issued for the proposed development, the applicant shall submit to the City proof of*

Mr. Eric Shields

- 2 -

November 9, 2017  
Attachment 2

*application approval from the King County MRP-ILF and a statement of sale showing payment into the ILF program to mitigate impacts the wetlands, streams and their associated buffers.*

Please reissue and re-notice the MDNS with the revised condition language as described above, which achieves the goal of mitigation while at the same time being reasonable for the applicant to fulfill. Given the appeal deadline established in the MDNS, we will need to appeal the current MDNS and challenge Condition 1 if our requested revision is not completed by November 15th.

I would be happy to discuss this with you.

Very truly yours,



Brent Carson

BRC:dvs

cc: Greg Rairdon  
David Barnes



## KIRKLAND RAIDON COMPLIANCE NARRATIVE

### Project Overview

This application includes two parcels. The South Parcel (located at 13110 NE 126<sup>th</sup> Place) is currently developed with a vehicle service center that is also used for inventory storage for several nearby dealerships (i.e. Rairdon's Chrysler Dodge Jeep of Kirkland, Rairdon's Fiat and Alfa Romeo of Kirkland, and Maserati of Kirkland). The North Parcel (located at 13000 132<sup>nd</sup> Place NE) is currently undeveloped. This project seeks PUD approval to allow future development of a tiered vehicle storage area north of the existing vehicle service building. A future site development permit and building permit would seek permission to construct these improvements. Through the PUD, Rairdon is also seeking City approval to fill wetlands and a stream and impact wetland buffers, and to provide mitigation through the King County Mitigation Reserves Program, which would not otherwise be permitted under KZC 90.45.

### Background

There is a significant shortage of well-located, efficient storage space for vehicle inventory needed by the Dealerships. The South Parcel has been used for vehicle storage, but it is too small and not configured properly for this use, resulting in inadequate inventory space and often requiring movement of four or five vehicles in order to retrieve a specific vehicle stored on the South Parcel. In 2015, Mr. Rairdon approached Kirkland planning staff seeking input on the potential use of the property located at 13110 NW 126<sup>th</sup> Place for vehicle storage. At the time of his inquiry, the zoning of the South Parcel allowed vehicle service and storage but the zoning of the North Parcel prohibited such uses. Furthermore, the development of the North Parcel for vehicle storage use would require constructing retaining walls that would impact wetlands and a stream. City staff informed Mr. Rairdon that amendments to the Comprehensive Plan and Zoning Code were required to authorize the uses contemplated on the North Parcel and that a Planned Unit Development (PUD) could be used to authorize disturbance of wetlands and streams that would otherwise be prohibited by Kirkland Zoning Code (KZC) Chapter 90.

Mr. Rairdon pursued Comprehensive Plan and Zoning Code and Map amendments to facilitate development vehicle storage on his property. In December of 2015, the Kirkland City Council unanimously adopted Ordinance No. 4498, which included Mr. Rairdon's proposed amendments, changing the zoning of the North Parcel from Medium Density Residential to Commercial Mixed Use (TL9B) and establishing development standards and procedural requirements for development of vehicle repair and storage uses on the subject property.

With the proposed use permitted by the Comprehensive Plan and Zoning Code, the applicant is now seeking PUD approval for development of the North Parcel and for participation in the King County In-Lieu Fee Mitigation Reserves Program as compensatory mitigation for necessary filling of onsite critical areas. The City approved a similar wetland fill proposal using the PUD process in June of 2016 (File # ZON15-00875).

### Existing Conditions

Land use. The two parcels included in this PUD application are located to the northwest of the intersection of NE 126<sup>th</sup> Place and 132<sup>nd</sup> Place NE. The North Parcel (King County Parcel No 2826059004),

located at 13000 132<sup>nd</sup> Place NE, is a 3.74 acre undeveloped site. The South Parcel (King County Parcel No. 2826059128), located at 13110 NE 126<sup>th</sup> Place, is 2.2 acres and currently developed with a vehicle service center that provides inventory storage and service for cars from several nearby dealerships (i.e. Rairdon's Chrysler Dodge Jeep of Kirkland, Rairdon's Fiat and Alfa Romeo of Kirkland, and Maserati of Kirkland).

Zoning. The North Parcel is zoned Commercial Mixed Use (TL9B); the South Parcel is zoned Industrial (TL9A). Both parcels are located in the Totem Lake Business District, within the Eastern Industrial Subarea. The area is one of the few remaining light industrial areas in the City. The New Totem Lake Business District Plan calls for supporting light industry and uses that provide goods and services (such as auto repair) through development standards and incentives that encourage existing businesses to remain and expand while minimizing conflicts with non-industrial uses within the area.

Surrounding uses. The subject property is bordered to the north by low density residential development, to the east by 132<sup>nd</sup> Place NE, to the south by NE 126<sup>th</sup> Place and light industrial development, and to the west by an undeveloped private greenbelt easement associated with Totem Valley Business Center. Access to the property is from NE 126<sup>th</sup> Place, along the southern property line of the South Parcel. The South Parcel is developed with an approximately 8,000 square foot building and associated drive aisles and parking. The North Parcel is undeveloped.

Environmental constraints. There are significant development constraints on the subject property. The North Parcel contains a steep, heavily vegetated hillside that lies within an identified high landslide hazard area. Retaining walls will be necessary for the proposed development. The North Parcel also contains three wetlands and two streams, one of which flows onto the South Parcel. Wetlands A and B are both Type 2 wetlands requiring a 75-foot buffer. Wetland C, closest to the south property line of the North Parcel, is a Type 3 wetland requiring a 50-foot buffer. Both streams are Class C streams requiring 35-foot buffers. There may be a regulated stream on the property to the west, the buffer of which, if regulated, extends into the existing parking area on the South Parcel.

## Proposal

The purpose of the proposed PUD is to facilitate development of additional vehicle storage area that will serve several dealerships in the immediate vicinity (i.e. Rairdon's Chrysler Dodge Jeep of Kirkland, Rairdon's Fiat and Alfa Romeo of Kirkland, and Maserati of Kirkland). Currently, vehicle storage space is extremely limited and constrains the ability of the nearby dealerships to stock appropriate inventory. The existing storage areas on the South Parcel are currently so overcapacity that retrieving a single car for a potential customer can require moving four or five other cars. The inventory limitations and delays associated with the current system are not compatible with the needs and priorities of customer-centric auto dealerships. No vehicle sales will occur from the subject property; it will be used for service and storage only. The proposed PUD does not change the use of the subject property, but rather expands the existing storage use onto a portion of the North Parcel. Vehicle storage is a permitted use in both zones on the subject property. There are no other reasonable available and undeveloped properties in a reasonable distance to the dealerships to provide the necessary auto storage.

The project includes construction of drive aisles, ramps, and retaining walls that form a tiered storage area to accommodate the minimum storage needed for dealership inventory. The project has been designed to minimize environmental impacts but, due to site constraints, will require the filling of one

wetland and one stream as well as some buffer encroachment impacts. The applicant proposes to mitigate critical area impacts through the King County In-Lieu Fee Mitigation Reserves Program. The use of this program for mitigation can be approved through the PUD process.

The design of the project provides several public benefits, including improved buffering between residential and industrial uses, avoiding circulation impacts to 132<sup>nd</sup> Ave NE, and support of an important economic sector in Totem Lake (a sector that, together with aerospace/high tech, the Eastern Industrial Subarea Plan credits with over 90% of the jobs in the area).

### **Planned Unit Development Procedures and Criteria**

Appropriate use of the PUD process. The City of Kirkland permits Planned Unit Developments (PUDs) as a mechanism to allow a person to propose a development that is innovative or otherwise beneficial, but which does not strictly comply with the provisions of this code. (KZC 125.05) The PUD process can be used to modify any provisions of the city code *except*: the provisions of the PUD chapter, procedural provisions, provisions applicable to development on regulated slopes, provisions pertaining to the installation and maintenance of storm water retention/detention facilities, provisions pertaining to the installation of public improvements, provisions regulating signs, provisions regulating the construction of one detached dwelling unit, or any provision that specifically states that its requirements are not subject to modifications under a PUD. (KZC 125.20) This PUD proposal will allow for development of the subject property in a way improves compatibility with surrounding development but does not strictly comply with the critical area regulations. The critical area regulations may be modified through the PUD process.

Compliance with PUD approval criteria. KZC 125.35 states that the City may approve a PUD if:

1. The proposed PUD meets the requirements of this chapter.

**The PUD's compliance with applicable provisions of the chapter is described in detail below.**

2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.

**The potential adverse impacts of the development relate primarily to critical area impacts. The PUD process will facilitate mitigation of those impacts through the King County In-Lieu Fee Mitigation Reserves Program. The PUD's benefits to the residents of the City—including improved buffering between residential and industrial uses, avoiding circulation impacts to 132<sup>nd</sup> Ave NE, and support of an important economic sector in the Totem lake Eastern Industrial Subarea—clearly outweigh any undesirable effects of allowing the applicant to participate in the King County In-Lieu Fee Mitigation Reserves Program as a means of mitigating onsite critical area impacts.**

3. The applicant is providing one (1) or more of the following benefits to the City as part of the proposed PUD:
  - a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD .

- b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.
- c. The design of the PUD incorporates active or passive solar energy systems.
- d. The design of the proposed PUD is superior in one (1) or more of the following ways to the design that would result from development of the subject property without a PUD:
  - 1) Increased provision of open space or recreational facilities.
  - 2) Superior circulation patterns or location or screening of parking facilities.
  - 3) Superior landscaping, buffering, or screening in or around the proposed PUD.
  - 4) Superior architectural design, placement, relationship or orientation of structure.
  - 5) Minimum use of impervious surfacing materials.

**The design of the proposed PUD incorporates a NGPE that provides significantly more open space than would otherwise be required. A buffer of 200 feet will be established from the northern property line. This area will be preserved through a NGPE. Approximately 128,000 square feet of additional heavily vegetated hillside will be preserved beyond that required by code. In addition to the environmental and open space benefits of the preserved area, the design also increases compatibility with residential properties to the north by substantially expanding the visual buffer between the existing homes and development on the site. The proposed PUD will use the existing site access on NE 126<sup>th</sup> Place rather than requiring a new access point on 132<sup>nd</sup> Avenue NE. The design of the PUD is superior in several ways (e.g. increased protection of open space; superior circulation patterns; superior landscaping, buffering and screening) when compared to permissible site development with multi-family residential uses.**

- 4. Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.).

**Not applicable. No special needs housing is proposed.**

#### Zoning and Development Standards

Compliance with zoning regulations. The South Parcel is zoned Industrial (TL9A); the North Parcel is zoned Commercial Mixed Use (TL9B). Compliance with applicable zoning provisions is discussed in the following sections.

Proposed use permitted on the South Parcel. KZC 55.61.180 allows vehicle service and storage in the TL9A zone, subject to the following provisions:

1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

**The proposed vehicle storage area is a minimum of seven feet from the closest right of way. No storage will occur within required setbacks. Vehicle storage will be at least 200 feet from the residential zoning to the north of the subject property.**

2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

**Not applicable. No drive-through facility is proposed.**

3. Vehicle or boat sales are permitted on parcels abutting 132nd Avenue NE only.

**Not applicable. No vehicle sales are proposed.**

4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.

**All new lighting will be directed downward and shielded from the adjacent properties and right-of-way per the City of Kirkland standards. Compliance with applicable lighting standards will be evaluated at the time of future site development permit and building permit approvals.**

5. Outdoor loudspeaker systems are prohibited.

**No outdoor loudspeaker systems exist on the property. None are proposed.**

Development standards on South Parcel.

Required Review Process	MINIMUMS			MAXIMUMS		
	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure
		Front	Side	Rear		
None	None	10'	0'	0'	80%	45' above average building elevation.

**No new buildings are proposed and the existing building complies with the 45-foot maximum building height. Compliance with all other development standards, including setbacks and lot coverage maximums, will be evaluated at the time of future site development permit and building permit approvals.**

Proposed use permitted on the North Parcel. The following general regulations in KZC 55.63 apply to development in the TL9B zone:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

**The PUD's compliance with applicable provisions of the Kirkland Zoning Code is addressed throughout this compliance narrative.**

2. All development or associated land surface modifications shall be set back 100 feet from the north boundary of the TL 9B zone.

**All development and temporary land surface modifications are at least 100 feet from the north boundary of the TL9B zone. As proposed, there is a more than 200-foot buffer between the north property line and the closest proposed retaining wall.**

3. Vehicular access shall be from the south of the slope. If necessary, for uses other than "A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing," access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

**No vehicular access will be provided across the South Parcel from the existing access point along NE 126<sup>th</sup> Place.**

4. For residential development:

- a. The base density for residential development on the slope should be ...

**Not applicable. No residential development is proposed.**

KZC 55.64.035 allows vehicle service and storage in the TL9A zone, subject to the following provisions

1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A.

**This PUD proposal for vehicle storage on the North Parcel includes the adjoining parcel to the south in the TL9A zone (South Parcel).**

2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement.

**A 200-foot buffer will be placed in a recorded, protective easement.**

3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.

**The proposed development requires necessary impacts to onsite critical areas. The project has been designed to allow for the maximum number of vehicles, provide efficient vehicular**

movement, and avoid critical areas to the maximum extent feasible. Currently, the vehicle storage area has vehicles stacked up and gaining access to one vehicle often requires moving up to five vehicles. The proposed layout allows for greater ease of access to vehicles. Some of the storage areas have used “tandem” or “stacked” configurations. This configuration is utilized to minimize the overall footprint of the required storage area, thus minimizing the impacts to adjacent critical areas.

The site development proposes the use of retaining walls to accommodate the grade changes between the different parking levels. Retaining walls were chosen in lieu of re-grading the existing slopes. The re-grading would have had significantly more impact to the adjoining wetlands/streams and associated buffers. Utilization of the retaining walls further minimized the proposed impacts. The most northerly retaining wall was located as far south as possible to minimize impacts to wetlands and streams and their buffers, while still achieving the project purpose. Mitigation for unavoidable impacts is proposed through the King County In-Lieu Fee Mitigation Reserves Program.

4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.

**All new lighting will be directed downward and shielded from the adjacent properties and right-of-way per the City of Kirkland standards. Compliance with applicable lighting standards will be evaluated at the time of future site development permit and building permit approvals.**

5. Outdoor loudspeaker systems are prohibited.

**No outdoor loudspeaker systems exist on the property. None are proposed.**

6. Vehicle access to development must be from NE 126th Place.

**The existing site access, from NE 126<sup>th</sup> Place, will be used to serve the proposed development.**

Pedestrian Connectivity. KZC 105.18.2 establishes pedestrian access requirements within and between developments.

**Because there are no changes to the proposed use of the property, and because the parking and vehicle storage areas will only be accessed by those coming to the site by car to pick up or drop off a vehicle, these standards are not relevant to this proposal.**

### **Comprehensive Plan Policies**

The proposed development is consistent with the following Totem Lake Neighborhood Comprehensive Plan goals and policies:

Goal TL-1: Nurture and strengthen the role of the Totem Lake Neighborhood as a community and regional center for retail, health care, vehicle sales, light industrial and office employment.

Policy TL-1.1: Support the growth and retention of commercial activity in the neighborhood.

**The expansion of the vehicle storage area on the property is important to supporting the growth and retention of Rairdon's nearby dealerships. The existing vehicle storage on the South Parcel is too small and not configured properly, resulting in inadequate inventory space and often requiring movement of four to five vehicles in order to retrieve a specific vehicle stored on the South Parcel. The resulting inventory limitations and delays for customers wishing to see a particular vehicle are detrimental to the customer-oriented dealerships. The proposal would increase inventory capacity for the dealerships as well as responsiveness for the customers.**

Goal TL-4: Establish and support incentives to encourage automobile and other vehicle dealerships within the neighborhood.

Policy TL-4.1: Provide flexibility in development standards while maintaining an inviting visual environment.

Policy TL-4.2: Provide incentives for vehicle dealers to share storage, signs, and other features.

**The proposed development would provide shared vehicle storage for Rairdon's Chrysler Dodge Jeep of Kirkland, Rairdon's Fiat and Alfa Romeo of Kirkland, and Maserati of Kirkland. Flexibility in the application of some development standards, especially those governing critical areas, is needed in order to facilitate the project. This PUD application seeks relief from the regulations that would prohibit this necessary expansion of the shared vehicle storage space for Rairdon's dealerships.**

The Easter Industrial Subarea amendments unanimously adopted by the Kirkland City Council in December of 2015 as part of Ordinance 4498 specifically address the property proposed for development under this PUD application:

Policy TL-35.2 Development of the land north of NE 126th Place should be subject to standards to protect critical areas.

The parcel of land located within this area, on the north side of NE 126th Place may be appropriate for limited retail, light industry or small office uses. The abutting parcel directly to the north of this site is a steep, heavily vegetated hillside and lies within an identified high landslide area (see Figures TL-4 and inset map). Although a range of office, light industry or retail uses is permitted in the southern portion of this area if it is developed alone, development that includes consolidation with the northern parcel is subject to the following conditions that apply to any development of the northern parcel:

- (1) Proposals to develop the northern parcel (TL 9B) alone...
- (2) Standards for residential development on the northern parcel (TL 9B)...
- (3) Standards for non-residential development that includes consolidation and coordination of both parcels (TL 9A and TL 9B): should ensure that impacts to critical areas are avoided. Where this is not practicable, impacts should be minimized. Mitigation may be proposed incorporating best available science that results in an equal or greater level of function and value compared to existing conditions. Vehicle access for this use must be from the south.

Residential uses to the north should be protected through an expanded buffer, beyond the 100' required for residential use, and through standards limiting lighting and noise.

**While the proposed development requires necessary impacts to onsite critical areas, the project has been designed to minimize those impacts to the maximum extent feasible. The proposed layout includes “tandem” or “stacked” configurations to minimize the overall footprint of the required storage area. In addition, the use of retaining walls to accommodate the grade changes between the different levels will have far less impact on the adjoining wetlands/streams and associated buffers than regrading would have. Mitigation for unavoidable impacts is proposed through the King County In-Lieu Fee Mitigation Reserves Program. Vehicle access is proposed from the south and a generous buffer is proposed between the expanded vehicle storage area and the residential properties to the north.**

**Sensitive Areas and Geohazard Regulations**

Wetland buffers. KZC 90.45 establishes the following required, or standard, buffers:

Wetland Type	Primary Basin	Secondary Basin
1	100 feet	75 feet
2	75 feet	50 feet
3	50 feet	25 feet

In addition, a 10-foot setback from designated or modified buffers is required for structures. However, the Planning Official may allow minor improvements within the buffer which would clearly have no adverse effect during their construction, installation, use, or maintenance, on fish, wildlife, or their habitat or any vegetation in the buffer or adjacent wetland.

**The project site is located in the Juanita Creek drainage basin, a primary basin in the Cedar/Sammamish Watershed. The North Parcel contains three wetlands. Wetlands A and B are both Type 2 wetlands requiring a 75-foot buffer. Wetland C, closest to the south property line of the North Parcel, is a Type 3 wetland requiring a 50-foot buffer. Due to the necessary location of project improvements, wetland fill and buffer encroachments are proposed. The proposed retaining walls will be located within 10 feet of the wetland buffers. Those actions, and associated mitigation, are discussed in more detail in the sections that follow.**

Wetland modifications. KZC 90.55 limits permitted land surface modification of Type 2 Wetlands to 10 percent and modification of Type 3 Wetlands to 50 percent.

**The applicant seeks to modify this standard through the PUD process in order to facilitate a “paper fill” of a portion of Wetland A and complete filling of Wetland C.**

**Wetland A is a 3,380 square foot Type 2 Wetland. Due to the need to comply with buffer modification standards, this proposal includes 1,673 square feet of “paper fill” in Wetland A, which exceeds the 10 percent threshold. No actual filling of Wetland A will occur, but because of the encroachment of project improvements into the required 75-foot buffer, a portion of the wetland is considered filled in order to measure a new buffer. This results in a conservative measurement of potential impacts—**

mitigating for impacts to a wetland when the actual impact is to a wetland buffer—but exceeds the permissible fill allowed by KZC 90.55.

Wetland C, a 2,161 square foot Type 3 Wetland, will be filled in its entirety. This exceeds the 50 percent modification threshold established by KZC 90.55, but is necessary to facilitate the retaining walls required for support of the proposed tiered storage area. Wetland C is located on a relatively flat terraced area that is the soundest location for the proposed storage lot because the majority of the North Parcel is comprised of steep slopes that would require extensive grading and engineering to accommodate the necessary storage area.

The applicant proposes to use the King County In-Lieu Fee Mitigation Reserves Program as compensatory mitigation for necessary filling of onsite wetlands. Use of the In-Lieu Fee program requires PUD approval, since the Kirkland Zoning Code typically requires on-site mitigation or off-site mitigation in the same drainage basin.

Wetland buffer modifications and buffer averaging. KZC 90.60.1 states: “Wetland buffer impact is assumed to occur when wetland fill or modification is proposed. Any proposal for wetland fill/modification shall include provisions for establishing a new wetland buffer zone to be located around the compensatory mitigation sites and to be equal in width to its standard buffer specified in KZC 90.45(1) or a buffer reduced in accordance with this section by no more than one-third (1/3) of the standard buffer width in all cases (regardless of wetland type or basin type).”

KZC 90.60.2 allows buffer averaging, provided that the averaged buffer is not reduced by more than one-third at any point and that the area of the buffer resulting from the buffer averaging is equal in size and quality to the buffer area calculated by the standards specified in KZC 90.45(1).

The buffer impact to Wetland A will exceed the 1/3 standard outlined in KZC 90.60. To address this impact, the applicant proposes that the City consider this project as causing a “paper fill” of the southern portion of Wetland A. By assuming this wetland fill, the “remaining” portion of Wetland A would continue to have a buffer of 75 feet. No portion of Wetland A will actually be filled by this action. The “paper fill” concept is proposed to account for and adequately mitigate the impacts to Wetland A from the encroachment into the buffer of Wetland A. Approximately 1,673 SF of Wetland A will be considered “paper-filled” for the purpose of quantifying impacts to Wetland A, and will be mitigated through the King County In-Lieu Fee Program.

Buffer averaging is proposed for Wetland B. While construction of the wall will encroach into the buffer of Wetland B by 18 feet, that is only an encroachment of 24-percent and complies with the one-third limitation established in KZC 90.60. The buffer of Wetland B can be expanded north of the wall to provide more than sufficient area to meet the buffer averaging requirements. Approximately 792 square feet of the Wetland B buffer will be impacted. Approximately 800 square feet of additional buffer will be added to the western side of Wetland B to compensate for the buffer reductions.

Buffer averaging criteria. KZC 90.60.2.b requires modification requests for averaging of Type 2 wetlands to be considered by the Hearing Examiner and approved only if:

- 1) It is consistent with *Kirkland's Streams, Wetlands and Wildlife Study* (The Watershed Company, 1998) and the *Kirkland Sensitive Areas Regulatory Recommendations Report* (Adolfson Associates, Inc., 1998);

**The objective of Kirkland's Streams, Wetlands and Wildlife Study is to "provide the foundation for development of policies, regulations and incentives that will maintain, and to the degree possible, improve the quality of Kirkland's streams, wetlands and natural areas." The Study provides a list of opportunities for enhancement and restoration of the functions and features provided by the Juanita Creek Basin, including the following:**

- **"In areas where much of the surrounding land has already been developed, it is recommended that vegetated buffers be established wherever possible and as future opportunities arise."**
- **"Many of even the smallest wetlands could be enhanced by removing garbage and invasive plants, such as Himalayan blackberry, English ivy, Japanese knotweed, and bittersweet nightshade. Establishing any buffer of native vegetation can provide an improvement for screening, water quality, and wildlife habitat."**

**Although the proposed buffer width averaging plan will reduce portions of existing wetland buffer, additional buffer will be designated elsewhere on the project site. This will maintain the overall quantity of, as well as the functions provided by, the buffer. The existing and proposed buffer areas are currently vegetated; providing permanent protection of these areas meets the opportunities contained in the Study and will provide long-term protection of associated wetlands.**

**The Kirkland Sensitive Areas Regulatory Recommendations Report outlines recommendations for buffer width reductions adjacent to streams and wetlands. The Report recommends that stream buffer modification only be allowed if buffer averaging or buffer enhancement is proposed. It states, "Similar to the stream buffer modification recommendations, we recommend that modification of wetland buffers not exceed one-third of the buffer width, regardless of the basin designation, as long as buffer enhancement or averaging is provided." The buffer width averaging plan for Wetland B will be consistent with this recommendation; approving paper fill of the southern portion of Wetland A will allow this recommendation to be met in that vicinity.**

- 2) It will not adversely affect water quality;

**The proposed buffer width averaging plan will not adversely affect water quality. New buffer will be designated to replace lost/reduced buffer, which will maintain water quality functions and protection. All proposed buffer areas are currently vegetated.**

- 3) It will not adversely affect fish, wildlife, or their habitat;

**There is no fish habitat on or near the project site. Wildlife habitat will be maintained by the additional buffer being designated.**

- 4) It will not have an adverse effect on drainage and/or storm water detention capabilities;

**The buffer areas are not currently providing significant stormwater detention functions, so altering them will not impact those capabilities. The areas in which the buffer reductions occur are**

**down gradient from the associated wetland. The reduction will not impact the drainage to the wetlands. Furthermore, stormwater management, drainage plans/assessments, and erosion control plans are being prepared to address those functions during and following construction of the project.**

- 5) It will not lead to unstable earth conditions or create an erosion hazard;

**The reduction of the buffer will not lead to soil destabilization or an erosion hazard. The proposed plans include retaining walls, subsurface drainage, and surface drainage improvements to further stabilize the surrounding soils. Additionally, the grading and tree removal will be minimized to preserve mature ground cover, which is critical in minimizing erosion.**

- 6) It will not be materially detrimental to any other property or the City as a whole;

**The proposed buffer alterations will occur entirely on-site and will not extend into neighboring parcels or city-owned property. Long-term or large-scale negative impacts will not result from the buffer width averaging plan.**

- 7) Fill material does not contain organic or inorganic material that would be detrimental to water quality or to fish, wildlife, or their habitat;

**Fill material, if placed on-site will not contain any material that would be detrimental to water quality or to fish, wildlife, or their habitat.**

- 8) All exposed areas are stabilized with vegetation normally associated with native wetland buffers, as appropriate; and

**Any exposed areas that result from buffer width averaging will be planted/restored with native vegetation.**

- 9) There is no practicable or feasible alternative development proposal that results in less impact to the buffer.

**The remainder of the project site contains wetlands and steep slope areas. Constructing the storage lot elsewhere on the project site would result in either greater impacts to wetlands or would require extensive engineering due to the possibility of landslide and/or erosion issues. The proposed layout represents the most appropriate location.**

Stream buffers and modifications. KZC 90.90 establishes the following required, or standard, buffers:

Stream Class	Primary Basins	Secondary Basins
A	75 feet	N/A
B	60 feet	50 feet
C	35 feet	25 feet

In addition, a 10-foot setback from designated or modified buffers is required for structure unless the Planning Official allows minor improvements within the buffer.

**There are two onsite streams on the subject property. Stream A is located at the north end of Wetland B. It originates off-site to the north and flows for a very short distance on-site before dissipating into the wetland. Stream A reemerges along, and is contiguous with, the western boundary of Wetland B. The stream eventually infiltrates into the soil southeast of Wetland B and does not reappear. Stream B originates on the short, steep slope near the southeastern corner of Wetland C and then flows south, crossing the existing parking lot on the South Parcel to an existing storm drain.**

**According to KZC 90.30(6), Streams A and B meet the criteria for Class C streams and, therefore, have a 35-foot buffer. No structures are proposed within the standard buffer of Stream A, or within the required 10-foot structure setback. Approval of alternate standards that will allow the tightlining of Stream B and mitigation of the associated impacts through King County's In-Lieu Fee Program is proposed as part of this PUD.**

**There may be an off-site stream on the property to the west that may qualify as a Class C stream, however, a thorough investigation could not be performed since it is an off-site feature. Assuming it is a stream that does qualify as a Class C stream, it would also have a 35-foot buffer. Onsite development already exists within that 35-foot buffer and, while the developed area will be regraded and resurfaced, the impact to the buffer will not be increase.**

Stream relocation or modification. KZC 90.105 allows for relocation or modification of Class C streams only if water quality, conveyance, fish and wildlife habitat, wetland recharge (if hydrologically connected to a wetland), and storm water detention capabilities of the stream will be significantly improved by the relocation or modification.

**Tightlining of Stream B is necessary to accommodate the development of the proposed vehicle storage area in a manner that minimizes the overall critical area impacts of the development. While some water quality benefits are expected by capturing water from the hillside before it can spread onto the parking lot as it does now, the proposed tightlining of Stream B does not comply with all the standards in KZC 90.105. Approval of alternate standards that will allow the tightlining of Stream B and mitigation of the associated impacts through King County's In-Lieu Fee Program is proposed as part of this PUD. The applicant will work with King County to confirm available credits for stream mitigation. If this is not feasible, a suitable stream mitigation site will be located within the City limits with the assistance of City of Kirkland personnel. In either case, the stream mitigation site and plan will comply with WDFW requirements. The details of the mitigation will be confirmed prior to City approval of tightlining Stream B.**

Geologic hazard regulations. The City of Kirkland's Landslide Areas map identifies moderate and high landslide hazard areas on the property. Therefore, development on the property will be subject to the provisions of KZC Chapter 85. The City may require applicants to submit additional information on properties with geologic hazards, in accordance with KZC 85.15, to aid in their review.

**This application includes a letter from E3RA regarding geotechnical conditions on the North Parcel and the impact of development. E3RA's findings indicate that project improvements, including drainage**

**systems and retaining walls, will control the ground and surface water on the site in a way that is superior to current conditions and will add stability to the hillside.**

Geologic hazard review. KZC 85.20 states:

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1. General – Except as specified in subsection (2) of this section, the City will administratively review and decide upon any proposed development activity within a landslide hazard area or seismic hazard area.
2. Other Approval Required – If the proposed development on the subject property requires approval through Process I, IIA, or IIB, described in Chapters 145, 150, and 152 KZC, respectively, the proposed development activity within the landslide hazard area or seismic hazard area will be reviewed and decided upon as part of that other process.

**Any necessary development conditions associated with geotechnical features on the site can be addressed by the City through future site development permit and building permit approvals.**

Section 55.64

Zone  
TL 9B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.64	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.035	A Retail Establishment providing vehicle or boat sales, repair, services, storage, or washing	Planned Unit Development, Process IIB	None	20'	5'	10'	70%	30' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A.</li> <li>2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement.</li> <li>3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.</li> <li>4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.</li> <li>5. Outdoor loudspeaker systems are prohibited.</li> <li>6. Vehicle access to development must be from NE 126th Place.</li> </ol>	





## Mitigation Credit Program

King County has the first "in-lieu fee" mitigation program in Washington state to be certified under 2008 federal rules.

The revised *Mitigation Reserves Program* may offer some permit applicants an option to purchase mitigation credits from King County to fully satisfy mitigation obligations associated with projects that result in unavoidable impacts to wetlands, rivers, streams, or buffers. The county then uses collected mitigation fees to implement mitigation projects that make up for impacts to aquatic resources.

On this page:

- [An overview of "in-lieu fee" mitigation](#)
- [Basic information about the Mitigation Reserves Program](#)
- [Links to Program Instrument documents](#)
- [Steps taken to "certify" the program](#)
- [Contact for more information](#)

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## An overview of in-lieu fee mitigation

When permitted projects will create unavoidable impacts to the environment, project sponsors must offset, or "mitigate" the environmental impacts associated with the project. The mitigation process includes avoiding and minimizing impacts as much as possible, and *then* making up for any unavoidable impacts through implementation of a mitigation project. Mitigation projects can occur on-site (at or near the place where the impact project occurs) or off-site. King County Code prioritizes on-site mitigation when it is ecologically feasible and likely to succeed long-term. However, if mitigation on or adjacent to the development site is impractical or won't result in meaningful ecological benefit, off-site mitigation becomes an option under King County code and state and federal rules. Off-site mitigation options may include use of a mitigation bank, "permittee-responsible" mitigation, or in-lieu fee mitigation through the Mitigation Reserves Program.

In a [Federal Rule](#) (PDF file 567 KB) published in April 2008, The U.S. Army Corps of Engineers (the Corps) and the U.S. Environmental Protection Agency (EPA) define an in-lieu fee program as:

"A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation

requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.”

## Basics of the Mitigation Reserves Program

Here is a step-by-step example of the process for mitigating unavoidable permitted impacts to wetlands, rivers, streams, and buffers through the MRP\*:

1. Applicants work with regulatory agencies and tribes to identify ways a proposed project can avoid and minimize environmental impacts.
2. Regulatory agencies determine preferred options for mitigating unavoidable impacts. Mitigation options may include:

- on-site mitigation (if ecologically-feasible and likely to succeed),
- off-site mitigation sponsored by the permittee,
- purchasing credits from a mitigation bank (if one is available), or
- purchasing credits from the Mitigation Reserves Program.

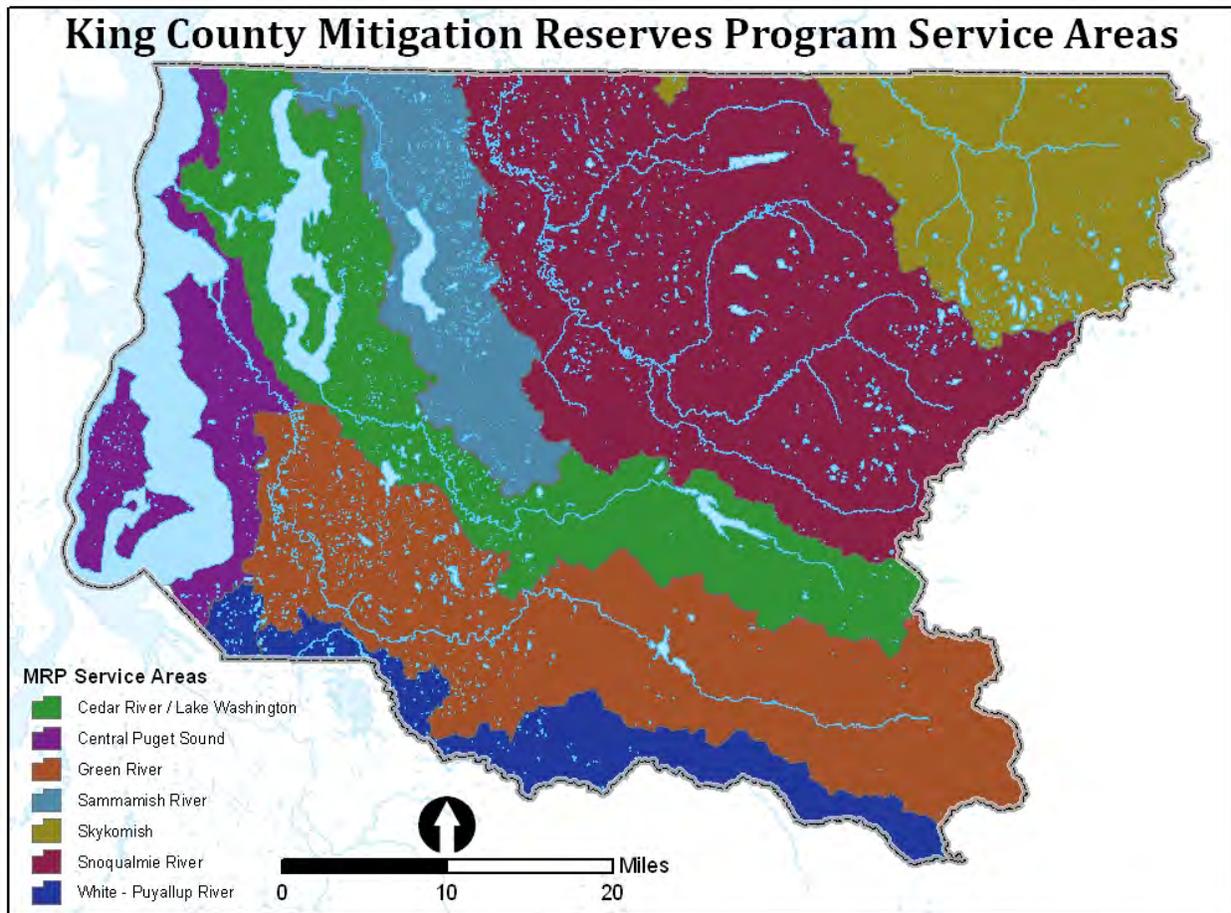


3. If the applicant chooses to use the KC MRP (and the regulatory agencies approve), the ecological impacts translated into a number of *debts* associated with the impact.
4. The applicant buys *credits* from the KC MRP to offset the debts associated with the impact. **By purchasing credits, the applicant satisfies their compensatory mitigation requirements and have no further involvement in the mitigation implementation.**
5. The KC MRP chooses a mitigation site from a predefined Roster. Roster sites may be publicly or privately owned, and will be chosen based on science-based watershed priorities (see Exhibits 2-9 for maps of Roster sites).
6. The KC MRP plans, implements, monitors and maintains projects at chosen sites that will achieve ecological “lift.” On balance, completed projects should result in a number of credits equal to or greater than the number of debts associated with the original impacts.

\*At multiple points in the process, an Interagency Review Team will review and approve project proposals. The IRT is co-chaired by the Corps and the Washington Department of Ecology (Ecology); other members will include representatives state and federal regulatory agencies, tribes, and local governments.

## Service Areas

The program is available in seven "Service Areas" in King County. Impact occurring in a service area must be mitigated within the same service area.



## Using MRP in cities

The program is designed to satisfy mitigation obligations for a wide variety of permit types, including federal, state, and local permits. As of February 2012, the program is available throughout unincorporated King County. The program may be available to project proponents working within incorporated cities if the city codes allow it. Please contact [Megan Webb](#) for more information.

## MRP Program Instrument

The Program Instrument is a set of documents describing operations of the program and the framework for implementing mitigation. It is also a legal contract among King County and the Corps and Ecology--the parties to the instrument. After the program is

"certified" it will be compliant with federal, state and local rules and regulations and will chart the way for King County to continue successfully meeting mitigation needs for unavoidable permitted impacts.

The links below lead to the set of documents constituting the Program Instrument:

- [In Lieu Fee Instrument - Basic Agreement \(PDF file 131 KB\)](#) This document outlines basic operations and establishes legal commitments and obligations.
- [In Lieu Fee Program Instrument - Technical Appendices and Exhibits \(PDF file 3.1 MB\)](#) This document describes program operations in detail.
- [Bibliography, Mitigation Credit Program Instrument \(PDF file 184 KB\)](#)
- [Exhibit 1, part 1 - Service Areas Map \(PDF file 269 KB\)](#)
- [Exhibit 1, part 2 - Critical Areas Permit Volume by Basin \(PDF file 856 KB\)](#)
- [Exhibit 2 - Snoqualmie Service Area Map \(PDF file 351 KB\)](#)
- [Exhibit 3 - Skykomish Service Area Map \(PDF file 271 KB\)](#)
- [Exhibit 4 - Cedar - Lake Washington Service Area Map \(PDF file 347 KB\)](#)
- [Exhibit 5, Sammamish Service Area Map \(PDF file 334 KB\)](#)
- [Exhibit 6, Green River Service Area Map \(PDF file 342 KB\)](#)
- [Exhibit 7, Central Puget Sound Service Area Map \(PDF file 330 KB\)](#)
- [Exhibit 8, White-Puyallup Service Area Map \(PDF file 302 KB\)](#)
- [Exhibit 9, Roster Sites by Service Area \(PDF file 353 KB\)](#)
- [Exhibit 10 - Mitigation Assessment Method \(PDF file 294 KB\)](#)
- [Exhibit 10 - Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington, DOE \(PDF file 5.4 MB\)](#)
- [Exhibit 10 - The Credit/Debit Method for Estimating Needs in Compensatory Wetland Mitigation, \(Focus Sheet\) DOE \(PDF file 336 KB\)](#)
- [Exhibit 11, part 1 - Credit Pricing Analysis \(PDF file 50 KB\)](#)
- [Exhibit 11, part 2 - Land Cost Surcharge Calculations \(PDF file 55 KB\)](#)
- [Exhibit 11, part 3 - Critical Areas Mitigation Bond Quantity Worksheet \(PDF file 45 KB\)](#)
- [Exhibit 12, part 1- Example Credit Ledger \(PDF file 557 KB\)](#)
- [Exhibit 12, part 2 - Example Aquatic Ledger \(PDF file 38 KB\)](#)
- [Exhibit 13: Example Fee Ledger \(PDF file 97 KB\)](#)
- [Exhibit 14: Credit Fulfillment Checklist \(PDF file 230 KB\)](#)
- [Exhibit 15: Restrictive Covenant Template \(PDF file 281 KB\)](#)
- [Exhibit 16, Regulatory Guidance Letter \(regarding monitoring requirements\) \(PDF file 242 KB\)](#)
- [Exhibit 17: Statement of Sale Template \(PDF file 349 KB\)](#)
- [Exhibit 18 - Spending Agreement Template \(PDF file 363 KB\)](#)
- [Exhibit 19 - King County Ordinance \(PDF file 144 KB\)](#)
- [Exhibit 20 - Using MRP to Meet ESA Section 7 Requirements \(PDF file 221 KB\)](#)

Note: The final, signed version will be posted to this website after the instrument is signed. The documents above are nearly identical to the final versions (there were minor edits for clarity and to fix typos).

# Certification process

## The Mitigation Reserves Program was certified for operation on March 12, 2012

- In June 2009, King County submitted to the Corps, Ecology, and EPA a program *Prospectus* which outlined the basic concept of the program. The Prospectus made available for public review.
- In December 2009, King County incorporated public comments and feedback from the IRT on the program prospectus into a draft *Program Instrument* which was submitted to the IRT for review.
- In March 2010 King County staff and members of the IRT met to discuss the draft instrument.
- Negotiations about program details continued through 2010, during which time the Program Instrument was significantly revised.
- In June 2011, King County submitted to the IRT a Final Program Instrument.
- In July 2011, the Corps and Ecology, with consent from all IRT members, issued letters stating their intent to certify the program.
- In mid September 2011, King County staff completed a State Environmental Policy Act (SEPA) environmental checklist. On September 22, 2011 King County issued a Determination of Non-Significance (DNS) related to environmental impacts of certifying the program, after which there was a two-week public comment period. No comments were submitted.
- In late October 2011 King County Executive Constantine transmitted an ordinance to King County Council by which the Council will authorize the executive to sign the Instrument.
- In January 2012, the King County Council unanimously passed the authorizing ordinance
- On March 12, 2012, Colonel Bruce Estok signed the program instrument, officially certifying the program.

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For more information about King County's Mitigation Reserves Program, please contact [Megan Webb](#), WLR Rural and Regional Services Section.

### Related information

- [Environmental monitoring data](#)
- [Flooding services and information](#)
- [Lakes in King County](#)
- [Salmon and trout](#)
- [King County watersheds map](#)
- [Water and land services](#)

### Related agencies

- [Department of Natural Resources and Parks](#)
- [Water and Land Resources Division](#)

- Department of Development and Environmental Services

**News and announcements**

Oct. 27, 2011

First mitigation credit program of its kind in the state would streamline permitting and draws support from both builders and environmental groups

Last Updated November 30, 2016



