RECEIVED
By Vamick at 9:15 AM, April 10, 2025

Sewall Wetland Consulting, Inc.
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

April 10, 2025

Jeff Stubbs
Wildwood Ranch LLC
PO Box 895
Roslyn, Washington 98941

RE: *Revised* Critical Area Report – Wildwood Ranch City of Cle Elum, Washington
SWC Job #23-174

This report describes our observations of any jurisdictional wetlands or streams and/or buffers on or within 200' of Parcels #623134 & #063034 located south of Deer Meadow Drive in the City of Cle Elum, Washington (the "site").

Above: Vicinity Map of the site

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The site consists of two abutting, irregular shaped parcels, with a total area of 11.74 acres located within the SE ¼ of Section 25, Township 20 North, Range 15 East of the W.M. The site consists of mowed pasture and a vacant single family home on the southwest portion of the site.

Above: 2015 aerial photograph of the site from Kittitas Taxsifter website

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on November 10, 2023. The site was reviewed using methodology described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by the City of Cle Elum for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990.

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Wetlands in the City of Cle Elum are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update,* dated June 2014 Publication No. 14-06-018.

The ordinary high water mark (OHWM) of any streams was located based upon the criteria described in the Washington Department of Ecology publication *Determining The Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (WADOE Publication 16-06-029, March 2010 revised October 2016).

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas County Taxsifter website, National Wetland Inventory Map and the NRCS Soil Survey online mapping and Data and the WADNR Fpars stream type mapping website.

Kittitas County Taxsifter Website

The Kittitas County Taxsifter website with wetland, stream and floodplain layers activated depicts the man-made pond on the southeast corner of the site as an unconsolidated bottom pond. In addition, a Type F water is depicted north of the site and Deer Meadow Drive.

Above: Kittitas County Taxsifter website with wetland and stream layers.

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Above: Kittitas County Taxsifter website with floodplain layer.

WADNR Fpars Stream Type Mapping

According to the WADNR Fpars Stream Type mapping website, the pond located on the southeast corner is depicted as a fish bearing pond, and the stream off-site to the north is depicted as a Type F water.

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Above: WDNR Fpars water type mapping of the site.

National Wetland Inventory

According the NWI mapping of the site, the same features depicted on the County website are shown. This mapping was never field verified by USFWS and is a 1983 aerial photograph interpretation of wetlands. It should be noted the county mapping is a re-depiction of these features shown on the NWI map.

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Above: National Wetland Inventory Map of the site.

Washington Department of Fish and Wildlife Priority Habitats Data Search

According to the WDFW Priority Habitat Website with Public access layers activated, the same features on the NWI mapping are shown. In addition the site is in a Township in which the sharp-tailed snake occurs, as well as the Northern Spotted Owl. The site area depicted as potential shrub steppe in scattered rectangular shapes which do not coincide with any current landscape feature on the site.

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Above:WDFW Priority Habitats and Species Map of the area of the site.

NRCS Soil Mapping Website

According to the NRCS soil mapping of the site, the site is mapped as Patnish-Mippon-Myzel complex soils. These are moderately well drained soils formed in alluvium with a mx of volcanic ash in the upper part. Patnish-Mippon-Myzel complex soils are not considered wetland or "hydric soils, according to the USDA SCS publication No. 1491 "*Hydric Soils of the United States*".

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Above: NRCS Soil Survey Map of the site

Field observations

The site consists of a large mowed pasture on the north and east with a vacant single family home with several outbuildings on the south west corner of the site. A man-made pond is located along the southeast corner of the site. Scattered cottonwood and rose are found along the edge of the pond which was drawn down at the time of our fieldwork to a cobble bottom feature with some ponded water.

The site is vegetated with a mix of quackgrass, prickly lettuce, and Canadian thistle throughout.

Soil pits excavated throughout the site revealed dry, sandy loams with soil colors ranging from 7.5YR 2.5/3 to 0YR 3/3 with no hydric indicators nor evidence of wetland hydrology

Above: Kittitas County Lidar depicting site topography.

The man-made pond is an old borrow pit and clearly a man-made feature. Generally man-made ponds are not regulated as wetlands or jurisdictional waters.

Off-site Critical Areas

Off-site to the north of the site and Deer Meadow Drive, there is a mapped Type F stream. We did not have access to this site but an apparent swale is evident.

The characteristics of the channel are unknown but the various inventories identify it as a Type F water.

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Table 18.01-5. Stream Buffer Requirements

Stream Type	Standard Buffer Width
Type F	50 ft
Type Np	25 ft
Type Ns	25 ft

According to Table 18.01-5, Type F streams in the City of Cle Elum have a 50' buffer measured from the OHWM of the stream. This 50' buffer does not appear to extend onto the site.

Above: Depiction of the location of the Type F stream located off-site to the north.

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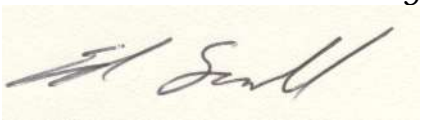
The man-made pond off-site to the southeast of the site meest the criteria of City of Cle Elum Code 18.01.030.G.7 for a critical area. Man-made ponds are a Fish and Wildlife Habitat Conservation area and a 50' buffer is measured from the OHWM as well as a 15' BSBL.

Proposed Project

The proposed project is a 93 lot preliminary residential plat with associated infrastructure. All proposed work is located outside any critical areas or buffers. The buffer of the off-site pond is located within Tract CA-1 and no impacts to this area are proposed.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Site Plan
Data sheets

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

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

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Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

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Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

WILDWOOD RANCH PLAT

PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

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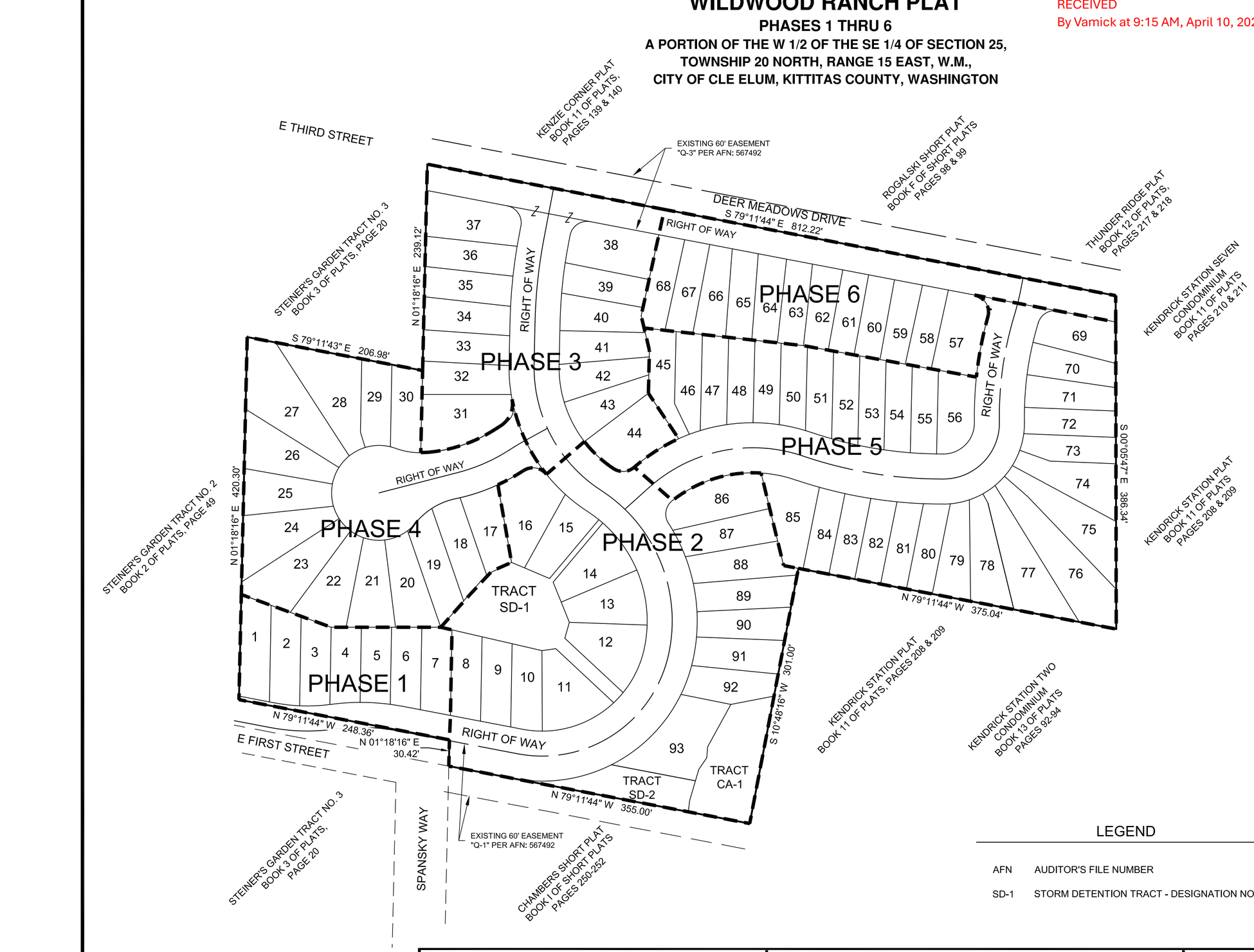
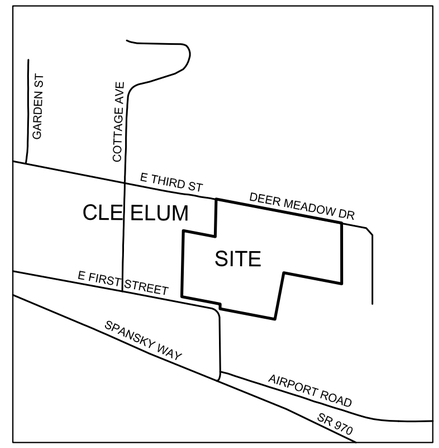




VICINITY MAP - N.T.S.

SETBACK NOTE:

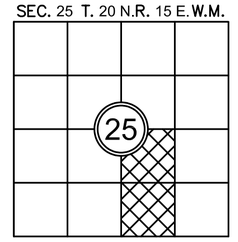
APPLICANT PROPOSES A UNIFORM SETBACK FOR THIS PROPOSED SUBDIVISION WITHIN 2 ZONING DESIGNATIONS:

FRONT YARD: 10-FT
BACK YARD: 25-FT
SIDE YARD: 5-FT

DUSTIN L. PIERCE
STATE OF WASHINGTON
LS 45503
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

80' 0 40' 80'
SCALE: 1" = 80'

INDEX LOCATION
SEC. 25 T. 20 N.R. 15 E.W.M.



LEGEND

AFN	AUDITOR'S FILE NUMBER
SD-1	STORM DETENTION TRACT - DESIGNATION NO.

AUDITOR'S CERTIFICATE _____

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_____*DUSTIN L. PIERCE*_____
SURVEYOR'S NAME

_____*BRYAN ELLIOTT*_____ _____
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

WILDWOOD RANCH PRELIMINARY PLAT
PREPARED FOR
JEFF STUBBS
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	1" = 80'	1 OF 6

WILDWOOD RANCH PLAT

PHASES 1 THRU 6

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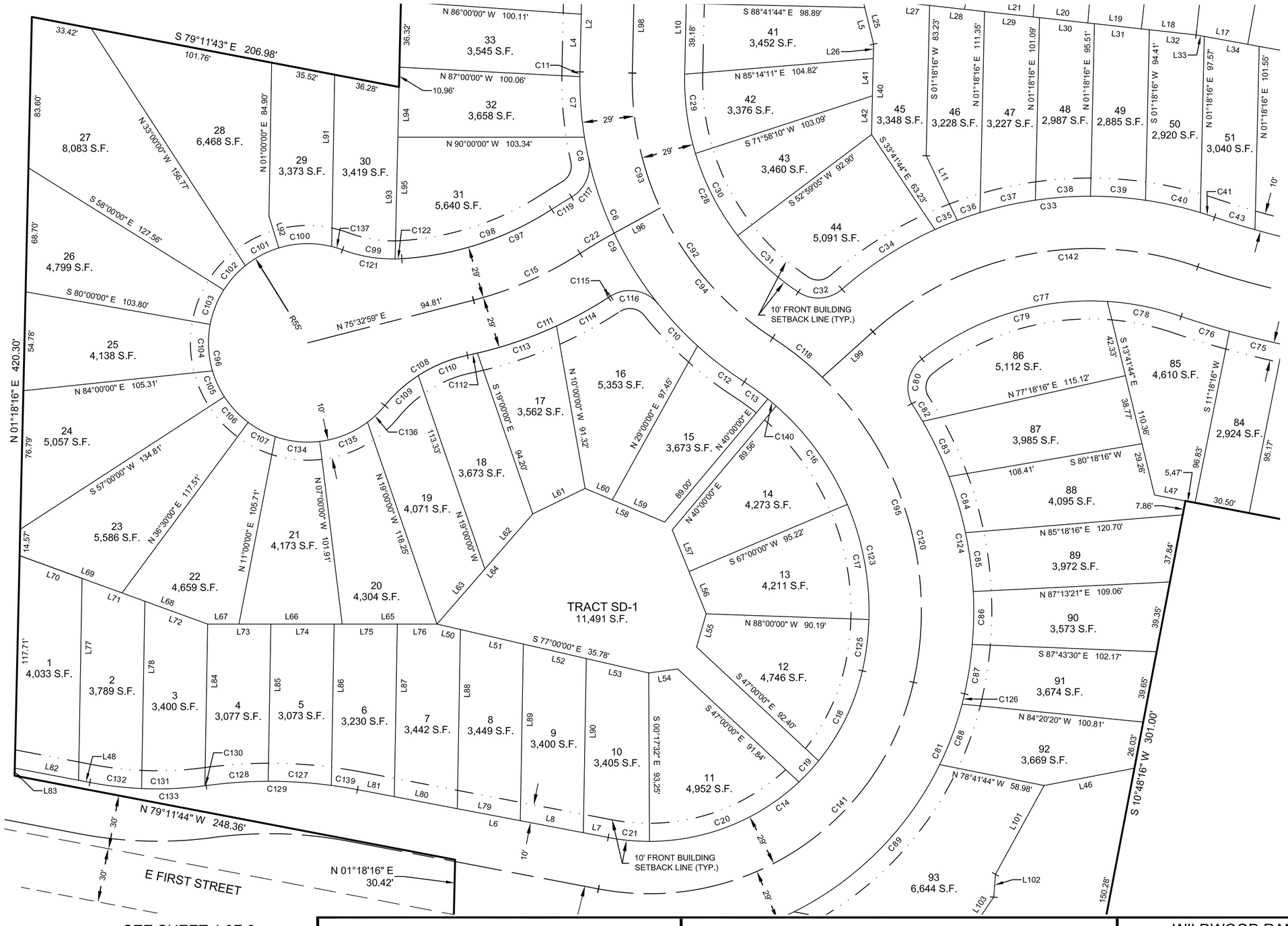
SEE SHEET 3 0F 6



SEE SHEET 3 0F 6

SEE SHEET 4 0F 6

PRELIMINARY
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LS 45503
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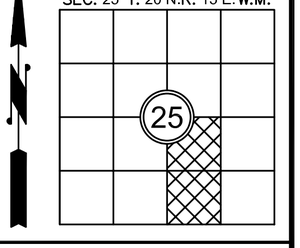
40' 0 20' 40'
SCALE: 1" = 40'

INDEX LOCATION
SEC. 25 T. 20 N.R. 15 E.W.M.



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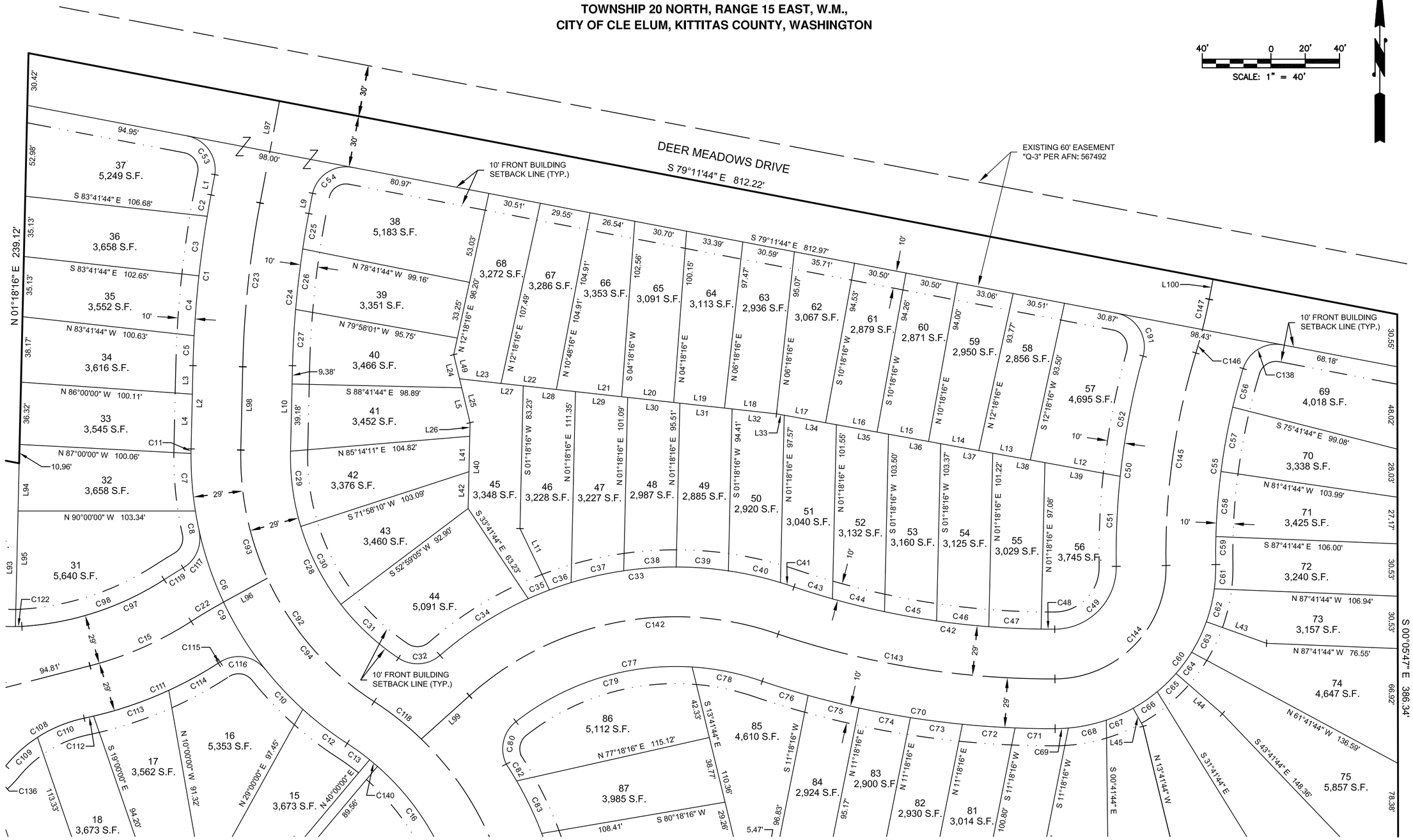

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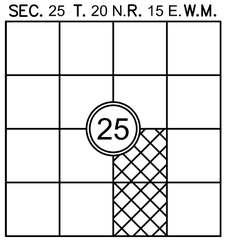

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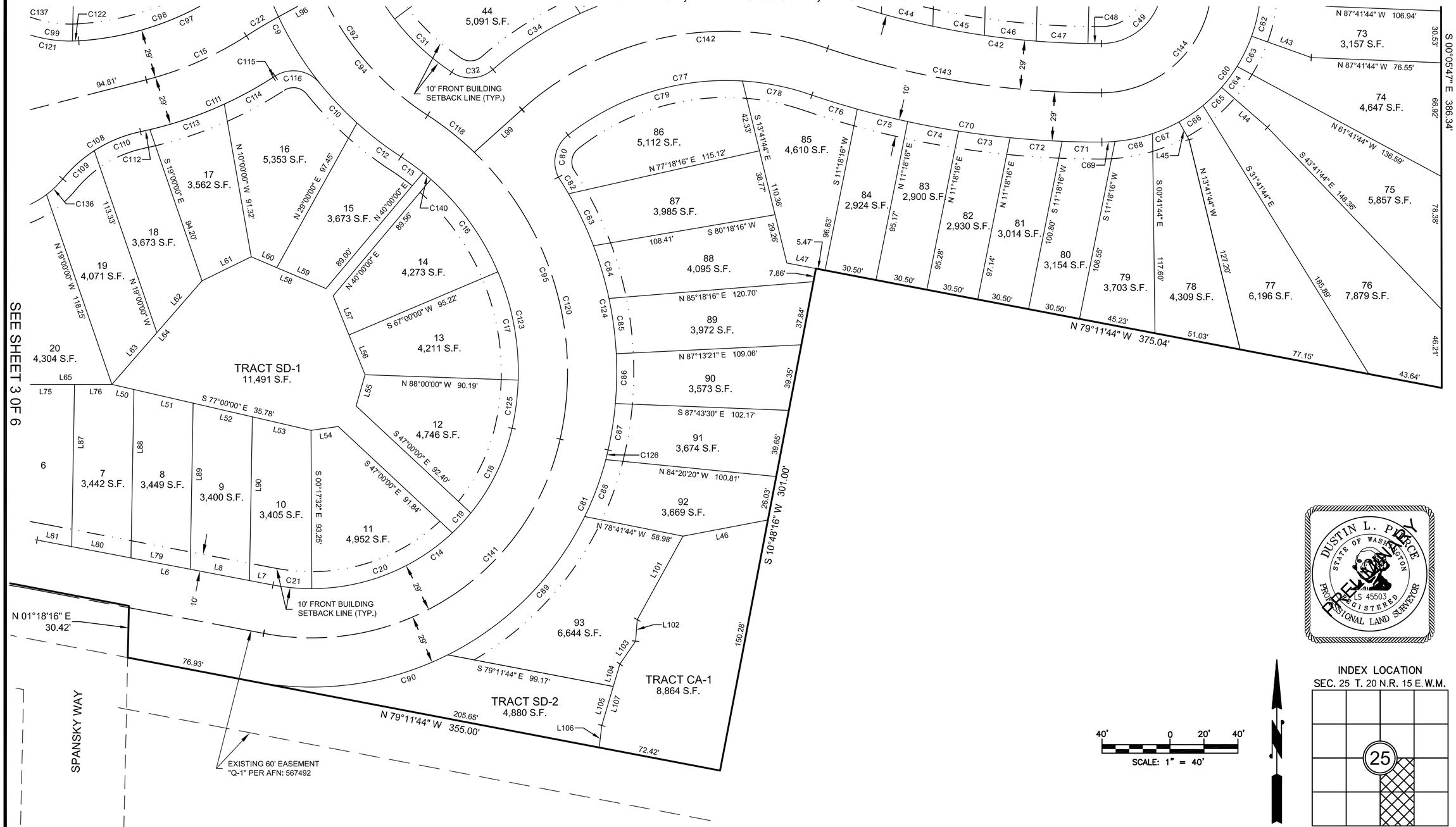

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CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	609.00'	100.98'	9°30'00"
C2	609.00'	13.47'	1°16'02"
C3	609.00'	35.02'	3°17'40"
C4	609.00'	35.02'	3°17'41"
C5	609.00'	17.47'	1°38'36"
C6	199.00'	203.02'	58°27'16"
C7	199.00'	33.69'	9°42'03"
C8	199.00'	11.82'	3°24'10"
C9	199.00'	90.31'	26°00'05"
C10	199.00'	31.90'	9°11'02"
C11	199.00'	2.65'	0°45'47"
C12	199.00'	32.66'	9°24'09"
C13	151.00'	16.16'	6°07'59"
C14	121.00'	186.11'	88°07'29"
C15	201.00'	64.68'	18°26'13"
C16	151.00'	67.78'	25°43'11"
C17	151.00'	65.39'	24°48'48"
C18	121.00'	55.93'	26°28'55"
C19	121.00'	16.01'	7°34'55"
C20	121.00'	91.17'	43°10'23"
C21	121.00'	22.99'	10°53'17"
C22	300.00'	21.97'	4°11'43"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C23	580.00'	96.17'	9°30'00"
C24	551.00'	91.36'	9°30'00"
C25	551.00'	21.73'	2°15'35"
C26	551.00'	35.49'	3°41'24"
C27	551.00'	34.14'	3°33'01"
C28	141.00'	141.97'	57°41'20"
C29	141.00'	44.47'	18°04'19"
C30	141.00'	51.37'	20°52'33"
C31	141.00'	46.11'	18°44'14"
C32	20.00'	26.09'	74°43'50"
C33	209.00'	30.67'	8°24'25"
C34	209.00'	61.37'	16°49'26"
C35	209.00'	13.38'	3°40'09"
C36	209.00'	13.30'	3°38'42"
C37	209.00'	31.46'	8°37'27"
C38	209.00'	30.67'	8°24'25"
C39	209.00'	30.57'	8°22'47"
C40	209.00'	31.14'	8°32'15"
C41	209.00'	8.29'	2°16'17"
C42	471.00'	154.68'	18°49'01"
C43	471.00'	23.46'	2°51'16"
C44	471.00'	31.25'	3°48'06"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C45	471.00'	30.87'	3°45'17"
C46	471.00'	30.62'	3°43'31"
C47	471.00'	30.51'	3°42'43"
C48	471.00'	7.97'	0°58'09"
C49	36.00'	57.04'	90°46'47"
C50	429.00'	123.99'	16°33'35"
C51	429.00'	52.56'	7°01'13"
C52	429.00'	71.43'	9°32'22"
C53	20.00'	31.42'	90°00'00"
C54	20.00'	31.42'	90°00'00"
C55	371.00'	115.86'	17°53'34"
C56	371.00'	23.30'	3°35'52"
C57	371.00'	38.13'	5°53'17"
C58	371.00'	38.06'	5°52'42"
C59	371.00'	16.37'	2°31'42"
C60	94.00'	148.93'	90°46'47"
C61	94.00'	14.16'	8°37'42"
C62	94.00'	19.79'	12°03'41"
C63	94.00'	19.79'	12°03'41"
C64	94.00'	15.33'	9°20'48"
C65	94.00'	15.33'	9°20'48"
C66	94.00'	17.08'	10°24'42"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C67	94.00'	17.08'	10°24'42"
C68	94.00'	22.65'	13°48'29"
C69	94.00'	7.72'	4°42'13"
C70	529.00'	173.73'	18°49'01"
C71	529.00'	23.39'	2°31'59"
C72	529.00'	30.76'	3°19'52"
C73	529.00'	30.58'	3°18'43"
C74	529.00'	30.51'	3°18'15"
C75	529.00'	30.54'	3°18'26"
C76	529.00'	27.97'	3°01'46"
C77	151.00'	151.76'	57°35'04"
C78	151.00'	41.85'	15°52'51"
C79	151.00'	109.91'	41°42'14"
C80	20.00'	27.53'	78°52'26"
C81	179.00'	268.49'	85°56'24"
C82	209.00'	11.52'	3°09'33"
C83	209.00'	33.97'	9°18'48"
C84	209.00'	32.39'	8°52'48"
C85	209.00'	32.89'	9°00'57"
C86	209.00'	29.34'	8°02'38"
C87	209.00'	27.69'	7°35'32"
C88	179.00'	35.78'	11°27'11"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C89	179.00'	116.70'	37°21'15"
C90	179.00'	116.01'	37°07'58"
C91	20.00'	33.08'	94°45'24"
C92	170.00'	173.41'	58°26'43"
C93	170.00'	76.95'	25°56'08"
C94	170.00'	96.46'	32°30'36"
C95	180.00'	219.38'	69°49'46"
C96	55.00'	26.00'	27°05'15"
C97	172.00'	88.29'	29°24'37"
C98	172.00'	88.29'	29°24'37"
C99	80.00'	29.71'	21°16'44"
C100	55.00'	29.67'	30°54'37"
C101	55.00'	21.07'	21°57'13"
C102	55.00'	18.05'	18°48'07"
C103	55.00'	20.66'	21°31'27"
C104	55.00'	26.00'	27°05'15"
C105	55.00'	15.84'	16°30'12"
C106	55.00'	19.49'	20°18'02"
C107	55.00'	17.04'	17°44'56"
C108	80.00'	29.62'	21°12'38"
C109	80.00'	25.01'	17°54'38"
C110	80.00'	29.62'	21°12'38"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C111	230.00'	46.40'	11°33'29"
C112	230.00'	5.64'	1°24'18"
C113	230.00'	46.40'	11°33'29"
C114	230.00'	32.87'	8°11'20"
C115	270.94'	1.34'	0°17'02"
C116	20.00'	29.34'	84°02'23"
C117	20.00'	25.11'	71°56'31"
C118	180.00'	35.10'	11°10'19"
C119	329.00'	13.02'	2°16'01"
C120	180.00'	184.28'	58°39'28"
C121	80.00'	33.45'	23°57'18"
C122	80.00'	3.74'	2°40'34"
C123	151.00'	65.39'	24°48'48"
C124	209.00'	32.89'	9°00'57"
C125	151.00'	28.69'	10°53'11"
C126	179.00'	5.88'	1°52'56"
C127	260.00'	35.07'	7°43'38"
C128	260.00'	34.41'	7°34'59"
C129	260.00'	84.16'	18°32'48"
C130	200.00'	0.75'	0°12'54"
C131	200.00'	35.11'	10°03'30"
C132	200.00'	28.88'	8°16'23"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C133	200.00'	64.74'	18°32'48"
C134	55.00'	24.96'	26°00'25"
C135	55.00'	28.84'	30°02'48"
C136	55.00'	13.33'	13°53'00"
C137	55.00'	6.30'	6°34'05"
C138	20.00'	29.29'	83°54'38"
C139	260.00'	14.69'	3°14'10"
C140	151.00'	6.00'	2°16'37"
C141	150.00'	230.71'	88°07'29"
C142	180.00'	192.21'	61°10'58"
C143	500.00'	164.21'	18°49'01"
C144	65.00'	102.99'	90°46'47"
C145	400.00'	125.62'	17°59'37"
C146	300.00'	14.15'	2°42'10"
C147	300.00'	18.26'	3°29'17"

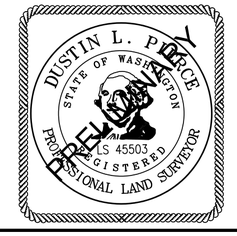
LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 10°48'16" W	10.42'
L2	N 1°18'16" E	48.56'
L3	N 1°18'16" E	16.64'
L4	N 1°18'16" E	31.92'
L5	S 13°30'03" E	20.90'
L6	N 79°11'44" W	35.52'
L7	N 79°11'44" W	14.08'
L8	N 79°11'44" W	35.52'
L9	S 10°48'16" W	10.42'
L10	N 1°18'16" E	48.56'
L11	N 25°41'44" W	39.68'
L12	S 79°41'44" E	53.26'
L13	S 79°41'44" E	30.52'
L14	S 79°41'44" E	29.79'
L15	S 79°41'44" E	30.50'
L16	S 79°41'44" E	30.50'
L17	S 79°41'44" E	29.08'
L18	N 83°41'44" W	30.50'
L19	N 83°41'44" W	29.79'
L20	N 83°41'44" W	30.52'
L21	N 83°41'44" W	38.27'
L22	N 83°41'44" W	32.47'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L23	N 83°41'44" W	24.33'
L24	S 13°30'03" E	19.89'
L25	S 13°30'03" E	26.31'
L26	S 1°18'16" W	7.89'
L27	N 83°41'44" W	37.37'
L28	N 83°41'44" W	30.62'
L29	N 83°41'44" W	30.62'
L30	N 83°41'44" W	30.62'
L31	N 83°41'44" W	30.62'
L32	N 83°41'44" W	26.04'
L33	S 79°41'44" E	4.62'
L34	S 79°41'44" E	30.88'
L35	S 79°41'44" E	30.88'
L36	S 79°41'44" E	30.88'
L37	S 79°41'44" E	30.88'
L38	S 79°41'44" E	30.88'
L39	S 79°41'44" E	44.64'
L40	S 1°18'16" W	50.00'
L41	S 1°18'16" W	20.69'
L42	S 1°18'16" W	21.42'
L43	N 70°18'31" W	37.26'
L44	S 48°54'02" E	35.82'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L45	N 29°08'32" W	12.01'
L46	S 79°10'33" W	50.90'
L47	S 79°11'44" E	17.43'
L48	S 79°11'44" E	6.38'
L49	S 13°30'03" E	14.48'
L50	N 77°00'00" W	13.30'
L51	N 77°00'00" W	35.78'
L52	N 77°00'00" W	35.78'
L53	N 77°00'00" W	35.44'
L54	S 82°00'00" W	16.21'
L55	S 16°00'00" W	19.15'
L56	S 22°00'00" E	25.26'
L57	S 22°00'00" E	24.87'
L58	S 67°00'00" E	47.80'
L59	S 67°00'00" E	31.49'
L60	S 67°00'00" E	16.32'
L61	N 64°00'00" E	32.27'
L62	N 41°00'00" E	40.41'
L63	N 41°00'00" E	40.41'
L64	N 41°00'00" E	80.83'
L65	N 90°00'00" W	52.52'
L66	N 90°00'00" W	57.20'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L67	N 90°00'00" W	17.28'
L68	N 70°00'00" W	50.48'
L69	N 70°00'00" W	60.36'
L70	N 70°00'00" W	36.81'
L71	N 70°00'00" W	37.02'
L72	N 70°00'00" W	37.02'
L73	N 90°00'00" W	35.01'
L74	N 90°00'00" W	35.01'
L75	N 90°00'00" W	35.01'
L76	N 90°00'00" W	21.99'
L77	N 1°00'00" E	111.84'
L78	S 1°00'00" W	103.73'
L79	N 79°11'44" W	35.52'
L80	N 79°11'44" W	35.52'
L81	N 79°11'44" W	20.77'
L82	S 79°11'44" E	35.95'
L83	N 1°18'16" E	4.17'
L84	N 1°00'00" E	89.54'
L85	N 1°00'00" E	87.07'
L86	S 1°00'00" W	89.33'
L87	N 1°00'00" E	95.57'
L88	N 1°00'00" E	99.24'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L89	N 1°00'00" E	97.85'
L90	S 1°00'00" W	96.45'
L91	N 1°00'00" E	95.14'
L92	S 17°00'00" E	18.50'
L93	N 1°18'16" E	95.26'
L94	N 1°18'16" E	27.84'
L95	N 1°18'16" E	67.42'
L96	N 61°18'29" E	29.06'
L97	S 10°48'16" W	60.42'
L98	N 1°18'16" E	48.56'
L99	N 48°03'42" E	37.71'
L100	N 10°48'16" E	11.75'
L101	S 28°43'40" W	56.05'
L102	S 4°19'33" W	12.70'
L103	S 34°24'00" W	16.39'
L104	S 16°26'07" W	13.75'
L105	S 16°26'07" W	23.93'
L106	S 6°33'10" W	13.08'
L107	S 16°26'07" W	37.68'



AUDITOR'S CERTIFICATE _____

FILED FOR RECORD THIS _____ DAY OF_____ 20___ AT _____M.

IN BOOK_____ OF _____ AT PAGE _____ AT THE REQUEST OF

_____*DUSTIN L. PIERCE*_____
SURVEYOR'S NAME

_____*BRYAN ELLIOTT*_____ _____
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250

Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

WILDWOOD RANCH PRELIMINARY PLAT
PREPARED FOR
JEFF STUBBS
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	N/A	5 OF 6

WILDWOOD RANCH PLAT

PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

RECEIVED
By Vamick at 9:15 AM, April 10, 2025

APPROVALS

MAYOR

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
MAYOR - CITY OF CLE ELUM

CITY CLERK

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
CITY CLERK - CITY OF CLE ELUM

PLANNING DIRECTOR

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PLATTED PROPERTY DESCRIBED HEREON ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED. PARCEL NUMBERS 063034 & 623134

_____
KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE WILDWOOD RANCH PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NUMBERS 063034 & 623134

_____
KITTITAS COUNTY ASSESSOR

PUBLIC WORKS

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
PUBLIC WORKS DIRECTOR - CITY OF CLE ELUM

CITY ENGINEER

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER - CITY OF CLE ELUM

PARCEL INFORMATION:

OWNER'S NAME & ADDRESS:

WILDWOOD RANCH LLC
A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 895
ROSLYN, WA 98941-0895

EXISTING PARCEL NOS.: 063034 & 623134
MAP NOS.: 20-15-25040-0008 & 20-15-25055-0007
ORIGINAL PARCEL AREA: 11.97 ACRES
EXISTING ZONE: MULTIPLE & SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 93
NUMBER OF TRACTS: 3
SOURCE OF WATER: CITY OF CLE ELUM
SOURCE OF SEWER: CITY OF CLE ELUM

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE - POLICY NO. 72156-48474184:

LOTS 7 AND 8, STEINER'S GARDEN TRACTS NO. 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 20, RECORDS OF SAID COUNTY;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY TO THE EAST, WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT - FILE NO. 471567AM:

TRACT 1:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 27, 1989, IN BOOK 16 OF SURVEYS, PAGES 6 AND 7, UNDER AUDITOR'S FILE NO. 518886, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2:

AN EASEMENT FOR ROAD DESIGNATED AS "EASEMENT Q-3" AS DELINEATED ON ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000 IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015 AND ON E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-01, AS RECORDED JUNE 22, 2000 IN BOOK F OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT NOTES:

1. A CRITICAL AREA REPORT WAS PREPARED BY SEWALL WETLAND CONSULTING, INC. ON DECEMBER 18, 2023, SWC JOB #23-174

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO THE CITY OF CLE ELUM UNDER APPLICATION NO. _____.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
   - BOOK 16 OF SURVEYS, PAGES 6 & 7, AFN: 518886
   - BOOK 3 OF PLATS, PAGE 20
   - BOOK F OF SHORT PLATS, PAGES 98 & 99, AFN: 200005170015
   - BOOK F OF SHORT PLATS, PAGES 100 & 101, AFN: 200006220047

   AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

ADJACENT OWNERS (APN: ASSESSOR'S PARCEL NO.)

APN 933134
FLOYD J ROGALSKI JR ETUX
1313 E 3RD
CLE ELUM, WA 98922

APN 954387
APN 954388
TODD K PARKER
PO BOX 934
FALL CITY, WA 98024-0934

APN 15164
VICTOR B GOLDIE ETUX
TRUSTEES OF THE GOLDIE TRUST
PO BOX 305
CLE ELUM, WA 98922

APN 960566
BEN & STACEY LAZOWSKI
251 DEER MEADOW DR
CLE ELUM, WA 98922-1335

APN 956010
LOGAN PONNOOSAMY ETUX
11709 NE 101ST PL
KIRKLAND, WA 98033

APN 955825
CAROLYN JONES
370 DEER MEADOW DR
CLE ELUM, WA 98922-1347

APN 955820
JEFFREY N & DAWN M SMALLWOOD
PO BOX 1264
CLE ELUM, WA 98922-1264

APN 953265
MATTHEW J CHAMBERS &
DEBRA A CARTER
9534 45TH AVE NE
SEATTLE, WA 98115-2604

APN 731434
GARY J FUDACZ ETUX
1309 E 1ST ST
CLE ELUM, WA 98922

APN 701434
E RENFRO & SONS INC
1310 E 3RD ST
CLE ELUM, WA 98922-1356

APN 943134
DWIGHT A & SHERRIE RENFRO
1310 E 3RD ST
CLE ELUM, WA 98922-1356

APN 961484
CHRISTOPHER RYAN INGMIRE
400 DEER MEADOW DR, UNIT B
CLE ELUM, WA 98922-1349

APN 961483
AUSTIN SCOTT
400 DEER MEADOW DR, UNIT A
CLE ELUM, WA 98922

DUSTIN L. PIERCE
STATE OF WASHINGTON
LS 45503
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEFF STUBBS IN MARCH 2025.

PRELIMINARY

_____ _____
DUSTIN L. PIERCE DATE

CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE _____

FILED FOR RECORD THIS _____ DAY OF_____ 20___ AT _____M.

IN BOOK_____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

BRYAN ELLIOTT
County Auditor

_____
Deputy County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

WILDWOOD RANCH PRELIMINARY PLAT
PREPARED FOR
JEFF STUBBS
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	N/A	6 OF 6

behind home

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Wildwood Ranch City/County: Cle Elum Sampling Date: 11-10-23

Applicant/Owner: State: WA Sampling Point: DP#1

Investigator(s): Ed Sewall Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Agropyron repens	60		FAC
2. Lactuca serriola	30		NI
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground In Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 60	x 3 =	180
FACU species 30	x 4 =	120
UPL species	x 5 =	
Column Totals: 90 (A)		300 (B)

Prevalence Index = B/A = 3.3

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

RECEIVED
By Vamick at 9:15 AM, April 10, 2025

SOIL

Sampling Point: DP#1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
16	7.5YR 2.5/3						sandy loam	

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR C)**
- ___ 1 cm Muck (A9) **(LRR D)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR C)**
- ___ 2 cm Muck (A10) **(LRR B)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) **(Nonriverine)**
- ___ Sediment Deposits (B2) **(Nonriverine)**
- ___ Drift Deposits (B3) **(Nonriverine)**
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) **(Riverine)**
- ___ Sediment Deposits (B2) **(Riverine)**
- ___ Drift Deposits (B3) **(Riverine)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

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By Vamick at 9:15 AM, April 10, 2025

low spot SW corner

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Wildwood Road City/County: Cle Elum Sampling Date: 11-10-23

Applicant/Owner: State: WA Sampling Point: DP#2

Investigator(s): SA Scott Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: ____)			
1. Agropyron repens	80		FAC
2. Rumex crispus	20		FAC
3.			
4.			
5.			
6.			
7.			
8.			
	____ = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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 = ____

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No ____

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SOIL

Sampling Point: DP#2

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
8	7.5YR 2.5/3							
16	10YR 3/3						Sdy L	

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

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along mw
rude pond

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Wildwood Ranch City/County: Cle Elum Sampling Date: 11-10-23

Applicant/Owner: State: WA Sampling Point: DP#3

Investigator(s): Ed Sewell Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus balsamifera	40		FAC
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. Rosa spp	30		FAC
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Agropyron spp	60		FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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 =

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ✓ No

Remarks:

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SOIL

Sampling Point: DP#3

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
16	10YR 3/3						gravelly	

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

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center of large puddle

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Wildwood Ranch City/County: Chelan Sampling Date: 11-10-23

Applicant/Owner: State: WA Sampling Point: DP#4

Investigator(s): Ed Sewell Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Lactuca serriola	60		NI
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

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 =

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes | No ✓

Remarks:

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SOIL

Sampling Point: DP#4

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
16	10YR 3/3						sandy loam	

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

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

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR C)**
- ___ 1 cm Muck (A9) **(LRR D)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR C)**
- ___ 2 cm Muck (A10) **(LRR B)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) **(Nonriverine)**
- ___ Sediment Deposits (B2) **(Nonriverine)**
- ___ Drift Deposits (B3) **(Nonriverine)**
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) **(Riverine)**
- ___ Sediment Deposits (B2) **(Riverine)**
- ___ Drift Deposits (B3) **(Riverine)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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

Remarks:

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