

# **THE WETLAND CORPS**



## **ENVIRONMENTAL PERMITTING CONSULTANTS, L.L.C.**

Wetland Delineation • Habitat Management Plans • Riparian Restoration • Mitigation • On-Site Septic Design  
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Project# TWC15E201

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## **WETLAND INVENTORY OF YAKIMA SPORTS COMPLEX PROPERTY Sozo Sports City of Yakima**

### **WETLAND DELINEATION**

#### **INTRODUCTION**

The Wetland Corps was authorized by Mr. Steve Liddicoat to perform a Wetland Inventory and to prepare an Analysis Report of The Yakima Sports Complex Property, located off of South 36<sup>th</sup> Ave. in Yakima, Washington (Yakima County). The subject property consists of two with a total of 118.71 acres, currently zoned Agricultural. The parcels are recorded as Yakima County Assessor parcel #: 18133433001 and 18133434001. The work has been requested in conjunction with the planning for future development of the ownership.

#### **METHODOLOGY**

For the purposes of Federal, Washington State, and the City of Yakima jurisdictional oversight, methodology used for the wetland delineation (if necessary) is consistent with the wetland definition provided in paragraph 25a of the Washington State Wetlands Identification and Delineation Manual (Washington State Department of Ecology, 1997) and as amended by WAC 173-22-080: Wetland Delineation Manual. The sections below provide: (1) an introduction to the site; (2) a description of methods used in the field delineation; and, (3) technical results.

##### **Review of Existing Information**

Consistent with procedures detailed in the Washington State Wetlands Identification and Delineation Manual (Washington State Department of Ecology, 1997) preliminary information on the project site was gathered prior to the field review and delineation. General information sources included: United States Geological Service (USGS) topographic maps, United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps, and the local critical areas regulations.

##### **Field Delineation**

Methodology used for wetland delineation (if necessary) is consistent with the technical approaches articulated in the 1997 Manual and there amended. This document is the wetland delineation manual

that is used in determining wetland areas when applying state and local government regulations under the Shoreline Management Act and the Growth Management Act in Washington State.

The project site field work was conducted on June 16<sup>th</sup>, 2015. The time of year and recent precipitation history were considered in assessing the type and extent of any wetlands existing on site.

Specific field methodology used in determining the extent and location of wetland areas include:

- As part of the initial project site reconnaissance, the entire site was walked to determine the general extent and location of potential wetland areas in relation to property boundaries;
- Potential wetland and upland sample plots were established in the identified potential wetland areas and in the adjacent upland area; and
- Potential wetland boundaries (if identified) were delineated with flagging, by noting localized topography and vegetation patterns and comparing parameters of hydrology, soil, and vegetation with data collected at the wetland and upland sample plots.

## **WETLAND EVALUATION**

The project area was investigated and soil data was collected at two sample plot locations. Any wetlands identified on the property would be classified and rated using the categories set forth in the new rating manual, *Washington State Wetland Rating System for Eastern Washington* (Hruby 2004). This system identifies various complexities within wetland structures, habitat attributes and various functions associated with wetlands.

## **GENERAL SITE CONDITIONS**

The ownership is comprised of upland pasture like areas with a low gradient (2%-4%) running North to South, with some small variation in topographic features. The subject property was historically agricultural, mainly irrigated pasture and hay production. An old meander scar runs near the northern portion of the parcels, and is identified as flood plain. The old Ditch /creek bed was likely influenced by previous irrigation runoff and flooding from ditches and extremely high water events. This depressional swale area is identified as flood plain, but the area was completely dry at the time of site visit, and revealed no indication of any recent flooding.



Figures 1 & 2: View of Vegetation and Topography.

The upland herbaceous communities are dominated by dry land pasture grasses and common weeds. Most of the site alfalfa, orchard grass mixed with mainly quackgrass, which is a non-wetland indicator and many common weeds. There is no dominant overstory on the ownership, except for of a belt of willow trees on the north eastern periphery of the depressional area.



Figures 3 & 4: Grazed areas where cattle have been ranging.

The main area of study consisted of the depressional swale running along the northern portion of the ownership. These areas had denser clumps of vegetation. These areas are where soil data point test holes were dug at and lowest general topography. The test holes revealed no hydrology or other indicators were observed in any of the test holes.

No surface inundation or saturated soils were observed at the time of field review. Some relic mottling was observed but it was likely due to prolonged saturation from irrigation. The property has not appeared to have been irrigated this season.



Figures 5 & 6: View of soil test pit and soil profile.

## **BACKGROUND INFORMATION**

### National Wetlands Inventory

The USFWS NWI map - Online wetlands mapper does not show potential wetlands on the subject property.

NRCS / USDA Online Soil Survey – Does not identify any Hydric Soils in the vicinity of the project site.

## **WETLAND INVENTORY RESULTS**

Data was collected at two sample plot locations within lot 1 and 2. Suspected wetland areas included any portion of the site containing hydrophytic vegetation and the location in the vegetation of lowest general topography.

- Soils

Soils inspected in soil pits were identified 10YR 3/3. No data points revealed any saturated soils or standing water in pits down to 16 inches. No significant redoxomorphic features or oxidized root channels were observed in soil pits. Strong abundant distinct mottling of the soil is indicative of a fluctuating or elevated water table, and gleyed soil is indicative of areas of long term saturation, neither of these soil conditions were observed within 16” of the surface in any data points. Due to the lack of Wetland indicators no further test pits were necessary.

- Hydrology

This ownership is located near an old ditch / stream channel. There are many irrigation ditches in the surrounding areas. The hydrological regime of the entire region has no doubt been altered by the presence of irrigation water. No evidence of recent ponding or inundation was observed.



Figures 7&8: Vegetation at soil logs 1 & 2

- Vegetation

Test hole #2 was dug directly in a patch of canary grass, horsetail, and sporadic cattail. Outside of this area very little hydrophytic vegetation was observed. Most of the Wetland like vegetation that was observed is very commonly found in irrigated pastures. Outside of the depressional swale no wetland vegetation was observed.

## **WETLAND INVENTORY SUMMARY**

It is the findings of The Wetland Corps Staff Biologists that no jurisdictional wetlands exist on the subject parcels. Although the depressional swale is identified as floodplain it has no recent connectivity to any streams or ditches. Although some hydrophytic vegetation was identified, the site failed to meet all three parameters to be considered wetland.

We trust this information is sufficient for your needs at this time. Thank you for choosing The Wetland Corps as your environmental consultant. If you have any questions feel free to call. (509) 899-0355

Respectfully submitted,

**Joe Gilbert**  
Plant Ecologist  
Senior Wetland Specialist

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