

CRITICAL AREA STUDY

AND

BUFFER WIDTH AVERAGING PLAN

FOR

ALDERWOOD LAND – 10TH STREET RESIDENCES
SNOHOMISH COUNTY, WA



Wetland Resources, Inc. Project #18123

Prepared By

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December 10, 2018

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1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) performed a site investigation on April 13, 2017 to locate jurisdictional wetlands and streams on and in the vicinity of 2.04-acre Snohomish County parcel number 00487700001903. The subject property is located at 1209 10th Street in the City of Snohomish, WA. The Public Land Survey System (PLSS) locator for the property is Section 7, Township 28N, Range 06E, W.M. The subject property is located in the Forbes Hill sub basin of the Snohomish Watershed (WRIA 7). The intent of this document is to characterize all identified critical areas and buffers in the vicinity of the subject property, assess potential impacts associated with the applicant's development proposal, and provide mitigation adequate to compensate for all proposed impacts.



Figure 1: Aerial view of the subject property (Not to Scale).

1.1 SITE DESCRIPTION

The subject property is located southeast of the intersection of Avenue D and 10th St, with access south of 10th St. The site is undeveloped and dominated by a dense scrub-shrub understory, with a few scattered trees. There is a partially cleared area in the northern portion of the subject property. Surrounding land use is primarily residential and commercial, with the BPA Substation to the west and Snohomish High School to the southwest.

The subject property has an open canopy of red alder, cottonwood, and Western red cedar. The understory includes Himalayan blackberry, willow, black twinberry, red osier dogwood, salmonberry, red elderberry, and hardhack. Herbaceous vegetation across the site is composed of lady fern, skunk cabbage, and sword fern. On-site soils are mapped as Tokul gravelly medial loam, 0 to 8 percent slopes and Tokul gravelly medial loam, 8 to 15 percent slopes. Soils found during the investigation are similar to the above mapped series.

One wetland, Wetland A, was identified on site. The City of Snohomish provides regulatory guidance on wetland classification within the City's jurisdiction, per Snohomish Municipal Code (SMC) Section 14.260.020(C): *Wetlands shall be rated according to the Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for Western Washington (Ecology Publication #04-06-025, or as revised and approved by DOE)*. Accordingly, Wetland A is classified as Category II wetland. Per section 14.260.040(B)(2) of SMC, Category II wetlands require 100-foot protective buffers.

1.2 PROJECT DESCRIPTION

The applicant is proposing develop a 3-building apartment complex with associated infrastructure, including parking areas. In order to accommodate the proposed development, the applicant proposes to average the buffer of Wetland A, per SMC 14.260.040(F). Given the application of buffer averaging, the development will be located outside of all critical areas and associated buffers. No permanent impacts to Wetland A or its associated buffers are proposed.

2.0 WETLAND DETERMINATION

2.1 REVIEW OF EXISTING INFORMATION

Prior to conducting the on-site investigation of the subject site, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. These sources include: the USFWS National Wetlands Inventory (NWI); USDA/NRCS Web Soil Survey; WDFW SalmonScape Interactive Mapping System; WDFW Priority Habitat and Species (PHS) Interactive Map; and Snohomish County PDS Portal.

- *USDA Natural Resources Conservation Service (NRCS) Web Soil Survey:*
The Web Soil Survey maps two soil units on the site: Tokul gravelly medial loam, 0 to 8 percent slopes and Tokul gravelly medial loam, 8 to 15 percent slopes.
- *Snohomish County PDS Map Portal:*
PDS Map Portal shows an inventoried wetland in the southeast region of the subject property. Another inventoried wetland is displayed approximately 200 feet south of the subject property. Blackmans Lake Creek (fish habitat) is shown off-site, approximately 700 feet east of the subject property.
- *US Fish and Wildlife Service National Wetlands Inventory (NWI):*
The National Wetlands Inventory depicts a palustrine, forested, and seasonally flooded

wetland in the southeast region of the subject property. A riverine system is shown to the east of the subject property, in approximately the same location as Blackmans Lake Creek.

- *WDFW Priority Habitats and Species (PHS) Map:*
PHS Map depicts freshwater forested/shrub wetland in the southern region of the subject property.
- *SalmonScope:*
SalmonScope shows a fish habitat stream east of the subject property, in the approximately the same location as Blackmans Lake Creek is shown by other resources. The stream is shown to have modeled presence of Chinook, Chum, and Pink salmon, with potential presence of Coho salmon.
- *Forest Practices Application Mapping Tool (FPAMT):*
FPAMT shows a Type-F stream in approximately the same location as Blackmans Lake Creek is shown by the other resources.

2.2 WETLAND DETERMINATION METHODOLOGY

Wetland conditions were evaluated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (U.S. Army Corps of Engineers 2010), referred to as 2010 Regional Supplement). Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

2.2.1 Hydrophytic Vegetation Criteria

The Corps Manual and 2010 Regional Supplement define hydrophytic vegetation as “*the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence.*” Field indicators are used to determine whether the hydrophytic vegetation criteria have been met. Examples of these indicators include, but are not limited to, the rapid test for hydrophytic vegetation, a dominance test result of greater than 50%, and/or a prevalence index score less than or equal to 3.0.

2.2.2 Soils Criteria and Mapped Description

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

Two soil units are mapped on-site by NRCS: Tokul gravelly medial loam, 0 to 8 percent slopes and Tokul gravelly medial loam, 8 to 15 percent slopes.

The Tokul gravelly medial loam series is described as moderately deep, moderately well drained soil on till plains. This soil formed in glacial till and volcanic ash. Typically, the surface is covered with a mat of leaves, twigs, and decomposed litter about two inches thick. The surface layer is dark brown gravelly loam about 4 inches thick. The subsoil is brown, strong brown, and dark yellowish brown gravelly loam about 18 inches thick. A hardpan is at a depth of about 31 inches. Permeability of this soil is moderate above the hardpan and very slow through it. Available water capacity is moderate. Included in this unit are areas of soils that have slopes of more than 8 percent, McKenna and Norma soils in depressional areas along drainageways on till plains, Terric Medisaprists in depressional areas on till plains, Winston and Pastik soils on terraces and outwash plains, and Ragnar soils on outwash plains. Included areas make up about 25 percent of the total acreage. McKenna and Norma soils are listed as hydric on the Hydric Soils List for Washington State.

2.2.3 Hydrology Criteria

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. During the early growing season, wetland hydrology determinations are made based on physical observation of surface water, a high water table, or saturation in the upper 12 inches. Outside of the early growing season, wetland hydrology determinations are made based on physical evidence of recent inundation or saturation (i.e. water marks, surface soil cracks, water-stained leaves).

2.3 BOUNDARY DETERMINATION FINDINGS

2.3.1 Wetland A

HGM Class: Depressional

Cowardin Classification: Palustrine, Scrub-Shrub, Broad-leaved Deciduous, Seasonally Flooded

Department of Ecology Rating: Category II (5 habitat points)

Wetland A is a depressional wetland located in the southern region of the subject property, extending off-site to the southeast. The on-site portion of the wetland is approximately 0.23-acres in size. Vegetation in Wetland A includes red alder (*Alnus rubra*; FAC), black cottonwood (*Populus balsamifera*; FAC), willow (*Salix* sp.), red osier dogwood (*Cornus sericea*; FACW), Himalayan blackberry (*Rubus armeniacus*; FAC), salmonberry (*Rubus spectabilis*; FAC), hardhack (*Spiraea douglasii*; FACW), reed canarygrass (*Phalaris arundinacea*; FACW), skunk cabbage (*Lysichiton americanus*; OBL), and lady fern (*Athyrium filix-femina*; FAC). The dominant species rate “facultative” or wetter, indicating that a hydrophytic vegetative community is present in the areas mapped as wetland.

Wetland soils from 0 to 2 inches below the surface exhibited a Munsell color of very dark brown (10YR 2/2) and a sandy loam texture. Soils from 2 to 9 inches below the surface are very dark grayish brown (2.5Y 3/2) and a sandy loam texture with dark yellowish brown (10YR 3/4) redoximorphic features. From 9 to 17 inches below the soil surface, soils are a black (2.5Y 2/1) sandy clay loam with dark brown (7.5YR 3/4) redoximorphic features. These soils meet hydric soil indicator F6, Redox Dark Surface. Soils were saturated to the soil surface at the time of the site

investigation, with a water table visible at 2 inches below the soil surface. Field observations indicate that the areas mapped as wetland are flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part of the soils. Therefore, the vegetation, soil, and hydrologic criteria are all met for the subject wetland.

3.0 MITIGATION SEQUENCING

Per SMC section 14.255.120(E), proposed projects must employ sequencing to demonstrate that the City's substantive requirements are being met and that critical areas are being protected. Sequencing includes the following methods:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;
- Rectifying the impact to wetlands, critical aquifer recharge areas, frequently flooded areas, and habitat conservation areas by repairing, rehabilitating, or restoring the affected environment to the historical conditions or the conditions existing at the time of the initiation of the project;
- Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;
- Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the life of the action;
- Compensating for the impact to wetlands, critical aquifer recharge areas, frequently flooded areas, and habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and
- Monitoring the hazard or other required mitigation and taking remedial action when necessary. Mitigation for individual actions may include a combination of the above measures.

The proposed project has been designed to avoid and/or minimize impacts to critical areas to the greatest extent practicable. With application of the buffer width-averaging plan, permissible by SMC 14.260.040(F), no impacts to the on-site wetland or buffer are proposed. The site plan was redesigned multiple times to prevent loss of buffer area. By revising parking and building locations, removing southern parking areas from Buildings B and C, removing parking areas, and relocating stormwater infrastructure, no permanent impacts are proposed.

4.0 BUFFER WIDTH AVERAGING

The applicant proposes to average the buffer of Wetland A in order to accommodate the proposed development. Buffer width averaging is allowable per SMC 14.260.040(F), and given these provisions, the applicant is proposing to reduce a portion of the Wetland A buffer by 4,625 square

feet, with a minimum buffer width of 56 feet. An additional 4,775 square feet of Wetland A buffer is proposed along the standard buffer boundary in the southwestern portion of the site.

Wetland buffer averaging provisions are outlined in SMC 14.260.040(F). The language below in italics is taken from the SMC with WRI discussion following in standard text.

The City Planner shall have the authority to average buffer widths on a case-by-case basis, where a qualified professional demonstrates to the City Planner's satisfaction that all the following criteria are met:

1. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer.

The proposed buffer averaging plan will reduce 4,625 square feet of buffer and add 4,775 square feet of buffer. This is a net gain of 150 square feet of buffer area.

2. The buffer averaging does not reduce the functions or values of the wetland.

The proposed buffer averaging will not reduce the functions or values of the wetland. Both the buffer reduction and buffer addition area are currently composed of Himalayan blackberry, and located between the proposed development and Wetland A. As such, no reduction in habitat, water quality improvement, flooding and erosion protection, or other functions and values provided by the wetland and buffer will occur as a result of buffer averaging.

3. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation.

Both the proposed buffer reduction and addition areas are composed mainly of invasive Himalayan blackberry (*Rubus armeniacus*). The proposed buffer averaging plan will result in a 150 square foot net gain of buffer area.

4. The director shall have the authority to increase the minimum width of the standard buffer on a case-by-case basis when such increase is necessary.

Noted, though a buffer increase does not appear to be necessary given the scope of the proposed project.

5. Buffer width averaging does not reduce the original buffer width by more 50 percent at any one point.

No part of the width of the buffer is less than 50 percent of the standard required width (50 feet). The narrowest part of the buffer will be 56 feet post-development.

5.0 FENCING AND SIGNAGE

Section 14.255.120(F)(1) states the following: “As a condition of any permit approval, the City may require that: The outer edge of the critical area or buffer be marked, signed, or fenced to protect the resource. Such protection may be temporary, during construction, or permanent such as to protect the resource from livestock or people. The City Planner shall specify the design and sign message, if applicable, of such markers, signs, and fencing.”

If required by the City of Snohomish, fencing and signage will be installed.

6.0 USE OF THIS REPORT

This Critical Area Study & Buffer Width Averaging Plan is supplied Alderwood Land Company, LLC, as a means of assessing on-site wetland conditions as required by Snohomish County during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



Tess Amen
Associate Ecologist

7.0 REFERENCES

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APPENDIX A

ARMY CORPS WETLAND
DETERMINATION DATA FORMS

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

Project/Site: 10th Street Residences City/County: Snohomish/Snohomish Sampling Date: 4/13/17
 Applicant/Owner: Matt Echelbarger/Alderwood Land Company LLC State: WA Sampling Point: S1
 Investigator(s): JR, TA Section, Township, Range: S7, T28N, R06E, W.M.
 Landform (hillslope, terrace, etc.): Outwash - flat Local relief (concave, convex, none): Concave Slope (%): NA
 Subregion (LRR): LRR A Lat: 47.922791° Long: -122.096148° Datum: WGS 84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: PFO

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"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Notes
Tree Stratum (Plot size: 15' rad.)				
1. <u>Alnus rubra</u>	60%	Y	FAC	
2. _____				
3. _____				
4. _____				
60% = Total Cover				
Sapling/Shrub Stratum (Plot size: 15' rad.)				
1. <u>Rubus spectabilis</u>	90%	Y	FAC	
2. <u>Spiraea douglasii</u>	15%		FACW	
3. _____				
4. _____				
5. _____				
105% = Total Cover				
Herb Stratum (Plot size: .)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: .)				
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>100%</u>				

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 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:

SOIL

Sampling Point: S1

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

Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2"	10YR 2/2	100%					Sa. Lo.	
2-9"	2.5Y 3/2	88%	10YR 3/4	12%	C	M	Sa. Lo.	
9-17"	2.5Y 2/1	85%	7.5YR 3/4	15%	C	M	Sa. Cl. Lo.	

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)
 Red Parent Material (TF2)
 Very Shallow Dark Surface (TF12)
 Other (Explain in Remarks)

³Indicators 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)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations:

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

Water Table Present? Yes No Depth (inches): 2"

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

Wetland Hydrology Present? Yes No

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

Remarks:

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

Project/Site: 10th Street Residences City/County: Snohomish/Snohomish Sampling Date: 4/13/17
 Applicant/Owner: Matt Echelbarger/Alderwood Land Company LLC State: WA Sampling Point: S2
 Investigator(s): JR, TA Section, Township, Range: S7, T28N, R06E, W.M.
 Landform (hillslope, terrace, etc.): Upland - flat Local relief (concave, convex, none): Concave Slope (%): NA
 Subregion (LRR): LRR A Lat: 47.922791° Long: -122.096148° Datum: WGS 84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: NA

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 type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input type="checkbox"/>
Remarks:	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = 0 FACW species _____ x 2 = 0 FAC species _____ x 3 = 0 FACU species _____ x 4 = 0 UPL species _____ x 5 = 0 Column Totals: 0 (A) 0 (B) Prevalence Index = B/A = _____
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ 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				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

SOIL

Sampling Point: S2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2"	10YR 2/2	100%					Sa. Lo.	
2-9"	2.5Y 3/2	88%	10YR 3/4	12%	C	M	Sa. Lo.	
9-17"	2.5Y 2/1	85%	7.5YR 3/4	15%	C	M	Sa. Cl. Lo.	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 2" Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): Surface (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

APPENDIX B

DEPARTMENT OF ECOLOGY
WETLAND RATING FORM AND
FIGURES

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Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Alderwood Land Co., LLC - Wetland A Date of site visit: 4\13\17

Rated by J. Rothwell Trained by Ecology? Yes No Date of training 3\2015

HGM Class used for rating DEPRESSIONAL Wetland has multiple HGM classes? Y N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map ESRI

OVERALL WETLAND CATEGORY II (based on functions or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27

Category II – Total score = 20 - 22

 Category III – Total score = 16 - 19

 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	
Landscape Potential	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	<input checked="" type="checkbox"/> M L	H M <input type="checkbox"/> <input checked="" type="checkbox"/> L	
Value	<input checked="" type="checkbox"/> M L	<input checked="" type="checkbox"/> M L	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	TOTAL
Score Based on Ratings	7	8	5	20

Score for each function based on three ratings (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

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<input checked="" type="checkbox"/>

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – **Saltwater Tidal Fringe (Estuarine)**

YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

_The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

_At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

_The wetland is on a slope (*slope can be very gradual*),

_The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

_The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

_The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

_The overbank flooding occurs at least once every 2 years.

Wetland name or number A **NO** – go to 6**YES** – The wetland class is **Riverine****NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

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 HGM 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
Slope + Depressional	<input type="checkbox"/>	Depressional
Slope + Lake Fringe	<input type="checkbox"/>	Lake Fringe
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional
Depressional + Lake Fringe	<input type="checkbox"/>	Depressional
Riverine + Lake Fringe	<input type="checkbox"/>	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE

*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

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland:		
<input type="checkbox"/> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3		1
<input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2		
<input checked="" type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1		
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 <input type="checkbox"/> No = 0		0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):		
<input checked="" type="checkbox"/> Wetland has persistent, ungrazed, plants > 95% of area points = 5		5
<input type="checkbox"/> Wetland has persistent, ungrazed, plants > ½ of area points = 3		
<input type="checkbox"/> Wetland has persistent, ungrazed plants > 1/10 of area points = 1		
<input type="checkbox"/> Wetland has persistent, ungrazed plants < 1/10 of area points = 0		
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i>		
<input type="checkbox"/> Area seasonally ponded is > ½ total area of wetland points = 4		2
<input checked="" type="checkbox"/> Area seasonally ponded is > ¼ total area of wetland points = 2		
<input type="checkbox"/> Area seasonally ponded is < ¼ total area of wetland points = 0		
Total for D 1	Add the points in the boxes above	8

Rating of Site Potential If score is: 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 <input 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 _____	Yes = 1 <input type="checkbox"/> No = 0	0
Total for D 2	Add the points in the boxes above	2

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

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<input 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 the unit is found)?	<input type="checkbox"/> Yes = 2 <input type="checkbox"/> No = 0	2
Total for D 3	Add the points in the boxes above	4

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

Wetland name or number A**DEPRESSIONAL AND FLATS WETLANDS****Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland:		
<input type="checkbox"/> Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	0
<input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
<input checked="" type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.		
<input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3
<input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
<input checked="" type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
<input type="checkbox"/> The wetland is a "headwater" wetland	points = 3	
<input type="checkbox"/> Wetland is flat but has small depressions on the surface that trap water	points = 1	
<input type="checkbox"/> Marks of ponding less than 0.5 ft (6 in)	points = 0	
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.		
<input type="checkbox"/> The area of the basin is less than 10 times the area of the unit	points = 5	3
<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 wetland is in the Flats class	points = 5	
Total for D 4	Add the points in the boxes above	6

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

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	<input type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
Total for D 5	Add the points in the boxes above	3

Rating of Landscape Potential If score is: 3 = H 1 or 2 = M 0 = L

Record the rating on the first page

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. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
<input checked="" type="checkbox"/> • Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	2
<input type="checkbox"/> • Surface flooding problems are in a sub-basin farther 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. Explain why _____	points = 0	
<input type="checkbox"/> There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
	Yes = 2 <input type="checkbox"/> No = 0	0
Total for D 6	Add the points in the boxes above	2

Rating of Value If score is: 2-4 = H 1 = M 0 = L

Record the rating on the first page

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
 - Emergent **3 structures: points = 2**
 - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
 - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated **3 types present: points = 2**
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland** **2 points**

2

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

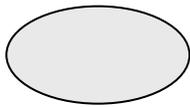
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species points = 2
- 5 - 19 species** **points = 1**
- < 5 species points = 0

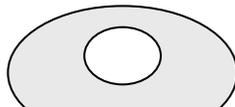
1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



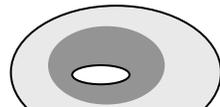
None = 0 points



Low = 1 point

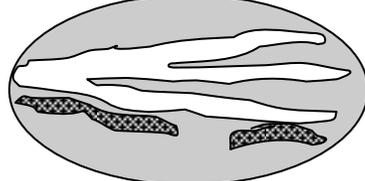
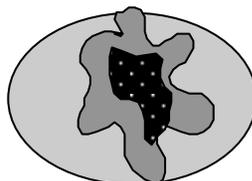
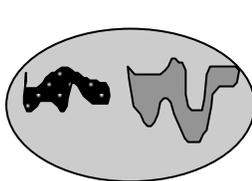


Moderate = 2 points



2

All three diagrams in this row are **HIGH = 3points**



Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree 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 ac 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>		2
Total for H 1	Add the points in the boxes above	9

Rating of Site Potential If score is: 15-18 = H 7-14 = M 0-6 = L

Record the rating on the first page

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: % undisturbed habitat <u>1</u> + [(% moderate and low intensity land uses)/2] <u>0</u> = <u>1</u> %</p> <p>If total accessible habitat is:</p> <p><input type="checkbox"/> > 1/3 (33.3%) of 1 km Polygon points = 3</p> <p><input type="checkbox"/> 20-33% of 1 km Polygon points = 2</p> <p><input type="checkbox"/> 10-19% of 1 km Polygon points = 1</p> <p><input checked="" type="checkbox"/> < 10% of 1 km Polygon points = 0</p>		0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p>Calculate: % undisturbed habitat <u>2</u> + [(% moderate and low intensity land uses)/2] <u>8</u> = <u>10</u> %</p> <p><input type="checkbox"/> Undisturbed habitat > 50% of Polygon points = 3</p> <p><input type="checkbox"/> Undisturbed habitat 10-50% and in 1-3 patches points = 2</p> <p><input checked="" type="checkbox"/> Undisturbed habitat 10-50% and > 3 patches points = 1</p> <p><input type="checkbox"/> Undisturbed habitat < 10% of 1 km Polygon points = 0</p>		1
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p><input checked="" type="checkbox"/> > 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p><input type="checkbox"/> ≤ 50% of 1 km Polygon is high intensity points = 0</p>		-2
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

Record the rating on the first page

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: points = 2</p> <p><input type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page)</p> <p><input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p><input type="checkbox"/> It is mapped as a location for an individual WDFW priority species</p> <p><input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p><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</p> <p><input checked="" type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1</p> <p><input type="checkbox"/> Site does not meet any of the criteria above points = 0</p>		1

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

Record the rating on the first page

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? <input type="checkbox"/> The dominant water regime is tidal, <input type="checkbox"/> Vegetated, and <input type="checkbox"/> With a salinity greater than 0.5 ppt Yes – Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number A

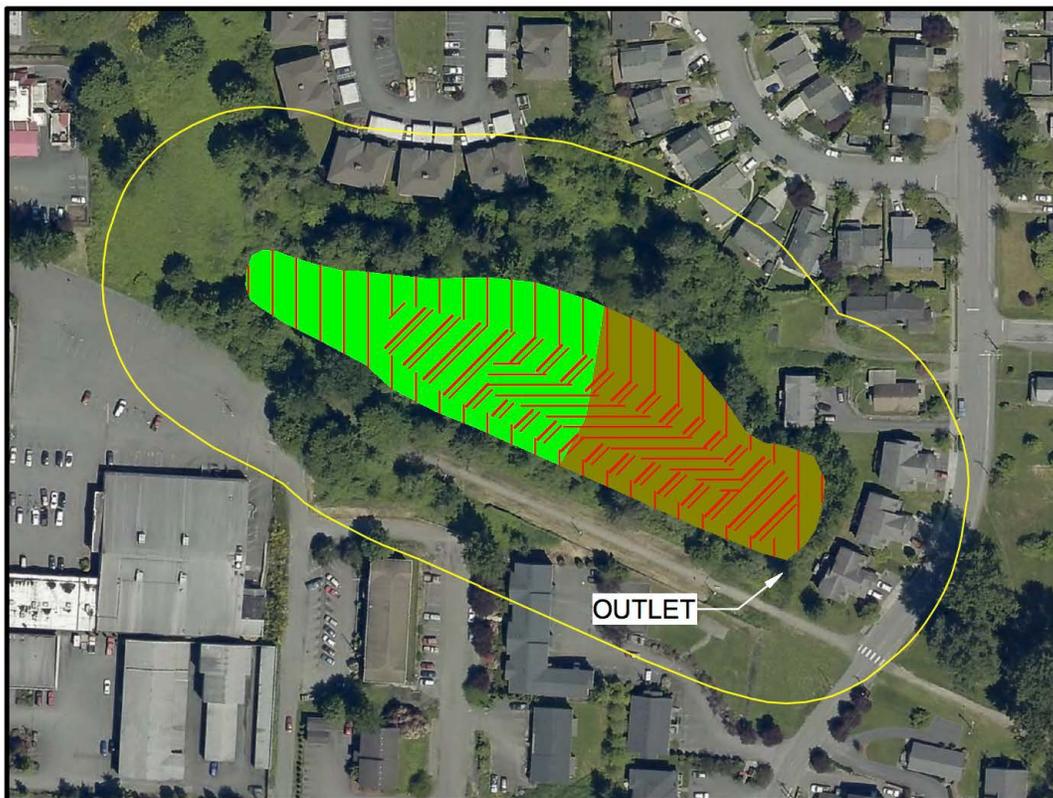
<p>SC 4.0. Forested Wetlands</p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p><input type="checkbox"/> Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p style="text-align: right;">Yes = Category I No = Not a forested wetland for this section</p>	Cat. I
<p>SC 5.0. Wetlands in Coastal Lagoons</p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p style="text-align: right;">Yes – Go to SC 5.1 No = Not a wetland in a coastal lagoon</p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft²)</p> <p style="text-align: right;">Yes = Category I No = Category II</p>	Cat. I Cat. II
<p>SC 6.0. Interdunal Wetlands</p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p style="text-align: right;">Yes – Go to SC 6.1 No = not an interdunal wetland for rating</p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2</p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3</p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV</p>	Cat I Cat. II Cat. III Cat. IV
<p>Category of wetland based on Special Characteristics</p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	N/A

Wetland name or number _____

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C & D Investments - 10TH ST RESIDENCES
SNOHOMISH, WA

WETLAND RATING FIGURE A1 - WETLAND A



LEGEND	
	SCRUB-SHRUB
	FORESTED VEGETATION
	SATURATED ONLY
	SEASONALLY FLOODED
	PERMANENTLY FLOODED
	150' FROM WL BOUNDARY



Scale 1" = 200'



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 Email: mailbox@wetlandresources.com

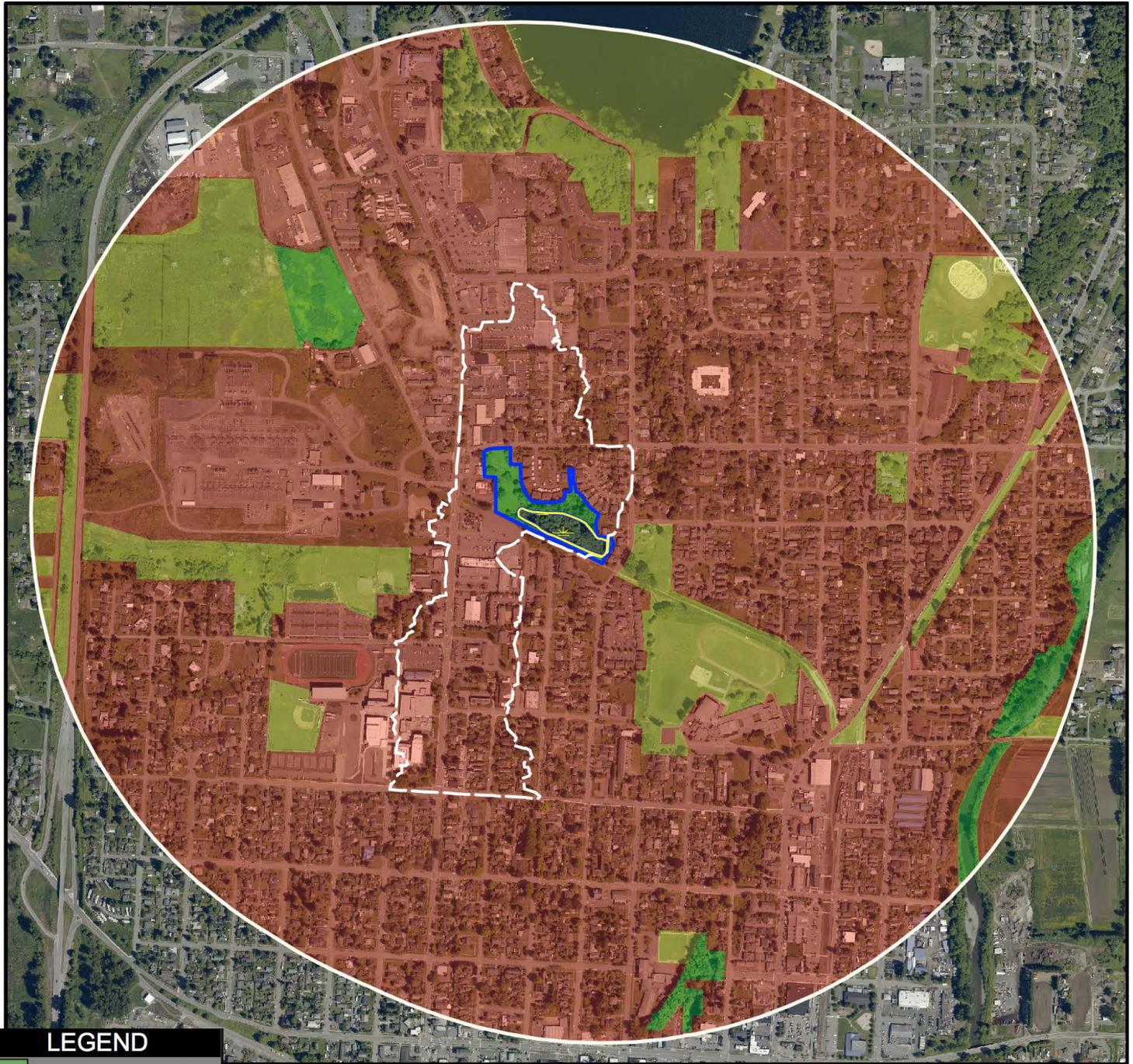
WETLAND RATING
Wetland A

C&D Investments, LLC
 Attn: Jeff Heckman
 627 Avenue A
 Snohomish, WA 98290

Figure A1
 WRI Job # 17070
 Drawn by: JR

C & D Investments - 10TH ST RESIDENCES
SNOHOMISH, WA

WETLAND RATING FIGURE A2 - WETLAND A



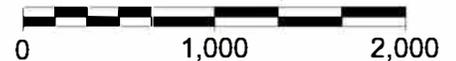
LEGEND

- RELATIVELY UNDISTURBED
- LOW/MOD. INTENSITY
- HIGH INTENSITY
- ACCESSIBLE HABITAT
- WETLAND
- 1 KM FROM WETLAND
- CONTRIBUTING BASIN

**CONTRIBUTING BASIN
AREA RELATIVE TO
WETLAND UNIT IS 33:1**



Scale 1" = 1,000'



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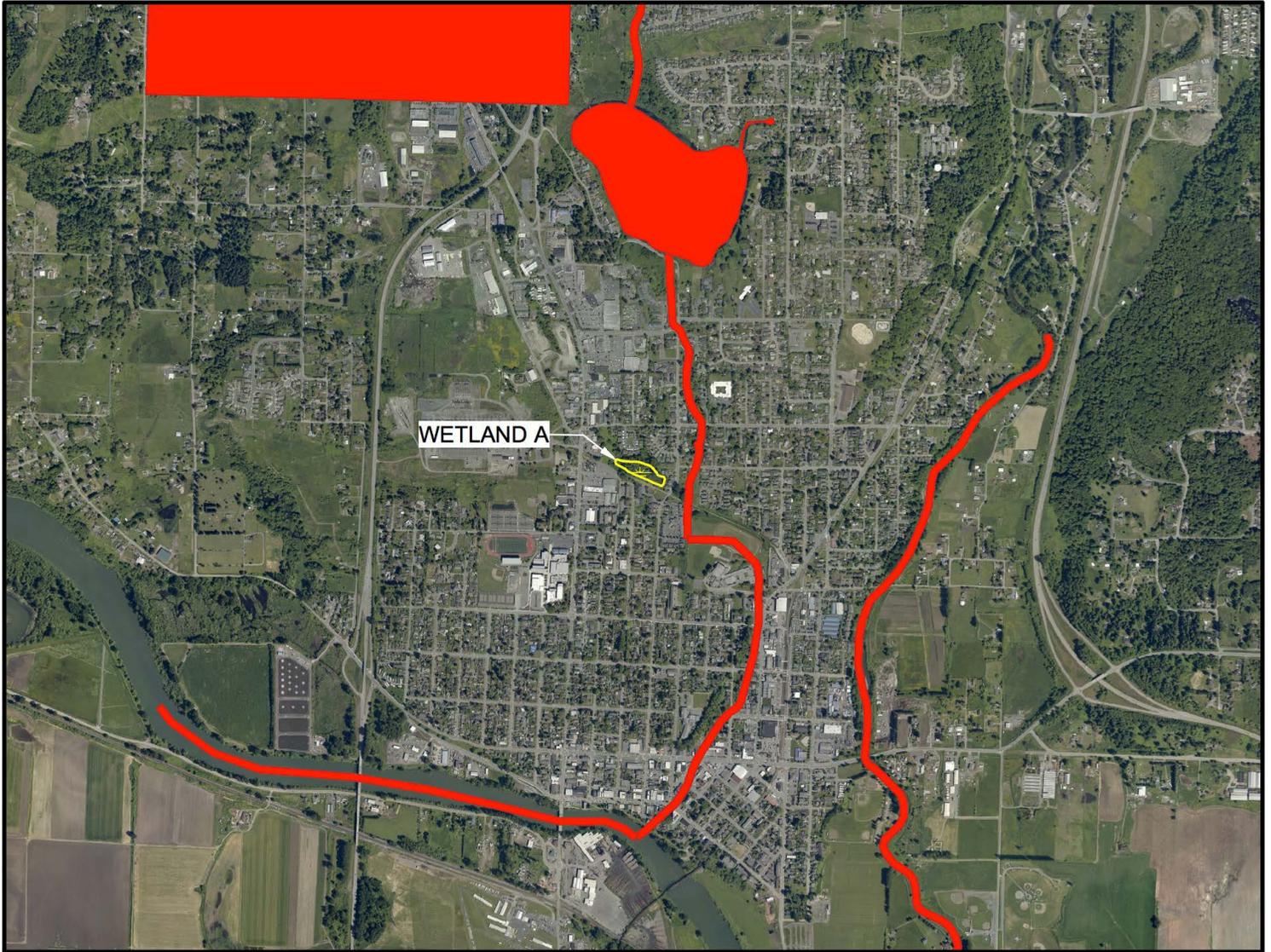
**WETLAND RATING
Wetland A**

C&D Investments, LLC
 Attn: Jeff Heckman
 627 Avenue A
 Snohomish, WA 98290

Figure A2
 WRI Job # 17070
 Drawn by: JR

C & D Investments - 10TH ST RESIDENCES
SNOHOMISH, WA

WETLAND RATING FIGURE A3 - WETLAND A

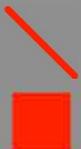


WETLAND A

LEGEND



WETLAND



AQUATIC RESOURCES
ON THE 303(d) LIST



Scale 1" = 2,000'



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WETLAND RATING
Wetland A

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Attn: Jeff Heckman
627 Avenue A
Snohomish, WA 98290

Figure A3
WRI Job # 17070
Drawn by: JR

C & D Investments - 10TH ST RESIDENCES SNOHOMISH, WA

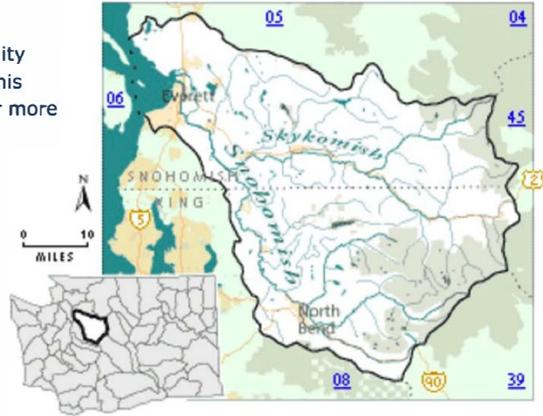
WETLAND RATING FIGURE A4 - WETLAND A

WRIA 7: Snohomish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area ([WRIA](#)). Please use links (where available) for more information on a project.

Counties

- [King](#)
- [Snohomish](#)



Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Lake Loma	Total Phosphorus	Straight to implementation project under development	Tricia Shoblom 425-649-7288
Snohomish River	French Creek / Pilchuck River	Under development	Ralph Svricek 425-649-7165
	<ul style="list-style-type: none"> • Dissolved Oxygen • Temperature 		
	Dioxin	EPA approved	Ralph Svricek 425-649-7165
	Estuary	EPA approved	Ralph Svricek 425-649-7165
	<ul style="list-style-type: none"> • Ammonia • BOD 		
Tributaries	<ul style="list-style-type: none"> • Fecal Coliform 	EPA approved	Ralph Svricek 425-649-7165
	Tributaries: <ul style="list-style-type: none"> • Allen Creek • Quilceda Creek • French Creek • Woods Creek • Pilchuck River • Marshlands (Wood Creek) {2} 		
Snoqualmie River	<ul style="list-style-type: none"> • Ammonia-N • BOD (5-day) • Fecal Coliform 	EPA approved	Ralph Svricek 425-649-7165
	Temperature	EPA approved Has an implementation plan	

** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

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**WETLAND RATING
Wetland A**

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Figure A4
 WRI Job # 17070
 Drawn by: JR

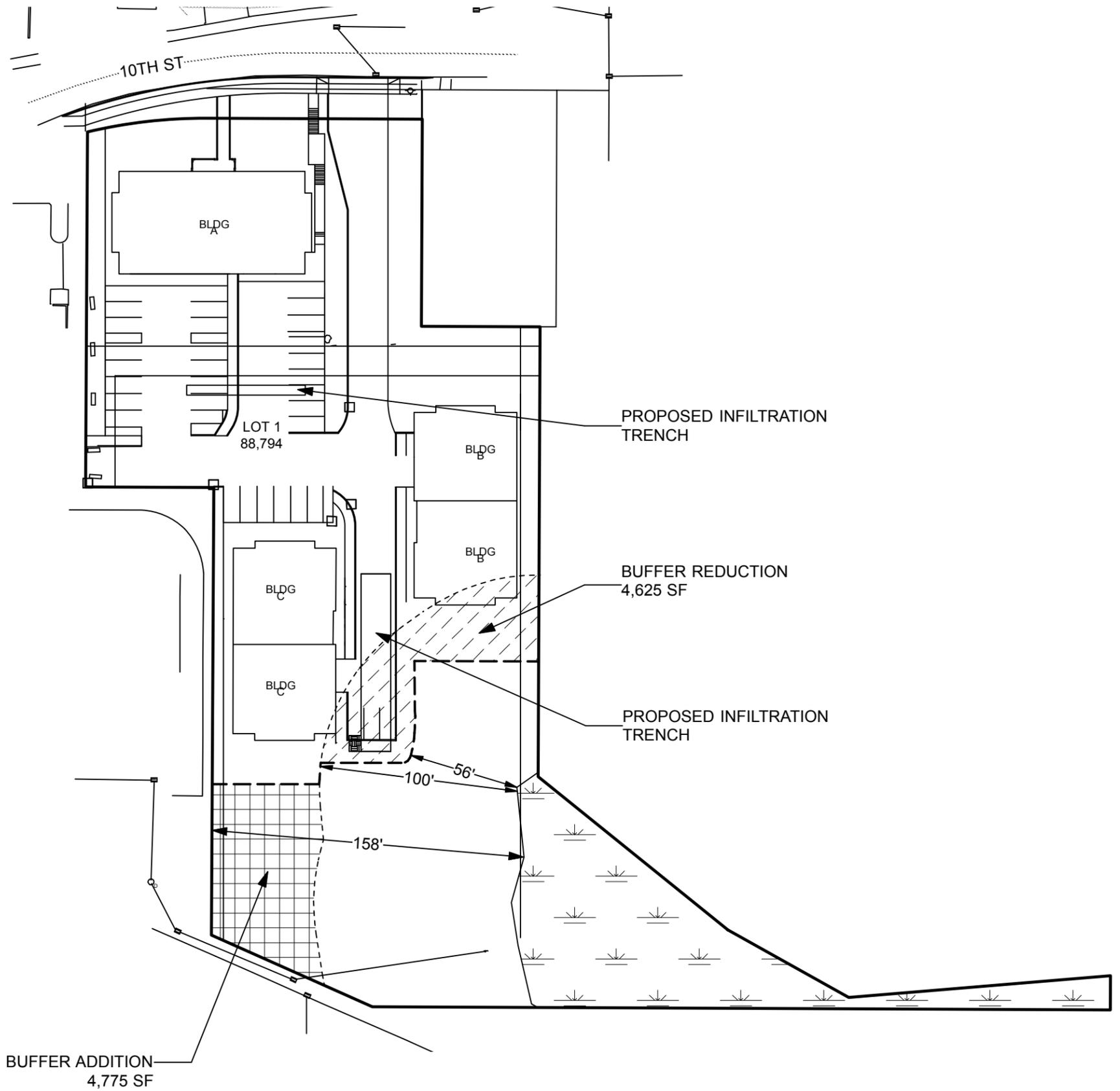
APPENDIX C

CRITICAL AREAS MAP & BUFFER MITIGATION PLAN

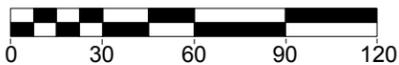
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**CRITICAL AREA STUDY MAP
ALDERWOOD LAND - SWIFTY CREEK APTS**

PORTION OF SECTION 7, TOWNSHIP 28N, RANGE 06E, W.M.



Scale 1" = 60'



LEGEND

	WETLAND BOUNDARY		BUFFER ADDITION
	PROPERTY BOUNDARY		FINAL BUFFER
	STANDARD BUFFER		BUFFER REDUCTION

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Critical Area Study Map
Alderwood Land - Swifty Creek Apts
 City of Snohomish

Alderwood Land Company, LLC
 Attn: Matt Echelbarger
 16304 Broadway Ave
 Snohomish, WA 98296

Sheet 1/1
 Project Number: 18123
 Drawn by: TA
 Date: 12.10.18