



February 20, 2019

Triad Fransen
Attn: Jeff Fransen
Pier 70, 2801 Alaskan Way, #107
Seattle, WA 98121

Re: Critical Area Determination for 120 Willow Avenue (Parcel #00579401600400)

SITE DESCRIPTION

Wetland Resources, Inc. (WRI) performed a site investigation on February 20, 2019, to locate jurisdictional wetlands and streams on and in the vicinity of the above-listed parcel. The subject parcel is located at the northern corner of the intersection of Pearl Street and Willow Avenue, in Snohomish, Washington. The Public Land Survey System (PLSS) locator for the site is Section 18, Township 28N, Range 6E, W.M. The parcel is located within the Fobes Hill Sub-basin of the Snohomish Watershed, Water Resources Inventory Area (WRIA) 7.



Figure 1: Aerial View of Subject Parcel

The 0.18-acre site is comprised of one tax parcel (00579401600400), which is developed with a garage and maintained lawn. Vegetation within the lawn area consists of common species, including colonial bentgrass (*Agrostis capillaris*, FAC), English plantain (*Plantago lanceolata*, FACU), tall false rye grass (*Schedonorus arundinaceus*, FAC), and white clover (*Trifolium repens*, FAC).

Site topography is relatively flat. The soil profile is very dark grayish brown (10YR 3/2) silt loam in the surface layer, underlain by brown (10YR 4/3) gravelly loam between three and 15 inches below the surface, and dark brown (10YR 3/3) gravelly loam between 15 and 18 inches below the surface. The soils were moist at the time of inspection, which occurred after a significant snow event.

PUBLIC RESOURCES

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, WDFW SalmonScape mapping tool, WDFW Priority Habitat and Species (PHS) Interactive Map, WDNR Forest Practices Application Mapping Tool (FPAMT), and the Snohomish County PDS Map Portal.

- *US Fish and Wildlife Service National Wetlands Inventory:*
The National Wetlands Inventory does not map any wetlands on or near the subject property. The nearest wetland is mapped over 500 feet to the south and the Snohomish River is mapped over 800 feet to the south. Swifty Creek is mapped over 1,000 feet to the west.
- *USDA Natural Resources Conservation Service (NRCS) Web Soil Survey:*
The Web Soil Survey maps the soils underlying the site as Tokul gravelly medial loam, 0-8 percent slopes. The Tokul series is not a hydric soil.
- *WDFW SalmonScape Interactive Mapping System:*
SalmonScape depicts the nearest fish-bearing waters as Swifty Creek, Snohomish River, and Pilchuck River. These streams are all greater than 800 feet from the subject property.
- *WDFW Priority Habitats and Species Interactive Map:*
The Priority Habitats and Species Map maps the same features as NWI and SalmonScape. The nearest feature is a wetland over 500 feet to the south.
- *WDNR Forest Practices Application Mapping Tool:*
FPAMT identifies Swifty Creek as a Type F stream and the Snohomish and Pilchuck Rivers as Type S streams. These streams are all greater than 800 feet from the subject property.
- *Snohomish County PDS Map Portal:*
Snohomish County's PDS Map Portal does not display any critical areas on or near the site. The nearest feature is a wetland over 500 feet to the south.

METHODOLOGY

Wetland boundaries were determined using the routine approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the 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). 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

Stream Ordinary High Water Mark (OHWM) boundaries are determined through use of methodology presented in the Washington State Department of Ecology document, *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al 2016).

FINDINGS

Based on the results of the site investigation, no wetlands, streams, or buffers are located on or near the site.

USE OF THIS REPORT

This Critical Area Determination Report is supplied to Triad Fransen as a means of determining the presence of on-site and adjacent critical areas. 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 critical areas 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.



John Laufenberg
Principal Ecologist
Professional Wetland Scientist