



**WETLAND & STREAM DETERMINATION FOR**

**East Walk, LLC – Lincoln Avenue**

Tax Parcel No. 00435900200400

Acre Project #19054

Prepared by:

Acre Environmental Consulting, LLC.  
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For:

East Walk, LLC  
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Snohomish, WA 98290



August 27, 2019

## SITE DESCRIPTION

On August 22, 2019 *Acre Environmental Consulting, LLC* visited the approximate 0.37-acre site (no current address) located south of 700 Pine Avenue in the City of Snohomish, Washington. The site is further located as a portion of Section 18, Township 28N, Range 6E, W.M. The parcel number for this property is 00435900200400. The purpose of this site visit was to locate and assess regulated critical areas on and adjacent to the subject site. Surrounding land use is comprised of single and multi-family residential development and commercial land. There are no wetlands or streams located on this site and no associated buffers from off-site wetlands or streams extend to the subject site.

Access to this undeveloped property is from the south via Lincoln Avenue which is currently comprised of a gravel driveway. This site is relatively flat with a gentle south aspect. Typical vegetation across the property is represented by maintained lawn with a clump of Douglas fir (*Pseudotsuga menziesii*, FacU) surrounded by Himalayan blackberry (*Rubus armeniacus*, Fac) in the approximate center of the site. Vegetation in the lawn is comprised of colonial bentgrass (*Agrostis capillaris*, Fac) and velvetgrass (*Holcus lanatus*, Fac), with lesser amounts of hairy cat's-ear (*Hypochaeris radicata*, FacU) and white clover (*Trifolium repens*, Fac). Typical soils on this site have a Munsell color of dark brown (10YR 3/3) with a texture of gravelly sandy loam from 0 to 18 inches below the surface. Soils were dry throughout the profile during our August 22, 2019 site visit.

On their PDS Map Portal and Drainage Inventory Maps, Snohomish County depicts Blackmans Lake Creek as flowing east along 6<sup>th</sup> Street, approximately 230 feet south of the subject site. However, it appears that both the location of the stream and the name of the stream on this mapping are not accurate. Based on our site visit, as well as the City of Snohomish Stormwater System Maps, and the Salmonscape maps produced by the Washington Department of Fish and Wildlife, Swifty Creek flows south from Blackmans Lake to the northwester corner of the Snohomish Aquatic Center property where it enters a series of culverts and is conveyed to the southeast corner of this property and continues south in an open channel. At its nearest point, the piped portion of this stream is no closer than 480 feet away from the subject site while the nearest open channel is approximately 560 feet away.

Per SMC 14.280.060(1) Table 1, Swifty Creek below Blackmans Lake receives a 50-foot buffer. Although the reach of Swifty Creek adjacent to the subject site is piped, even if a 50-foot buffer were applied, no portion of this buffer would extend to within 430 feet of the subject site. Therefore, there are no wetlands or streams located on this site and no associated buffers from off-site wetlands or streams extend to the subject site.

## WETLAND AND STREAM CLASSIFICATION

The methods used for assessing the project area for wetlands and streams are consistent with current Federal, State, and City of Snohomish requirements. *Acre Environmental Consulting, LLC* used the routine methodologies described in the U.S. Army Corps of Engineers Wetland Delineation Manual produced in 1987 and the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region produced in May 2010.

*Acre Environmental Consulting, LLC* used methodologies described in Determining the Ordinary High Water Mark on Streams in Washington State (Washington Department of Ecology Publication #08-006-001, April 2008) to make a determination regarding the Ordinary High Water Mark (OHWM) of the stream located west of the subject site.

The off-site stream was classified according to the U.S. Fish and Wildlife Service (USFWS) Cowardin system Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al., 1979) and rated, by categories according to the City of Snohomish Critical Areas Ordinance, Chapter 14.280 (Habitat Conservation Areas). Buffers are also determined by this chapter.

### **Off-site Type F Stream**

**Cowardin:** Riverine, Upper Perennial, Streambed, (R3SB)

**Snohomish Rating:** Type F stream, 50' Buffer

Swift Creek flows south from Blackmans Lake to the northwester corner of the Snohomish Aquatic Center property where it enters a series of culverts and is conveyed to the southeast corner of this property and continues south in an open channel. At its nearest point, the piped portion of this stream is approximately 480 feet west of the subject site while the nearest open channel is approximately 560 feet to the southwest. Per SMC 14.280.060(1) Table 1, Swift Creek below Blackmans Lake receives a 50-foot buffer. Although the reach of Swift Creek adjacent to the subject site is piped, even if a 50-foot buffer were applied, no portion of this buffer would extend to within 430 feet of the subject site. Therefore, there are no wetlands or streams located on this site and no associated buffers from off-site wetlands or streams extend to the subject site.

## TERMS & CONDITIONS

The environmental consulting work conducted, including this Wetland & Stream Determination Report (collectively the “Services”) is supplied to East Walk, LLC (the “Client”) as a means of determining whether any wetlands, streams, and/or fish and wildlife habitats regulated by the City of Snohomish Critical Areas Regulations exist on, or adjacent to the site. The Services are provided in accordance with the following General Terms and Conditions (the “Terms”). In accepting the Services provided by *Acre Environmental Consulting, LLC* (“Acre”), the Client voluntarily enters into and agrees to the binding effect of the following Terms.

This report is intended to provide information deemed relevant in the Client's attempt to comply with the regulations currently in effect. The work for this report has conformed to the standard of care employed by professional ecologists in the Pacific Northwest. All other representations or warranties, whether express or implied, are hereby disclaimed concerning the work or this report. 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. If such conditions exist or arise, the information contained in this report may be rendered inaccurate or incomplete based upon those conditions. Acre acts solely as an independent contractor in providing the Services to the Client, and nothing in the provision of such Services shall be construed as creating an agency, partnership, joint venture or other similar legal relationship between Acre and the Client.

Please note that Acre did not provide detailed analyses of other permitting requirements not discussed in this report (i.e., structural, drainage, geotechnical, or engineering requirements).

The laws applicable to Critical Areas are subject to varying interpretations. While Acre observed professional industry standards when completing this review, the information included in this report does not guarantee approval by any federal, state, and/or local permitting agencies. Therefore, all work on this property should not commence until permits have been obtained from all applicable agencies. If there are any questions regarding this report, please contact me at 206.450.7746.

*Acre Environmental Consulting, LLC.*



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