



Saint John’s Episcopal Church
913 Second St.
Snohomish, WA 98290

March 16, 2020
19-450
(206) 229-8118
BrianBerard@outlook.com

Dear Mr. Berard:

On 16 March 2020, I investigated your site at located at 913 Second St. in Snohomish, WA (tax parcel 00579500500703) for vegetation, hydrology, and soil indicators that signify potential wetland conditions, and to determine the absence or presence of other regulated critical areas as defined by 14.255.050 Snohomish Municipal Code (SMC).

The site is situate on a localized plateau above the north bank of the Snohomish River, in the downtown core of the City of Snohomish: this area is located in the Fobes Hill sub-basin, of the Snohomish River basin, in the Snohomish Watershed (WRIA 7).

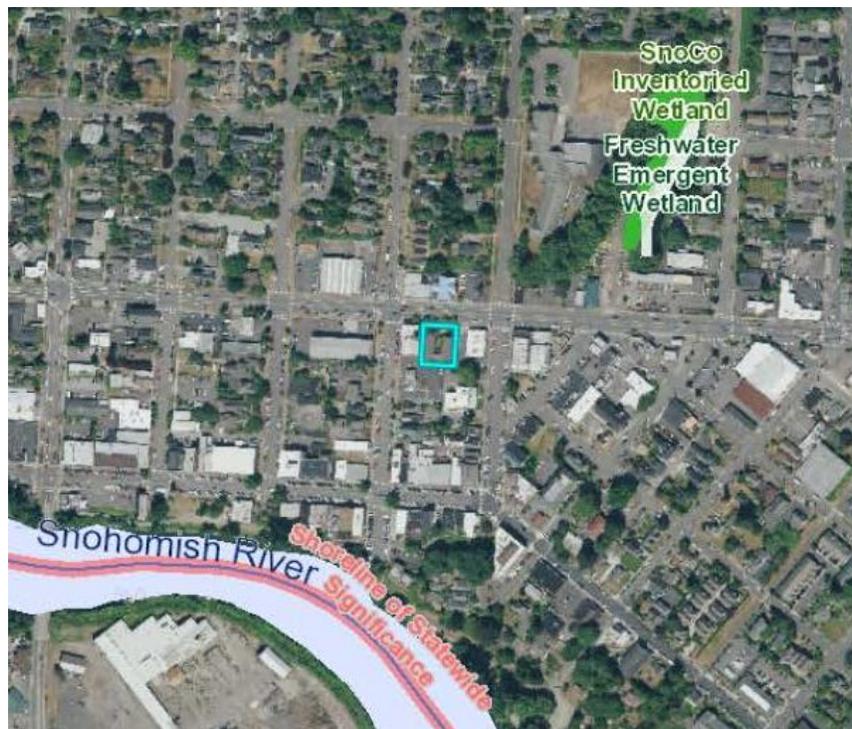


Figure 1. 913 Second St, Snohomish, depicted in aqua; critical areas as shown.
Image Source: Snohomish County PDS, 2018. All locations are approximate.

EVERETT (ASPI)
5205 S. 2nd Avenue, Ste. A
Everett, WA 98203
425-252-1884

MONROE
125 East Main Street., Ste. 104
Monroe, WA 98272
360-794-7811

MOUNT VERNON
603 South First Street
Mount Vernon, WA 98273
360-336-9199

OAK HARBOR
840 SE 8th Avenue, Ste. 102
Oak Harbor, WA 98277
360-675-5973

Project Description

The proposed project is located at 913 Second St. Access to the site is from the north, via Second St. The applicant proposes to construct a 1,331sqft addition to an existing church within the subject parcel: the 3-story addition will connect the west and east wings of the existing structure, across the north face, and disturb approximately 4,000sqft; no temporary or permanent impacts are proposed to any critical areas or their associated buffers, therefore mitigation measures are not required for this project.

Field Investigation

No streams or wetland conditions were observed at the site. The vegetation at the site consists mainly of ornamental shrubbery; the herb stratum is confined to landscaped beds; the tree stratum is dominated by ornamental trees under 3 meters in height. No concentrations of hydrophytic vegetation were observed on the site.

Weather conditions have been typical for mid-March in our region, and no evidence of primary or secondary wetland hydrology (e.g. surface water or saturated soil; algal mats, sparsely vegetated areas or water-stained leaves) was observed on the site. Furthermore, no drainage ditches or quasi-aquatic features were present on the property.

The soil at the site is mapped as *Tokul gravelly medial loam, 8-15 percent slopes*, which does not carry a hydric soil rating; the majority of minor components of the soil mapped in the area do not carry hydric soil ratings; although two potential minor components, *Norma* and *Mckenna*, do carry hydric soil ratings. In consideration of the mapped soil data, the plant composition on the property, and the absence of wetland hydrology, I did not sample the site for hydric soil indicators.

Other Mapped Critical Areas

Beyond your parcel boundaries, critical areas are depicted in the public data set: *City of Snohomish GIS (2010)* depicts an open stream channel and associated buffer terminating north of the intersection of Second St. and Glen Ave, where it is conveyed to the Snohomish River via an underground culvert; this landscape feature is located ±500' north-northeast of the proposed project. Washington Department of Fish & Wildlife characterizes this watercourse as "blocked" in its SalmonScape interactive map.

Threatened & Endangered Species

Based upon review of public data sets (see References), the analyzed area does not host threatened or endangered species; as such, development activities are not proposed

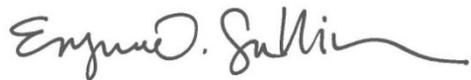
within primary association areas, and no Habitat Management Plan was prepared for this project.

This letter was prepared to discuss the absence or presence of on-site wetlands, streams, or other critical areas as defined by *14.255 Snohomish Municipal Code*, and to aid in compliance with said statute; it is assumed this letter will be accompanied by a Harmsen drawing complying with *14.255.060(B)(4)(b) SMC*. I have not attempted to investigate anything other than readily-observable conditions at your site.

In the attached Appendix, please find photo sheets and reference maps, including a figure depicting the parcel relative to the nearest mapped critical area.

Harmsen appreciates the opportunity to serve you. Please call us if you have any questions regarding this determination.

Sincerely,

A handwritten signature in black ink that reads "Erynn O. Sullivan". The signature is fluid and cursive, with a long horizontal flourish at the end.

Erynn O. Sullivan
Wetland Specialist



LAND SURVEYING • LAND USE PLANNING • CIVIL ENGINEERING

19-450 SAINT JOHN'S EPISCOPAL CHURCH

APPENDIX

Photo Sheet:

Saint John's Episcopal campus	1
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Reference Maps:

Vicinity Map	2
City of Snohomish Critical Areas Inventory	3
National Wetland Inventory	4
Washington Dept of Fish & Wildlife SalmonScape Inventory	5
NRCS Soil Map & Unit Description	6

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NORTHERN PORTION OF SITE, SECOND ST. FRONTAGE



AREA OF PROPOSED ADDITION



SOUTH FACE OF EXISTING STRUCTURE

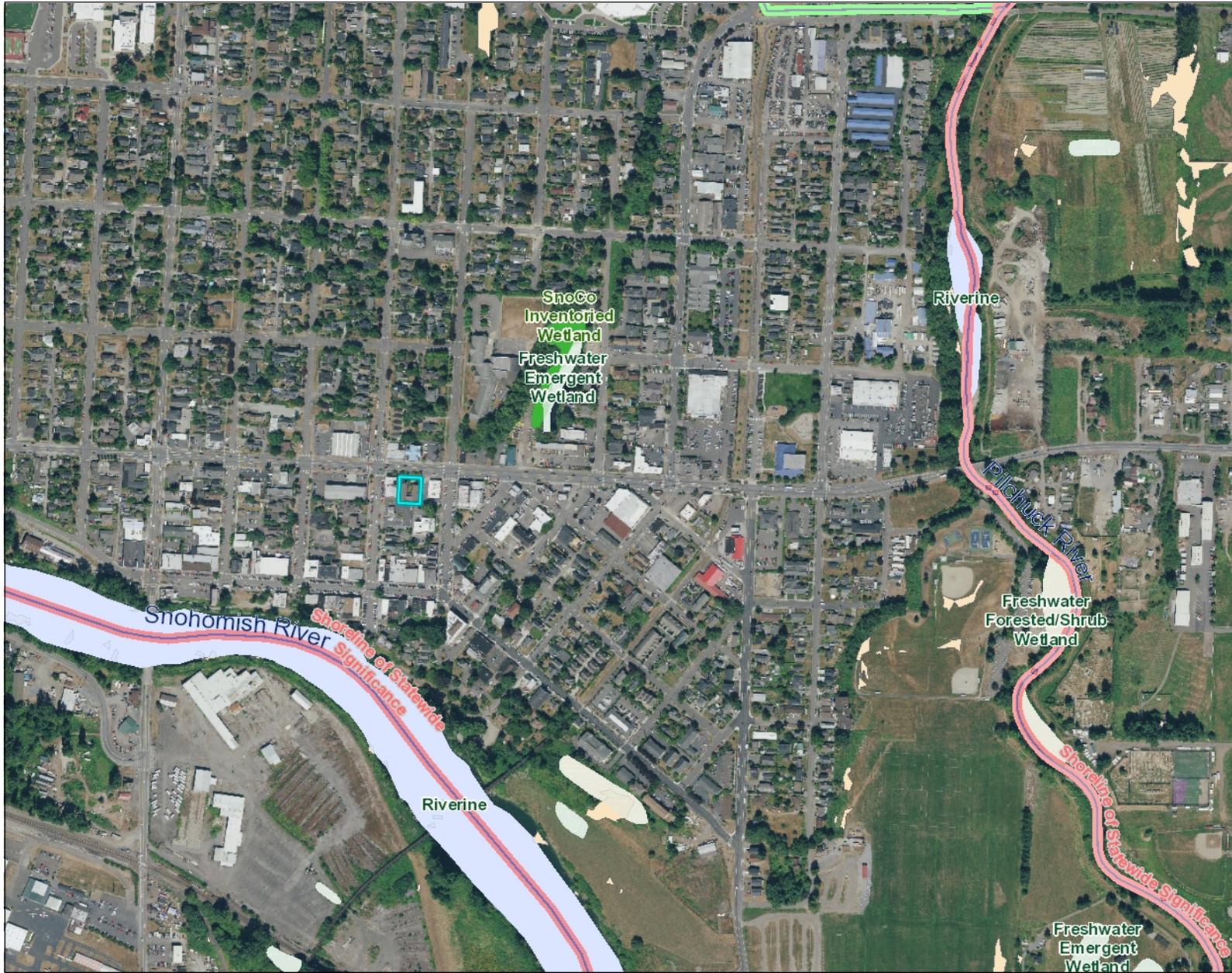
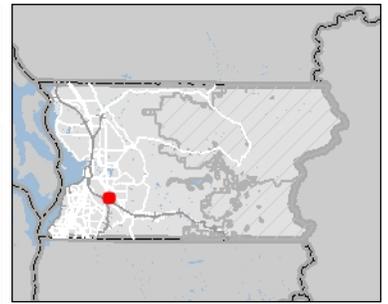
**SAINT JOHN'S EPISCOPAL CHURCH
913 SECOND ST.
SNOHOMISH WA 98290
TAX PCL NO 00579500500703
DATE OF PHOTOS: MAR 16, 2020
BY: HARMSSEN LLC
P.O.BOX 516
MONROE, WA 98727**

FEATURE NOTE:

THE 12,362sqft PARCEL IS LOCATED IN DOWNTOWN SNOHOMISH; ~65% OF THE TOTAL AREA IS CURRENTLY PAVED OR COVERED BY THE EXISTING BUILDING FOOTPRINT.

THERE ARE NO CRITICAL AREAS OR ASSOCIATED BUFFERS ON THE SITE.

THE PROPOSED PROJECT IS A 1,331sqft 3-STORY ADDITION IN THE NORTH PORTION OF THE PARCEL.



Legend

- Snohomish County Streams**
- Shoreline of Statewide Significance
 - Fish Habitat
 - Non-fish Habitat Perennial
 - Non-fish Habitat Seasonal
 - Unknown, Untyped

- National Wetland Inventory**
- No Data
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

- Snohomish County Wetland Inventory**
- Planning Development and Services Wetland Inventory
 - Remote Sensing-based Wetland Model

Parcel depicted in aqua

1: 8,151



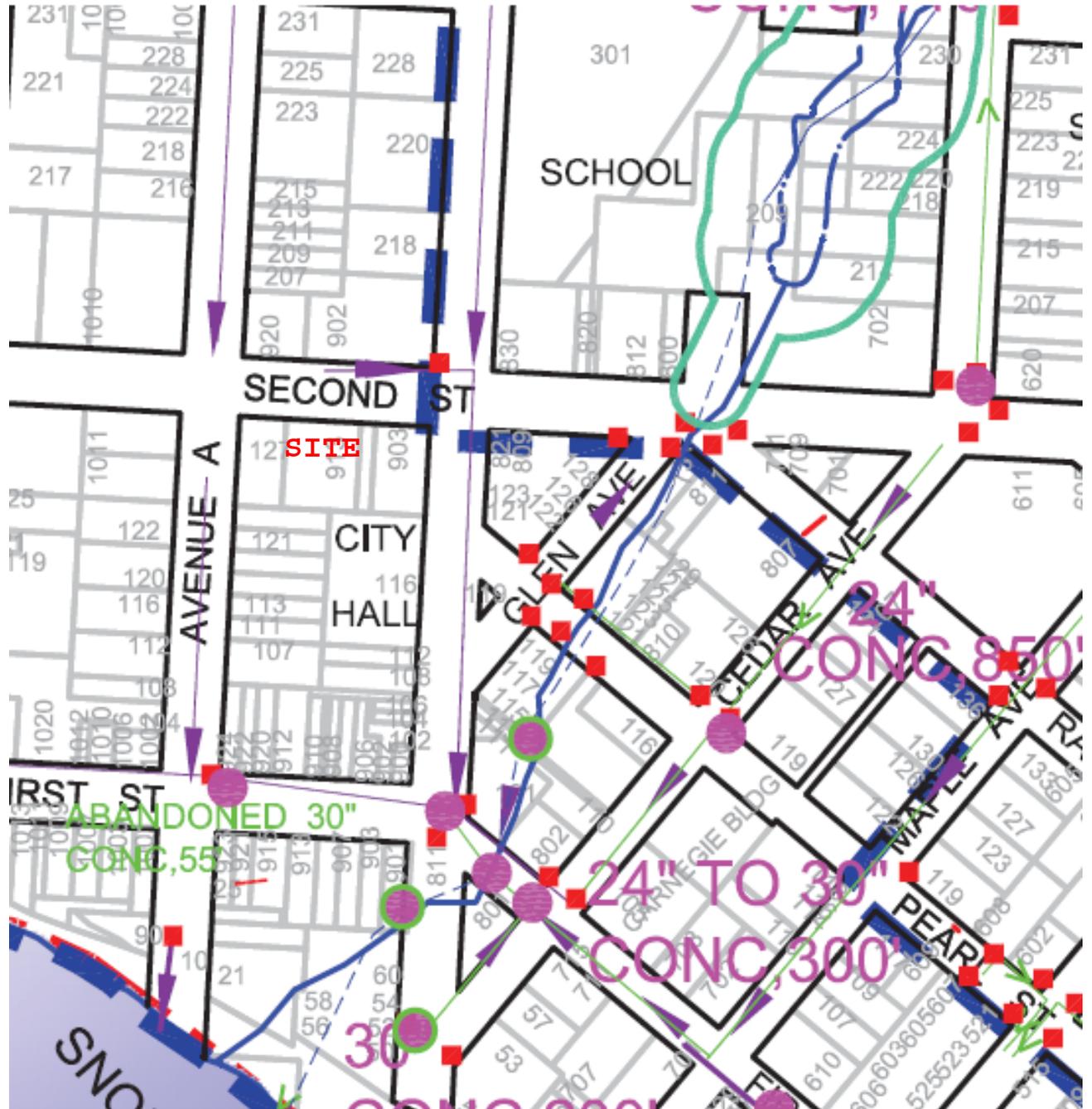
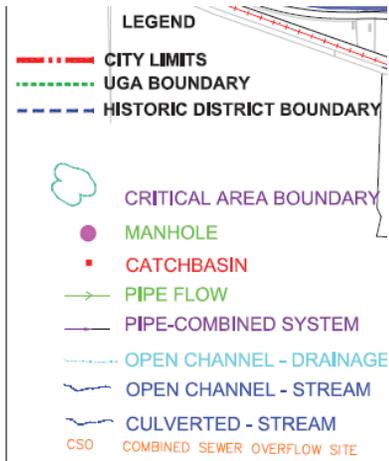
1,358.5 0 679.24 1,358.5 Feet

Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Planning and Development Services, Snohomish County

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Notes

This map was automatically generated using Geocortex Essentials.





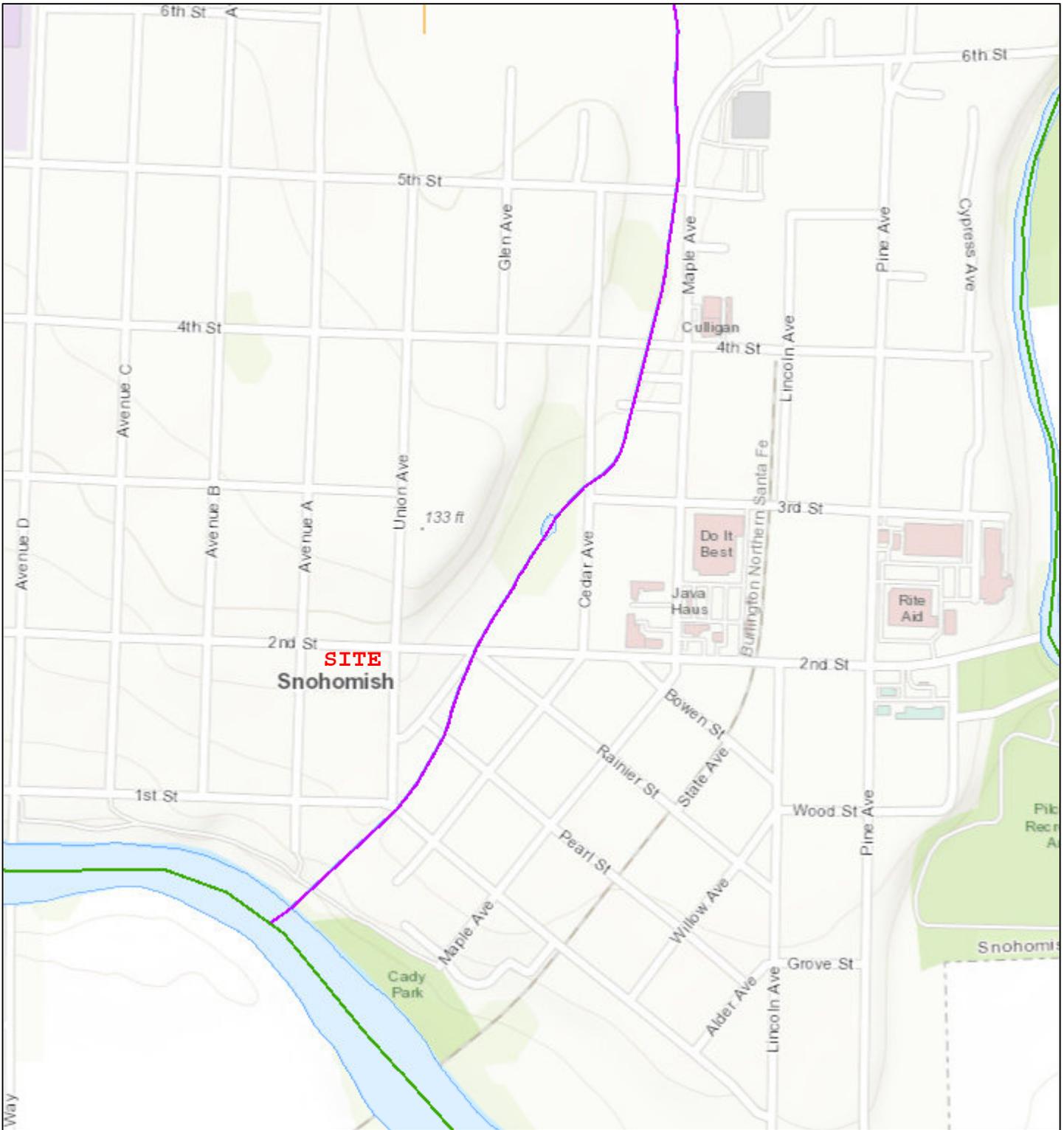
March 16, 2020

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

913 Second St

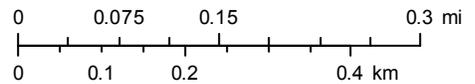


March 16, 2020

1:9,028

Coho Streams

- | | | | |
|--|---------------------------------|--|------------------------------|
| | Documented Spawning | | Transported Spawning |
| | Documented Rearing | | Transported Rearing |
| | Documented Presence | | Transported Presence |
| | Documented-Artificial, Spawning | | Presumed Presence |
| | Documented-Artificial, Rearing | | Potential: Blocked |
| | Documented-Artificial, Presence | | Gradient Accessible |
| | | | Documented Historic Presence |



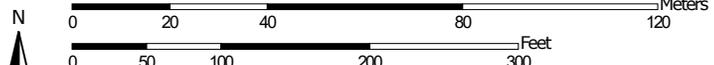
USGS/NHD
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Soil Map—Snohomish County Area, Washington
(913 Second St, Snohomish)



Soil Map may not be valid at this scale.

Map Scale: 1:1,540 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Snohomish County Area, Washington

Survey Area Data: Version 21, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 26, 2018—Oct 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Tokul gravelly medial loam, 0 to 8 percent slopes	1.3	15.6%
73	Tokul gravelly medial loam, 8 to 15 percent slopes	7.0	83.0%
74	Tokul gravelly medial loam, 15 to 30 percent slopes	0.1	1.4%
Totals for Area of Interest		8.4	100.0%

Snohomish County Area, Washington

73—Tokul gravelly medial loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2t611

Elevation: 160 to 1,150 feet

Mean annual precipitation: 45 to 70 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 140 to 200 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Tokul and similar soils: 70 percent

Minor components: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tokul

Setting

Landform: Hillslopes, till plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Side slope, tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Volcanic ash mixed with loess over glacial till

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

O_a - 1 to 2 inches: highly decomposed plant material

A - 2 to 6 inches: gravelly medial loam

B_{s1} - 6 to 9 inches: gravelly medial loam

B_{s2} - 9 to 17 inches: gravelly medial loam

B_{s3} - 17 to 24 inches: gravelly medial loam

BC - 24 to 33 inches: gravelly medial fine sandy loam

2B_{sm} - 33 to 62 inches: cemented material

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 39 inches to cemented horizon;
20 to 39 inches to densic material

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (K_{sat}): Very
low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Forage suitability group: Limited Depth Soils (G002XF303WA)
Hydric soil rating: No

Minor Components

Vanzandt

Percent of map unit: 10 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Rinker

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Pastik

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Barneston

Percent of map unit: 5 percent
Landform: Kames, eskers, moraines
Landform position (two-dimensional): Shoulder, footslope
Landform position (three-dimensional): Crest, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Norma

Percent of map unit: 3 percent
Landform: Depressions, drainageways
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Mckenna

Percent of map unit: 2 percent
Landform: Depressions, drainageways
Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Snohomish County Area, Washington
Survey Area Data: Version 21, Sep 16, 2019

References:

Information from the public domain was used in this study. Resources include Snohomish County's GIS mapping tool (PDS MapPortal); City of Snohomish's GIS map gallery; USDA Natural Resources Conservation Service soil mapping tool (Web Soil Survey); US Fish & Wildlife Service National Wetland Inventory (Wetlands Mapper); Washington Dept. of Ecology's Water Quality Assessment tool (Water Quality Atlas); Washington Dept. of Fish & Wildlife's mapping tools (Salmonscape, PHS on the Web); US Army Corps of Engineers National Wetland Plant List (NWPL); and Google Earth.

The area of interest was evaluated for physical wetland indicators using methodology described in the *Corps of Engineers Wetland Delineation Manual* (hereafter Manual) (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region V.2.0* (hereafter WMVC Supplement) (USACE 2010). The area of interest was evaluated for wetland function using methodology described in the *Washington State Wetland Rating System for Western Washington* (hereafter Rating System) (WaECY 2014).

Cowardin, L., et al. *Classification of wetlands and deepwater habitats of the United States*. 1979.

Hitchcock & Cronquist. *Flora of the Pacific Northwest*. 1973.

Naiman & Bilby. *River Ecology and Management*. 2001

Pojar & Mackinnon. *Plants of the Pacific Northwest Coast*. 1994

Taylor. *Northwest Weeds*. 1990

US Army Corps of Engineers. *Wetlands Delineation Manual*. January 1987.

US Army Corps of Engineers. *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual; Western Mountains, Valleys, and Coast Region*. May 2010.

Washington State Department of Ecology. *Washington State Wetland Rating System for Western Washington: 2014 Update*. January 2015