

TECHNICAL MEMORANDUM

To: Brennan Collins, PM Public Works Department
From: Brad Thiele, Northwest Environmental Consulting, LLC
Date: December 12, 2024
Subject: **Wetland Boundary Confirmation**
Project: Homestead Park, City of Snohomish

This memorandum summarizes a site review in relation to previous studies completed at Homestead Park. A site visit was conducted to verify conditions at Homestead Park site at 2000 Ludwig Road in Snohomish, WA. The site is in in Section 1, Township 28N, Range 05E. The purpose of this report is to determine if site conditions may have changed since completion of the wetland delineation in July 2017 for Homestead Park by Northwest Environmental Consulting (NVEC).

INTRODUCTION

NVEC biologists identified and delineated two wetlands in the project area on July 10, 2017, and labeled the wetlands, Wetland A and Wetland B. Wetland A was located on the southwestern portion of the property and is rated as a Category III wetland. Wetland B was in the southeastern corner of the property near the parking area and is rated as a Category IV wetland.

SITE VISIT

Brad Thiele visited the site on November 20, 2024, to walk the site and assess if any changes to conditions have occurred. The property contains mixed treed areas that includes mature conifers; mowed grassy pasture and scrub-shrub areas; and landscape plants around the residence. The powerline corridor to the south contains mowed and un-mowed grass areas, and large areas dominated by Himalayan blackberry (*Rubus armeniacus*). Surrounding areas included former farm fields and forest tracts being converted into residential developments and associated infrastructure.

The site and surrounding areas were essentially the same as the original site visit. No development had occurred adjacent to the parcel that could affect hydrology of the wetlands or have other effects.

Wetland A was still forested along the edges with scrub shrub and emergent vegetation within the wetland boundaries. The wetland was in the same conditions and several wetland flags from the original delineation were present.

Wetland B was present adjacent to the gravel parking area. Wetland vegetation was dominated by soft rush and reed canary grass. The wetland was still in a topographic depression and was adjacent to Ludwig Road.

The man-made pond at the site was still present and unchanged. The pond was intentionally created from uplands is not regulated as wetland. See attached photos.

WETLAND RATING

Wetland rating forms were reviewed and checked against the current code to determine if any changes to wetland buffers may have occurred if the code was updated.

Wetland A and B are regulated under Chapter SMC14.260 of the City of Snohomish Code, which lists buffer widths and states that wetlands will be rated according to the Department of Ecology wetland rating system.

Wetland A is regulated as a Category III wetland and Wetland B is a Category IV wetland following the Department of Ecology rating system. Both Wetlands required a 50-foot buffer in 2017. The code appears to have been updated since then.

Wetland A now has a wetland buffer of 100 feet because it has a Category III rating with 6 habitat points.

Wetland B now has a wetland buffer of 40 feet because it has a Category IV rating with 4 habitat points.

CONCLUSION

A critical areas report was completed in 2017 for the wetlands and the boundaries and ratings still apply.

Site conditions remained the same and no significant development had occurred adjacent to the parcel since the original report was completed. No changes to the wetlands boundaries or ratings were apparent on the site visit.

The City of Snohomish has updated the buffer requirements on the two wetlands at the site. Wetland A now has a 100-foot buffer, and Wetland B now has a 40 foot buffer.

Attachment A – Photos



Photo 1 - Wetland A inundation.



Photo 2 - Wetland B, emergent vegetation adjacent to parking area..



Photo 3 - Man-made pond.



Photo 4 - Wetland flag from 2017 along the edge of Wetland A.