



October 25, 2019

Tim Albers
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**RE: Wetland and Stream Reconnaissance Report for Cobble Hill
Parcel # 28082900200600**

SITE DESCRIPTION

Wetland Resources, Inc. (WRI) performed a site reconnaissance on October 3, 2019, to evaluate wetland and stream conditions on and near the parcel referenced above. The subject property is located at 31129 124th Street SE, in the city limits of Sultan, Washington. The Public Land Survey System (PLSS) locator for the property is Section 29, Township 28N, Range 8E, W.M. The property is located within the Lower Sultan River Sub-basin of the Skykomish Watershed, in the Snohomish River Basin, Water Resources Inventory Area (WRIA) 7.

The 24.83-acre parcel is located in an historically low-density residential setting that is currently developing into high-density residential. It is within the 124th Street Annexation area that was recently annexed by City of Sultan. The plat of Sky Ridge is located immediately east of this parcel. No development is currently present on the subject property. On-site vegetation is comprised of an open canopy mixed deciduous and coniferous forest. Dominant vegetation is represented by Western hemlock (*Tsuga heterophylla*; FACU), big-leaf maple (*Acer macrophyllum*; FACU), Douglas fir (*Pseudotsuga menziesii*; FACU), red alder (*Alnus rubra*; FAC), Western red cedar (*Thuja plicata*; FAC), beaked hazelnut (*Corylus cornuta*; FACU), (*Rubus spectabilis*, FAC), red elderberry (*Sambucus racemosa*; FACU), western sword fern (*Polystichum munitum*; FACU), trailing blackberry (*Rubus ursinus*; FACU), and some scattered patches of English Ivy (*Hedera helix*; FACU), and Himalayan blackberry (*Rubus armeniacus*, FACU).

Topography underlying the parcel has a gentle southwest aspect, with steeper west and northwest aspect slopes along the western fringe. Observed soil pits generally display generally very dark brown (10YR 2/2) silt loam soils in the upper layers, and dark brown (10YR 3/3) or dark yellowish brown (10YR 4/4) silt loam with no redoximorphic features, in the sub layers. Soils were dry at the time of our October inspection.

PUBLIC INFORMATION

Prior to conducting the site reconnaissance, publicly available 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 include the following:

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory
No wetlands or streams are mapped by this source on the site. The closest feature, Winters Creek, is mapped approximately 225 feet off-site to the west.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey
The NRCS Web Soil Survey indicates that the site is underlain mostly by Everett gravelly sandy loam, 0 to 8 percent slopes. Small areas of Ragnar fine sandy loam, 0 to 8 percent slopes, and Tokul-Winston gravelly loams, 25 to 65 percent slopes, are mapped in the northwest corner of the site. None of these units is listed as a hydric soil.
- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System
No streams are mapped by this source on the site. The nearest fish-bearing water is Winters Creek, which is mapped approximately 225 feet off-site to the west.
- WDFW Priority Habitat and Species (PHS) Interactive Map
No wetlands or streams are mapped by this source on the site. The closest feature, Winters Creek, is mapped approximately 250 feet off-site to the southwest.
- WDNR Forest Practices Application Mapping Tool (FPAMT)
No wetlands or streams are mapped by WDNR on the site. The closest feature, Winters Creek, is mapped as a Type F stream approximately 225 feet off-site to the west.
- Snohomish County PDS Map Portal
A “remote sensing-based” wetland is mapped by Snohomish County in the northwest corner of the site, extending off-site to the west toward Winters Creek. This is a predictive model prepared by the County based on aerial analysis, but the mapped locations have not been verified and are not generally reliable. Remote sensing-based wetlands are also shown across much of the Sky Ridge plat to the east, but none of the mapped locations are actually wetlands. Winters Creek, a Type F stream, is mapped over 300 feet off-site to the northwest of the northwest corner of the site. This stream curves back toward the western property boundary and, at its closest point, gets to within 225 feet of the site.

METHODOLOGY

The presence of wetlands was determined using the routine determination 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

The ordinary high water marks (OHWM) of streams and waterbodies were identified using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016). Streams and lakes were classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030 and Sultan Municipal Code (SMC) 17.10.100.

FINDINGS

No wetlands, streams or buffers are located on the subject property. Winters Creek, a Type F stream, is located 225 feet off-site to the west at its closest point. Type F streams require 100-foot buffers in Sultan per SMC 17.10.150(A), so this buffer does not extend onto the site.

USE OF THIS REPORT

This Wetland and Stream Reconnaissance Report is supplied to Cobble Hill, LLC, as a means of determining the presence of on-site and nearby critical areas, as required during the permit 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 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 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.



Jeff Mallahan
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