



## Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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# Site Summary

Jim Kelly  
144 W Cox Avenue, Arlington  
Washington 98223

January 15, 2024

On January 9, 2024, Soundview Consultants (SVC) conducted a wetland and fish and wildlife assessment of the 0.78-acre site located on 211<sup>th</sup> Place, Arlington, Washington (Tax Parcel 31051000400700). The purpose of the site investigation was to assess the development feasibility for commercial and or residential development on the subject property, which is located within the City of Arlington's jurisdiction. Below is a summary of our findings and attached is a figure which depicts this summary.

### Background information

Prior to the site investigation, SVC staff conducted background research using the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, Washington Department of Natural Resources (DNR) stream typing map, Whatcom County Stream and Wetland Inventory Map, the City of Ferndale Wetland Inventory Map, and the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI).

The Snohomish County Critical Areas Map identifies two streams within 300 ft of the property. The stream 300 ft north of the property is mapped as fish habitat west of State Route 530 and Non-Fish Habitat East of State Route 530. The stream 250 ft south of the property extends southwest and is mapped as Fish Habitat. The USFWS NWI map and the WDFW PHS map identify the eastern portion of the stream north of the property and the entire stream south of the property as Freshwater Forested/Shrub wetlands (PFOC) and identify the western portion of the stream north of the property is mapped as Freshwater Emergent Wetland (PEM). The DNR Stream Typing Map identifies the stream north of the property as type F and the stream south of the property as type N. The WDFW SWIFD map identifies a stream north of the site and a stream south of the site, both with presence of Chinook, Chum, Pink, and Coho Salmon, and Steelhead Trout. The FEMA National Flood Hazard Layer maps the entire property within Zone X – 0.2 Percent Annual Chance Flood Hazard.

According to the USFWS IPaC mapping database, north American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), streaked horned lark (*Eremophila alpestris strigata*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), bull trout (*Salvelinus confluentus*), dolly varden (*Salvelinus malma*), and monarch butterfly (*Danaus plexippus*) have

the potential to occur within 300-feet of the subject property. No other wetlands, streams, or priority habitats or species are documented on or within 300 feet of the subject property.

## Methods

Critical area determinations were made using observable vegetation, hydrology, and soils, in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, the Natural Resources Conservation Service (NRCS) Soil Survey, and various ortho-photographic resources. A site investigation was performed by qualified SVC staff in January of 2024. The investigation consisted of a walk-through survey of accessible areas on the subject property for potentially regulated wetlands, fish and wildlife habitat, and/or priority habitat species, and a visual survey of all accessible areas adjacent to the subject property.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Snohomish County Code (SCC) Chapter 30.62A and per Arlington Municipal Code (AMC) Chapter 20.93 and are subject to restricted uses/activities under the same titles. Wetland presence/absence was determined using the routine approached described in the U.S. Army Corps of Engineers' *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (USDA, 2018).

## Results

The subject property is located in a rural residential setting and is entirely undeveloped. The majority of the subject property consists of a grassland area with shrub thickets along the western and northern edges. The dominant vegetation onsite consisted of reed canary grass (*Phalaris arundinacea*) in the grassland area and Himalayan blackberry (*Rubus armeniacus*) in the shrub thickets.

The site investigation identified no potentially regulated wetlands onsite, 1 potentially regulated wetland offsite, and three offsite streams (Stream 1- 3). Wetland 1 is located approximately 100 feet offsite to the southwest of the site, classified as palustrine emergent (PEM). Stream 1 is located approximately 280 feet offsite to the south of the site and is classified as a Type F stream by DNR Stream Typing. Stream 2 is located approximately 141 feet offsite to the northeast of the site. Stream 3 is located approximately 330 feet offsite to the north of the site and is classified as a Type N stream by DNR Stream Typing east of SR 530 and as Type F downstream to the west. No other wetlands or streams were observed within 300 feet of the subject property.

Offsite Wetland 1 is rated as a Category III wetland per AMC 20.93.800 with habitat score (4) and is subject to standard 60-foot buffer due to the proposed high intensity use per AMC 20.93.830. However, the Wetland 1 buffer is functionally interrupted by a paved driveway to the east and the offsite Wetland 1 buffer is not anticipated to project onto the subject property. The use of the standard buffers outlined above and provided within AMC 20.93.830. Table 6 requires the implementation of measures to minimize impacts to wetlands outlined in AMC 20.93.830.

Offsite Stream 1 is considered a Type F-ESA (Fish Bearing with Endangered Species) stream at its location to the south of the subject property and is subject to a standard 150-foot buffer per AMC 20.93.730 Table 3. The Stream 1 buffer will not overlap the site and is functionally interrupted by a

paved driveway and the Stream 1 buffer will not project onto the site. Stream 3 is considered a type F-ESA stream at its location north of the site and is subject to a standard 150-foot buffer per AMC 20.93.730 Table 3. Stream 2 considered a type F-ESA stream at its location north of the site as it is connected to stream 3 and is subject to a standard 150-foot buffer per AMC 20.93.730 Table 3. The stream 2 and 3 buffers will not overlap the site and are functionally interrupted by 211<sup>th</sup> Place NE.

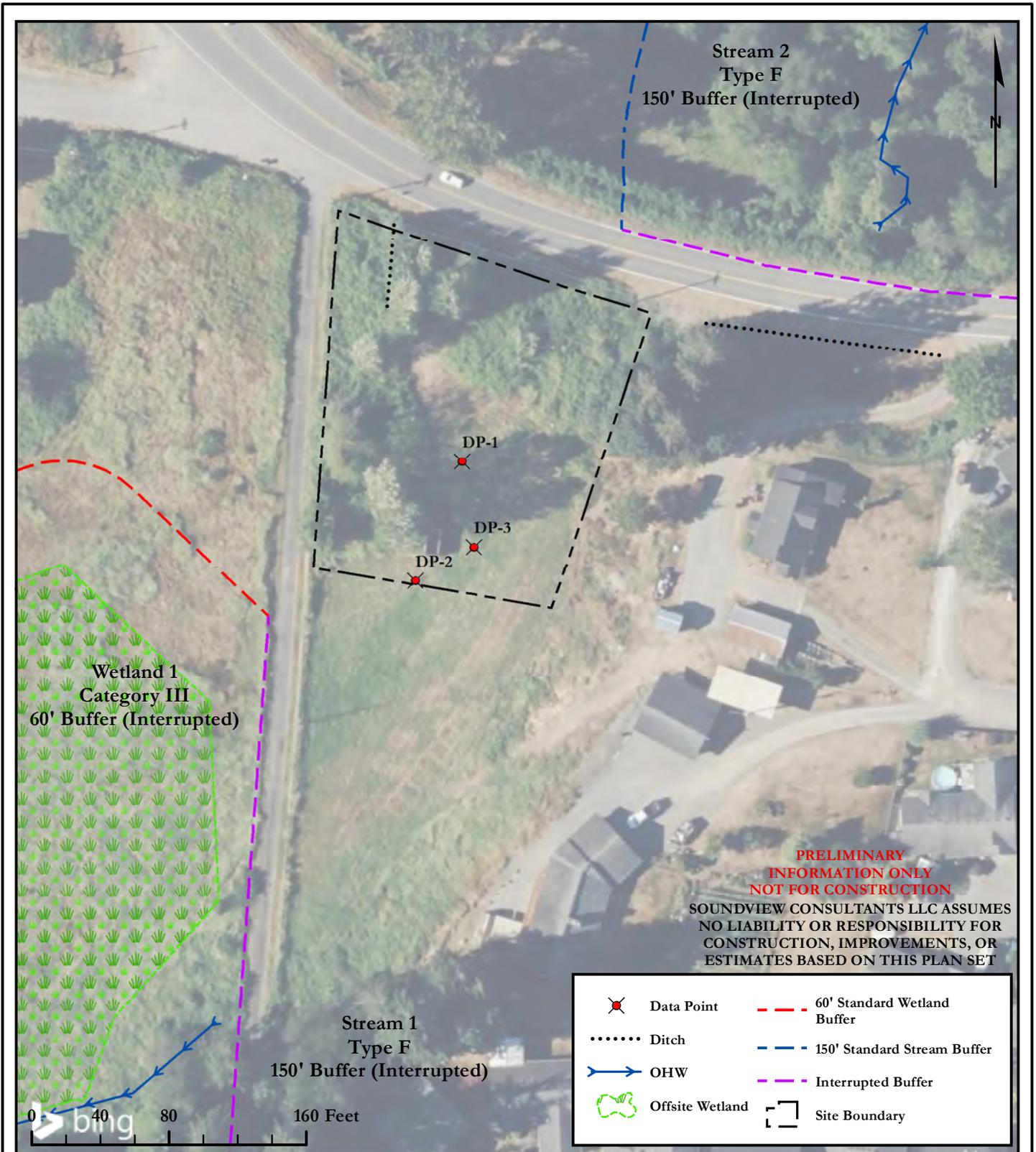
Once you have had a chance to review this information, please feel free to call me at 253-514-8952 to discuss our findings.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Pickett", written in a cursive style. The signature is positioned above a horizontal line.

Jon Pickett  
Principal

# EXISTING CONDITIONS




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**211TH PLACE**

ADJACENT WEST OF 6516 211TH PL NE  
ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBER:  
31051000400700

DATE: 1/24/2024
JOB: 2454.0002
BY: DDS
SCALE: 1" = 80'
FIGURE NO. 1