

City of Arlington / MJS Investors

# **Lindsay Subarea Plan**

## Appendices



November 2025

# Appendices

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# A Lindsay Scoping Engagement Summary

## Public Neighborhood Meeting

On March 20, 2025, the City of Arlington issued a scoping notice advertising a 30-day written comment period on the scope of the Environmental Impact Statement (EIS) concluding on April 10, 2025. As part of the community planning process and to meet the Planned Action community meeting provisions in RCW 43.21C.440(3)(b), a community neighborhood meeting was held in person on April 7, 2025, and advertised in the scoping notice. The scoping notice identified the study of two alternatives and the following preliminary environmental topics:

- Natural Environment: Earth and Water Quality; Plants and Animals
- Land Use: Relationship to Existing Plans and Aesthetics
- Transportation
- Public Services: Parks, Schools, Police, Fire/Emergency Services
- Utilities: Sewer, Water, Stormwater, Street Lighting



## Meeting Objectives

- Identify key EIS topics
- Highlight community assets and challenges
- Gather feedback on the preliminary site plan, proposed housing types, transportation improvements, and park/open spaces

## Results

About 15 people attended the neighborhood meeting. 5 written comments were received, either written directly on the board and/or sticky notes. The presentation included a survey to gather feedback on the meeting objectives.

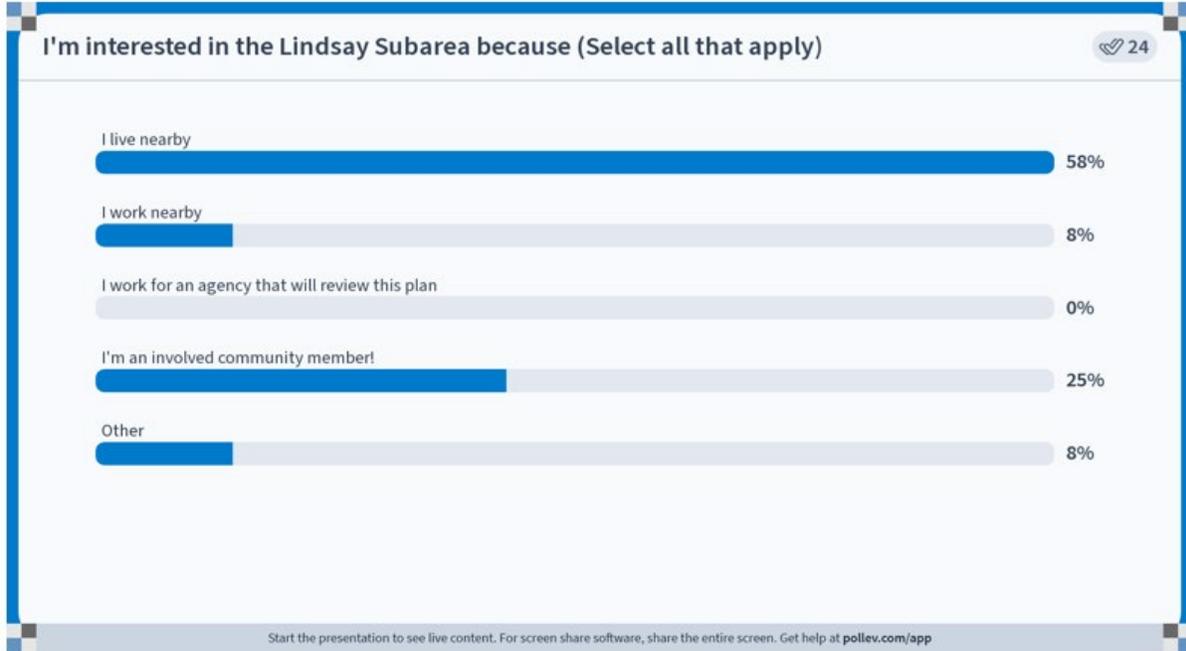
The following are summarized responses from community members:

- Single-family homes and attached home styles are most preferred in the area. Some community members raised concerns about smaller lot sizes and higher housing density, noting they may not align with the character of surrounding neighborhoods. Others emphasized the importance of offering affordable housing options to support young families and future generations.
- There is equal interest in placing multifamily homes close or away from 172<sup>nd</sup> St.
- There is strong interest in expanding park and recreational opportunities. The most desired park feature is an open field or lawn, followed by pedestrian lighting, playgrounds, and seating. Parks located near 172<sup>nd</sup> Street are considered the most accessible and likely to be used by residents
- Community members stressed the importance of conducting further traffic studies and prioritizing investments in infrastructure along 172<sup>nd</sup> Street to address safety and meet anticipated capacity needs.
- Preservation of cultural artifacts and environmental resources in coordination with the Tulalip and Stillaguamish Tribe.
- Residents should be made aware of the proximity of their dwelling to the Arlington Municipal Airport and associated airport-related impacts (noise and air pollution). Future plans should be reviewed for airspace hazard.

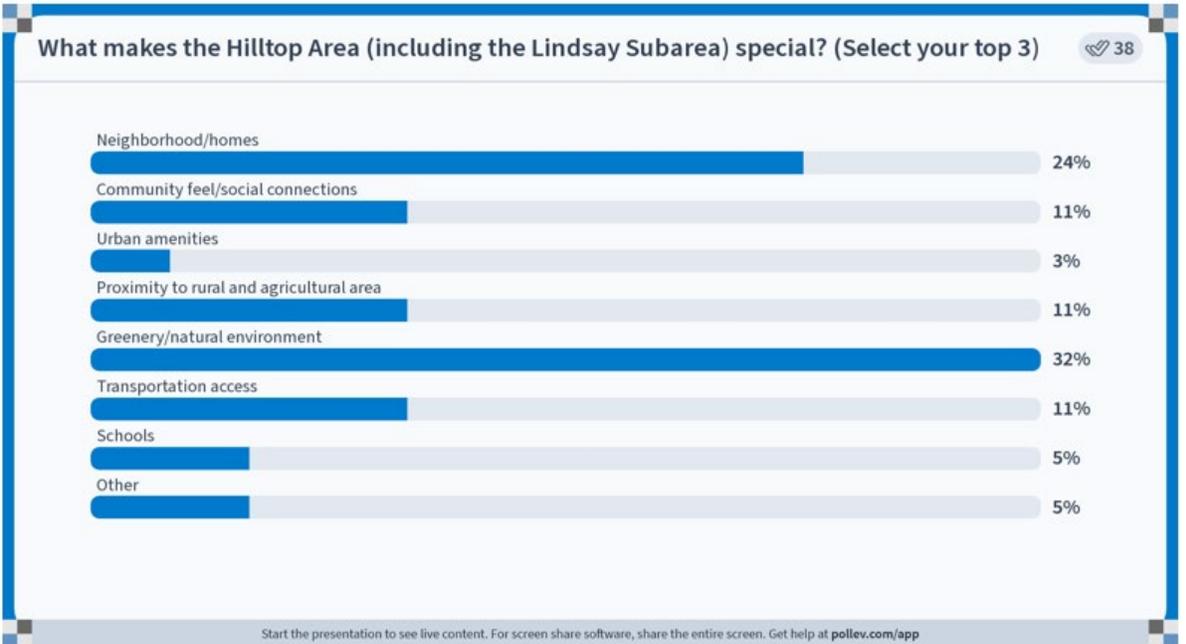
# Survey Response Images

## Visioning

Question 1. I'm interested in the Lindsay Subarea because (Select all that apply)



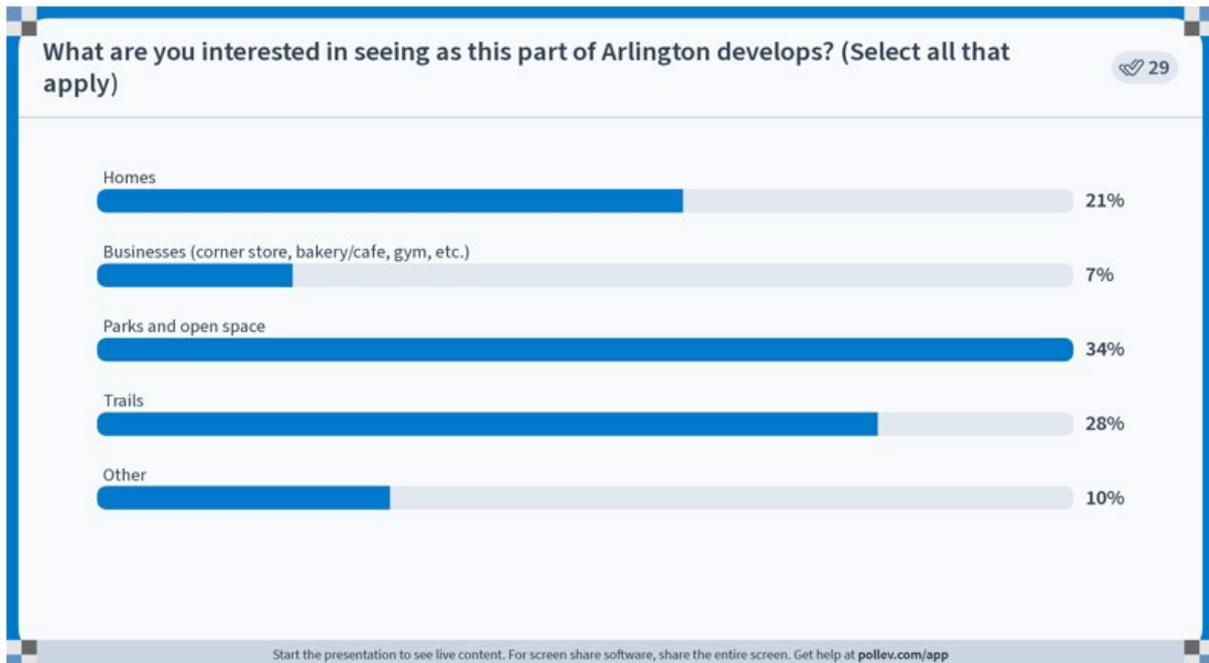
Question 2. What makes the Hilltop Area (including the Lindsay Subarea) special? (Select your top 3)



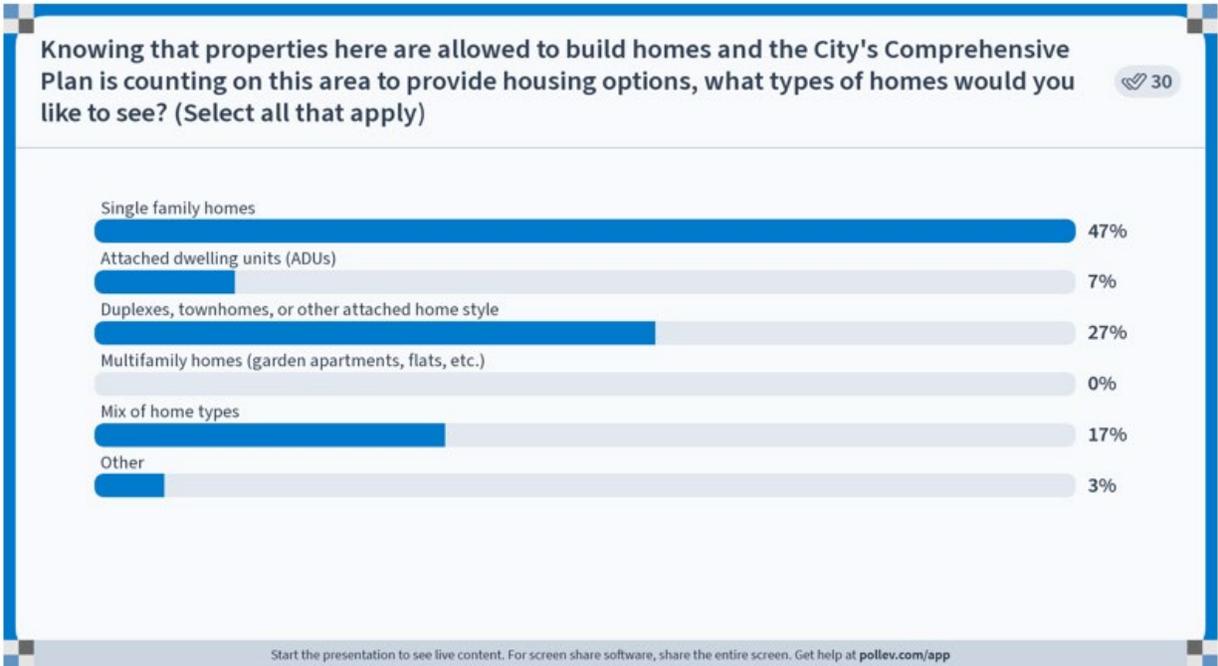
Question 3. What do you value most about living or working in your community? (Enter one word responses)



Question 4. What are you interested in seeing as this part of Arlington develops? (Select all that apply)

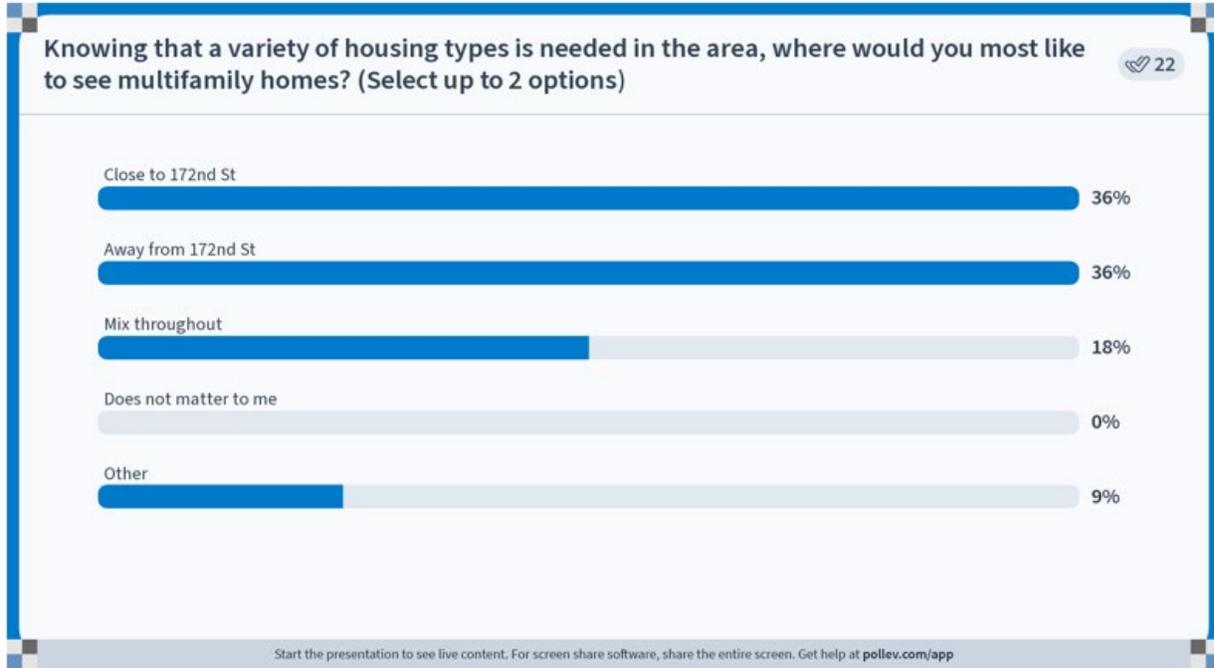


Question 5. Knowing that properties here are allowed to build homes and the City's Comprehensive Plan is counting on this area to provide housing options, what types of homes would you like to see?



## Housing

Question 6. Knowing that a variety of housing types is needed in the area, where would you most like to see multifamily homes? (Select up to 2 options)



## Parks

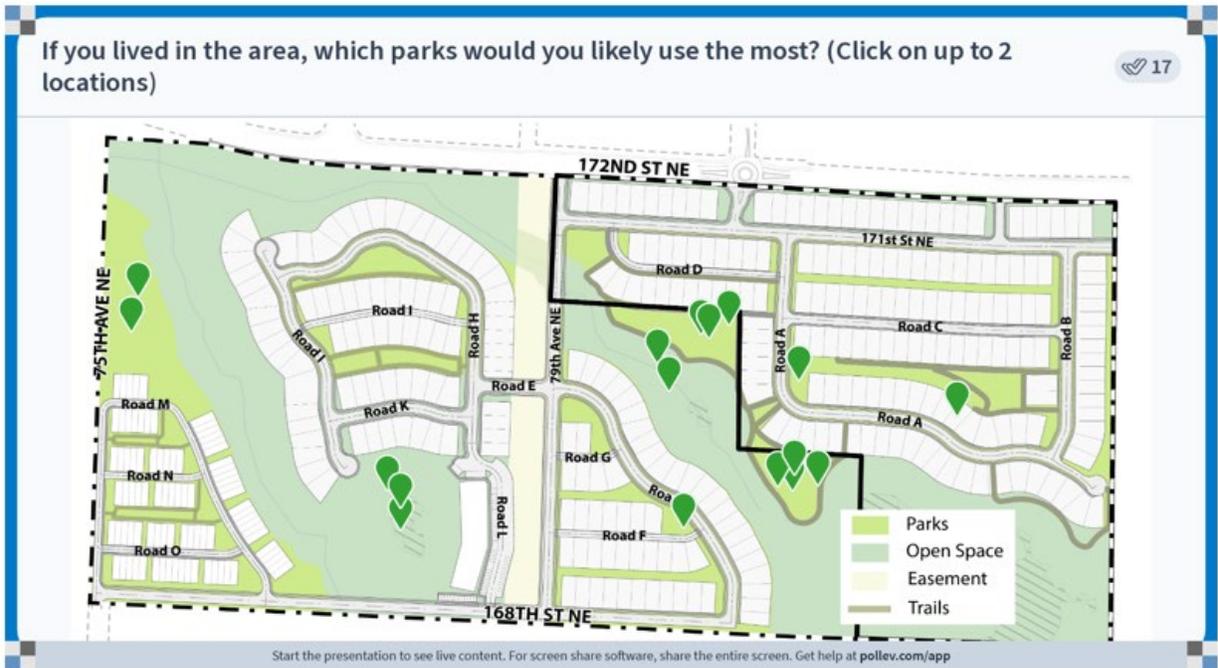
Question 7. What amenities would you like to see in the parks? (Select your top 4)

What amenities would you like to see in the parks? (Select your top 4)



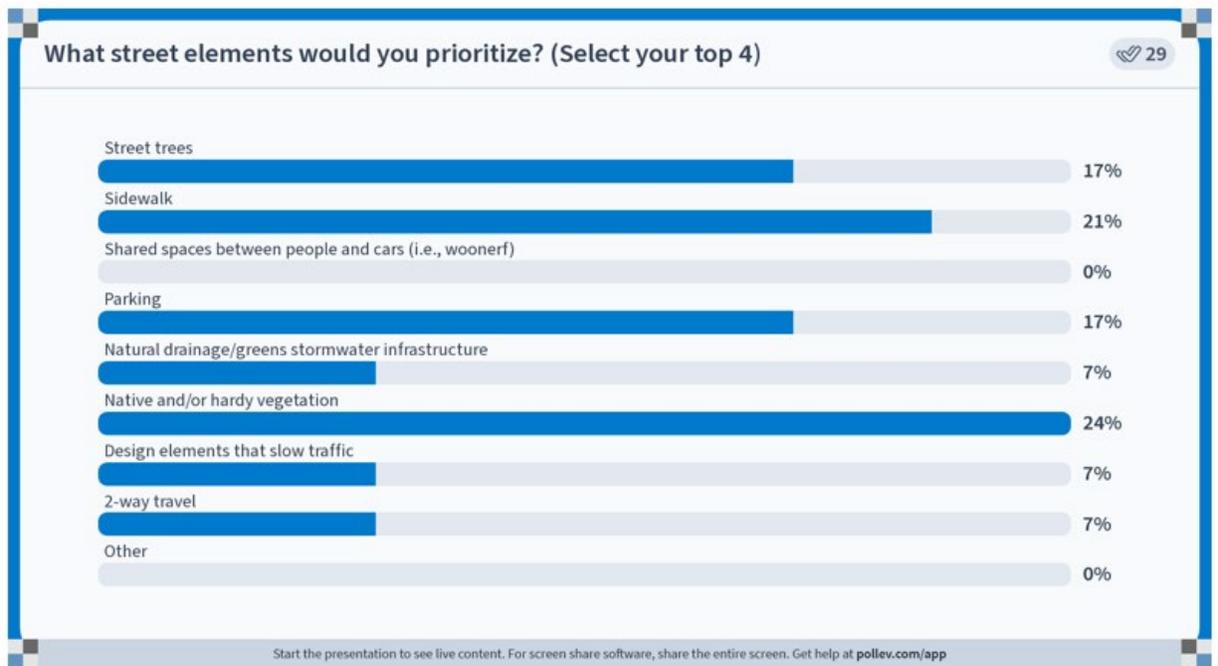
Response options	Count	Percentage
Playground	6	13%
<b>Open field/lawn</b>	<b>10</b>	<b>22%</b>
Dog park	3	7%
Paved sports court	1	2%
Community garden	3	7%
Interpretive signage	1	2%
Seating/benches	6	13%
Picnic tables	3	7%
Pedestrian lighting	7	16%
Exercise equipment	0	0%
Passive/natural areas	5	11%
Other	0	0%

Question 8. If you lived in the area, which parks would you likely use the most



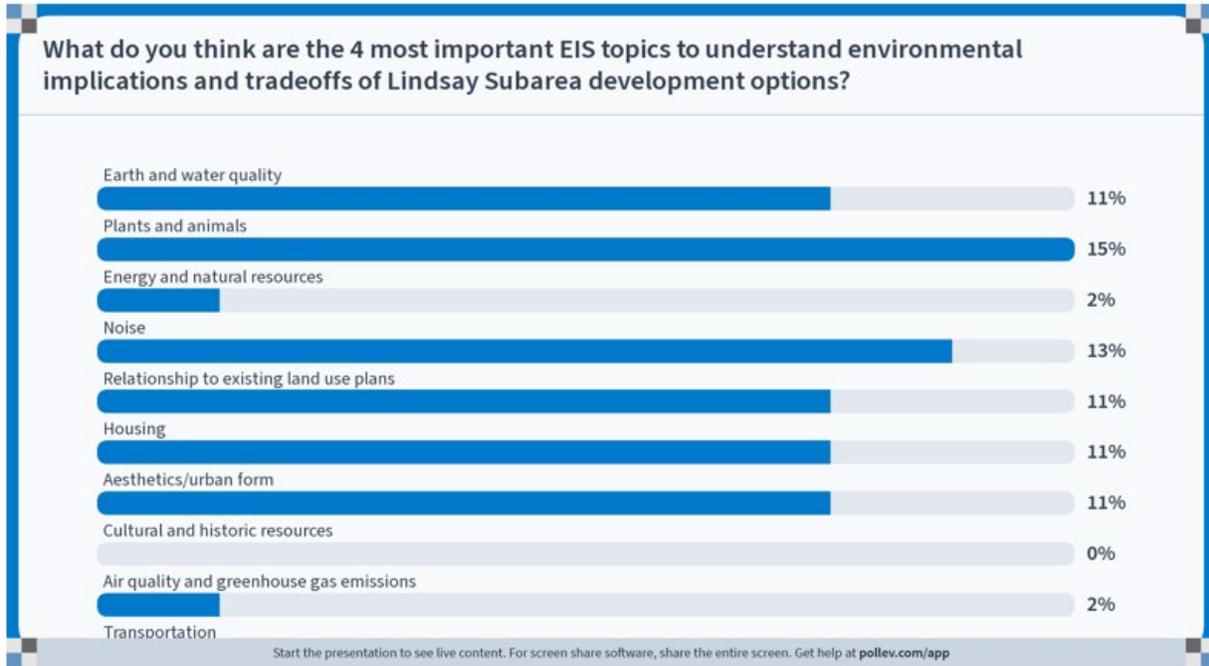
## Transportation

Question 9. What street elements would you prioritize?



## EIS Scoping

Question 10. What do you think are the 4 most important EIS topics to understand environmental implications and tradeoffs of Lindsay Subarea development options?



Response	Count	Percentage
Earth and water quality	6	11%
Plants and animals	8	15%
Noise	7	13%
Transportation	6	11%
Aesthetics/urban form	6	11%
Housing	6	11%
Relationship to existing land use plans	6	11%
Public services (Parks, Schools, Police, Fire/Emergency Services)	3	5%
Utilities (sewer, water, stormwater, street lighting)	2	4%
Other	1	2%
Air quality and greenhouse gas emissions	1	2%
Energy and natural resources	1	2%

Question 11. If you selected "Other ", what topic would you like to add for the environmental analysis?

If you selected "Other", what topic would you like to add for the environmental analysis?

The amount of traffic back ups



Traffic



Note: Participants were informed that a transportation analysis model will be completed as part of the EIS.

# B Existing Conditions Report

# **Land Use, Development, and Design**

## Existing Conditions Report

**September 2025**

Prepared by:  
MAKERS architecture and urban design

# 1 Introduction

## Subarea Planning Purpose and Process

The Lindsay Annexation was completed in 2022 under *Ordinance 2022-003*, officially designating Lindsay as one of the neighborhoods within the Hilltop Subarea. In November 2023, *Ordinance 2023-016* amended Arlington Municipal Code (AMC) Section [20.44.032](#) related to Master Planned Neighborhood (MPN) development. This amendment introduced several key changes:

1. Subarea plans must be created for all fourteen Comprehensive Plan-designated subareas, including both the Lindsay and East Hill areas, both of which fall under the MPN overlay.
2. Each subarea plans must be developed in conjunction with a Planned Action Environmental Impact Statement (EIS).
3. Planning efforts must support a coordinated and efficient approach to neighborhood development, including a diverse mix of housing, transportation options, community amenities, infrastructure, and capital improvements.

See AMC 20.44.032 Subarea Plans for more details.

The Lindsay Subarea Plan will establish a long-term vision for development, address current and future infrastructure needs, and recommend strategies to support citywide and community goals. An initial step toward implementation is expected to include updates to zoning and development standards to align with the vision outlined in the plan.

This document is part of the first stage to summarize existing conditions in the Lindsay subarea. This analysis will inform options development and evaluation for inclusion in the subarea plan.

# Study Area

The Lindsay Subarea, or Subarea, encompass an area of approximately 87.49 acres. It is bounded by SR 531 (172<sup>nd</sup> St NE) on the north, the 84th Ave NE alignment on the east, the 168th St NE alignment on the south, and the 75th Ave NE alignment on the west.

The Lindsay Subarea is subdivided into two development areas:

- **Pending Project Area:** Properties assembled by MJS investors, and where development is anticipated to follow the Subarea Plan adoption.
- **Future Development Area:** Properties within the Subarea that are outside of MJS land assembly. The timing and nature of development in this area remain uncertain.

## Exhibit 1. Top Takeaways – Lindsay



Source: MAKERS, 2025.

## 2 Land Use

### Regional Context and Location

Lindsay is located in southeast Arlington, Washington. Surrounding land uses includes low density residential, undeveloped forest lands, and open spaces. Unincorporated Snohomish County abuts Lindsay to the east and south.

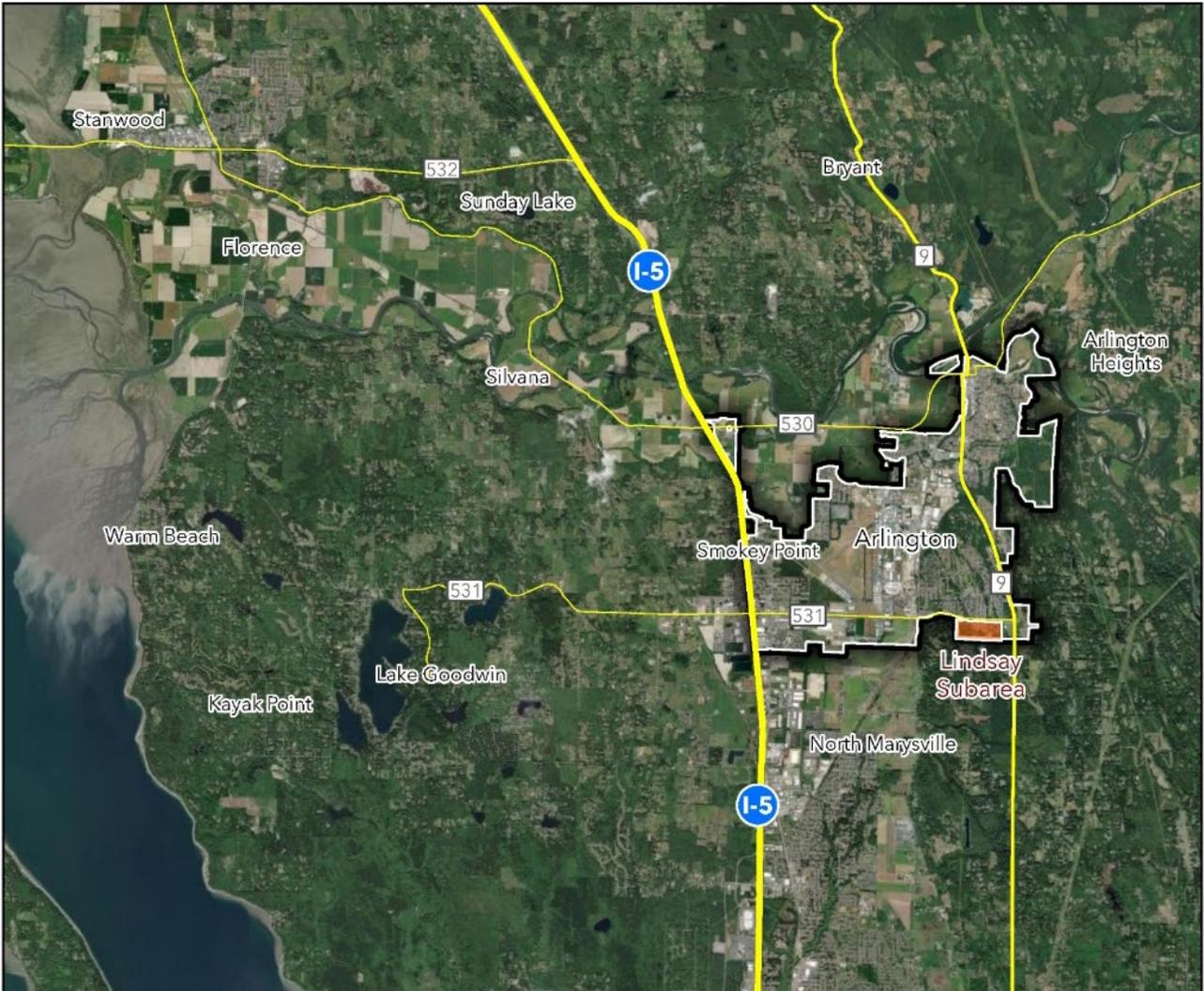
Arlington is bounded by Port Susan in the Puget Sound to the west, the Stillaguamish River to the north, and the Cascade Mountain Range to the east. Arlington is roughly 40 miles north of Seattle and 10 miles north of Everett, home to Snohomish County's Paine Field Airport. According to the 2020 US Census, the city of Arlington's population is roughly 20,000 people. There are currently 17 existing homes in the Lindsay Subarea.

The SR 531 (172<sup>nd</sup> St NE) and SR 9 provide local and regional connections across Arlington, and into neighboring cities.

- Interstate 5 (I-5) to Mt Vernon, Burlington, Bellingham, and British Columbia to the north and Marysville, Everett, the Seattle area, Oregon, and California further south
- State Route (SR) 530 eastward to Old Town Arlington, Darrington, and the Cascade Range
- SR 531 west to Warm Beach and Port Susan on the Puget Sound
- SR 9 to Lake Stevens, Bothell, and Bellevue

The land is the traditional homeland of the Stillaguamish, Tulalip, Upper Skagit, Cayuse, Umatilla, and Walla Walla Tribes, and falls within the Treaty of Point Elliott area. The Stillaguamish Tribe of Indians owns the property to the east of Lindsay. The Stillaguamish Reservation is located north of the Stillaguamish River, about 1.5 miles northeast of the subarea. The Tulalip Indian Reservation is about 4 miles southwest of the subarea.

## Exhibit 2. Arlington Region Map



Source: MAKERS, 2025

# Subarea Context

Lindsay is located at the south end of the Hilltop neighborhood. To the west and south, the Subarea is bordered by Snohomish County rural residential lands. This is similar in pattern to the existing land uses within Lindsay. The property to the east is owned by the Stillaguamish Tribe and is largely an undeveloped open space.

Lindsay's vital natural resources are the seasonal tributaries of Edgecomb Creek which flow through the site at two locations, the large ravine on the western portion of the site, and the wetlands distributed throughout the area. These conditions support a variety of habitats and animals that contribute to the area's ecological function and overall watershed health.

There are existing subdivisions to the north, including Gleneagle and Northen Hilltop. These neighborhoods typically feature two-story single-family homes on lot sizes ranging from 7,000 to 8,000 square feet. Small parks and a golf course are interwoven in the neighborhood. Future development in Lindsay is anticipated to mirror the development of nearby subdivisions.

**Exhibit 3. Lindsay Northward Perspective Map**



Source: MAKERS, 2025

# Planning Context

## Arlington Comprehensive Plan

The City's Comprehensive Plan, was adopted in December 2024. As part of this process, the City collaborated with the community to establish a framework guiding future growth in the Hilltop area. The Subarea chapter of the Comprehensive Plan outlines the community's vision for Hilltop, including the Lindsay Subarea, as follows:

*"In 2044 Hilltop has a diversity of housing types allowing all types of families to call this subarea home. Hilltop is home to many residents of Arlington and has entertainment and retail opportunities for the community".*

[Arlington in Motion 2024 & Beyond](#) include goals and policies to ensure the subareas develop in a way that is consistent with the community's visions to promote sustainable, equitable growth that will improve the City's quality of life for generations to come. The following selected goals addressed in the Lindsay Subarea Plan includes:

### Economic Development

*E-1 Preserve and enhance open space, natural, and cultural resources and strive for equitable geographic and demographic distribution.*

*E-5 Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration.*

### Land Use

*LU-1 Provide unique places and context for the growth of social capital and community resiliency.*

*LU-8 Ensure new services and facilities are provided within a reasonable time after the annexation of unincorporated Urban Growth Areas.*

*LU-10 Future growth in the City will be accommodated and served consistent with the PSRC Regional Growth Strategy.*

### Housing

*HU-1 Encourage a quality and diverse housing stock within the City.*

*HU-2 Provide housing options affordable to all demographics and incomes in all areas and zoning districts of the City.*

*H-5 Encourage mixed-income and mixed-use neighborhoods.*

### Parks, Recreation, and Open Space

*P-1 Develop an equitable, high-quality parks and recreation system that provides a diversity of recreational, cultural, and educational opportunities that are inclusive and welcoming for all.*

*P-5 Utilize the parks and recreation system to protect unique environmental qualities, natural amenities, wildlife habitats, forest lands, and scenic areas within the city.*

*P-6 Provide a trail system that creates links between commercial and residential areas in Arlington and connects to regional trails, parks, recreation facilities, and open spaces.*

### Transportation

*T-13 Consider the special needs of subarea transportation facilities including appearance and safety.*

*T-15 Use "Vision Zero" and "Safe Routes to School" guidelines to provide safe walking and biking routes for our residents."*

## **AMC 20.44.032 Subarea Plans**

[Ordinance No. 2023-016](#), adopted in November 2023, amended [AMC 20.44.032](#), formerly titled *Master Planned Neighborhood Development*, which is now referred to as *Subarea Plans*. This amendment reflects the city's current housing needs and emphasizes the importance of coordinated land development through a subarea planning process. The ordinance establishes specific requirements under the Master Planned Neighborhood Overlay. Key amendments to the municipal code include the following

*"(c) A subarea plan is typically developed to encompass the entire subarea, however under certain circumstances it may be developed to include only specific neighborhoods, corridors, downtown, or other types of special districts that show cohesive characteristics. The East Hill and Lindsay Annexation subareas shall be developed in their entirety.*

*(d) As subarea plans are created, elements of form based code are proposed to be included to provide the community with a predictable design and development pattern that is customized for the specific area*

*(e) Subarea plans are to be processed in conjunction with a Planned Action Environmental Impact Statement (EIS). A planned action is a development project whose impacts have been identified and addressed through an EIS associated with the subarea plan for the specific geographical area before individual projects are proposed. A planned action involves detailed State Environmental Policy Act*

(SEPA) review and preparation of EIS documents in conjunction with subarea plans, consistent with RCW 43.21C.031 and WAC 197-11-164 through WAC 197-11-172. The up front analysis of impacts and mitigation measures then facilitates environmental review of subsequent individual development projects.

(f) A subarea plan application under the Master Planned Neighborhood (MPN)

Overlay shall include the following information:

(1) A land use application and submittal checklist with all required documents.

(2) Permit fee, as shown on the most current fee schedule.

(3) The subarea plan shall include the following elements:

i. One element shall be small lot detached single-family residential or cottage housing, with a minimum lot size of 3,600 square feet and a maximum of 4,500 square feet and consisting of seventy (70) percent of the total lots.

ii. Second element shall be attached residential, such as town homes, row houses, or duplexes, and shall be developed as fee simple lots through a unit lot subdivision (subject to §20.44.020 Unit lot Subdivisions) and consisting of twenty (20) percent of the total lots.

iii. Third element shall be one of the below options and shall consist of ten (10) percent of the total lots.

(A) Accessory Dwelling Unit (constructed with residence)

(B) Mixed-Use Development (vertical)

(C) Multi-Family Apartments

(D) Multi-Family Fourplex

(E) Multi-Family Garden Apartments

(F) Small Commercial

iv. Fourth element shall be the location of Recreational Facilities, Open Space, and Trail System that consists of ten (10) percent of the total area of land, minus areas to be preserved as Native Growth Protection Areas (NGPA).

(A) This designation shall include areas proposed to be dedicated to the city as public spaces. All dedicated parks shall be a minimum of two (2) acres in size and coordinated with the city prior to approval.

(B) The trail system shall consist of a paved trail that connects the required sidewalk system and to all recreation facilities and open spaces.

(4) The subarea plan shall show the location of each housing type listed above in the way of a subdivision layout.

(5) The architectural design of the structures shall comply with the Development Design Standards pursuant to §20.46 Design.

(6) The subarea plan shall show the conceptual infrastructure plans that include location, types, and sizes of streets, sewer, water, stormwater, etc.

(7) *Public infrastructure impacts and financing strategies including any improvements to existing on or off-site facilities necessary to support the proposed subarea plan.*

(8) *Transportation impact analysis and financing strategies including any improvements to existing on or off-site facilities necessary to support the proposed subarea plan. The analysis shall also include all current and future designated multi-model plans.*

(9) *The subarea plan shall adhere to the Arlington Complete Streets Program.*

(10) *The subarea plan shall provide anticipated phasing or sector lines on the subarea map.*

(g) *The subarea plan for the East Hill and Lindsay Annexation area serves as the typical preliminary plat document for development and shall follow the process of a conditional use permit (§20.16.225 Special Use Permits and Conditional Use Permits). "*

## Land Use Patterns

### Existing Land Use

Over the past two decades, while the greater Hilltop Subarea saw significant residential development, the Lindsay portion has seen no new development and retains much of its rural and agricultural character, partly due to its zoning prior to the City's annexation. Lindsay's current land uses are predominantly low-density residential. These single-family homes are interspersed within expansive open fields, wetlands, and forested areas. This development pattern is remnant of the area's agricultural heritage.

Lindsay currently lacks a connected street network, with 79<sup>th</sup> Ave NE serving as the primary internal roadway for existing residents, and parks or other recreational facilities. Within one mile of the Subarea is commercial, civic, and industrial hubs.

**Residential.** North of the study area, the Gleneagle and Northern Hilltop neighborhoods consist mostly of single-family homes on lots ranging from 7,000 to 8,000 square feet. These established communities are interwoven with public parks, HOA mini-parks, and a private golf course. East of SR 9 is a growing subdivision with new single-family homes on 4,000 square foot lots, reflecting a shift toward more compact, yet still low-density, residential development.



Nearby subdivisions – Edgecomb, Gleneagle, and Northern Hilltop  
Source: MAKERS

Consistent with the Hilltop Subarea vision, community members have expressed strong interest in shaping Lindsay as a residential hub. Together, these adjacent residential areas present an opportunity for the Lindsay Subarea to adopt compatible development forms and neighborhood design strategies that promote continuity and enhance connectivity.

**Surrounding rural lands.** To the west and south, Lindsay is bordered by Snohomish County rural lands, which are primarily residential and similar in character with Lindsay. East of the study area are properties owned by the Stillaguamish Tribe. Future planning efforts must consider compatibility with these lands and seek to minimize potential land use conflicts. This will require updated zoning, and context-sensitive design standards to ensure development in Lindsay complements the surrounding rural context.

**Nearby supportive hubs.** Lindsay benefits from proximity to key commercial, civic, and industrial hubs that support its evolution as a complete neighborhood:

- **Commercial:** The intersection of SR 531 (172<sup>nd</sup> St NE ) and SR 9 is identified as a future commercial node, offering opportunities for retail, services, and community-focused businesses that can serve nearby residents and visitors.
- **Civic:** Just northeast of Hilltop, at the intersection of Crown Ridge Blvd and SR 9, a cluster of civic institutions, including Pioneer Elementary School, Arlington High School, and the Byrnes Performing Arts Center.
- **Cascade Industrial Center (CIC):** West of 67<sup>th</sup> Avenue NE lies the second-largest Manufacturing-Industrial Center in Snohomish County. The CIC includes resource-based manufacturing and processing facilities, as well as the Arlington Municipal Airport. These uses are key employment centers for the broader region and may attract family and working-age households to the Lindsay area, further supporting its residential development.

## Urban Form

Lindsay's character is shaped by its prior unincorporated Snohomish County rural residential zoning and agricultural legacy. The area maintains a rural character defined by low-density residential development, large open fields, and natural areas like forests and wetlands. Existing single-family homes are located on large lots and are typically set far back from the road, resulting in no or limited build-to-street relationship.

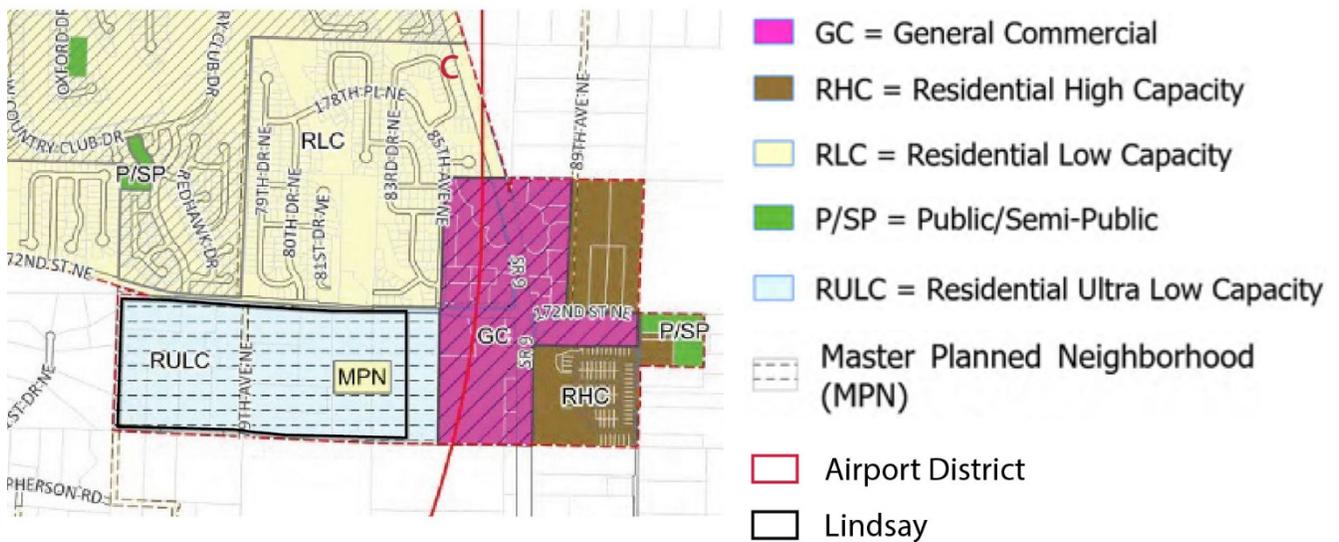
This area is largely car-dependent, with limited pedestrian pathways, bicycle infrastructure, and transit. Roads serving homes in Lindsay lack sidewalks are unpaved and lack street lighting. The existing subdivisions to the north are screened from SR 531 (172<sup>nd</sup> St NE) with fences and street trees. Sidewalks along SR 531 (172<sup>nd</sup> St NE) are limited and exists only where adjacent to these subdivision developments, resulting in a sporadic and fragmented sidewalk network.

# Future Land Uses

## Zoning

In 2022, Lindsay was annexed into the Hilltop Subarea under AMC 20.44.032, following the sewer plant expansion that enabled service to the area. As part of the adoption, the City proposed a zoning designation of Residential Ultra Low Capacity (RULC) with a Master Planned Neighborhood (MPN) overlay to support the goals of the Growth Management Act. See Exhibit 4. Lindsay Zoning Map.

**Exhibit 4. Lindsay Zoning Map**



Source: City of Arlington, MAKERS 2025

RULC allows for 1-4 dwelling units per acre and primarily accommodates single-family homes on large lots, 9,600 square feet or more, and permitted building height up to 35', or three stories tall (See Exhibit ). The intent of the MPN overlay is to promote a more coordinated, efficient, and effective land development. Section AMC 20.44.032 Subarea Plans provide more details about the specific policies and criteria to meet the provisions of [AMC 20.44.032 Subarea Plans](#) for MPN designated areas.

## Exhibit 5. RULC Density and Dimension Standards

Zone			Residential Ultra Low Capacity
Minimum Lot Size (square feet)			9,600 or larger
Minimum Residential Densities			1-4 Du/AC
Minimum Lot Width (feet)			70
Building Setback Requirements – Minimum Distance, in feet from:	Non-Arterial Street Right of Way Line	Building	25
		Freestanding Sign	10
	Arterial Street Right of Way Line	Building	40
		Freestanding Sign	10
	Rear Lot Boundary Line	Building	Primary – 20 Accessory – 5
	Side Lot Boundary Line or Alley	Building and Freestanding Sign	5
ECA Buffer	15		
Height Limit (feet)			35
Max. Lot Coverage (%)			35

Source: AMC Chapter 20.48 Density and Dimensional Regulations.

## Airport Protection Subdistrict

The majority of Lindsay lies within the Airport Protection Subdistrict C (See Exhibit ), which restricts uses that would interfere with airport and flight operations, limits building/structure heights to 166 feet, deters uses that increase bird impact problem, and does not limit residential or employment intensities.

## Noise

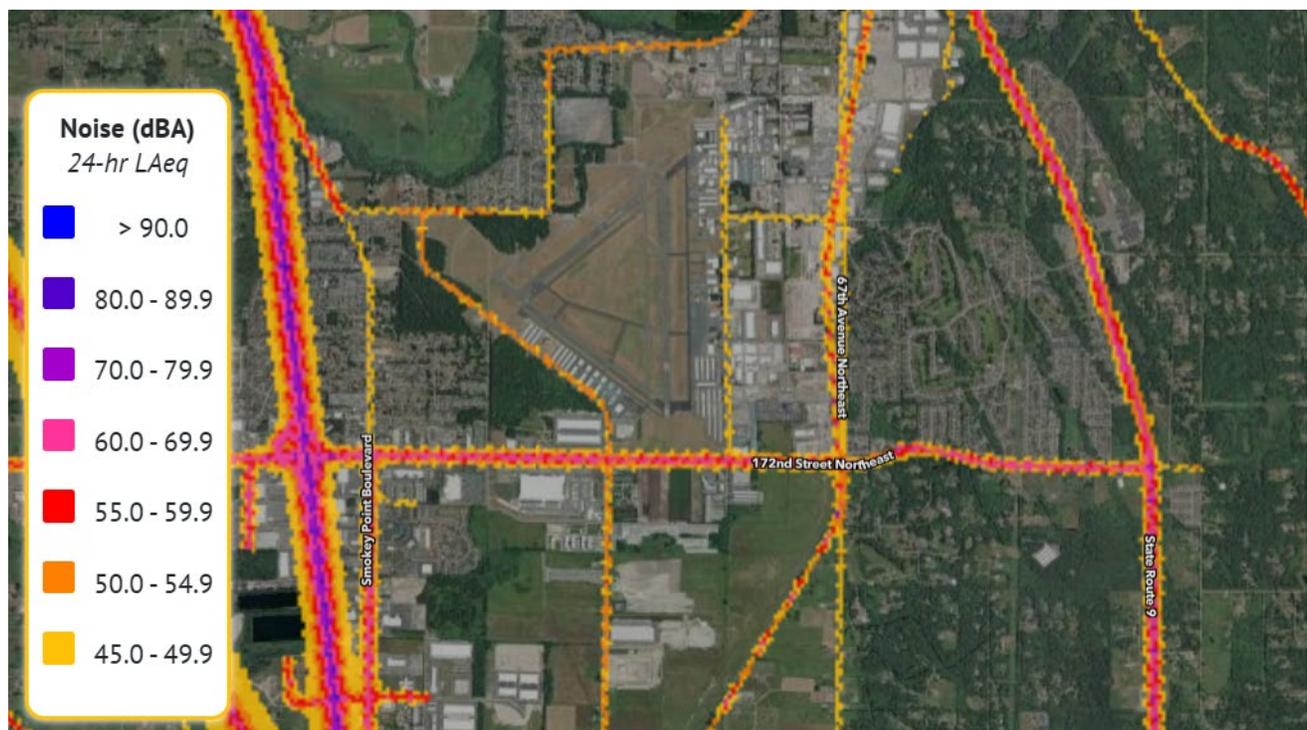
Noise sources in and near Lindsay include typical neighborhood sounds, such as lawn equipment, children playing, car horns, sirens, and music played outdoors; roadway-related noise from vehicles' tires hitting pavement and engine sounds, especially along SR 531 (172<sup>nd</sup> St NE); Arlington Municipal Airport-related air traffic noise; an indoor shooting range east of Lindsay; and a chicken farm south of Lindsay. Aircraft follow standard National

Business Aircraft Association noise abatement procedures and are asked to be aware of noise sensitive areas.

**AMC 20.44.210 – Noise**, pursuant to **WAC Chapter 173-60**, limits the maximum permissible noise level within a residential zone to 55 dBA, with limits reduced by 10 dBA between the hours of 10:00pm and 7:00am. Louder intermittent sounds are allowed with limits on their time (1.5 to 15 minutes depending on volume) in a one-hour period. Sounds generated from temporary construction sites as a result of construction activity are exempt from this provision between the hours of 7:00am and 10:00pm, or when conducted beyond 1,000 feet from any residence. Motor vehicle and aircraft noise follow separate rules.

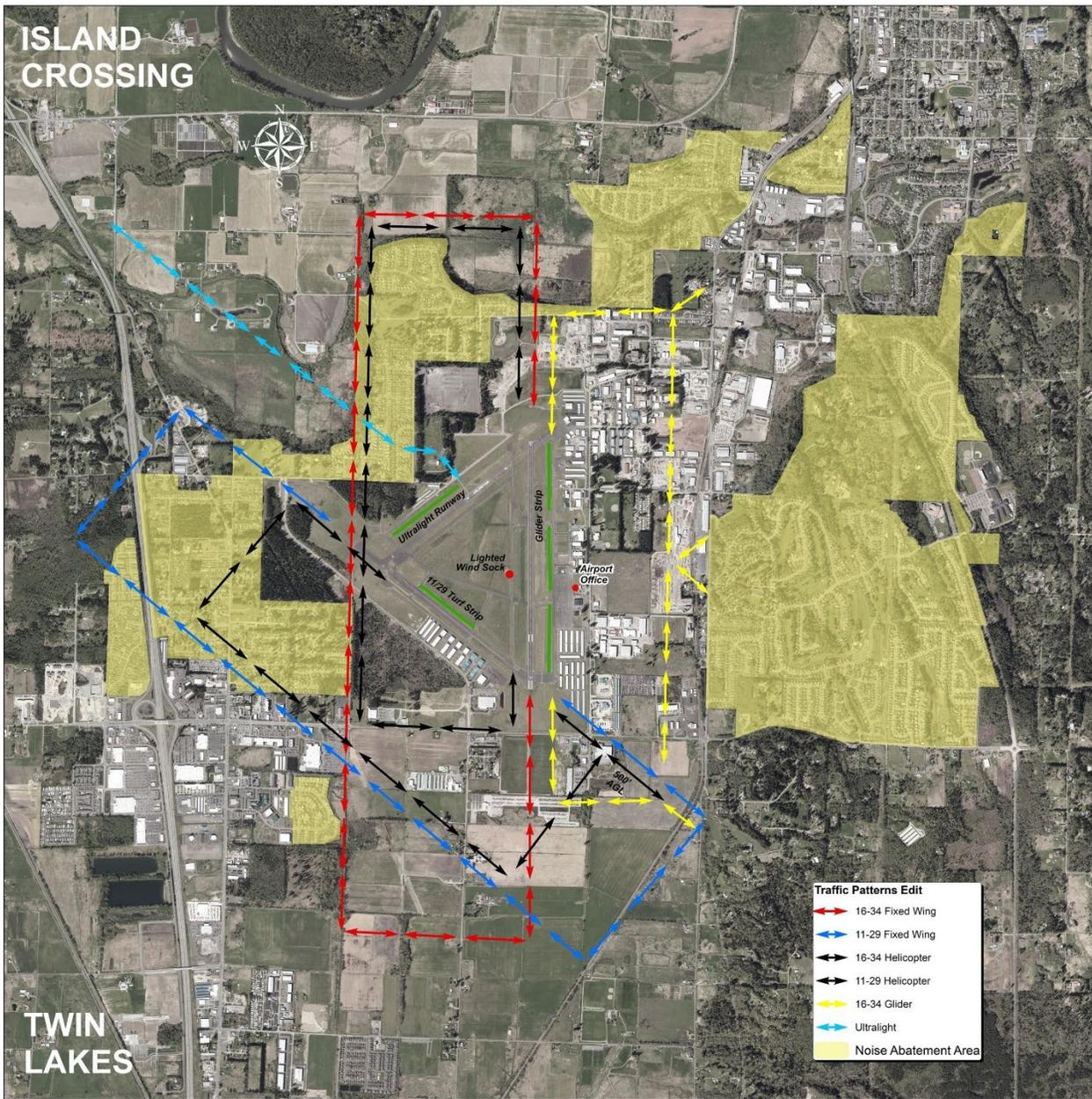
**AMC Chapter 9 – Peace, Morals and Safety** and **AMC Chapter 7 – Nuisances** provide additional guidelines regarding allowable noise, violations, and exemptions. Noise must not rise to the level of public nuisance that disturbs a community or neighborhood. Variances may be approved subject to City approval. Homeowners' associations may also enforce supplemental regulations.

#### Exhibit 6. Noise levels near Lindsay Subarea



Note: Map includes road and rail-related noise. Aviation noise data is not available.  
Source: National Transportation Noise Map, 2020

### Exhibit 7. Arlington Municipal Airport Traffic Patterns



Source: [Traffic Patterns](#), City of Arlington, 2025

## Housing Capacity

The table below presents housing capacity to accommodate growth targets and projected housing needs in Arlington, as analyzed in the Comprehensive Plan and by PSRC. Recognizing Lindsay’s redevelopment potential, the City identified the Subarea as a key opportunity area to accommodate housing growth. No significant job growth is anticipated in this area.

To plan proactively, the City has analyzed a higher-end growth scenario in the Comprehensive Plan, reflecting a more aggressive pace of development to accommodate HB 1220 (housing needs by income) requirement and to concentrate growth near Manufacturing/Industrial Centers (MIC) and high-capacity transit stations. As a result, the City’s Comprehensive Plan’s estimated housing capacity across the city is higher than PSRC’s estimates.

Under the Comprehensive Plan, the City planned for the Lindsay Subarea to see about 85 net new housing units, for a total of 102 housing units, and significant growth within the broader Hilltop area, especially the southeastern corner.

The PSRC growth target is not an alternative to be analyzed in this EIS, but included for information purposes only. In the Lindsay Subarea, it closely aligns with the intent for a subarea plan developed under the City’s Master Planned Neighborhood Overlay regulations, rather than the underlying ultra-low intensity residential zoning.

Lindsay is part of the broader Hilltop geographic area—Traffic Analysis Zones (TAZes) 423, 424, and 441—for which housing capacity is modeled. Two TAZes extend beyond the Lindsay Subarea boundary, and the southeastern TAZ is critical to the Hilltop area as a whole, so the “Outside of Lindsay” area shows the housing capacity for that larger area excluding Lindsay.

**Exhibit 8. Lindsay Comprehensive Plan and PSRC Growth Targets for 2044**

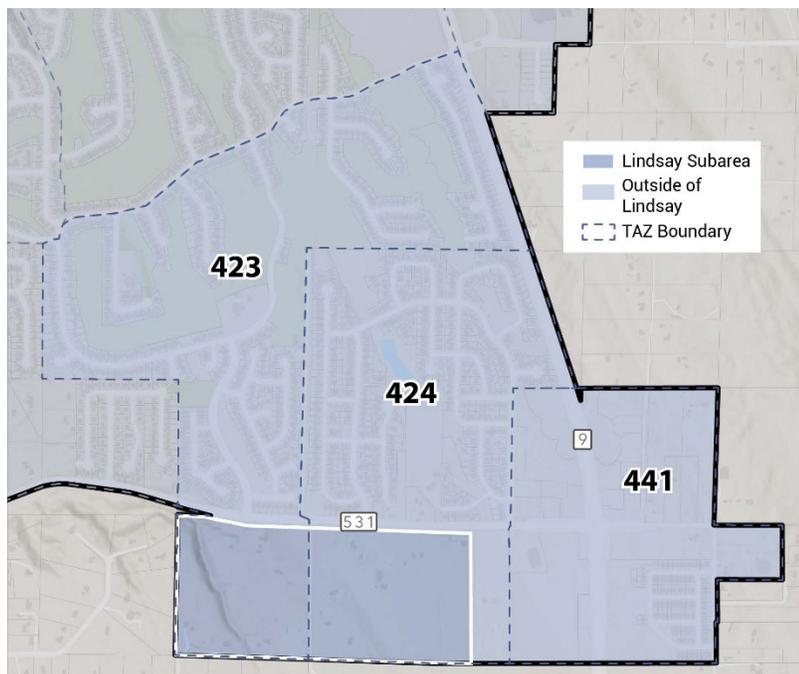
	Existing	Net New Housing 2044		Total Housing Units 2044	
		Comprehensive Plan	PSRC <sup>1</sup>	Comprehensive Plan	PSRC <sup>1</sup>
<b>Lindsay</b>					
TAZ 423	9	34	242	43	251
<b>TAZ 424</b>	<b>8</b>	<b>51</b>	<b>239</b>	<b>59</b>	<b>247</b>
<b>Subtotal</b>	<b>17</b>	<b>85</b>	<b>480</b>	<b>102</b>	<b>497</b>
<b>Outside of Lindsay</b>					
TAZ 423	542	-	-	542	542
<b>TAZ 424</b>	<b>382</b>	<b>20</b>	<b>20</b>	<b>402</b>	<b>402</b>

	Existing	Net New Housing 2044		Total Housing Units 2044	
		Comprehensive Plan	PSRC <sup>1</sup>	Comprehensive Plan	PSRC <sup>1</sup>
TAZ 441	92	1,916	466	2,008	588
<b>Subtotal</b>	<b>1,016</b>	<b>1,936</b>	<b>486</b>	<b>2,952</b>	<b>1,502</b>
<b>Total</b>	<b>1,033</b>	<b>2,021</b>	<b>966</b>	<b>3,054</b>	<b>1,999</b>

Source: Comprehensive Plan Land Use Forecasts

<sup>1</sup> PSRC targets are included only for informational purposes.

### Exhibit 9. TAZ Growth Targets Model Map



Source: MAKERS, 2025

## Key Findings and Implication for Plan

### Assets

- Zoning.** The Master Planned Neighborhood Overlay provides an opportunity to increase residential density. The adoption of AMC 20.44.032 Subarea Plans provides guidance for land development, and when paired with regulatory updates, support community desired development patterns.
- Nearby supportive hubs.** Lindsay benefits from proximity to key commercial, civic, and industrial hubs that support its evolution as a complete neighborhood. The SR 531

(172nd St NE) and SR 9 provide local and regional connections across Arlington and into nearby towns and cities.

- **Opportunity for community serving uses.** Additional commercial, service-oriented, and recreational opportunities can be incorporated to better meet community needs. Explore opportunities for private-public partnerships to support needed amenities, including civic and community spaces.
- **High-quality, efficient development.** New homes and streetscape design can be functional, well designed, and integrated into the surrounding natural and built environment by, and not limited to, updating design standards, requiring green infrastructure and low impact development techniques, and promoting energy-efficient building practices

## Challenges

- **Housing target.** The Subarea would not likely meet housing goals without the subarea planning efforts under the Master Planned Neighborhood overlay to reach desired densities and encourage more growth than the existing zoning.
- **Connectivity.** This area is largely car-dependent, with limited pedestrian pathways, bicycle infrastructure, and transit. 79<sup>th</sup> Ave NE serves as the main access road within Lindsay, connecting many of the existing homes to SR 531 (172<sup>nd</sup> St NE). This road remains unpaved and lacks sidewalks and street lighting. As Lindsay develops, planned street networks should prioritize connectivity, safety and multimodal access. New streets are designed to support developments, improve mobility and non-motorized connectivity.

## Traffic Impact Analysis

# MJS INVESTORS PARCELS

Prepared for:  
MJS Investors

December 2024

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# Introduction

The purpose of this traffic impact analysis (TIA) is to identify potential transportation-related impacts to the surrounding street network associated with the development of the proposed MJS Investors Parcels development in Arlington, WA.

## Project Description

The project site is located south of 172nd Street NE (State Route [SR] 531) west of SR 9 in Arlington (see Figure 1). The project is located within the Lindsay Sub area and constitutes the first phase of development within the planned area. The proposed project would consist of 177 single family homes. Access to the site is proposed via three access roads on 172nd Street NE:

- 79th Avenue NE will be paved as part of the project's construction process to provide access to the site. Full access will be permitted at 172nd Street NE.
- The main access road will be across from 80th Drive NE. The intersection with 172nd Street NE will be improved to provide a single-lane roundabout.
- A right-in/right-out access road at 172nd Street NE will be provided between 80th Drive NE and 85th Avenue NE.

Figure 2 illustrates the preliminary site plan. It is anticipated that the development would be constructed and operating by the end of 2029.

## Study Scope

The scope of this analysis is based on coordination with City staff and consistent with the City of Arlington's *Traffic Analysis Procedures & Checklist (Revised 10/2013)*. The following intersections were identified for study during the weekday PM peak hour by City staff:

1. 67th Avenue NE/172nd Street NE (SR 531)
2. 80th Drive NE-Project Access/172nd Street NE (SR 531)
3. SR 9/204th Street NE
4. SR 9/172nd Street NE (SR 531)
  - A. West Project Access (79th Avenue NE)/172nd Street NE (SR 531)
  - B. East Project Access/172nd Street NE (SR 531)

The analysis includes a review of existing conditions in the vicinity of the project site, including the street network, non-motorized facilities, transit service, existing and future (2029) without-project peak hour traffic volumes, traffic operations, and traffic safety. Future (2029) with-project conditions are evaluated by adding site-generated traffic to future (2029) without-project volumes and were then compared to future (2029) without-project conditions to identify the relative impacts the proposed project has on the surrounding transportation system.



# Project Site Vicinity and Study Intersections

Lindsay Sub Area

FIGURE

1



B-23



# Project Site Plan

Lindsay Sub Area

FIGURE

2



## Existing & Future Without-Project Conditions

This section describes existing and future (2029) without-project conditions within the study area. Study area characteristics are provided for the existing street network, existing and future without-project peak hour traffic volumes, traffic operations, and traffic safety.

### Street System

The following describes the existing street network within the vicinity of the proposed project and any anticipated changes resulting from planned improvements.

#### *Existing Inventory*

Existing characteristics of 67th Avenue NE, 80th Drive NE, SR 9, 204th Street NE, and 172nd Street NE (SR 531) near the project site are described below.

**67th Avenue NE** is a 3-lane roadway classified as a minor arterial with a posted speed limit of 35 mph. Sidewalks are provided on both sides of the roadway. No parking or bike lanes are available.

**80th Drive NE** is a local road with a posted speed limit of 25 mph. Sidewalks are provided in both sides of the roadway; however, no bike lanes are available.

**SR-9** is a highway with a posted speed limit of 45 miles per hour close to the project site. Current channelization along SR-9 is predominantly 2 lanes with turn lanes at major intersections. This is the primary north/south roadway connection near the project site. Sidewalks and bike lanes are not available close to the site.

**204th Street NE** is classified as an arterial, with a posted speed limit is 20 mph east of SR-9 and 35 mph west of SR-9. Sidewalks are provided on both sides of the roadway. No bike lanes are available.

**172nd Street NE (SR 531)** is a highway of regional significance with a posted speed limit of 35 miles per hour. The current channelization along 172nd Street NE is predominantly 2 lanes east of 67th Avenue NE. There are no sidewalks, bike lanes, or on-street parking available on both sides along 172nd Street NE east of 67th Avenue NE.

Transit service in the study area is provided by Community Transit with service primarily along 172nd Street NE (SR 531) and Smokey Point Boulevard. The nearest bus stop to the project is located at Smokey Point Boulevard/172nd Street NE approximately 2.75 miles away and is served by routes 201 and 202. Routes 201 and 202 provide service between the Smokey Point Transit Center in Arlington and the Lynnwood Transit Center. Transit service for routes 201 and 202 is provided 7 days a week with AM and PM peak hour headways of approximately 40 minutes on weekdays and 60 minutes on weekends.

#### *Planned Improvements*

Based on a review of the *City of Arlington Comprehensive Plan's Six Year Transportation Improvement Plan (2024-2029)* and Washington Department of Transportation (WSDOT) 2024-2027 Statewide Transportation Program (STIP), there are two planned roadway improvements in the study area, which include:

- **172nd Street NE (SR 531) Widening, Phase I:** Widening of 172nd Street NE (SR 531) from 43rd Avenue NE to 67th Avenue NE to a four-lane facility with two travel lanes in each direction. The improvement project would install roundabouts at the 51st Avenue NE, 59th Avenue NE, and 67th Avenue NE intersections along 172nd Street NE (SR 531). The project is completely funded by WSDOT with construction beginning in 2025

and completed in 2026. The roundabout at 67th Avenue NE & 172nd St NE is assumed as part of the future without-project analysis.

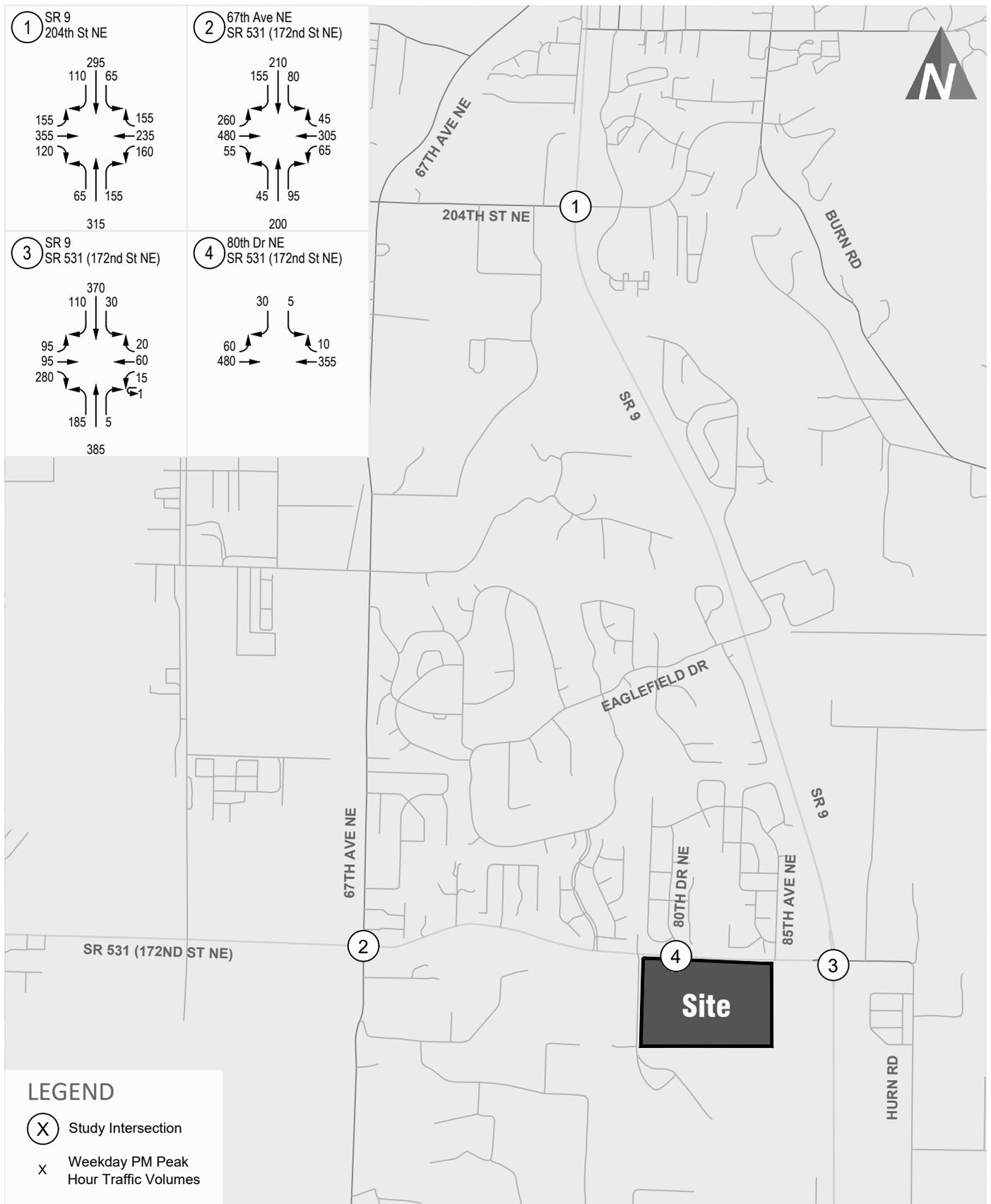
- **172nd Street NE (SR 531) Widening, Phase II:** Widening of 172nd Street NE (SR 531) between 67th Avenue NE and SR-9 to a four-lane facility with two travel lanes in each direction. The timing of this widening project is anticipated following the project's 2029 opening year, such that this improvement was not assumed in the future analysis.

## Traffic Volumes

The following summarizes the traffic volumes for existing and future without-project conditions.

### *Existing Traffic Volumes*

Existing weekday PM peak period (4-6 p.m.) traffic counts were collected in June 2024 and November 2024. Figure 3 illustrates the existing weekday peak hour traffic volumes at the study intersections. Volumes are rounded to the nearest 5 vehicles to account for the daily fluctuations in traffic volumes. Detailed traffic counts are provided in Appendix A.



# Existing (2024) Peak Hour Volumes

Lindsay Sub Area

FIGURE

3



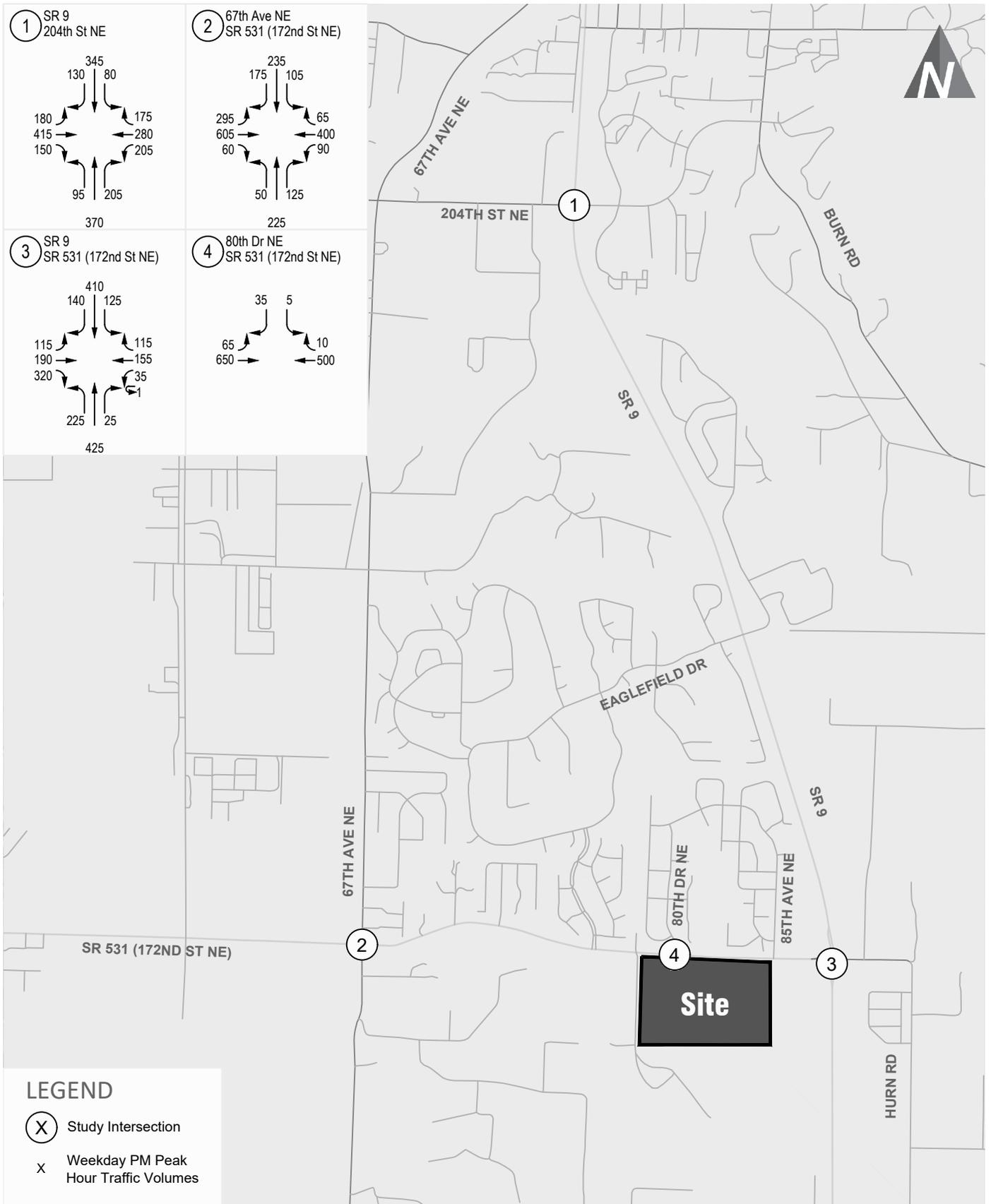
B-27

### *Future Without-Project Traffic Volumes*

Future (2029) without-project PM peak hour traffic volumes were forecasted by applying an annual growth rate to existing traffic volumes and adding traffic from “pipeline” development projects that would also contribute traffic to study intersections. An annual growth rate of 2 percent was applied to existing study intersection traffic volumes to estimate 2029 horizon year background traffic growth, as coordinated with City of Arlington staff. Six pipeline projects were identified by the City to be included in the analysis which include:

- The **Allen Townhomes** development would construct 43 single-family attached residential units on the north side of 172nd Street NE, east of SR 9. The project is anticipated to be constructed and occupied by 2028.
- The **Amber Grove** development would construct 84 single-family attached residential units along the west side of SR-9, south of 204th Street NE and east of 74th Avenue NE. The project is anticipated to be constructed and occupied by 2028.
- The **Arlington Crossroads** development would construct a shopping center, a gas station, and a coffee/donut shop with a drive-through. The project is located at the northeast corner of the SR 9/172nd Street NE intersection. The project was planned to be constructed and occupied by 2023 but has not yet been constructed as of December 2024.
- The **Harmony at Arlington** development would construct 60 single-family townhomes. The project is located north of 204th Street NE on the west side of SR 9. The project is anticipated to be constructed and occupied by 2027.
- The **Wet Rabbit Car Wash** development would construct a car wash at the southeast corner of the SR 9/204th Street NE intersection. The project is anticipated to be constructed and occupied by the end of 2025.
- The **Zahradnik** development would construct 334 residential units with 51,500 square feet of commercial space. The project is located along the north side of 172nd Street NE between 85th Avenue NE and SR 9. The project is anticipated to be constructed and occupied by 2026.

The forecast future (2029) without-project weekday PM peak hour traffic volumes are shown in Figure 4.



# Future (2029) Without-Project Peak Hour Volumes

Lindsay Sub Area

FIGURE

1



B-29

## Traffic Operations

The operational characteristics of an intersection are determined by calculating the intersection level of service (LOS). At signalized and roundabout intersections, LOS is measured in average control delay per vehicle and is typically reported using the intersection delay. At unsignalized side-street, stop-controlled intersections, LOS is measured by the average delay on the worst-movement of the intersection. Traffic operations and average vehicle delay for an intersection can be described qualitatively with a range of levels of service (LOS A through LOS F), with LOS A indicating free-flowing traffic and LOS F indicating extreme congestion and long vehicle delays. Appendix B contains a detailed explanation of LOS criteria and definitions.

For the operations analysis of existing conditions at the signalized study intersections, signal timing and phasing information was obtained from the WSDOT and City of Arlington. Future (2029) analysis parameters such as channelization was maintained with the exception of the planned roundabout installation at the 67th Avenue NE/172nd Street NE intersection as noted above as well as signal timing optimization of splits (cycle lengths and offsets were maintained along corridors).

Weekday PM peak hour traffic operations for existing and future without-project conditions were evaluated at the study intersections based on the procedures identified in the *Highway Capacity Manual* 7th Edition, unless otherwise noted for signal timing constraints, and were evaluated using *Synchro 12*. *Synchro 12* is a software program that uses HCM methodology to evaluate intersection LOS and average vehicle delays. Roundabout controlled intersections were evaluated utilizing *Sidra 9.1* and the WSDOT methodology for analyzing roundabouts. Results for the existing and future without-project operations analyses are summarized in Table 1. Detailed LOS worksheets for each intersection analysis are included in Appendix C.

The City of Arlington and the WSDOT intersections have an LOS Standard of LOS D for the study area intersections. For the roundabout controlled intersections, a volume to capacity (v/c) ratio less than or equal to 0.90 is also generally targeted.

**Table 1. Existing and Future (2029) Without-Project Weekday PM Peak Hour Intersection LOS Summary**

Intersection	Traffic Control (Existing/Future)	Existing			Future 2029 Without-Project		
		LOS <sup>1</sup>	Delay <sup>2</sup>	WM <sup>3</sup> or v/c <sup>4</sup>	LOS	Delay	WM or v/c
1. SR 9/204th St NE	Signal	C	33	-	D	44	-
2. 67th Ave NE/172nd St NE (SR 531)	Signal/Roundabout <sup>5</sup>	D	47	-	A	8	0.59
3. SR 9/172nd St NE (SR 531)	Roundabout	A	7	0.32	A	8	0.48
4. 80th Dr NE/172nd St NE (SR 531)	TWSC	C	20	SBL	D	30	SBL

Note: TWSC = two-way stop controlled. **Bold** indicates the intersection is operating below standard.

1. Level of Service (A – F) as defined by the *Highway Capacity Manual* (HCM) 7th Edition (TRB).

2. Average delay per vehicle in seconds.

3. Worst movement reported for two-way stop-controlled intersections. SBL = southbound left movement.

4. Volume to capacity ratio reported for roundabouts.

5. Roundabout with planned improvements.

As shown in Table 1, all intersections operate at LOS D or better during the PM peak hour under both existing and future (2029) conditions, meeting the LOS standard.

## Traffic Safety

Recent collision records were reviewed within the study area to identify existing traffic safety issues at the study intersections. The most recent complete five-year summary of accident data

from the WSDOT is for the period between January 1, 2019 and December 31, 2023. This information is summarized in Table 2.

**Table 2. Five-Year Collision Summary – 2019 to 2023**

Location	Number of Collisions					Total	Annual Average
	2019	2020	2021	2022	2023		
1. SR 9/204th St NE	6	5	4	6	2	23	4.60
2. 67th Ave NE/172nd St NE (SR 531)	8	4	8	2	5	27	5.40
3. SR 9/172nd St NE (SR 531)	2	2	3	2	0	9	1.80
4. 80th Dr NE/172nd St NE (SR 531)	1	0	0	0	0	1	0.20

Source: WSDOT, 2024

*Under 23 U.S. Code § 409 and 23 U.S. Code § 148, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.*

As shown in Table 2, the study intersections had between 1 and 6 collisions reported per year on average during the review period. The collisions in the study area were primarily rear end collisions resulting in property damage only. One fatal collision was reported at the SR 9/204th St NE intersection, which involved a driver under the influence of alcohol striking 2 pedestrians. Additional non-fatal collisions involving a pedestrian or cyclist also occurred at SR 204th St NE and 67th Ave NE/SR 531.

As identified above, there are planned SR 531 corridor improvements that will result in widening between 43rd Avenue NE and 67th Avenue NE, as well as implementing a roundabout at the 67th Ave NE/NE 172nd St intersection. These changes are anticipated to relieve congestion by adding capacity, which is a common cause of rear-end collisions. Additionally, studies have shown that roundabouts result in reductions in the overall severity of collision relative to traditional signalized intersections. These reductions are achieved through lower travel speeds through roundabouts, yielding behavior of roundabouts, and one-way travel. As such, it is anticipated that the collision rate would improve at 67th Ave NE/NE 172nd St in the future. There are no current improvements planned at the SR 9/204th St NE intersection.

## Project Impacts

This section of the report documents the proposed project’s impacts on the surrounding street network and study intersections. First, estimated traffic volumes generated by the proposed project are distributed and assigned to adjacent streets and intersections within the study area for the weekday PM peak hour study period. Next, project trips are added to future without-project traffic volumes and any potential impact to traffic operations. Site specific items are also discussed.

### Trip Generation

Trip generation for the proposed project was calculated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). ITEs Single-Family Detached Housing (LU #215) was assumed for the proposed project. There is no existing use on the proposed site.

Table 3 shows the weekday vehicle trips generated by the proposed project. The detailed trip generation calculations are included in Appendix D.

**Table 3. Estimated Weekday Vehicle Trip Generation**

Land Use <sup>1</sup>	Size	Daily Trips	PM Peak Hour		
			In	Out	Total
<b>Proposed</b>					
Single-Family Detached Housing (LU #210)	177 du	1,706	105	61	166
<b>Net New Total</b>		<b>1,706</b>	<b>105</b>	<b>61</b>	<b>166</b>

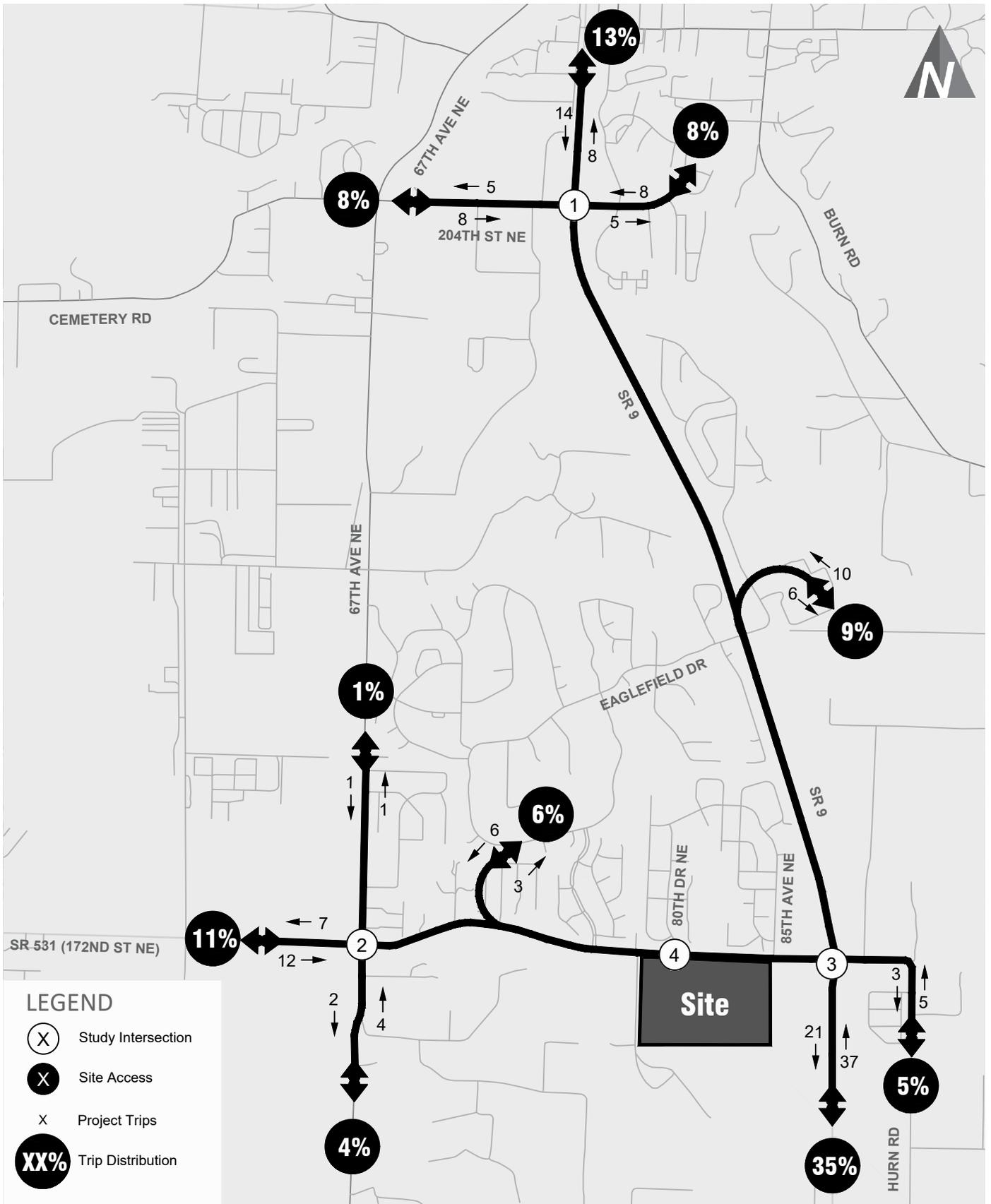
Note: du = dwelling units, sf = square feet

1. Average trip rates and equations from ITE *Trip Generation Manual*, 11th Edition (2021).

As shown in Table 3, the proposed project is estimated to generate 1,706 weekday daily trips with 166 occurring in the PM peak hour.

### Trip Distribution & Assignment

Trip distribution patterns developed for the project were based on existing travel patterns and coordination with City of Arlington staff. Figure 5 illustrates the vehicle trip distribution and assignment for the proposed project.



# Project Trip Distribution and Assignment

Lindsay Sub Area

FIGURE

5

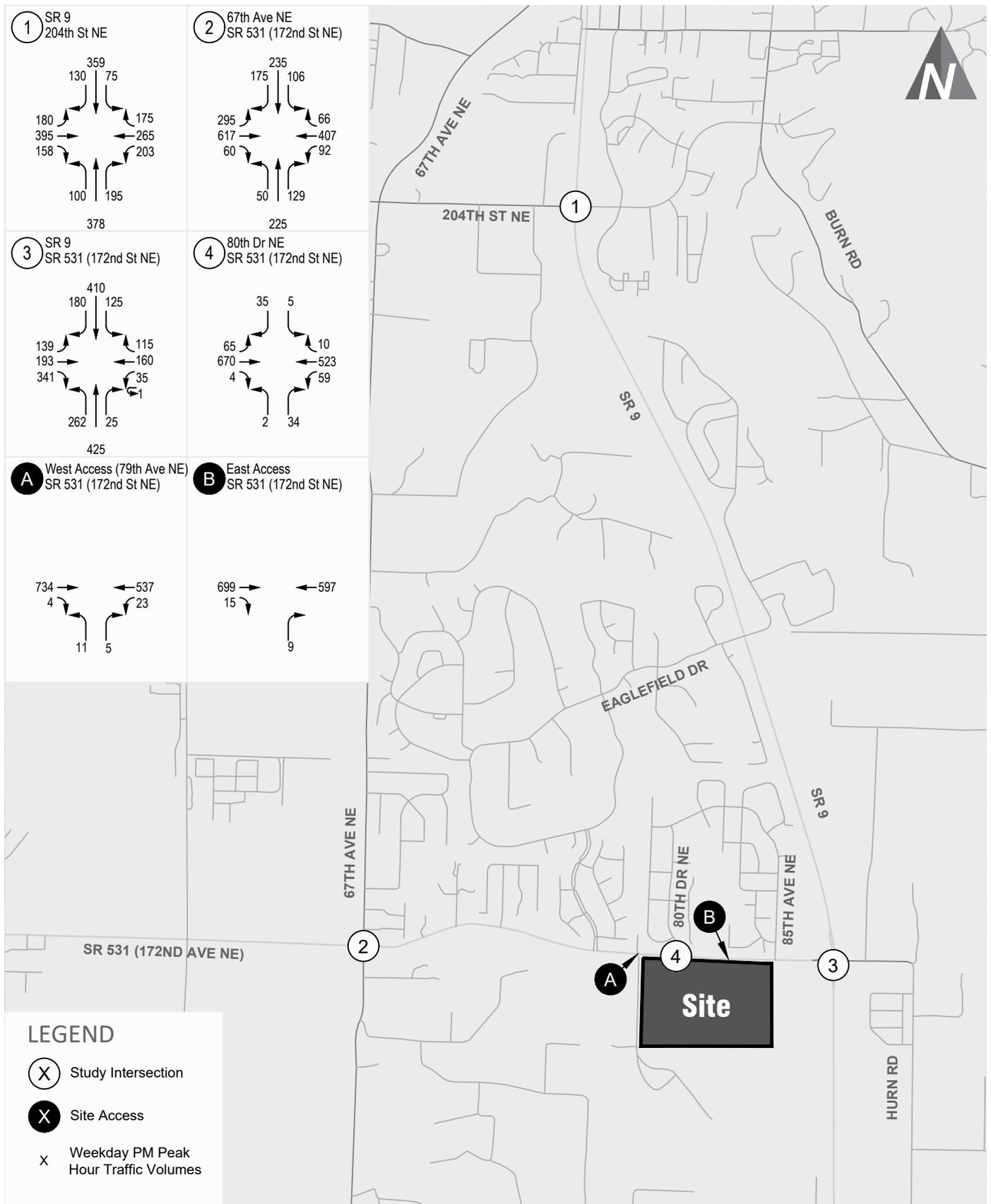
## Traffic Volume Impact

The assigned project generated traffic was added to the future without-project weekday PM peak hour traffic volumes at the study intersections under future 2029 conditions. The future (2029) with-project weekday PM peak hour traffic volumes are shown in Figure 6. Table 4 summarizes the project share of traffic volumes at the study intersections during the weekday PM peak hour under the future 2029 conditions.

**Table 4. Future (2029) Weekday PM Peak Hour Traffic Volume Impacts at Study Intersections**

Intersection	PM Peak Hour Total Entering Vehicles			Project Share
	2029 Without-Project	Project Trips	2024 With-Project	
1. SR 9/204th St NE	2,565	48	2,613	1.8%
2. 67th Ave NE/172nd St NE (SR 531)	2,430	27	2,457	1.1%
3. SR 9/172nd St NE (SR 531)	2,281	130	2,411	5.4%
4. 80th Dr NE/172nd St NE (SR 531)	1,265	142	1,407	10.1%

As shown in Table 4, the proposed project is estimated to account for less than 6 percent of the total weekday PM peak hour traffic at the majority of study intersections, with the exception of the central site access at 80th Dr NE/172nd St NE, where the proposed project is estimated to account for approximately 10% of the total weekday PM peak hour traffic. Traffic volumes fluctuate day-to-day and the anticipated traffic increase at study intersections are within the range of typical daily traffic fluctuations.



# Future (2029) With-Project Peak Hour Volumes

Lindsay Sub Area

FIGURE

6



B-35

## Traffic Operations

The following section summarizes the future with-project LOS at the study intersections relative to the without-project conditions to identify project-related impacts. Intersection parameters such as channelization and intersection control applied to the future with-project analyses were consistent with those used in the evaluation of future without-project conditions. A comparison of the future (2029) without-project and with-project weekday PM peak hour traffic operations are summarized in Table 5. Detailed LOS worksheets are provided in Appendix C.

**Table 5. Future (2029) Weekday PM Peak Hour Intersection LOS Summary**

Intersection	Traffic Control (Future/With- Project)	Future 2029 Without-Project			Future 2029 With-Project		
		LOS <sup>1</sup>	Delay <sup>2</sup>	WM <sup>3</sup> or v/c <sup>4</sup>	LOS	Delay	WM or v/c
1. SR 9/204th St NE	Signal	D	44	-	D	47	-
2. 67th Ave NE/172nd St NE (SR 531)	Roundabout	A	8	0.59	A	8	0.59
3. SR 9/172nd St NE (SR 531)	Roundabout	A	8	0.48	B	11	0.61
4. 80th Dr NE/172nd St NE (SR 531)	TWSC /Roundabout <sup>5</sup>	D	30	SBL	A	6	0.68
A. West Access (79th Ave NE)/172nd St NE (SR 531)	TWSC	-	-	-	C	17	NB
B. East Access/172nd St NE (SR 531)	TWSC	-	-	-	B	14	NB

Note: TWSC = two-way stop-controlled. **Bold** indicates the intersection is operating below standard.

1. Level of Service (A – F) as defined by the *Highway Capacity Manual* (HCM) 7th Edition (TRB)
2. Average delay per vehicle in seconds.
3. Worst movement reported for two-way stop-controlled intersections. SBL = southbound left movement.
4. Volume to capacity ratio reported for roundabouts.
5. Single-lane roundabout assumed at project completion.

As shown in Table 5, all study intersections continue functioning at an acceptable LOS under with-project conditions with increases in delay of 3 seconds or less. All roundabouts that are planned to be completed by 2029 function with an acceptable v/c ratio below 0.90.

## Site Access

Access to the site is proposed via three driveways on the south side of 172nd Street NE. Full access on the western end of the site would be created along the existing 79th Ave NE, which would be paved as part of the project. A central access would be created as a south leg at the 80th Drive NE/172nd Street NE intersection, and a roundabout is planned at this intersection as part of this project. A third access point would be constructed at the east end of the site. This east access would be right in/right out access only.

The future (2029) with-project weekday PM peak hour traffic volumes at the site access are shown in Figure 7 which are assumed for the analysis. The traffic operations at the proposed project's site accesses are reviewed below.

### Traffic Operations

As noted above, the west site access is assumed and evaluated as a full access driveway, while the east site access is assumed and evaluated as a right in/right out access only. The operations as summarized in Table 5 above show the west site access functioning at LOS C with 17 seconds of delay, and the east site access would function at LOS B with 14 seconds of delay.

### 80th Drive NE-Project Access/172nd Street Roundabout

Upon project completion, a roundabout is planned to be constructed at the 80th Drive NE/172nd Street intersection to provide full access. The roundabout will be constructed to have

one circulating lane, along with one inbound and outbound lane in each direction at the project opening.

Widening of 172nd Street to a 4-lane roadway is planned to be constructed after the project's estimated completion date of 2029. Frontage improvements will reflect the ultimate configuration of the roundabout as much as feasible to minimize the scope of reconstruction when the SR 531 Phase II improvements are constructed.

## Mitigation

The project impacts to the surrounding transportation system would be mitigated through the City of Arlington, Snohomish County and WSDOT impact fee programs.

### Transportation Mitigation Fees

To mitigate impacts of the proposal on the surrounding transportation system, the developer would be required to pay impact fees to three jurisdictions: the City of Arlington, Snohomish County, and WSDOT based on current interlocal agreements that have been established between these entities. The following provides an estimate only, the final fees will be calculated at time of permit issuance.

#### *City of Arlington*

The City of Arlington traffic mitigation fees are currently \$3,355 per PM peak hour trip. Based on the anticipated trip generation of 166 primary trips the resulting City of Arlington impact fee would be **\$556,930** (\$3,355/trip x 166 trips). The fee rate is subject to annual increases and will be based on the adopted rates at the time of building permit issuance.

#### *Snohomish County*

Snohomish County has an interlocal agreement with the City of Arlington. Per the Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Arlington, the percentage of trips impacting County Streets was determined to be 70 percent. Per SCC 30.66B.330 the fee for residential uses within the urban growth area of TSA A is \$185 per average daily trip (ADT). The resulting fee was estimated to be approximately **\$220,927** (70% x 1,706 ADT x \$185 per ADT). The fee rate is subject to annual increases and will be based on the adopted rates at the time of building permit issuance.

#### *WSDOT*

Per the interlocal agreement with WSDOT, project-related impacts can be mitigated through the payment of a flat fee of \$36 per ADT or a proportional share based on the WSDOT projects currently planned. Based on the project distribution, the project would impact the WSDOT projects on 172nd Street NE (SR 531); however, those projects have been identified as funded. As such no impact fees would be paid to WSDOT.

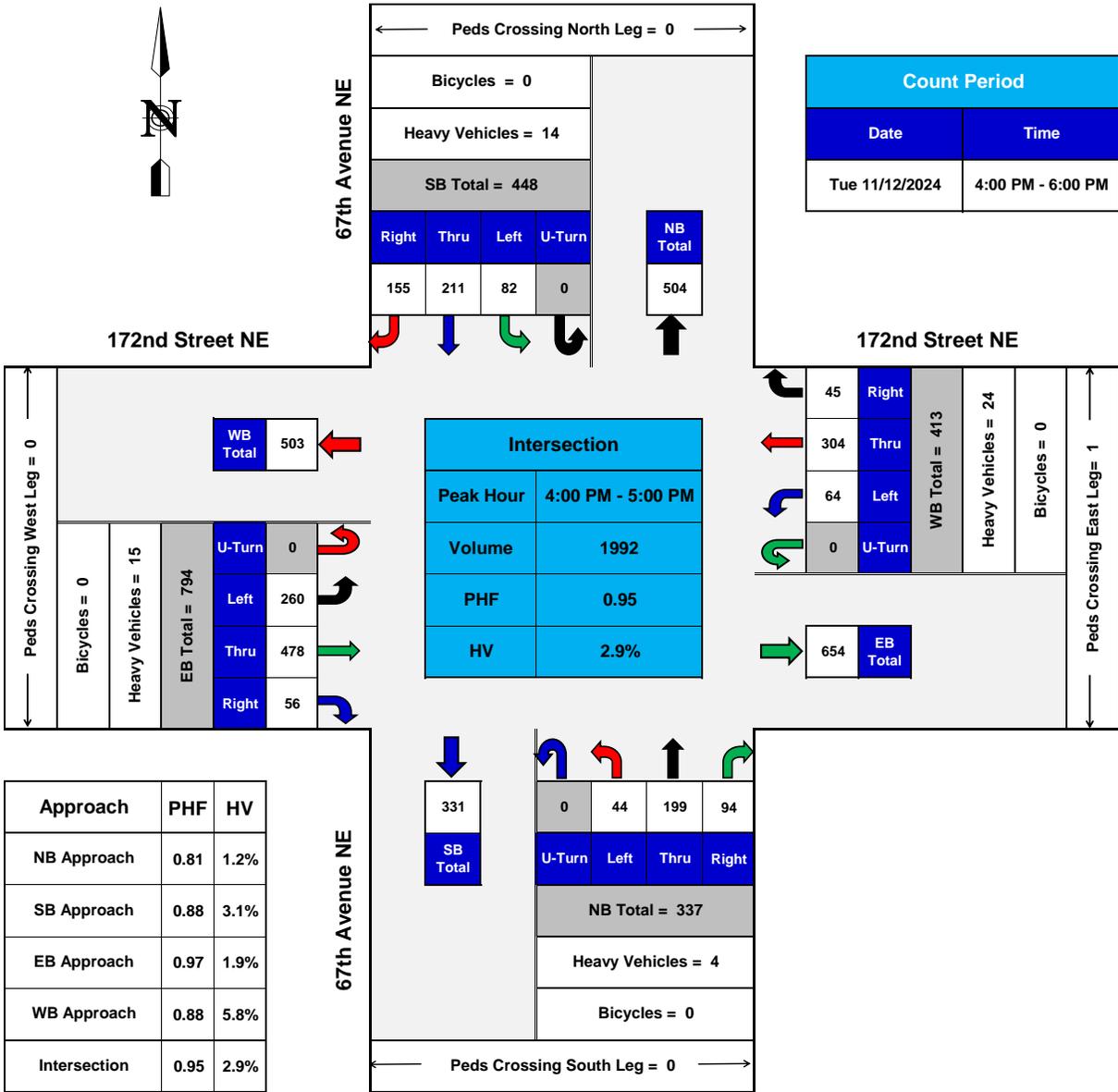
## Findings and Conclusions

This transportation impact analysis summarizes the transportation impacts associated with the proposed MJS Investors Parcels development in Arlington, WA.

- The proposed project would consist of 177 single family homes and is estimated to generate 1,706 weekday daily trips with 166 occurring in the PM peak hour.
- Upon project completion, a roundabout is planned to be constructed at the 80th Drive NE/172nd Street intersection to provide full access. The roundabout will be constructed to have one circulating lane, along with one inbound and outbound lane in each direction at the project opening. Widening of 172nd Street to a 4-lane roadway is planned to be constructed after the project's estimated completion date of 2029. Frontage improvements will reflect the ultimate configuration of the roundabout as much as feasible to minimize the scope of reconstruction when the SR 531 Phase II improvements are constructed.
- Under future (2029) with-project PM peak hour conditions, all study intersections continue functioning at an acceptable LOS under with-project conditions with increases in delay of 3 seconds or less. Access to the site is proposed via three driveways on the south side of 172nd Street NE. All driveways are forecast to operate at an acceptable LOS.
- The developer would be required to pay transportation mitigation fees. The mitigation fees are estimated to total \$777,857 (including both Arlington and Snohomish County). The final fees are calculated at the time of building permit issuance.

## Appendix A: Traffic Counts

**67th Avenue NE @ 172nd Street NE**  
**Arlington, WA**



**TURNING MOVEMENTS DIAGRAM**  
**PEAK HOUR SUMMARY**





INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: 67th Avenue NE @ 172nd Street NE  
Arlington, WA

DATE OF COUNT: Tue. 11/12/2024  
 START OF COUNT: 4:00 PM  
 TIME OF COUNT: 4:00 PM - 6:00 PM

COUNTED BY: TDG  
 DATE OF REDUCTION: 11/14/2024  
 DURATION OF COUNT (Hrs): 2

TIME INTERVAL ENDING AT	FROM NORTH ON (Southbound) 67th Avenue NE							FROM SOUTH ON (Northbound) 67th Avenue NE							FROM EAST ON (Westbound) 172nd Street NE							FROM WEST ON (Eastbound) 172nd Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
04:15 PM	0	0	5	0	26	56	46	0	0	1	0	9	51	13	0	0	7	0	22	85	11	0	0	5	0	68	120	16	523
04:30 PM	0	0	5	0	17	41	39	0	0	3	0	12	60	32	0	0	5	0	13	74	11	0	0	4	0	58	112	13	482
04:45 PM	0	0	2	0	24	65	36	0	0	0	0	10	44	27	0	0	6	0	15	74	11	0	0	2	0	70	123	12	511
05:00 PM	0	0	2	0	15	49	34	0	0	0	0	13	44	22	1	0	6	0	14	71	12	0	0	4	0	64	123	15	476
05:15 PM	0	0	4	0	26	40	49	0	0	1	0	8	40	22	2	0	5	0	4	61	12	0	0	5	0	75	131	20	488
05:30 PM	0	0	3	0	16	36	39	0	0	0	0	7	43	22	0	0	3	0	12	65	14	0	0	3	0	64	137	13	468
05:45 PM	0	0	2	0	12	41	48	0	0	3	0	6	28	14	0	0	4	0	17	61	9	0	0	3	0	66	136	13	451
06:00 PM	0	0	4	0	10	29	40	0	0	0	0	4	33	14	0	0	2	0	5	74	7	0	0	4	0	61	122	15	414
PEAK HOUR TOTALS	0	0	14	0	82	211	155	0	0	4	0	44	199	94	1	0	24	0	64	304	45	0	0	15	0	260	478	56	INTERSECTION
ALL MOVEMENTS	448							337							413							794							1992
% HV	3.1%							1.2%							5.8%							1.9%							2.9%
PEAK HOUR FACTOR	0.88							0.81							0.88							0.97							0.95

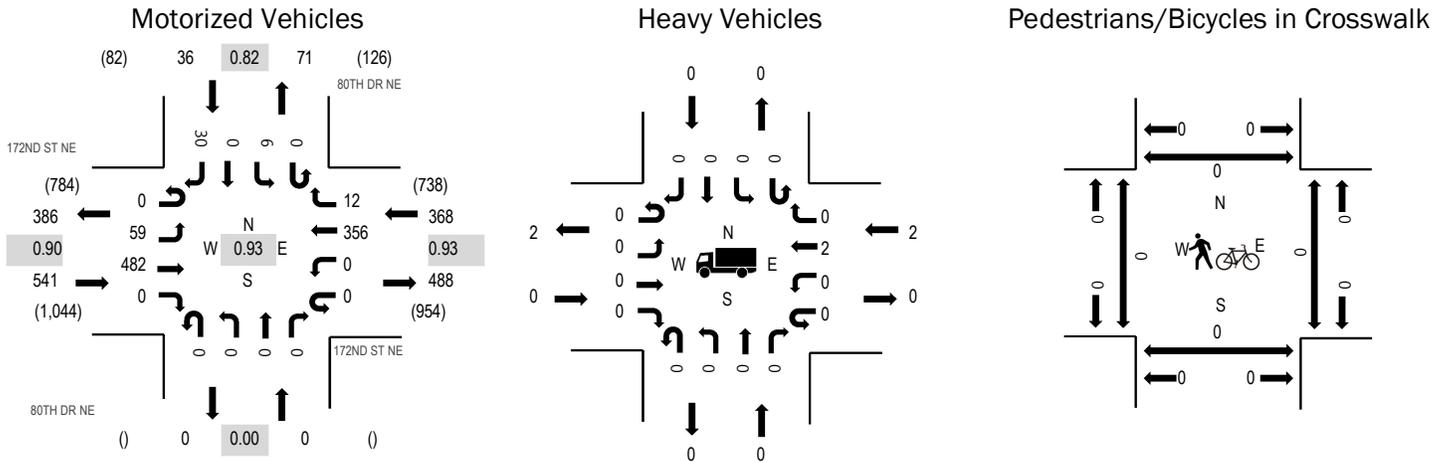
HV = Heavy Vehicle  
 PHF = Peak Hour Factor

4:00 PM - 6:00 PM PEAK HOUR: 4:00 PM - 5:00 PM

ROLLING HOUR COUNT

TIME INTERVAL	FROM NORTH ON (Southbound) 67th Avenue NE							FROM SOUTH ON (Northbound) 67th Avenue NE							FROM EAST ON (Westbound) 172nd Street NE							FROM WEST ON (Eastbound) 172nd Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
4:00 PM - 5:00 PM	0	0	14	0	82	211	155	0	0	4	0	44	199	94	1	0	24	0	64	304	45	0	0	15	0	260	478	56	1992
4:15 PM - 5:15 PM	0	0	13	0	82	195	158	0	0	4	0	43	188	103	3	0	22	0	46	280	46	0	0	15	0	267	489	60	1957
4:30 PM - 5:30 PM	0	0	11	0	81	190	158	0	0	1	0	38	171	93	3	0	20	0	45	271	49	0	0	14	0	273	514	60	1943
4:45 PM - 5:45 PM	0	0	11	0	69	166	170	0	0	4	0	34	155	80	3	0	18	0	47	258	47	0	0	15	0	269	527	61	1883
5:00 PM - 6:00 PM	0	0	13	0	64	146	176	0	0	4	0	25	144	72	2	0	14	0	38	261	42	0	0	15	0	266	526	61	1821
4:00 PM - 6:00 PM Total:	0	0	27	0	146	357	331	0	0	8	0	69	343	166	3	0	38	0	102	565	87	0	0	30	0	526	1004	117	3813

**Peak Hour**



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.90
WB	0.5%	0.93
NB	0.0%	0.00
SB	0.0%	0.82
All	0.2%	0.93

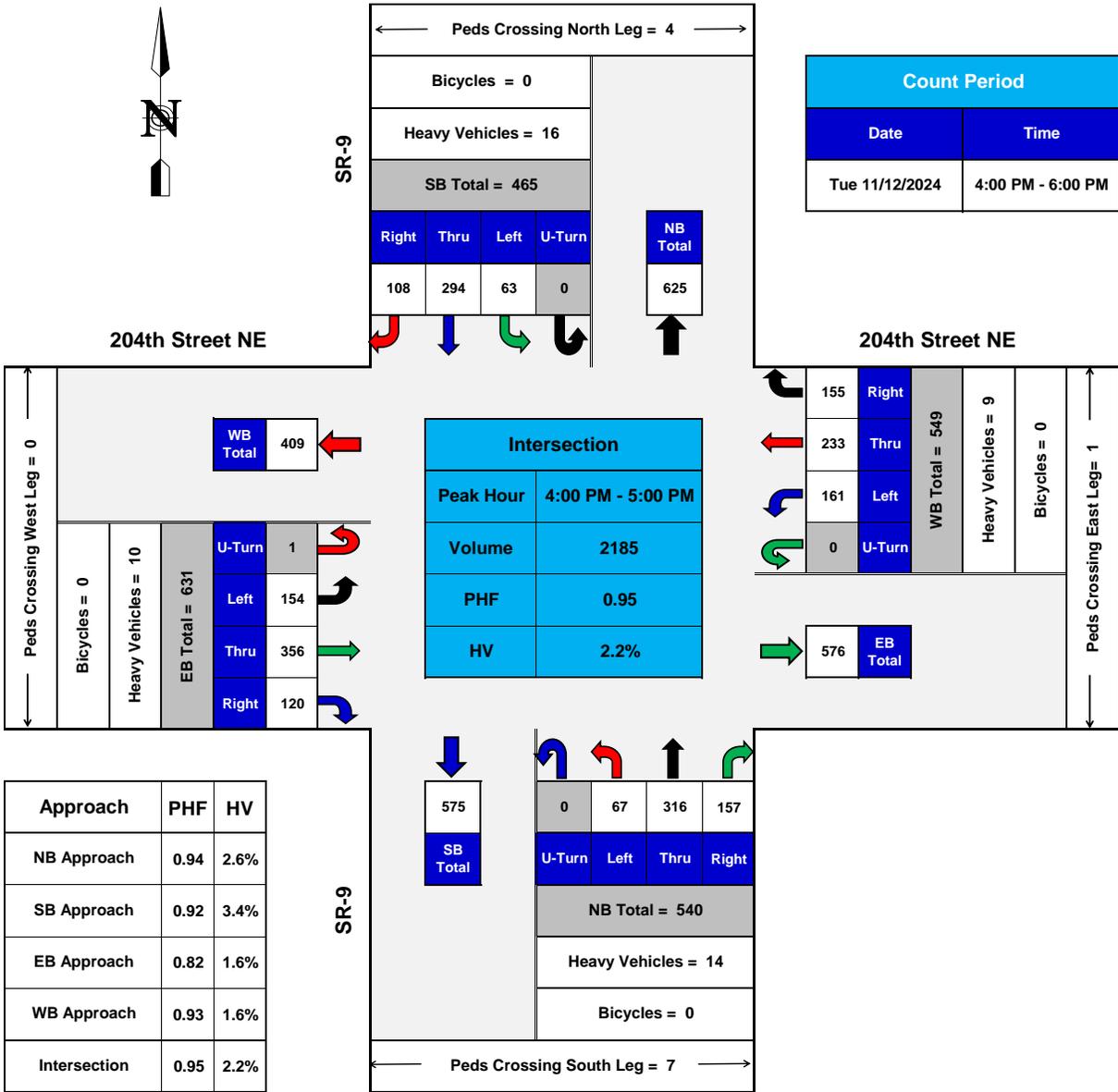
**Traffic Counts - Motorized Vehicles**

Interval Start Time	172ND ST NE Eastbound				172ND ST NE Westbound				80TH DR NE Northbound			80TH DR NE Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru			Right
4:00 PM	0	13	110	0	0	0	89	0	0	0	0	0	0	2	0	7	221	945
4:15 PM	0	17	118	0	0	0	84	5	0	0	0	0	0	1	0	10	235	940
4:30 PM	0	17	134	0	0	0	93	4	0	0	0	0	0	1	0	4	253	937
4:45 PM	0	12	120	0	0	0	90	3	0	0	0	0	0	2	0	9	236	918
5:00 PM	0	6	109	0	0	0	87	3	0	0	0	0	0	1	0	10	216	919
5:15 PM	0	14	119	0	0	0	89	1	0	0	0	0	0	3	0	6	232	
5:30 PM	0	14	118	0	0	0	88	2	0	0	0	0	0	2	0	10	234	
5:45 PM	0	12	111	0	0	0	97	3	0	0	0	0	0	3	0	11	237	
Count Total	0	105	939	0	0	0	717	21	0	0	0	0	0	15	0	67	1,864	
Peak Hour	0	59	482	0	0	0	356	12	0	0	0	0	0	6	0	30	945	

**Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles in Crosswalk**

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:15 PM	0	0	1	0	1	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:45 PM	0	0	1	0	1	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
Count Total	0	0	3	0	3	Count Total	0	0	0	0	0	Count Total	0	0	0	0	0
Peak Hour	0	0	2	0	2	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

**SR-9 @ 204th Street NE**  
**Arlington, WA**



PHF = Peak Hour Factor  
 HV = Heavy Vehicles

**TURNING MOVEMENTS DIAGRAM**  
**PEAK HOUR SUMMARY**





INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: SR-9 @ 204th Street NE  
Arlington, WA

DATE OF COUNT: Tue. 11/12/2024

COUNTED BY: TDG

START OF COUNT: 4:00 PM

DATE OF REDUCTION: 11/14/2024

TIME OF COUNT: 4:00 PM - 6:00 PM

DURATION OF COUNT (Hrs): 2

TIME INTERVAL ENDING AT	FROM NORTH ON (Southbound) SR-9							FROM SOUTH ON (Northbound) SR-9							FROM EAST ON (Westbound) 204th Street NE							FROM WEST ON (Eastbound) 204th Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
	04:15 PM	3	0	8	0	9	87	31	1	0	7	0	14	85	37	1	0	2	0	41	64	39	0	0	3	0	43	101	
04:30 PM	0	0	1	0	19	75	32	0	0	2	0	14	76	43	0	0	1	0	43	63	41	0	0	1	1	32	76	29	544
04:45 PM	0	0	4	0	24	56	23	0	0	1	0	22	75	30	0	0	3	0	34	64	36	0	0	6	0	43	111	38	556
05:00 PM	1	0	3	0	11	76	22	6	0	4	0	17	80	47	0	0	3	0	43	42	39	0	0	0	0	36	68	30	511
05:15 PM	0	0	4	0	11	76	19	0	0	0	0	19	75	33	0	0	0	0	33	60	22	0	0	1	0	27	97	34	506
05:30 PM	0	0	1	0	16	65	22	1	0	0	0	16	80	36	0	0	2	0	31	51	45	0	0	0	0	34	75	16	487
05:45 PM	0	0	1	0	16	53	27	0	0	0	0	7	81	36	0	0	1	0	33	50	31	0	0	1	0	26	68	16	444
06:00 PM	0	0	0	0	11	51	19	1	0	0	0	9	57	31	0	0	0	0	34	59	20	0	0	4	0	17	84	18	410
PEAK HOUR TOTALS	4	0	16	0	63	294	108	7	0	14	0	67	316	157	1	0	9	0	161	233	155	0	0	10	1	154	356	120	INTERSECTION
ALL MOVEMENTS	465							540							549							631							2185
% HV	3.4%							2.6%							1.6%							1.6%							2.2%
PEAK HOUR FACTOR	0.92							0.94							0.93							0.82							0.95

HV = Heavy Vehicle

PHF = Peak Hour Factor

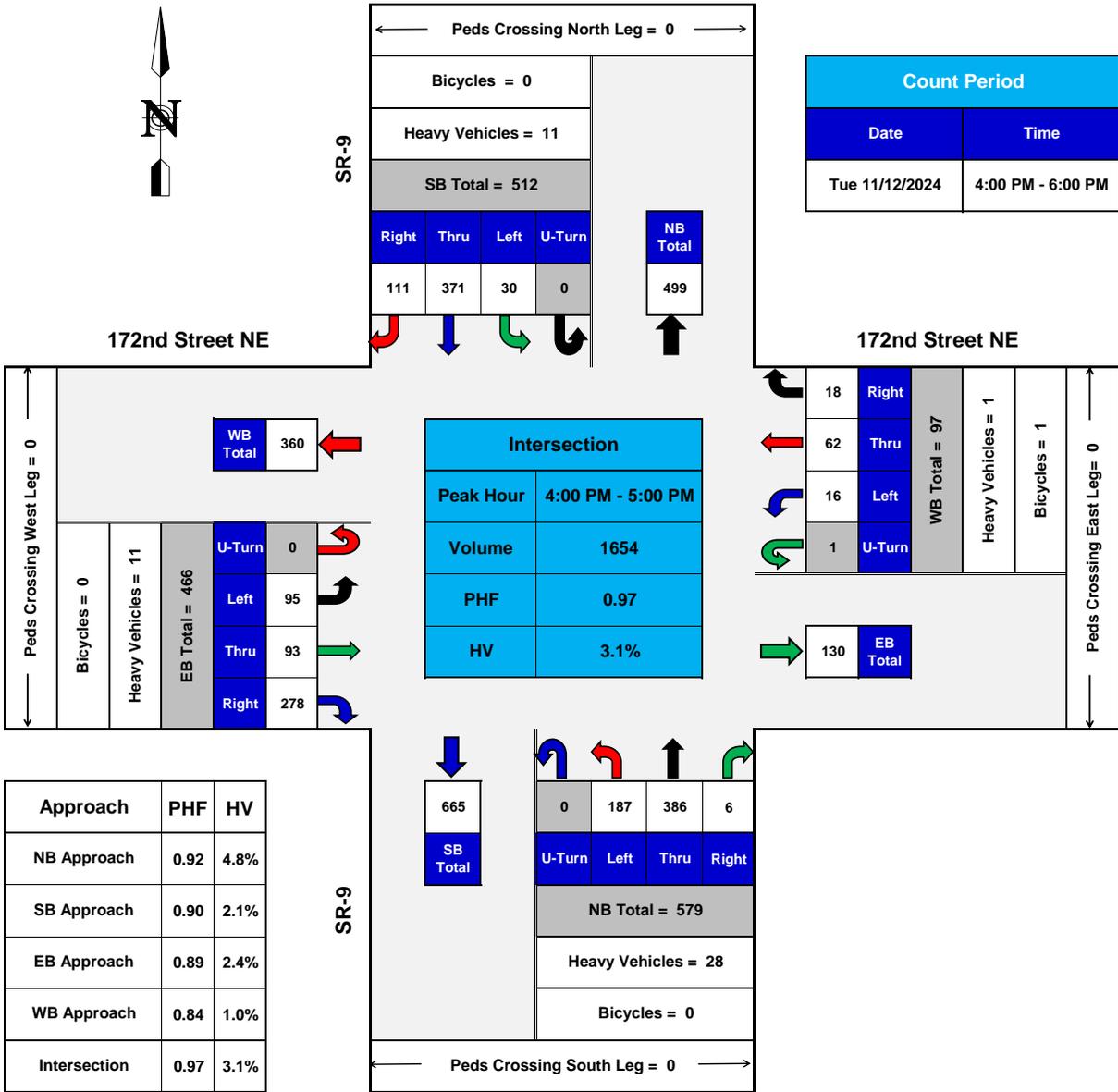
4:00 PM - 6:00 PM PEAK HOUR:

4:00 PM - 5:00 PM

ROLLING HOUR COUNT

TIME INTERVAL	FROM NORTH ON (Southbound) SR-9							FROM SOUTH ON (Northbound) SR-9							FROM EAST ON (Westbound) 204th Street NE							FROM WEST ON (Eastbound) 204th Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
4:00 PM - 5:00 PM	4	0	16	0	63	294	108	7	0	14	0	67	316	157	1	0	9	0	161	233	155	0	0	10	1	154	356	120	2185
4:15 PM - 5:15 PM	1	0	12	0	65	283	96	6	0	7	0	72	306	153	0	0	7	0	153	229	138	0	0	8	1	138	352	131	2117
4:30 PM - 5:30 PM	1	0	12	0	62	273	86	7	0	5	0	74	310	146	0	0	8	0	141	217	142	0	0	7	0	140	351	118	2060
4:45 PM - 5:45 PM	1	0	9	0	54	270	90	7	0	4	0	59	316	152	0	0	6	0	140	203	137	0	0	2	0	123	308	96	1948
5:00 PM - 6:00 PM	0	0	6	0	54	245	87	2	0	0	0	51	293	136	0	0	3	0	131	220	118	0	0	6	0	104	324	84	1847
4:00 PM - 6:00 PM Total:	4	0	22	0	117	539	195	9	0	14	0	118	609	293	1	0	12	0	292	453	273	0	0	16	1	258	680	204	4032

**SR-9 @ 172nd Street NE**  
**Arlington, WA**



PHF = Peak Hour Factor  
 HV = Heavy Vehicles

**TURNING MOVEMENTS DIAGRAM**  
**PEAK HOUR SUMMARY**





INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: SR-9 @ 172nd Street NE  
Arlington, WA

DATE OF COUNT: Tue. 11/12/2024

COUNTED BY: TDG

START OF COUNT: 4:00 PM

DATE OF REDUCTION: 11/14/2024

TIME OF COUNT: 4:00 PM - 6:00 PM

DURATION OF COUNT (Hrs): 2

TIME INTERVAL ENDING AT	FROM NORTH ON (Southbound) SR-9							FROM SOUTH ON (Northbound) SR-9							FROM EAST ON (Westbound) 172nd Street NE							FROM WEST ON (Eastbound) 172nd Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
04:15 PM	0	0	5	0	6	92	30	0	0	7	0	45	95	3	0	0	1	1	4	20	4	0	0	7	0	23	25	76	424
04:30 PM	0	0	1	0	7	113	22	0	0	6	0	53	103	2	0	0	0	0	4	13	4	0	0	1	0	17	23	67	428
04:45 PM	0	0	3	0	4	84	31	0	0	8	0	39	91	1	0	1	0	0	7	16	1	0	0	2	0	29	21	81	405
05:00 PM	0	0	2	0	13	82	28	0	0	7	0	50	97	0	0	0	0	0	1	13	9	0	0	1	0	26	24	54	397
05:15 PM	0	1	1	0	3	76	35	0	0	9	0	44	95	1	0	0	0	0	0	4	8	0	0	3	0	28	26	78	398
05:30 PM	0	0	2	0	5	93	21	0	0	2	0	51	83	5	0	0	0	0	2	12	0	0	0	1	0	29	29	61	391
05:45 PM	0	0	2	0	4	69	26	0	0	1	0	39	80	2	0	0	2	0	0	9	8	0	0	1	0	40	28	34	339
06:00 PM	0	0	0	1	6	48	23	0	0	3	0	45	76	4	0	0	0	0	0	13	6	0	0	2	0	29	20	41	312
PEAK HOUR TOTALS	0	0	11	0	30	371	111	0	0	28	0	187	386	6	0	1	1	1	16	62	18	0	0	11	0	95	93	278	INTERSECTION
ALL MOVEMENTS	512							579							97							466							1654
% HV	2.1%							4.8%							1.0%							2.4%							3.1%
PEAK HOUR FACTOR	0.90							0.92							0.84							0.89							0.97

HV = Heavy Vehicle

PHF = Peak Hour Factor

4:00 PM - 6:00 PM PEAK HOUR:

4:00 PM - 5:00 PM

ROLLING HOUR COUNT

TIME INTERVAL	FROM NORTH ON (Southbound) SR-9							FROM SOUTH ON (Northbound) SR-9							FROM EAST ON (Westbound) 172nd Street NE							FROM WEST ON (Eastbound) 172nd Street NE							INTERVAL TOTALS
	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	Peds	Bicycle	HV	U-Turn	Left	Thru	Right	
4:00 PM - 5:00 PM	0	0	11	0	30	371	111	0	0	28	0	187	386	6	0	1	1	1	16	62	18	0	0	11	0	95	93	278	1654
4:15 PM - 5:15 PM	0	1	7	0	27	355	116	0	0	30	0	186	386	4	0	1	0	0	12	46	22	0	0	7	0	100	94	280	1628
4:30 PM - 5:30 PM	0	1	8	0	25	335	115	0	0	26	0	184	366	7	0	1	0	0	10	45	18	0	0	7	0	112	100	274	1591
4:45 PM - 5:45 PM	0	1	7	0	25	320	110	0	0	19	0	184	355	8	0	0	2	0	3	38	25	0	0	6	0	123	107	227	1525
5:00 PM - 6:00 PM	0	1	5	1	18	286	105	0	0	15	0	179	334	12	0	0	2	0	2	38	22	0	0	7	0	126	103	214	1440
4:00 PM - 6:00 PM Total:	0	1	16	1	48	657	216	0	0	43	0	366	720	18	0	1	3	1	18	100	40	0	0	18	0	221	196	492	3094

## Appendix B: LOS Definitions

## Highway Capacity Manual 7th Edition

**Signalized intersection** level of service (LOS) is defined in terms of a weighted average control delay for the entire intersection. Control delay quantifies the increase in travel time that a vehicle experiences due to the traffic signal control as well as provides a surrogate measure for driver discomfort and fuel consumption. Signalized intersection LOS is stated in terms of average control delay per vehicle (in seconds) during a specified time period (e.g., weekday PM peak hour). Control delay is a complex measure based on many variables, including signal phasing and coordination (i.e., progression of movements through the intersection and along the corridor), signal cycle length, and traffic volumes with respect to intersection capacity and resulting queues. Table 1 summarizes the LOS criteria for signalized intersections, as described in the *Highway Capacity Manual 7th Edition* (Transportation Research Board, 2022).

**Table 1. Level of Service Criteria for Signalized Intersections**

Level of Service	Average Control Delay (seconds/vehicle)	General Description
A	≤10	Free Flow
B	>10 – 20	Stable Flow (slight delays)
C	>20 – 35	Stable flow (acceptable delays)
D	>35 – 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 – 80	Unstable flow (intolerable delay)
F <sup>1</sup>	>80	Forced flow (congested and queues fail to clear)

Source: *Highway Capacity Manual 7th Edition*, Transportation Research Board, 2022, respectively.

1. If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0 LOS F is assigned to the individual lane group. LOS for overall approach or intersection is determined solely by the control delay.

**Unsignalized intersection** LOS criteria can be further reduced into two intersection types: all-way stop and two-way stop controlled. All-way stop controlled intersection LOS is expressed in terms of the weighted average control delay of the overall intersection or by approach. Two-way stop-controlled intersection LOS is defined in terms of the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns. This approach is because major-street through vehicles are assumed to experience zero delay, a weighted average of all movements results in very low overall average delay, and this calculated low delay could mask deficiencies of minor movements. Table 2 shows LOS criteria for unsignalized intersections.

**Table 2. Level of Service Criteria for Unsignalized Intersections**

Level of Service	Average Control Delay (seconds/vehicle)
A	0 – 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F <sup>1</sup>	>50

Source: *Highway Capacity Manual 7th Edition*, Transportation Research Board, 2022, respectively.

1. If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned an individual lane group for all unsignalized intersections, or minor street approach at two-way stop-controlled intersections. Overall intersection LOS is determined solely by control delay.

## Appendix C: LOS Worksheets

HCM 7th Signalized Intersection Summary  
1: SR 9 & 204th St NE

Lindsay Sub Area  
Existing Weekday PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	155	355	120	160	235	155	65	315	155	65	295	110
Future Volume (veh/h)	155	366	120	160	235	155	65	315	155	65	295	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.98	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	163	385	126	168	247	163	68	332	163	68	311	116
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	3	3	3	3	3	3
Cap, veh/h	204	469	392	209	483	403	88	408	200	88	647	544
Arrive On Green	0.11	0.25	0.25	0.12	0.26	0.26	0.05	0.35	0.35	0.05	0.35	0.35
Sat Flow, veh/h	1781	1870	1563	1781	1870	1560	1767	1170	574	1767	1856	1561
Grp Volume(v), veh/h	163	385	126	168	247	163	68	0	495	68	311	116
Grp Sat Flow(s),veh/h/ln	1781	1870	1563	1781	1870	1560	1767	0	1744	1767	1856	1561
Q Serve(g_s), s	7.6	16.6	5.6	7.9	9.7	7.4	3.3	0.0	22.1	3.3	11.2	4.5
Cycle Q Clear(g_c), s	7.6	16.6	5.6	7.9	9.7	7.4	3.3	0.0	22.1	3.3	11.2	4.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.33	1.00		1.00
Lane Grp Cap(c), veh/h	204	469	392	209	483	403	88	0	608	88	647	544
V/C Ratio(X)	0.80	0.82	0.32	0.80	0.51	0.40	0.77	0.00	0.81	0.77	0.48	0.21
Avail Cap(c_a), veh/h	539	566	473	530	548	457	320	0	1200	320	1276	1074
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.0	30.3	26.2	36.8	27.1	26.3	40.2	0.0	25.4	40.2	21.8	19.6
Incr Delay (d2), s/veh	7.0	8.5	0.6	7.0	1.0	0.8	13.1	0.0	3.8	13.1	0.8	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	8.3	2.1	3.8	4.3	2.8	1.7	0.0	9.4	1.7	4.9	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	44.0	38.7	26.7	43.8	28.2	27.1	53.3	0.0	29.2	53.3	22.6	19.9
LnGrp LOS	D	D	C	D	C	C	D		C	D	C	B
Approach Vol, veh/h		674			578			563			495	
Approach Delay, s/veh		37.8			32.4			32.1			26.2	
Approach LOS		D			C			C			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.8	35.9	14.6	26.4	8.8	35.9	13.9	27.0				
Change Period (Y+Rc), s	4.5	6.1	4.5	* 4.9	4.5	6.1	4.1	4.9				
Max Green Setting (Gmax), s	15.5	58.9	25.5	* 26	15.5	58.9	25.9	25.1				
Max Q Clear Time (g_c+I1), s	5.3	24.1	9.9	18.6	5.3	13.2	9.6	11.7				
Green Ext Time (p_c), s	0.1	5.4	0.4	1.9	0.1	3.7	0.4	2.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			32.6									
HCM 7th LOS			C									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

HCM 7th Signalized Intersection Summary  
 2: 67th Ave NE & SR 531 (172nd St NE)

Lindsay Sub Area  
 Existing Weekday PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	260	480	55	65	305	45	45	200	95	80	210	155
Future Volume (veh/h)	271	480	55	65	305	51	45	200	95	84	210	155
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1811	1811	1811	1885	1885	1885	1856	1856	1856
Adj Flow Rate, veh/h	285	505	58	68	321	54	47	211	100	88	221	163
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	6	6	6	1	1	1	3	3	3
Cap, veh/h	626	1129	957	472	829	140	98	239	113	165	217	160
Arrive On Green	0.08	0.60	0.60	0.03	0.55	0.55	0.03	0.20	0.20	0.05	0.22	0.22
Sat Flow, veh/h	1781	1870	1585	1725	1511	254	1795	1208	572	1767	991	731
Grp Volume(v), veh/h	285	505	58	68	0	375	47	0	311	88	0	384
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1725	0	1765	1795	0	1780	1767	0	1722
Q Serve(g_s), s	10.8	23.4	2.4	2.8	0.0	19.5	3.3	0.0	27.2	6.2	0.0	35.1
Cycle Q Clear(g_c), s	10.8	23.4	2.4	2.8	0.0	19.5	3.3	0.0	27.2	6.2	0.0	35.1
Prop In Lane	1.00		1.00	1.00		0.14	1.00		0.32	1.00		0.42
Lane Grp Cap(c), veh/h	626	1129	957	472	0	969	98	0	352	165	0	378
V/C Ratio(X)	0.46	0.45	0.06	0.14	0.00	0.39	0.48	0.00	0.88	0.53	0.00	1.02
Avail Cap(c_a), veh/h	815	1129	957	749	0	969	275	0	391	301	0	378
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.9	17.2	13.0	15.5	0.0	20.7	52.2	0.0	62.4	49.4	0.0	62.5
Incr Delay (d2), s/veh	0.5	1.3	0.1	0.1	0.0	1.2	3.6	0.0	20.2	2.7	0.0	50.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	10.6	0.9	1.1	0.0	8.5	1.6	0.0	14.3	2.9	0.0	20.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	14.5	18.5	13.2	15.7	0.0	21.8	55.8	0.0	82.7	52.1	0.0	113.0
LnGrp LOS	B	B	B	B		C	E		F	D		F
Approach Vol, veh/h		848			443			358			472	
Approach Delay, s/veh		16.8			20.9			79.1			101.6	
Approach LOS		B			C			E			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.3	101.5	9.2	40.0	18.1	92.7	12.7	36.5				
Change Period (Y+Rc), s	4.5	4.9	4.5	4.9	4.5	4.9	4.5	4.9				
Max Green Setting (Gmax)	30.5	55.1	20.5	35.1	30.5	55.1	20.5	35.1				
Max Q Clear Time (g_c+14.8)	14.8	25.4	5.3	37.1	12.8	21.5	8.2	29.2				
Green Ext Time (p_c), s	0.1	5.5	0.1	0.0	0.8	3.7	0.1	1.2				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			47.0									
HCM 7th LOS			D									

# MOVEMENT SUMMARY

Site: 3 [3. SR 9/SR 531 (Site Folder: Existing 2024)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

Existing (2024) PM Peak Hour

Site Category: (None)

Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			[ Total HV ]	%	[ Total HV ]	%				[ Veh. ]	[ Dist ]				
			veh/h	%	veh/h	%	v/c	sec	ft						
South: SR 9															
3	L2	All MCs	191	5.0	191	5.0	0.189	11.0	LOS B	0.9	22.4	0.38	0.64	0.38	32.1
8	T1	All MCs	397	5.0	397	5.0	0.319	5.0	LOS A	1.7	44.6	0.40	0.46	0.40	35.1
18	R2	All MCs	5	5.0	5	5.0	0.319	5.0	LOS A	1.7	44.6	0.40	0.46	0.40	34.8
Approach			593	5.0	593	5.0	0.319	6.9	LOS A	1.7	44.6	0.39	0.52	0.39	34.1
East: 172nd St NE															
1u	U	All MCs	1	1.0	1	1.0	0.107	14.2	LOS B	0.4	10.2	0.49	0.61	0.49	33.9
1	L2	All MCs	15	1.0	15	1.0	0.107	11.7	LOS B	0.4	10.2	0.49	0.61	0.49	33.9
6	T1	All MCs	62	1.0	62	1.0	0.107	5.9	LOS A	0.4	10.2	0.49	0.61	0.49	34.6
16	R2	All MCs	21	1.0	21	1.0	0.107	5.7	LOS A	0.4	10.2	0.49	0.61	0.49	34.3
Approach			99	1.0	99	1.0	0.107	6.8	LOS A	0.4	10.2	0.49	0.61	0.49	34.4
North: SR 9															
7	L2	All MCs	31	2.0	31	2.0	0.321	10.9	LOS B	1.7	42.6	0.41	0.49	0.41	34.3
4	T1	All MCs	381	2.0	381	2.0	0.321	5.1	LOS A	1.7	42.6	0.41	0.49	0.41	35.0
14	R2	All MCs	113	2.0	113	2.0	0.131	5.6	LOS A	0.5	13.7	0.39	0.55	0.39	35.1
Approach			526	2.0	526	2.0	0.321	5.5	LOS A	1.7	42.6	0.41	0.50	0.41	35.0
West: SR 531															
5	L2	All MCs	98	2.0	98	2.0	0.201	11.7	LOS B	1.0	25.1	0.51	0.64	0.51	33.1
2	T1	All MCs	98	2.0	98	2.0	0.201	5.9	LOS A	1.0	25.1	0.51	0.64	0.51	33.8
12	R2	All MCs	289	2.0	289	2.0	0.249	5.7	LOS A	1.3	34.0	0.51	0.58	0.51	34.8
Approach			485	2.0	485	2.0	0.249	7.0	LOS A	1.3	34.0	0.51	0.60	0.51	34.2
All Vehicles			1702	3.0	1702	3.0	0.321	6.5	LOS A	1.7	44.6	0.44	0.54	0.44	34.4

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA HCM.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra67th\_531 RAB.sip9

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↗		↘	↗
Traffic Vol, veh/h	60	480	355	10	5	30
Future Vol, veh/h	60	480	355	10	5	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	225	-	-	-	0	160
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	1	1	0	0
Mvmt Flow	65	516	382	11	5	32

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	392	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.1	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.2	-	-
Pot Cap-1 Maneuver	1177	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1177	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.92	0	12.01
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1177	-	-	-	246	665
HCM Lane V/C Ratio	0.055	-	-	-	0.022	0.048
HCM Control Delay (s/veh)	8.2	-	-	-	20	10.7
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.1	0.2

HCM 7th Signalized Intersection Summary  
1: SR 9 & 204th St NE

Lindsay Sub Area  
Future (2029) Without-Project PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	180	395	150	195	265	175	95	370	190	75	345	130
Future Volume (veh/h)	180	395	150	195	265	175	95	370	190	75	345	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.98	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	189	416	158	205	279	184	100	389	200	79	363	137
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	3	3	3	3	3	3
Cap, veh/h	223	444	371	240	468	390	126	445	229	102	692	582
Arrive On Green	0.13	0.24	0.24	0.13	0.25	0.25	0.07	0.39	0.39	0.06	0.37	0.37
Sat Flow, veh/h	1781	1870	1562	1781	1870	1560	1767	1150	591	1767	1856	1562
Grp Volume(v), veh/h	189	416	158	205	279	184	100	0	589	79	363	137
Grp Sat Flow(s),veh/h/ln	1781	1870	1562	1781	1870	1560	1767	0	1742	1767	1856	1562
Q Serve(g_s), s	11.3	23.7	9.3	12.2	14.3	10.9	6.1	0.0	34.1	4.8	16.6	6.6
Cycle Q Clear(g_c), s	11.3	23.7	9.3	12.2	14.3	10.9	6.1	0.0	34.1	4.8	16.6	6.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	223	444	371	240	468	390	126	0	674	102	692	582
V/C Ratio(X)	0.85	0.94	0.43	0.86	0.60	0.47	0.79	0.00	0.87	0.78	0.52	0.24
Avail Cap(c_a), veh/h	424	445	372	418	468	390	252	0	943	252	1005	846
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.5	40.7	35.2	46.0	35.9	34.7	49.7	0.0	30.9	50.6	26.6	23.5
Incr Delay (d2), s/veh	8.5	27.6	0.9	8.5	2.3	1.1	10.5	0.0	7.8	11.9	0.9	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	14.2	3.6	6.0	6.8	4.2	3.0	0.0	15.4	2.5	7.4	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	55.0	68.3	36.1	54.5	38.2	35.7	60.2	0.0	38.8	62.5	27.5	23.7
LnGrp LOS	E	E	D	D	D	D	E		D	E	C	C
Approach Vol, veh/h		763			668			689			579	
Approach Delay, s/veh		58.3			42.5			41.9			31.4	
Approach LOS		E			D			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.8	48.2	19.1	30.7	12.3	46.6	17.7	32.1				
Change Period (Y+Rc), s	4.5	6.1	4.5	* 4.9	4.5	6.1	4.1	4.9				
Max Green Setting (Gmax), s	15.5	58.9	25.5	* 26	15.5	58.9	25.9	25.1				
Max Q Clear Time (g_c+I1), s	6.8	36.1	14.2	25.7	8.1	18.6	13.3	16.3				
Green Ext Time (p_c), s	0.1	6.0	0.4	0.1	0.1	4.4	0.4	1.8				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			44.4									
HCM 7th LOS			D									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

# MOVEMENT SUMMARY

Site: 2 [2. SR 531/67th Avenue NE (Site Folder: Baseline 2029)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

Future (2029) Without-Project PM Peak Hour  
 Site Category: (None)  
 Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue	Dist	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			[ Total HV ]	%	[ Total HV ]	%	v/c	sec		[ Veh. veh	ft				mph
South: 67th Ave NE															
3	L2	All MCs	53	1.0	53	1.0	0.574	13.6	LOS B	3.2	80.6	0.74	0.88	0.91	33.0
8	T1	All MCs	237	1.0	237	1.0	0.574	8.3	LOS A	3.2	80.6	0.74	0.88	0.91	33.7
18	R2	All MCs	132	1.0	132	1.0	0.574	8.4	LOS A	3.2	80.6	0.74	0.88	0.91	33.3
Approach			421	1.0	421	1.0	0.574	9.0	LOS A	3.2	80.6	0.74	0.88	0.91	33.5
East: SR 531 (172nd St NE)															
1	L2	All MCs	95	6.0	95	6.0	0.308	13.3	LOS B	1.8	48.2	0.69	0.69	0.69	32.5
6	T1	All MCs	421	6.0	421	6.0	0.308	7.5	LOS A	2.0	53.1	0.69	0.65	0.69	33.7
16	R2	All MCs	68	6.0	68	6.0	0.308	7.0	LOS A	2.0	53.1	0.69	0.63	0.69	33.8
Approach			584	6.0	584	6.0	0.308	8.4	LOS A	2.0	53.1	0.69	0.65	0.69	33.5
North: 67th Ave NE															
7	L2	All MCs	111	3.0	111	3.0	0.588	12.1	LOS B	3.2	82.4	0.61	0.75	0.71	33.3
4	T1	All MCs	247	3.0	247	3.0	0.588	6.8	LOS A	3.2	82.4	0.61	0.75	0.71	34.0
14	R2	All MCs	184	3.0	184	3.0	0.588	6.9	LOS A	3.2	82.4	0.61	0.75	0.71	33.7
Approach			542	3.0	542	3.0	0.588	7.9	LOS A	3.2	82.4	0.61	0.75	0.71	33.8
West: SR 531 (172nd St NE)															
5	L2	All MCs	311	2.0	311	2.0	0.455	12.4	LOS B	3.1	79.5	0.70	0.69	0.70	32.2
2	T1	All MCs	637	2.0	637	2.0	0.455	6.6	LOS A	3.4	85.9	0.68	0.62	0.68	33.8
12	R2	All MCs	63	2.0	63	2.0	0.455	6.3	LOS A	3.4	85.9	0.68	0.60	0.68	33.9
Approach			1011	2.0	1011	2.0	0.455	8.4	LOS A	3.4	85.9	0.69	0.64	0.69	33.3
All Vehicles			2558	3.0	2558	3.0	0.588	8.4	LOS A	3.4	85.9	0.68	0.71	0.73	33.5

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA HCM.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra\67th\_531 RAB.sip9

# MOVEMENT SUMMARY

Site: 3 [3. SR 9/SR 531 (Site Folder: Baseline 2029)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

Future (2029) Without-Project PM Peak Hour

Site Category: (None)

Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			[ Total HV ]	%	[ Total HV ]	%	v/c	sec		[ Veh.	Dist ]				mph
			veh/h		veh/h					veh	ft				
South: SR 9															
3	L2	All MCs	232	5.0	232	5.0	0.273	12.3	LOS B	1.4	36.2	0.56	0.71	0.56	31.7
8	T1	All MCs	438	5.0	438	5.0	0.431	6.2	LOS A	2.7	69.9	0.62	0.58	0.62	34.4
18	R2	All MCs	26	5.0	26	5.0	0.431	6.3	LOS A	2.7	69.9	0.62	0.58	0.62	34.0
Approach			696	5.0	696	5.0	0.431	8.2	LOS A	2.7	69.9	0.60	0.62	0.60	33.4
East: 172nd St NE															
1u	U	All MCs	1	1.0	1	1.0	0.376	15.1	LOS B	1.8	45.8	0.64	0.70	0.66	33.7
1	L2	All MCs	36	1.0	36	1.0	0.376	12.6	LOS B	1.8	45.8	0.64	0.70	0.66	33.7
6	T1	All MCs	160	1.0	160	1.0	0.376	6.8	LOS A	1.8	45.8	0.64	0.70	0.66	34.3
16	R2	All MCs	119	1.0	119	1.0	0.376	6.6	LOS A	1.8	45.8	0.64	0.70	0.66	34.1
Approach			315	1.0	315	1.0	0.376	7.4	LOS A	1.8	45.8	0.64	0.70	0.66	34.2
North: SR 9															
7	L2	All MCs	129	2.0	129	2.0	0.478	11.9	LOS B	3.0	76.7	0.60	0.61	0.60	33.4
4	T1	All MCs	423	2.0	423	2.0	0.478	6.1	LOS A	3.0	76.7	0.60	0.61	0.60	34.0
14	R2	All MCs	144	2.0	144	2.0	0.192	6.7	LOS A	0.9	21.8	0.52	0.62	0.52	34.7
Approach			696	2.0	696	2.0	0.478	7.3	LOS A	3.0	76.7	0.59	0.61	0.59	34.0
West: SR 531															
5	L2	All MCs	119	2.0	119	2.0	0.364	12.9	LOS B	2.2	56.4	0.69	0.69	0.69	32.8
2	T1	All MCs	196	2.0	196	2.0	0.364	7.1	LOS A	2.2	56.4	0.69	0.69	0.69	33.4
12	R2	All MCs	330	2.0	330	2.0	0.332	6.7	LOS A	2.1	53.4	0.68	0.65	0.68	34.4
Approach			644	2.0	644	2.0	0.364	8.0	LOS A	2.2	56.4	0.68	0.67	0.68	33.8
All Vehicles			2352	2.8	2352	2.8	0.478	7.8	LOS A	3.0	76.7	0.62	0.64	0.63	33.8

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA HCM.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra67th\_531 RAB.sip9

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↗		↘	↗
Traffic Vol, veh/h	65	650	500	10	5	35
Future Vol, veh/h	65	650	500	10	5	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	225	-	-	-	0	160
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	1	1	0	0
Mvmt Flow	70	699	538	11	5	38

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	548	0	-	0	1382 543
Stage 1	-	-	-	-	543 -
Stage 2	-	-	-	-	839 -
Critical Hdwy	4.1	-	-	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	1031	-	-	-	160 544
Stage 1	-	-	-	-	586 -
Stage 2	-	-	-	-	428 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1031	-	-	-	149 544
Mov Cap-2 Maneuver	-	-	-	-	149 -
Stage 1	-	-	-	-	547 -
Stage 2	-	-	-	-	428 -

Approach	EB	WB	SB
HCM Control Delay, s/v	0.79	0	14.35
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1031	-	-	-	149	544
HCM Lane V/C Ratio	0.068	-	-	-	0.036	0.069
HCM Control Delay (s/veh)	8.7	-	-	-	30	12.1
HCM Lane LOS	A	-	-	-	D	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.1	0.2

HCM 7th Signalized Intersection Summary  
1: SR 9 & 204th St NE

Lindsay Sub Area  
Future (2029) With-Project PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	180	395	158	203	265	175	100	378	195	75	359	130
Future Volume (veh/h)	180	395	158	203	265	175	100	378	195	75	359	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	189	416	166	214	279	184	105	398	205	79	378	137
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	3	3	3	3	3	3
Cap, veh/h	223	434	362	248	467	389	132	451	233	101	697	587
Arrive On Green	0.12	0.23	0.23	0.14	0.25	0.25	0.07	0.39	0.39	0.06	0.38	0.38
Sat Flow, veh/h	1781	1870	1561	1781	1870	1560	1767	1150	592	1767	1856	1562
Grp Volume(v), veh/h	189	416	166	214	279	184	105	0	603	79	378	137
Grp Sat Flow(s),veh/h/ln	1781	1870	1561	1781	1870	1560	1767	0	1742	1767	1856	1562
Q Serve(g_s), s	11.6	24.6	10.2	13.1	14.7	11.2	6.5	0.0	35.9	4.9	17.8	6.7
Cycle Q Clear(g_c), s	11.6	24.6	10.2	13.1	14.7	11.2	6.5	0.0	35.9	4.9	17.8	6.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	223	434	362	248	467	389	132	0	684	101	697	587
V/C Ratio(X)	0.85	0.96	0.46	0.86	0.60	0.47	0.80	0.00	0.88	0.78	0.54	0.23
Avail Cap(c_a), veh/h	413	434	362	407	467	389	245	0	918	245	978	823
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.9	42.4	36.9	47.1	37.0	35.7	50.9	0.0	31.5	52.0	27.3	23.9
Incr Delay (d2), s/veh	8.7	32.9	1.1	10.2	2.3	1.1	10.5	0.0	8.8	12.0	0.9	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	15.2	4.0	6.5	7.0	4.4	3.3	0.0	16.4	2.5	8.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	56.6	75.3	38.0	57.2	39.3	36.8	61.3	0.0	40.3	64.0	28.3	24.2
LnGrp LOS	E	E	D	E	D	D	E		D	E	C	C
Approach Vol, veh/h		771			677			708			594	
Approach Delay, s/veh		62.7			44.3			43.5			32.1	
Approach LOS		E			D			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.9	50.0	20.0	30.8	12.8	48.1	18.1	32.8				
Change Period (Y+Rc), s	4.5	6.1	4.5	* 4.9	4.5	6.1	4.1	4.9				
Max Green Setting (Gmax), s	15.5	58.9	25.5	* 26	15.5	58.9	25.9	25.1				
Max Q Clear Time (g_c+I1), s	6.9	37.9	15.1	26.6	8.5	19.8	13.6	16.7				
Green Ext Time (p_c), s	0.1	5.9	0.4	0.0	0.1	4.6	0.4	1.8				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			46.6									
HCM 7th LOS			D									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

# MOVEMENT SUMMARY

Site: 2 [2. 172nd Street NE/67th Avenue NE (Site Folder: WP 2029)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

Future (2029) With-Project PM Peak Hour

Site Category: (None)

Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed	
			[ Total HV ]	%	[ Total HV ]	%	v/c	sec		[ Veh. veh	Dist ]			mph	
			veh/h		veh/h					ft					
South: 67th Ave NE															
3	L2	All MCs	53	1.0	53	1.0	0.586	13.7	LOS B	3.3	83.4	0.75	0.89	0.93	33.0
8	T1	All MCs	237	1.0	237	1.0	0.586	8.5	LOS A	3.3	83.4	0.75	0.89	0.93	33.6
18	R2	All MCs	136	1.0	136	1.0	0.586	8.6	LOS A	3.3	83.4	0.75	0.89	0.93	33.3
Approach			425	1.0	425	1.0	0.586	9.2	LOS A	3.3	83.4	0.75	0.89	0.93	33.4
East: SR 531 (172nd St NE)															
1	L2	All MCs	97	6.0	97	6.0	0.313	13.4	LOS B	1.9	49.3	0.70	0.69	0.70	32.5
6	T1	All MCs	428	6.0	428	6.0	0.313	7.5	LOS A	2.1	54.3	0.69	0.65	0.69	33.7
16	R2	All MCs	69	6.0	69	6.0	0.313	7.1	LOS A	2.1	54.3	0.69	0.63	0.69	33.8
Approach			595	6.0	595	6.0	0.313	8.4	LOS A	2.1	54.3	0.69	0.66	0.69	33.5
North: 67th Ave NE															
7	L2	All MCs	112	3.0	112	3.0	0.592	12.2	LOS B	3.3	83.8	0.62	0.75	0.72	33.3
4	T1	All MCs	247	3.0	247	3.0	0.592	6.9	LOS A	3.3	83.8	0.62	0.75	0.72	34.0
14	R2	All MCs	184	3.0	184	3.0	0.592	7.0	LOS A	3.3	83.8	0.62	0.75	0.72	33.6
Approach			543	3.0	543	3.0	0.592	8.0	LOS A	3.3	83.8	0.62	0.75	0.72	33.7
West: SR 531 (172nd St NE)															
5	L2	All MCs	311	2.0	311	2.0	0.462	12.5	LOS B	3.2	81.5	0.70	0.69	0.70	32.2
2	T1	All MCs	649	2.0	649	2.0	0.462	6.6	LOS A	3.5	87.9	0.69	0.63	0.69	33.8
12	R2	All MCs	63	2.0	63	2.0	0.462	6.4	LOS A	3.5	87.9	0.69	0.61	0.69	33.8
Approach			1023	2.0	1023	2.0	0.462	8.4	LOS A	3.5	87.9	0.69	0.65	0.69	33.3
All Vehicles			2586	3.0	2586	3.0	0.592	8.4	LOS A	3.5	87.9	0.69	0.71	0.74	33.5

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA HCM.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra\67th\_531 RAB.sip9

# MOVEMENT SUMMARY

Site: 3 [3. SR 9/SR 531 (Site Folder: WP 2029)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Site  
 Site Category: (None)  
 Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			[ Total HV ]	%	[ Total HV ]	%	v/c	sec		[ Veh. ]	[ Dist ]				mph
			veh/h		veh/h					veh	ft				
South: SR 9															
3	L2	All MCs	270	5.0	270	5.0	0.335	8.3	LOS A	1.4	36.4	0.57	0.46	0.57	29.5
8	T1	All MCs	438	5.0	438	5.0	0.535	11.4	LOS B	3.8	97.8	0.67	0.64	0.97	30.9
18	R2	All MCs	26	5.0	26	5.0	0.535	11.4	LOS B	3.8	97.8	0.67	0.64	0.97	30.7
Approach			734	5.0	734	5.0	0.535	10.3	LOS B	3.8	97.8	0.63	0.57	0.82	30.4
East: 172nd St NE															
1u	U	All MCs	1	1.0	1	1.0	0.494	13.2	LOS B	2.6	66.3	0.72	0.79	1.05	29.5
1	L2	All MCs	36	1.0	36	1.0	0.494	13.2	LOS B	2.6	66.3	0.72	0.79	1.05	29.5
6	T1	All MCs	165	1.0	165	1.0	0.494	13.2	LOS B	2.6	66.3	0.72	0.79	1.05	30.0
16	R2	All MCs	119	1.0	119	1.0	0.494	13.2	LOS B	2.6	66.3	0.72	0.79	1.05	29.8
Approach			321	1.0	321	1.0	0.494	13.2	LOS B	2.6	66.3	0.72	0.79	1.05	29.9
North: SR 9															
7	L2	All MCs	129	2.0	129	2.0	0.608	12.8	LOS B	5.4	138.2	0.72	0.73	1.16	29.4
4	T1	All MCs	423	2.0	423	2.0	0.608	12.8	LOS B	5.4	138.2	0.72	0.73	1.16	29.9
14	R2	All MCs	186	2.0	186	2.0	0.222	6.6	LOS A	0.9	22.4	0.53	0.42	0.53	32.7
Approach			737	2.0	737	2.0	0.608	11.3	LOS B	5.4	138.2	0.67	0.66	1.00	30.5
West: SR 531															
5	L2	All MCs	143	2.0	143	2.0	0.455	10.9	LOS B	2.6	64.9	0.67	0.65	0.88	29.8
2	T1	All MCs	199	2.0	199	2.0	0.455	10.9	LOS B	2.6	64.9	0.67	0.65	0.88	30.3
12	R2	All MCs	352	2.0	352	2.0	0.428	9.7	LOS A	2.2	57.1	0.64	0.59	0.80	31.3
Approach			694	2.0	694	2.0	0.455	10.3	LOS B	2.6	64.9	0.66	0.62	0.84	30.7
All Vehicles			2486	2.8	2486	2.8	0.608	10.9	LOS B	5.4	138.2	0.66	0.64	0.91	30.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra\67th\_531 RAB.sip9

# MOVEMENT SUMMARY

 Site: 4 [4. SR 531/80th Dr NE (Site Folder: WP 2029)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Site  
 Site Category: (None)  
 Roundabout

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			[ Total HV ] veh/h	%	[ Total HV ] veh/h	%				[ Veh. ] veh	[ Dist ] ft				
South: Project Driveway															
3	L2	All MCs	2	0.0	2	0.0	0.064	14.0	LOS B	0.4	9.0	0.72	0.73	0.72	32.9
8	T1	All MCs	1	0.0	1	0.0	0.064	9.1	LOS A	0.4	9.0	0.72	0.73	0.72	33.5
18	R2	All MCs	37	0.0	37	0.0	0.064	9.0	LOS A	0.4	9.0	0.72	0.73	0.72	33.2
Approach			40	0.0	40	0.0	0.064	9.3	LOS A	0.4	9.0	0.72	0.73	0.72	33.2
East: SR 531 (172nd St NE)															
1	L2	All MCs	64	1.0	64	1.0	0.550	9.9	LOS A	4.5	113.9	0.37	0.46	0.37	34.2
6	T1	All MCs	568	1.0	568	1.0	0.550	5.0	LOS A	4.5	113.9	0.37	0.46	0.37	34.9
16	R2	All MCs	11	1.0	11	1.0	0.550	4.9	LOS A	4.5	113.9	0.37	0.46	0.37	34.5
Approach			643	1.0	643	1.0	0.550	5.5	LOS A	4.5	113.9	0.37	0.46	0.37	34.8
North: 80th Dr NE															
7	L2	All MCs	5	0.0	5	0.0	0.060	12.6	LOS B	0.3	7.6	0.62	0.68	0.62	33.4
4	T1	All MCs	1	0.0	1	0.0	0.060	7.7	LOS A	0.3	7.6	0.62	0.68	0.62	34.1
14	R2	All MCs	38	0.0	38	0.0	0.060	7.6	LOS A	0.3	7.6	0.62	0.68	0.62	33.8
Approach			45	0.0	45	0.0	0.060	8.2	LOS A	0.3	7.6	0.62	0.68	0.62	33.7
West: SR 531 (172nd St NE)															
5	L2	All MCs	71	0.0	71	0.0	0.678	10.1	LOS B	7.0	174.8	0.45	0.46	0.45	34.0
2	T1	All MCs	728	0.0	728	0.0	0.678	5.2	LOS A	7.0	174.8	0.45	0.46	0.45	34.7
12	R2	All MCs	4	0.0	4	0.0	0.678	5.1	LOS A	7.0	174.8	0.45	0.46	0.45	34.4
Approach			803	0.0	803	0.0	0.678	5.6	LOS A	7.0	174.8	0.45	0.46	0.45	34.6
All Vehicles			1532	0.4	1532	0.4	0.678	5.8	LOS A	7.0	174.8	0.42	0.47	0.42	34.6

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

Intersection and Approach LOS values are based on average delay for all movements (v/c not used).

Roundabout Capacity Model: SIDRA HCM.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

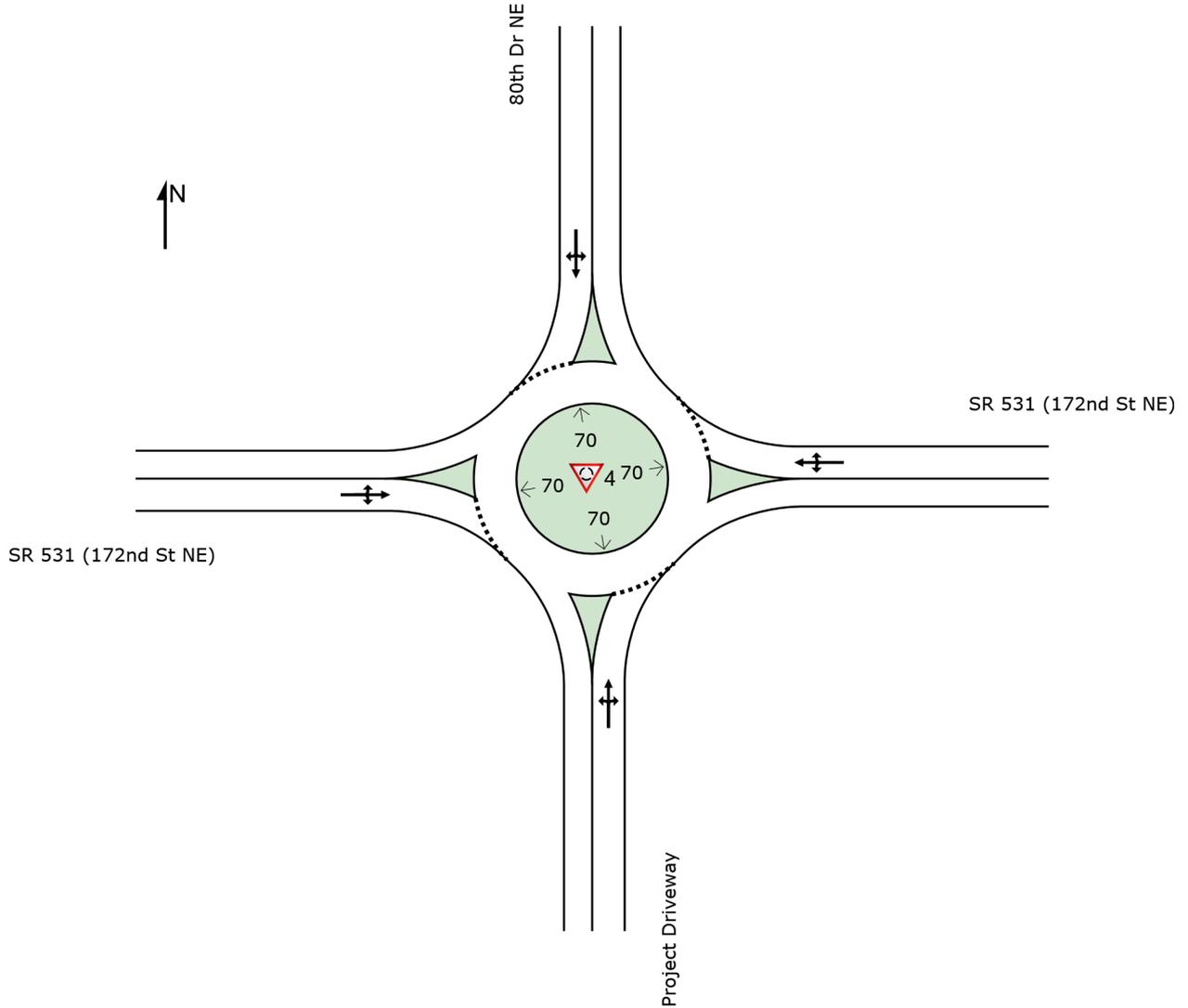
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

# SITE LAYOUT

 Site: 4 [4. SR 531/80th Dr NE (Site Folder: WP 2029)]

New Site  
Site Category: (None)  
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SIDRA INTERSECTION 9.1 | Copyright © 2000-2023 Kcelik and Associates Pty Ltd | sidrasolutions.com  
Organisation: THE TRANSPO GROUP | Licence: NETWORK / 1PC | Created: Friday, December 6, 2024 3:27:40 PM  
Project: M:\24\1.24222.00 - Lindsay Sub Area\Traffic Analysis\Traffic Operations\Sidra67th\_531 RAB.sip9

HCM 7th TWSC  
5: West Access (79th Ave NE) & SR 531 (172nd St NE)

Lindsay Sub Area  
Future (2029) With-Project PM Peak Hour

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	
Traffic Vol, veh/h	734	4	23	537	11	5
Future Vol, veh/h	734	4	23	537	11	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	798	4	25	584	12	5

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	802	0	1434 800
Stage 1	-	-	-	-	800 -
Stage 2	-	-	-	-	634 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	821	-	148 385
Stage 1	-	-	-	-	442 -
Stage 2	-	-	-	-	529 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	821	-	143 385
Mov Cap-2 Maneuver	-	-	-	-	281 -
Stage 1	-	-	-	-	442 -
Stage 2	-	-	-	-	513 -

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.39	17.42
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	307	-	-	821	-
HCM Lane V/C Ratio	0.057	-	-	0.03	-
HCM Control Delay (s/veh)	17.4	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

HCM 7th TWSC  
6: East Access & SR 531 (172nd St NE)

Lindsay Sub Area  
Future (2029) With-Project PM Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↑		↗
Traffic Vol, veh/h	699	15	0	597	0	9
Future Vol, veh/h	699	15	0	597	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	760	16	0	649	0	10

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	-	-	-	768
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	402
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	-	-	402
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	14.19
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	402	-	-	-
HCM Lane V/C Ratio	0.024	-	-	-
HCM Control Delay (s/veh)	14.2	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-

## Appendix D: Detailed Trip Generation

**1.24222 Lindsay Sub-Area (MJS Parcels)**

<b><u>MJS Investors Parcels Only</u></b>										
								<b>Gross Trips</b>		
<b>Land Use</b>	<b>Setting</b>	<b>Size</b>	<b>Units</b>	<b>Model</b>	<b>Equation</b>	<b>Rate</b>	<b>Inbound %</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Subtotal</b>
<b>Single Family Homes (LU 210)</b>		177 du								
Daily	General Urban/Suburban			Equation (log	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.68$	-	50%	853	853	1,706
PM Peak Hour	General Urban/Suburban			Rate	-	0.94	63%	105	61	166

**Notes:**

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (11th Edition) equation and average trip rates as shown above.

# WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

---

## LINDSAY ANNEXATION

JUNE 2024



# WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

---

## LINDSAY ANNEXATION

JUNE 21, 2024

### PROJECT LOCATION

8014/8228/8210/8326 172<sup>ND</sup> STREET NORTHEAST  
ARLINGTON, WASHINGTON 98223

### PREPARED FOR

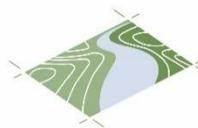
#### MJS INVESTORS

11201 SOUTHEAST 8TH STREET, SUITE 116  
BELLEVUE, WASHINGTON 98004

### PREPARED BY

#### SOUNDVIEW CONSULTANTS LLC.

2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335  
(253) 514-8952



**Soundview  
Consultants**

Environmental Assessment  
Planning + Land Use Solutions

# Executive Summary

Soundview Consultants LLC (SVC) is assisting MJS Investors (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment Report for the residential development of a 32.28-acre site located at 8014, 8228, 8210, and 8326 172nd Street Northeast within the City of Arlington, Washington. The subject property consists of five parcels situated in the Northeast ¼, of Section 26, Township 31 North, Range 5 East, (Snohomish County Tax Parcel Numbers 31052500200600, 31052600100100, 31052600100200, 31052600102200, 31052600102300).

SVC investigated the subject property for the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in December of 2022 and April of 2024. Using current methodology, the site assessments identified four potentially-regulated wetlands onsite (Wetlands A – D) and one stream (Stream Z) on the subject property. Additionally, one offsite wetland (Wetland 1) was identified offsite to the west of the subject property. Wetlands A and D are classified as a Category IV wetlands per Arlington Municipal Code (AMC) 20.93.800 and are subject to a standard 40-foot buffer regardless of habitat score per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Wetlands B, C, and 1 are Category III wetlands per AMC 20.93.800 with moderate habitat scores of (6 or 7) and are subject to a standard 110-foot buffer per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Stream Z is a seasonal, non-fish bearing stream and is therefore considered a Type Ns water per AMC 20.93.700 and is subject to a standard 50-foot buffer per AMC 20.93.730 Table 20.93-3. In addition, a 15-foot structure setback is required at the edge of wetland and stream buffers per AMC 20.93.340. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species were identified within 300 feet of the subject property.

The Applicant is assessing the potential for residential development on the subject property. All necessary code analytics and mitigation strategy will be outlined in a Conceptual Mitigation Plan under a separate cover.

The table below summarizes the identified critical areas on the subject property and their regulatory status.

Critical Area Name	Size Onsite	Category/ Type <sup>1</sup>	Regulated Under AMC Chapter 20.93	Regulated Under RCW 90.48	Regulated Under Clean Water Act
Wetland A	22,500 SF	IV	Yes	Yes	Likely
Wetland B	1.2 AC	III	Yes	Yes	Likely
Wetland C	30,080 SF	III	Yes	Yes	Likely
Wetland D	110 SF	IV	Yes	Yes	Not Likely
Wetland 1	NA	III	Yes	Yes	Likely
Stream Z	~160 linear feet	Type Ns	Yes	Yes	Likely

1. Washington State Department of Ecology (WSDOE) wetland rating system (Hruby and Yahnke 2023) per AMC 20.93.800 and AMC 20.93.730

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Appendix A — Existing Conditions Map
Appendix B — Subject Area Background Information
Appendix C — Data Forms

Appendix D — Wetland Rating Forms  
Appendix E — Wetland Rating Maps  
Appendix F — Site Photographs  
Appendix G — Qualifications

# Chapter 1. Introduction

---

Soundview Consultants LLC (SVC) is assisting MJS Investors (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment Report for the potential residential development of a 32.28-acre site located at 8014, 8228, 8210, and 8326 172nd Street Northeast within the City of Arlington, Washington. The subject property consists of five parcels situated in the Northeast ¼, of Section 26, Township 31 North, Range 5 East, (Snohomish County Tax Parcel Numbers 31052500200600, 31052600100100, 31052600100200, 31052600102200, and 31052600102300).

The purpose of this wetland and fish and wildlife habitat assessment is to identify the presence of potentially regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species that may be found on or near the subject property.

This report provides conclusions and recommendations regarding:

- Site description and areas of assessment;
- Background research, identification, and assessment of potentially-regulated wetlands and fish and wildlife habitat and/or species in the vicinity of the proposed project;
- Standard buffer recommendations, building setbacks, and development limitations;
- Existing site map detailing identified critical areas; and
- Supplemental information necessary for local, state, and federal regulatory review.

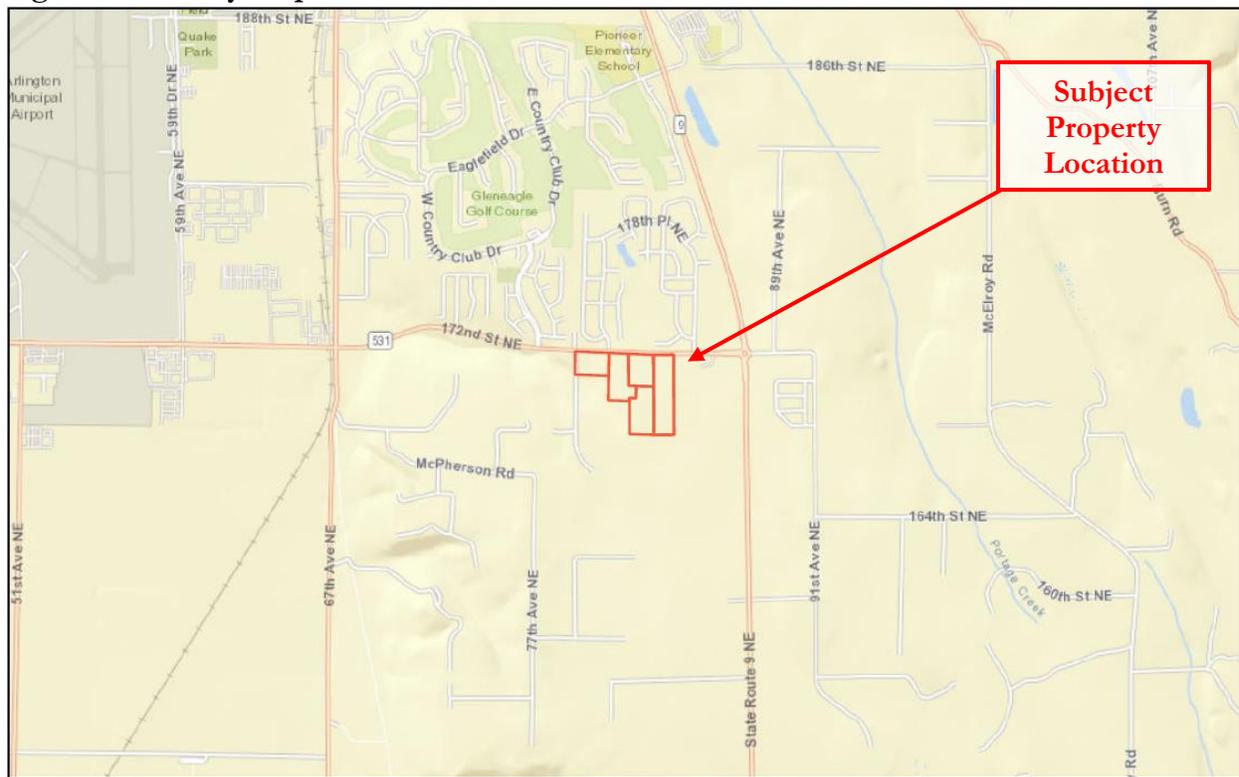
# Chapter 2. Proposed Project Location

## 2.1 Location

The subject property is located at 8014, 8228, 8210, and 8326 172nd Street Northeast within the City of Arlington, Washington (Figure 1). The subject area consists of five parcels situated in the Northeast ¼, of Section 26, Township 31 North, Range 5 East, (Snohomish County Tax Parcel Numbers 31052500200600, 31052600100100, 31052600100200, 31052600102200, and 31052600102300).

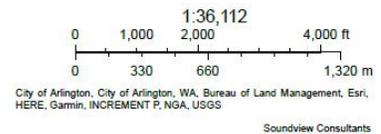
To access the subject property from I-5 North, take Exit 206 for WA-531E/172<sup>nd</sup> Street Northeast/Edgecomb Road toward Lakewood/Smokey Point. Continue for approximately 3.5 miles, where the subject property will be on the right after the intersection of 172<sup>nd</sup> Street Northeast and 79<sup>th</sup> Avenue Northeast.

Figure 1. Vicinity Map



6/12/2024, 12:05:04 PM

 Statewide Parcels \_Query result



## Chapter 3. Methods

---

SVC investigated, assessed, and delineated any potentially-regulated wetlands, waterbodies, and other fish and wildlife habitat on and within 300 feet of the subject property in December of 2022 and April of 2024. All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, the Natural Resource Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) and SWIFD mapping tools, Department of Natural Resources (DNR) water typing system, Snohomish County's public geographic information systems (GIS), local precipitation data, and various orthophotographic resources.

Wetland boundaries were determined in accordance with Arlington Municipal Code (AMC) 20.93.810, and as outlined in the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) as 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). Qualified wetland scientists marked boundaries of the onsite wetlands with orange surveyor's flagging labeled alpha-numerically and tied to 3-foot lath or vegetation along the wetland boundary. Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected on the subject property (DP-1 to DP-32). Additional test pits were excavated at regular intervals inside and outside of the wetland boundaries to further confirm the delineations.

SVC classified all wetlands using both the hydrogeomorphic (Brinson, 1993) and Cowardin (Cowardin, 1979; Federal Geographic Data Committee, 2013) classification systems. Following classification and assessment, all wetlands were rated and categorized using the *Washington State Wetlands Rating System for Western Washington- 2014 Updated Version 2.0* (Hruby and Yahnke 2023) and the guidelines and definitions established under AMC 20.93.800.

Ordinary high water (OHW) mark determinations were made using Washington State Department of Ecology's (WSDOE's) methodology, as detailed in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al., 2016), and the definitions established in the Revised Code of Washington (RCW) 90.58.030(2)(b) and Washington Administrative Code (WAC) 173-22-030(11). To mark the centerline or banks of potentially-regulated streams and shorelines, blue surveyor's flagging was alpha-numerically labeled and tied to vegetation. Offsite waters were observed and OHW boundaries estimated based on topography and aerial imagery. Streams and surface water features were classified using the DNR water typing system as outlined in WAC 222-16-030 and the guidelines established in AMC 20.93.700.

The fish and wildlife habitat assessment was conducted during the same site visits by qualified fish and wildlife biologists. The experienced biologists made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity (e.g. nesting, foraging, and migration/movement). Special attention was given to assessing the presence of wildlife habitat areas outlined under AMC 20.93.400.

# Chapter 4. Background

## 4.1 Landscape Setting

The subject property is located within a rural residential setting within the City of Arlington and is partially developed with four single-family residences, associated infrastructure, gravel driveways, and garages. Much of the site consists of open fields, lawn, and small pockets of deciduous trees and shrubs, with a larger forested area located on the southeast area of the subject property. The subject property abuts 172<sup>nd</sup> Street Northeast to the north, a single-family residence and undeveloped land to the east, undeveloped forested land and chicken farm facilities to the south, and single-family residences on large lots to the west. Topography on the site generally slopes from southeast to northwest with elevations ranging from approximately 408 feet above mean sea level (amsl) to 360 feet amsl (Appendix B1). The subject property is within the Snohomish River Watershed (Water Resources Inventory Area 7).

**Figure 2. Aerial Image of the Subject Area**



## 4.2 Soils

The NRCS soil survey identifies one soil series on the site: Tokul gravelly medial loam, 0 to 8 percent slopes. A NRCS soil survey map is provided in Appendix B2. A description of the soil profile is below.

### **Tokul gravelly medial loam, 0 to 8 percent slopes (72)**

According to the NRCS survey, Tokul gravelly medial loam, 0 to 8 percent slopes is a moderately well drained soil formed in glacial till and volcanic ash. In a typical profile, the surface layer is approximately 4 inches thick and is a dark brown gravelly loam. From 4 to 22 inches the subsoil is a brown, strong brown and dark yellowish-brown gravelly loam. From 22 to 31 inches the soil is light olive brown gravelly fine sandy loam. A hard pan is present at a depth of approximately 31 inches. Water capacity is moderate and permeability is moderate above the hard pan and very slow through it. Tokul gravelly medial loam, 0 to 8 percent slopes is listed as a non-hydric soil (NRCS, N.d.), but as much as 5 percent of areas mapped as Tokul gravelly medial loam, 0 to 8 percent slopes may contain hydric inclusions of McKenna and Norma loams.

### 4.3 Critical Area Inventories

The DNR Stream Typing map (Appendix B3), WDFW and NWIFC-SWIFD map (Appendix B4), and the Snohomish County Streams and Wetlands Inventory map (Appendix B5) identify a stream running parallel to the subject property from the southeast to the northwest before briefly coming onto the southwestern most portion of the property. The onsite portion of the stream is identified as Type N (non-fish bearing) by DNR Stream Typing and as a Type F (fish bearing) stream by WDFW and NWIFC-SWIFD. The stream is indicated to continue offsite to the northwest and eventually transitions to Type F per DNR Stream Typing and WDFW and NWIFC-SWIFD. The USFWS NWI map (Appendix B6) does not identify any wetlands or streams onsite or within 300 feet of the subject property. The WDFW PHS map (Appendix B7) identifies a linear wetland or stream feature located approximately 210 feet offsite to the east of the subject property. The Snohomish County Stream and Wetland Inventory map identifies an offsite wetland located on parcel 31052600101700 approximately 45 feet offsite to the west of the subject property. No other wetlands or streams are mapped onsite or within 300 feet of the subject property.

### 4.4 Priority Habitats and Species

The WDFW PHS map identifies the listed occurrence and migration of Dolly Varden/bull trout and the occurrence of coho salmon in Stream Z. The WDFW and NWIFC SWIFD map lists the documented spawning of coho salmon, the presumed presence of Dolly Varden/bull trout; and gradient accessible reaches for chinook salmon, pink salmon, and winter steelhead trout in Stream Z. No other wetlands, streams, or priority habitats or species are documented on or within 300 feet of the subject property.

### 4.5 Precipitation

Precipitation data was obtained from the National Oceanic and Atmospheric Administration (NOAA) weather station at Everett Paine Field Airport located in Snohomish County in order to acquire precipitation values during and preceding the field investigations. A summary of data collected is provided in Table 1.

**Table 1. Precipitation Summary<sup>1</sup>.**

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	Last 30 days (Observed/Normal)	Year-to-Date <sup>2</sup> (Observed/Normal)	Percent of Normal (month/year)
12/7/2022	0.04	0.00	0.16	1.65	2.19/5.04	7.20/9.42	43/76
4/2/2024	0.44	0.00	0.53	.85	1.43/3.50	19.07/23.41	40/81

4/3/2024	0.18	0.44	0.70	1.03	1.57/3.49	19.25/23.51	45/82
4/4/2024	Trace	0.18	0.62	1.03	1.57/3.48	19.25/23.61	45/82

Notes:

1. Precipitation level provided in inches. Data obtained from the NOAA (<http://w2.weather.gov/climate/xmacis.php?wfo=sew>) for Everett Paine Field Airport.
2. Year-to-date precipitation is the total for the water year from October 1<sup>st</sup> to the 2022 and 2024 onsite dates.

Precipitation levels during the December 2022 site visit were below the statistical normal range (70 to 130 percent of normal) for the prior 30 days (43 percent of normal) and were within the historical normal range for the water year (76 percent of normal). Precipitation levels during the April 2024 site visits were within the statistical normal range for the 2024 water year (81 to 82 percent of normal) and were below normal (40 to 45 percent of normal) for the prior 30 days. This precipitation data suggests that hydrologic conditions may have been drier than usual at the time of the site investigations; however hydrological conditions were still likely representative of normal conditions, as 0.70-inches of precipitation was recorded during the week leading up to the site investigation and 0.44-inches of precipitation was recorded on the first day of the wetland delineation (April 2<sup>nd</sup>). Such conditions were considered in making professional wetland determinations.

## Chapter 5. Results

The site investigations in December of 2022 and April of 2024 identified four potentially-regulated wetlands (Wetlands A - D) and one stream (Stream Z) on the subject property. Additionally, one potentially regulated offsite wetland (Wetland 1) was identified offsite to the west within 300 feet of the subject property. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified on or within 300 feet of the subject property.

### 5.1 Upland Characterization

Vegetation on the majority of the site is dominated by grasses and forbs including non-native invasive reed canarygrass (*Phalaris arundinacea*), creeping buttercup (*Ranunculus repens*), perennial ryegrass (*Lolium perenne*), common velvetgrass (*Holcus lanatus*), and common dandelion (*Taraxacum officinale*). Forested cover is present on the southeastern portion of the site and includes western red cedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), black cottonwood (*Populus balsamifera*), and red alder (*Alnus rubra*) with an understory of non-native invasive Himalayan blackberry (*Rubus armeniacus*), salmonberry (*Rubus spectabilis*), western sword fern (*Polystichum munitum*), and trailing blackberry (*Rubus ursinus*).

### 5.2 Wetlands

Four wetlands (Wetland A - D) were identified and delineated on the subject property. One wetland (Wetland 1) was also identified offsite to the west within 300 feet of the subject property. The delineated wetlands contained indicators of wetland hydrology, hydric soils (presumed for offsite wetlands), and a predominance of hydrophytic vegetation according to current wetland delineation methodology. Maps depicting the location and size of the wetlands are presented in Appendix A. Data forms are provided in Appendix C, wetland rating forms are provided in Appendix D, and wetland rating maps are provided in Appendix E. Table 2 below summarizes the wetlands identified during the site investigation.

**Table 2. Wetland Summary**

Wetland	Predominant Wetland Classification / Rating			Wetland Size Onsite (SF)
	Cowardin <sup>1</sup>	HGM <sup>2</sup>	City of Arlington <sup>3</sup>	
<b>A</b>	PEMB	Slope	IV	22,500
<b>B</b>	PFO/SSBCH	Depressional	III	52,272
<b>C</b>	PEMBC	Depressional	III	30,080
<b>D</b>	PSS/EMBC	Depressional	IV	110
<b>1</b>	PEMAC	Depressional	III	NA - offsite

**Notes:**

1. Cowardin et al. (1979), Federal Geographic Data Committee (2013), or NWI Class based on vegetation: PFO = Palustrine Forested, PSS = Palustrine Scrub Shrub, PEM = Palustrine Emergent; Modifiers for Water Regime: A = Temporarily Flooded, B = Seasonally Saturated, C = Seasonally Flooded, H = Permanently Flooded.
2. Brinson, M.M. (1993).
3. Current WSDOE rating system (Hruby and Yahnke 2023) AMC 20.93.800.

## **Wetland A**

Wetland A is approximately 22,500 square feet (0.52 acre) in size and is located on the southern portion of the subject property. Hydrology for Wetland A is provided by a seasonally-high water table, direct precipitation and surface runoff from adjacent uplands. Wetland vegetation is dominated by velvet grass, common rush (*Juncus effusus*), birdsfoot trefoil (*Lotus corniculatus*), and non-native invasive reed canarygrass. The buffer surrounding Wetland A consists of fields that are degraded by previous grading and non-native invasive reed canary grass. Hydric soil indicators A11 (Depleted below dark surface) and F3 (Depleted Matrix) were observed. Wetland boundaries were determined by a transition of topography and wetland hydrology. Wetland A is a Palustrine Emergent and Seasonally Saturated wetland (PEMB). Table 3 provides a summary of Wetland A.

**Table 3. Wetland A Summary.**

WETLAND A	
	<b>Local Jurisdiction</b> City of Arlington
	<b>City of Arlington Rating</b> IV
	<b>Wetland Size (Onsite)</b> ~ 22,500 SF
	<b>Cowardin Classification</b> PEMB
	<b>HGM Classification</b> Slope
	<b>Wetland Data Sheet(s)</b> DP-7, DP-10, DP-12
	<b>Upland Data Sheet(s)</b> DP-5, DP-6, DP-8, DP-9, DP-11,
Wetland Functions Summary	
<b>Water Quality</b> (Scores 5 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to trap sediments and pollutants and remove nitrogen due moderate slopes and lack of uncut vegetation.</li> <li>• Low landscape potential to receive sediment and pollutants due to the lack of surrounding land uses that produce pollutants.</li> <li>• High societal value for water quality functions due to degraded waters within the sub-basin.</li> </ul>
<b>Hydrologic</b> (Scores 4 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to reduce flooding and erosion due lack of dense uncut plants capable of reducing surface flow velocity.</li> <li>• Low landscape potential to support hydrologic functions due to the lack of excess surface runoff within 150 feet upslope.</li> <li>• Moderate societal value for hydrologic functions due to flooding problems within the sub-basin</li> </ul>
<b>Habitat</b> (Scores 6 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to provide diverse and complex habitat as the wetland consists of one plant community, one hydroperiod, moderate species richness, no interspersions, and no special habitat features.</li> <li>• High landscape potential to support habitat use due to accessible and undisturbed habitat within 1 kilometer.</li> <li>• Moderate societal value for habitat functions due one to nearby WDFW Priority Habitat.</li> </ul>

**Wetland B**

Wetland B is approximately 52,272 square feet (1.2 acres) in size and is located in the southeast portion of the property within the forested area. The wetland is estimated to extend offsite to the south and west. Hydrology for Wetland B is provided by a seasonally-high water table, direct precipitation and surface runoff from adjacent uplands. Wetland vegetation is dominated by western red cedar and red alder with an understory of salmonberry (*Rubus spectabilis*), skunk cabbage (*Lysticium americanum*), youth

on age (*Tolmiea menziesii*), water parsley (*Oenanthe sarmentosa*), creeping buttercup, water horsetail (*Equisetum fluviatile*), and slough sedge (*Carex obnupta*). Hydric soil indicators A11 (Depleted below dark surface) and F3 (Depleted Matrix) were observed. Wetland boundaries were determined by a transition to wetland hydrology and hydrophytic vegetation. Wetland B is a Palustrine Forested, Scrub-Shrub, Seasonally Saturated, Seasonally Flooded, and Permanently Flooded wetland (PFO/SSBCH). Table 4 provides a summary of Wetland B.

**Table 4. Wetland B Summary.**

WETLAND B															
	<table border="1"> <tr> <td><b>Local Jurisdiction</b></td> <td>City of Arlington</td> </tr> <tr> <td><b>City of Arlington Rating</b></td> <td>III</td> </tr> <tr> <td><b>Wetland Size (Onsite)</b></td> <td>1.2 acres</td> </tr> <tr> <td><b>Cowardin Classification</b></td> <td>PFO/SSBCH</td> </tr> <tr> <td><b>HGM Classification</b></td> <td>Depressional</td> </tr> <tr> <td><b>Wetland Data Sheet(s)</b></td> <td>DP-18</td> </tr> <tr> <td><b>Upland Data Sheet(s)</b></td> <td>DP-17</td> </tr> </table>	<b>Local Jurisdiction</b>	City of Arlington	<b>City of Arlington Rating</b>	III	<b>Wetland Size (Onsite)</b>	1.2 acres	<b>Cowardin Classification</b>	PFO/SSBCH	<b>HGM Classification</b>	Depressional	<b>Wetland Data Sheet(s)</b>	DP-18	<b>Upland Data Sheet(s)</b>	DP-17
	<b>Local Jurisdiction</b>	City of Arlington													
	<b>City of Arlington Rating</b>	III													
	<b>Wetland Size (Onsite)</b>	1.2 acres													
	<b>Cowardin Classification</b>	PFO/SSBCH													
	<b>HGM Classification</b>	Depressional													
	<b>Wetland Data Sheet(s)</b>	DP-18													
<b>Upland Data Sheet(s)</b>	DP-17														
Wetland Functions Summary															
<p><b>Water Quality</b> (Scores 6 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Moderate site potential to trap sediments and pollutants and remove nitrogen due to an unconstricted, permanently flowing outlet, greater than 95% cover of persistent, ungrazed vegetation and seasonal ponding of greater than 50% of the wetland area.</li> <li>Low landscape potential to receive sediment and pollutants due to the wetland receiving stormwater inputs and the lack of surrounding land uses that produce pollutants.</li> <li>High societal value for water quality functions due to degraded waters within the sub-basin.</li> </ul>														
<p><b>Hydrologic</b> (Scores 5 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Moderate site potential to reduce flooding and erosion due to the limited storage depth during wet periods and the moderate size compared to the upstream basin.</li> <li>Low landscape potential to provide flood protection due to the minimal pollutant discharges in the contributing basin.</li> <li>Moderate societal value for hydrologic functions due to flooding problems within the sub-basin.</li> </ul>														
<p><b>Habitat</b> (Scores 7 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Moderate site potential to provide diverse and complex habitat as the wetland consists of two plant communities, three hydroperiods, high species richness, moderate interspersion, and three special habitat features.</li> <li>High landscape potential to support habitat use due to accessible and undisturbed habitat within 1 kilometer.</li> <li>Moderate societal value for habitat functions due to one nearby WDFW Priority Habitat.</li> </ul>														

## Wetland C

Wetland C is approximately 30,080 square feet (0.69 acre) in size and is located on the southwest edge of the site. Hydrology for Wetland C is provided by a seasonally-high water table, direct precipitation, surface runoff from adjacent uplands, and flow from a ditch that runs south to north through the wetland. Wetland vegetation is dominated by common rush, and non-native invasive reed canarygrass. The buffer surrounding Wetland C consists of fields that are degraded by non-native invasive reed canarygrass and Kentucky bluegrass (*Poa pratensis*). Hydric soil indicators A11 (Depleted below dark surface) and F3 (Depleted Matrix) were observed. Wetland C is a Palustrine Emergent, Seasonally Saturated, and Seasonally Flooded wetland (PEMBC). Table 5 provides a summary of Wetland C.

**Table 5. Wetland C Summary.**

WETLAND C	
	<b>Local Jurisdiction</b> City of Arlington
	<b>City of Arlington Rating</b> III
	<b>Wetland Size (Onsite)</b> ~30,080 SF
	<b>Cowardin Classification</b> PEMBC
	<b>HGM Classification</b> Depressional
	<b>Wetland Data Sheet(s)</b> DP-20
	<b>Upland Data Sheet(s)</b> DP-21, DP-24
Wetland Functions Summary	
<b>Water Quality</b> (Scores 6 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to trap sediments and pollutants and remove nitrogen due to the lack of persistent, ungrazed vegetation and moderate seasonal ponding.</li> <li>• Moderate landscape potential to receive sediment and pollutants due septic systems within 250 feet.</li> <li>• High societal value for water quality functions due to degraded waters within the sub-basin.</li> </ul>
<b>Hydrologic</b> (Scores 4 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to reduce flooding and erosion due to the limited storage depth during wet periods and the basin is over 100 times the size of the wetland.</li> <li>• Low landscape potential to provide flood protection due to the less intensive land uses within the contributing basin.</li> <li>• Moderate societal value for hydrologic functions due to flooding problems within the sub-basin.</li> </ul>
<b>Habitat</b> (Scores 6 out of 9 points)	<ul style="list-style-type: none"> <li>• Low site potential to provide diverse and complex habitat as the wetland consists of one plant community, two hydroperiods, moderate species richness, no interspersions, and no special habitat features.</li> <li>• High landscape potential to support habitat use due to accessible and undisturbed habitat and within 1 kilometer.</li> <li>• Moderate societal value for habitat functions due to one nearby WDFW Priority Habitat.</li> </ul>

**Wetland D**

Wetland D is approximately 110 square feet in size and is located in the central eastern area of the property. Hydrology for Wetland D is provided by a seasonally-high water table, direct precipitation, and surface runoff from adjacent uplands. Wetland vegetation is dominated by salmonberry, non-native invasive Himalayan blackberry, and non-native invasive reed canarygrass. The onsite buffer surrounding Wetland D consists of red alder with an understory of osoberry (*Oemleria cerasiformis*), false

lily-of-the-valley (*Maianthemum dilatatum*), and non-native invasive reed canarygrass and is partially degraded due to surrounding seasonally mowed fields and constructed paths. Hydric soil indicator A11 (Depleted Below Dark Surface) was observed. The wetland boundary was determined by a transition to wetland hydrology and hydric soils. Wetland D is a Scrub-Shrub, Emergent, Seasonally Saturated, and Seasonally Flooded wetland (PSS/EMBC). Table 6 provides a summary of Wetland D.

**Table 6. Wetland D Summary.**

WETLAND D															
	<table border="1"> <tr> <td><b>Local Jurisdiction</b></td> <td>City of Arlington</td> </tr> <tr> <td><b>City of Arlington Rating</b></td> <td>IV</td> </tr> <tr> <td><b>Wetland Size (Onsite)</b></td> <td>110 SF</td> </tr> <tr> <td><b>Cowardin Classification</b></td> <td>PSS/EMBC</td> </tr> <tr> <td><b>HGM Classification</b></td> <td>Depressional</td> </tr> <tr> <td><b>Wetland Data Sheet(s)</b></td> <td>DP-30</td> </tr> <tr> <td><b>Upland Data Sheet(s)</b></td> <td>DP-31</td> </tr> </table>	<b>Local Jurisdiction</b>	City of Arlington	<b>City of Arlington Rating</b>	IV	<b>Wetland Size (Onsite)</b>	110 SF	<b>Cowardin Classification</b>	PSS/EMBC	<b>HGM Classification</b>	Depressional	<b>Wetland Data Sheet(s)</b>	DP-30	<b>Upland Data Sheet(s)</b>	DP-31
	<b>Local Jurisdiction</b>	City of Arlington													
	<b>City of Arlington Rating</b>	IV													
	<b>Wetland Size (Onsite)</b>	110 SF													
	<b>Cowardin Classification</b>	PSS/EMBC													
	<b>HGM Classification</b>	Depressional													
	<b>Wetland Data Sheet(s)</b>	DP-30													
<b>Upland Data Sheet(s)</b>	DP-31														
Wetland Functions Summary															
<p><b>Water Quality</b> (Scores 6 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Moderate site potential to trap sediments and pollutants and remove nitrogen due to a permanently flowing outlet, greater than 95% cover of persistent, ungrazed vegetation, and a moderate area of seasonal ponding.</li> <li>Low landscape potential to receive sediment and pollutants due to the lack of surrounding land uses that produce pollutants.</li> <li>High societal value for water quality functions due to degraded waters within the sub-basin.</li> </ul>														
<p><b>Hydrologic</b> (Scores 4 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Low site potential to reduce flooding and erosion due to the limited storage depth during wet periods and the small size of the wetland compared to the contributing basin.</li> <li>Low landscape potential to provide flood protection due to the lack of intensive land uses within the contributing basin.</li> <li>Moderate societal value for hydrologic functions due to flooding problems within the sub-basin.</li> </ul>														
<p><b>Habitat</b> (Scores 5 out of 9 points)</p>	<ul style="list-style-type: none"> <li>Low site potential to provide diverse and complex habitat as the wetland consists of two plant communities, two hydroperiods, moderate species richness, no interspersions, and no special habitat features.</li> <li>High landscape potential to support habitat use due to the accessible and undisturbed habitat and lack of high intensity land uses within 1 kilometer.</li> <li>Low societal value for habitat functions due to lack of nearby WDFW Priority Habitats</li> </ul>														

## Wetland 1

Wetland 1 is located approximately 80 feet offsite to the west of the subject property and is associated with Stream Z. Hydrology for Wetland 1 is provided primarily by a seasonally high groundwater table, direct precipitation, surface sheet flow from surrounding uplands, and overbank flooding from Stream Z. Due to its offsite location, no formal data was collected in Wetland 1 and hydric soils and wetland hydrology are presumed. The wetland boundary was estimated based on visual observations during the site investigations, aerial imagery, and LiDAR imagery. Wetland 1 is a Palustrine Emergent, Occasionally Flooded, and Seasonally Flooded wetland (PEMAC). As it is located offsite, no summary table is provided.

## 5.3 Streams

### Edgecomb Creek (Stream Z)

Edgecomb Creek (flagged as Stream Z) originates offsite to the southwest of the subject property and the onsite portion is located on the northwestern edge of the property before continuing offsite to the northwest via a culvert beneath 79<sup>th</sup> Avenue Northeast. Stream Z flows from south to northwest. Stream Z appears to be artificially channelized through the subject property, and the onsite portion was flowing throughout the onsite reach during the April 2024 site investigations. The channel width varies from approximately 3 to 7 feet throughout the site with an average width of approximately 5 feet. Stream Z originates approximately 160 feet southwest of the subject property. The creek exits the subject property via a 2-foot culvert and continues to flow northwest from the subject property then southwest before meandering to the southeast. Edgecomb creek eventually outlets into Middle Fork Quilceda Creek approximately 2.25 miles to the southwest of the subject property. Middle Fork Quilceda Creek then outlets into the mainstem of Quilceda Creek, which outlets directly to Puget Sound. The onsite stream buffer area is degraded by seasonally mowed fields.

The actual consistently defined stream channel of Stream Z appears to begin at the downstream end of a culvert system on parcel 31052600102000. During the reconnaissance investigation in December of 2022, SVC staff had access to parcel 31052600102000, as the Applicant was assessing feasibility on parcel 31052600102000. During the reconnaissance investigation SVC staff observed no defined channel to the south of the southern culvert, while a defined channel was observed immediately north of the culvert system on parcel 31052600102000.

DNR Stream Typing and WDFW and NWIFC-SWIFD identify Stream Z originating near the northern culvert described above on parcel 31052600102000. DNR Stream Typing classifies the portions of Edgecomb Creek near or on the subject property as a Type N (non-fish-bearing stream). WDFW and NWIFC-SWIFD identifies the creek as gradient accessible for pink, chinook, and steelhead; the presumed presence of bull trout; and the documented spawning of coho salmon. However, there is a possible undocumented fish passage barrier beneath a large gravel staging area for machinery and access on Snohomish County parcel 31052600100800, as DNR Stream Typing displays a break from a Type F (fish bearing) stream to a Type N stream on parcel 31052600100800. No fish were observed within the stream at the time of the site investigation. Due to the heavily degraded conditions of the stream onsite and offsite to the west and south, with the stream channel being choked full of non-native invasive reed canarygrass, shallow flows, and potential downstream fish passage barrier on parcel 31052600100800, the onsite portion Stream Z is considered a Type N (non-fish-bearing) stream per AMC 20.93.700. A summary of Stream Z is provided in Table 7 below.

**Table 7. Edgecomb Creek (Stream Z) Summary.**

<b>STREAM INFORMATION SUMMARY</b>	
	<b>Feature Name</b> Stream Z- Edgecomb Creek
	<b>WRIA</b> 7 – Snohomish
	<b>Local Jurisdiction</b> City of Arlington
	<b>DNR Stream Type</b> Type N
	<b>Local Stream Rating</b> Type N
	<b>Documented Fish Use per WDFW and NWIFC-SWIFD</b> Gradient accessible reaches for steelhead, pink, and chinook. Presumed presence of bull trout. Documented spawning of coho.
<b>Location of Feature</b>	Stream Z crosses through the northwestern portion of the subject property.
<b>Connectivity (where water flows from/to)</b>	Stream Z originates offsite, approximately 160 feet southwest of the subject property. The creek’s origin point is a culvert which is fed by a drainage ditch system. The creek exits the subject property via a 2-foot culvert and continues to flow northwest from the subject property then southwest before meandering and joining with Middle Fork Quilceda Creek approximately 2.25 miles south of the subject property.
<b>Riparian/Buffer Condition</b>	The onsite stream channel is degraded, consisting of a shallow channel that is heavily vegetated with reed canary grass. The onsite buffer is degraded by seasonally mowed fields.

#### 5.4 Non-Regulated Ditches

A series of manmade, artificially constructed drainage ditches were observed on the southeastern area of the subject property. The ditch systems located within or adjacent to Wetlands A, B, and C flow from north to south and exit the subject property at the southwest corner of the subject property. The ditches continue offsite to the southwest and drain into Stream Z northwest of their exit point. These ditches are approximately 4 to 6 feet wide and feature linear, vertical-cut channels indicative of manmade conditions. The linear nature of the channels, steep vertical banks, and berms built up along the sides of the some of the ditches, indicate that these were likely constructed to manage surface runoff.

A second series of manmade, artificially constructed drainage ditches were observed on the northern area of the subject property. The ditches flow from south to north. The ditches on the northern half of the site are conveyed offsite to the north into a roadside stormwater ditch. The identified ditches are approximately 2 to 4 feet wide and feature linear, vertical-cut channels indicative of manmade conditions, and lack a defined bed or bank. The linear nature of the channels, steep vertical banks, and berms built up along the sides of the some of the ditches, indicate that these were constructed to manage surface runoff.

Per AMC 20.93.100, “streams do not include irrigation ditches, canals, stormwater runoff devices or other entirely artificial watercourses unless they are used to convey any stream naturally occurring prior to construction”, and “wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway”. As such, the drainage ditches onsite are not anticipated to be considered streams or wetlands and should not be subject critical area boundaries and buffers.

## 5.5 Fish and Wildlife Habitat Conservation Areas

Per AMC 20.93.400, fish and wildlife habitat conservation areas consist of the following:

- A. *Lands containing priority habitats and species, including plant and/or animal species listed on federal or state threatened or endangered species lists;*

According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), Northwestern pond turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. Additionally, WDFW PHS identifies the occurrence of coho salmon (*Oncorhynchus kisutch*) and bull trout within Edgecomb Creek.

North American wolverines (*Gulo gulo luscus*) commonly occur in boreal forests and tundra ecosystems and in Washington they occupy alpine and subalpine forests within the North Cascades National Park and the wilderness areas of the Okanogan-Wenatchee National Forest where heavy snowpack persists well into the spring months (WDFW, n.d.). Population estimates vary between 20 to 35 individuals residing in Washington state. Wolverines will travel hundreds of miles when hunting and will consume a wide variety of foods including insects, berries, marmots, ground squirrels, snowshoe hares and other small mammals but they are predominantly scavengers of carrion of large animals. No boreal forests or tundra ecosystems, marine waters, or riparian habitats are present within the vicinity of the subject property; as such North American wolverine are not present onsite or within 300 feet of the subject property.

Marbled murrelet that occur in the state of Washington are year-round residents on coastal waters and primarily feed in waters within 500 feet of the shore out to 1.2 miles from shore at depths of less than one hundred feet. Potential suitable habitat typically consists of tree stands 5 or more acres in size composed of 60% or more conifer cover with minimum 15-inch diameter at breast height (DBH) with nesting platform trees. Nesting platform trees include “platform branches” that are a relatively flat surface at least four inches wide, at least 33 feet high in a coniferous tree, with cover from the live crown of the same tree or an adjacent tree

(WSDOT, 2014). The nearest sightings of marbled murrelet occurred in 2023 approximately 8 miles to the east of the subject property in the vicinity of Twin Lakes (eBird, n.d.). Habitat requirements for this species are potentially present on the southeast forested area of the site; however, due to the surrounding fragmented landscape, adjacent roadways, residential homes, and commercial chicken farm, the habitat conditions onsite and surrounding the subject property are not likely conducive for marbled murrelet nesting and marbled murrelet are likely not present on or within 300 feet of the subject property.

Yellow-billed cuckoo habitat consists of low to mid-level riparian forests dominated by cottonwoods and willows. Suitable habitat is approximately 100 to 198 acres and wider than 200 meters; marginal habitat is approximately 20 to 100 acres and 100 to 200 meters wide; and unsuitable habitat is smaller than approximately 37 acres and less than 100 meters wide (Wiles & Kalasz, 2017). Twenty sightings of the yellow-billed cuckoo have been confirmed in Washington between the 1950s and 2017; none of these sightings were of breeding birds. Sixteen of these 20 confirmed sightings were east of the Cascades; and the sighted birds were likely vagrants or migrants (Wiles & Kalasz, 2017). The subject property is partially developed and vegetated but is not within a riparian area and is surrounded by residential housing and development, with no documented occurrences of yellow-billed cuckoo in the vicinity. The most recent sighting was recorded approximately 31 miles to the southeast in the vicinity of Sultan in 1979 (eBird, n.d.). As the adjacent forested areas are typically smaller than the required habitat blocks and are comprised predominantly of red alder and evergreen trees, no suitable potential habitat is present on or near the site, and yellow-billed cuckoo is not likely present on or within 300 feet of the site.

The Northwestern pond turtle is a medium-size aquatic turtle. In Washington, they are only known to inhabit ponds and lakes, but also rely on adjacent upland habitats with extensive sun exposure such as prairies in the Puget Sound, oak-pine savanna, open forested in the Columbia Gorge, and pasture in order to lay eggs, disperse to new waters, overwinter, and aestivate. Northwestern pond turtles are omnivorous, relying on insects, aquatic vertebrates, and plants as food sources. Historical declines in their numbers may be attributed to hunting or collection as food, alteration or loss of habitat, and introduced predators including bullfrogs and largemouth bass. A small wetland with ponding exists approximately 75 feet offsite to the west; however, the conditions surrounding the ponded area are degraded by mowed lawns and field. As such, Northwestern pond turtle is likely not present on or within 300 feet of the subject property.

Bull trout have the most specific habitat requirements of salmonids. They require cold water temperatures, clean stream substrates for spawning and rearing, complex habitats including streams with riffles and deep pools, undercut banks and large logs, and they also rely on river, lake, and ocean habitats that connect to headwater streams for annual spawning and feeding migrations (Shellberg, 2002). In Washington, bull trout are typically found in major tributaries from the Cascades that flow into the Puget Sound as well as major tributaries for the Olympic Mountains that flow into the Hood Canal, Straight of Juan de Fuca, and the Pacific Ocean (USFWS, 2015). WDFW and NWIFC-SWIFD indicate the presumed presence of bull trout/Dolly Varden and WDFW PHS indicates the occurrence and migration of bull trout within Stream Z onsite and adjacent to the subject property to the west. However, the portion of the Stream Z onsite is indicated as a Type Ns stream with likely downstream fish barriers, therefore bull trout are not likely present on or within 300 feet of the subject property.

*B. Ponds and their submerged aquatic beds that provide fish or wildlife habitat;*

No ponds have been identified on or within 300 feet of the subject property.

*C. Segments of natural waters and periodically inundated areas of their associated wetlands that are used by salmonids for off-channel habitat;*

Wetlands and streams are discussed in Section 5.2 and 5.3. Regulatory considerations are discussed in Chapter 6.

*D. Lakes, ponds, and streams planted with game fish (defined at RCW 77.09.020), including those planted under the auspices of a federal, state, local, or tribal programs, or which support priority fish species as identified by the department of fish and wildlife;*

No lakes, ponds, or streams planted with game fish are present on or within 300 feet of the subject property.

*E. State natural area preserves and natural resource conservation areas;*

No state natural area preserves or natural resource conservation areas are identified on or within 300 feet of the subject property.

*F. Habitats or species of local importance;*

No habitats or species of local importance were identified on or within 300 feet of the subject property.

# Chapter 6. Regulatory Considerations

The site investigations in the spring of 2024 identified four potentially-regulated wetlands (Wetlands A - D) and one stream (Stream Z) on the subject property. The investigation also identified one potentially regulated offsite wetland (Wetland 1). No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified on or within 300 feet of the subject property.

## 6.1 Local Critical Areas Requirements

### 6.1.1 Wetland Buffers

AMC 20.93.800(a) has adopted the current wetland rating system for western Washington (Hruby, 2014). Category IV wetlands have the lowest levels of functions (scoring fewer than 16 points) and are often heavily disturbed. These are wetlands that functions may be replaced, or in some cases improved. Category III wetlands include wetlands with moderate level of functions (scoring between 16 and 19 points) that have generally been disturbed in some ways and are often less diverse or more isolated in the landscape than Category II wetlands.

Per AMC 20.93.830, wetland buffers are based on wetland category and the level of habitat functions. Wetlands A and D are classified as Category IV wetlands per Arlington Municipal Code (AMC) 20.93.800 and are subject to a standard 40-foot buffer regardless of habitat score per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Wetlands B, C, and 1 are classified as Category III wetlands per AMC 20.93.800 with moderate habitat scores of (6 or 7) and are subject to a standard 110-foot buffer per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Table 8 presents the standard wetland buffer widths for the identified wetlands.

**Table 8. Wetland Buffer Summary**

Wetland	Category <sup>1</sup>	Habitat Score	Standard Buffer Width <sup>2</sup>
A	IV	6	40 Feet
B	III	7	110 Feet
C	III	6	110 Feet
D	IV	5	40 Feet
1	III	6	110 Feet

1. Washington State Department of Ecology (WSDOE) wetland rating system (Hruby and Yahnke 2023) per AMC 20.93.800 and AMC 20.93.730
2. Standard buffer width per AMC 20.93.830

The buffer widths above assume the implementation of minimization measures outlined in Table 9 below. A buffer increase is required if the minimization measures are not met per AMC Table 20.93-6.

**Table 9. Measures to Minimize Impacts to Wetlands**

<b>Disturbance</b>	<b>Examples of Activities and Uses that Cause Disturbances</b>	<b>Required Measures to Minimize Impacts</b>
Lights	<ul style="list-style-type: none"> <li>•Parking lots</li> <li>•Warehouses</li> <li>•Manufacturing</li> <li>•Residential</li> <li>•Parks</li> </ul>	<ul style="list-style-type: none"> <li>•Direct lights away from critical areas and buffers</li> <li>•Day use only regulations preventing the need for lights</li> <li>•Timer on lights</li> </ul>
Noise	<ul style="list-style-type: none"> <li>•Manufacturing</li> <li>•Residential</li> </ul>	<ul style="list-style-type: none"> <li>•Locate activity that generates noise away from wetlands</li> <li>•Seasonal limitations on hours of operation</li> </ul>
Toxic runoff*	<ul style="list-style-type: none"> <li>•Parking lots</li> <li>•Roads</li> <li>•Manufacturing</li> <li>•Residential areas</li> <li>•Application of agricultural pesticides</li> <li>•Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>•Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</li> <li>•Establish covenants limiting use of pesticides within 150 ft of critical area or buffer</li> <li>•Apply integrated pest management</li> </ul>
Stormwater runoff	<ul style="list-style-type: none"> <li>•Parking lots</li> <li>•Roads</li> <li>•Manufacturing</li> <li>•Residential areas</li> <li>•Commercial</li> <li>•Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>•Retrofit stormwater detention and treatment for roads and existing adjacent development</li> <li>•Prevent channelized flow from lawns that directly enters the buffer</li> </ul>
Change in water regime	<ul style="list-style-type: none"> <li>•Impermeable surfaces</li> <li>•Lawns</li> <li>•Tilling</li> <li>•Forest and forest duff removal</li> </ul>	<ul style="list-style-type: none"> <li>•Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</li> <li>•Retain minimum forest and forest duff</li> </ul>
Pets and human disturbance	<ul style="list-style-type: none"> <li>•Residential areas</li> <li>•Parks</li> </ul>	<ul style="list-style-type: none"> <li>•Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract</li> </ul>
Dust	<ul style="list-style-type: none"> <li>•Construction sites</li> </ul>	<ul style="list-style-type: none"> <li>•Use best management practices to control dust</li> </ul>
Disruption of corridors or connections	<ul style="list-style-type: none"> <li>•Roads</li> <li>•Residential</li> <li>•Commercial</li> <li>•Manufacturing</li> <li>•Landscaping</li> <li>•Stormwater</li> </ul>	<ul style="list-style-type: none"> <li>•Maintain connection to offsite areas that are undisturbed</li> <li>•Restore corridors or connections to offsite habitats by replanting</li> </ul>
<p>* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.</p>		

### 6.1.2 Stream Buffers

Edgecomb Creek (Stream Z) is considered to be a Type N (non-fish bearing) water according to DNR Stream Typing with a likely downstream fish barrier on parcel 31052600100800. Due to the shallow flows observed within Stream Z during the spring 2024 site investigations, and as the stream channel onsite and adjacent to the site is heavily altered and has extensive vegetation growing within the channel, Stream Z is considered to be a Type Ns (non-fish bearing seasonal) water per AMC 20.93.700 and is subject to a standard 50-foot buffer per AMC 20.93.730 Table 20.93-3.

## 6.2 State and Federal Considerations

On January 18, 2023, USACE and EPA published a revised definition of “Waters of the United States” (USACE and EPA, 2023a). The revised rule became effective on March 20, 2023. On May 25, 2023, the U.S. Supreme Court issued a decision affecting the definition of Waters of the United States, or “WOTUS”, in *Sackett Et Ux. V Environmental Protection Agency Et Al.* On August 29, 2023, the US EPA and USACE issued a final rule to amend the final “Revised Definition of ‘Waters of the United States’” rule. The amendment conforms the definition of “Waters of the United States” to the U.S. Supreme Court’s decision in the *Sackett Et Ux. V Environmental Protection Agency Et Al* case. The revised and amended definition of “Waters of the United States” is as follows:

*(a) Waters of the United States means:*

*(1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;*

*(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;*

*(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section: that are relatively permanent, standing or continuously flowing bodies of water;*

*(4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;*

*(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section;*

*(b) The following are not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:*

*(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;*

*(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for*

*the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;*

*(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;*

*(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;*

*(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;*

*(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;*

*(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and*

*(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.*

The 2023 revised and amended definition of Waters of the United States defines “adjacent” as “having a continuous surface connection.”

Edgecomb Creek connects into Middle Fork Quilceda Creek which connects into the main stem of Quilceda Creek which outlets directly to Puget Sound a WOTUS. As such, Edgecomb Creek (Stream Z) is regulated as a WOTUS under Category (a)(3) above. Wetlands A - D and offsite Wetland 1 all share hydrological connections to the onsite ditches that outlet into Edgecomb Creek offsite to the west; thus Wetlands A - D and Wetland 1 are likely federally regulated wetlands under the CWA, and as such are likely regulated as WOTUS under category (a)(4).

All identified wetlands (Wetlands A – D and 1), and Edgecomb Creek (Stream Z) are regulated as surface waters of the state by the WSDOE under the Revised Code of Washington (RCW) 90.48. If a future project required direct wetland impacts, authorization from USACE would be required, and coordination with WSDOE would also be necessary.

## Chapter 7. Closure

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The findings and conclusions documented in this report have been prepared for specific application to the Lindsay Annexation project. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Because of such changes, our observations and conclusions applicable to this project may need to be revised wholly or in part.

The critical area determinations by Soundview Consultants LLC are based on conditions present at the time of the site inspection and considered preliminary until the presence or absence and location of critical areas are validated by the jurisdictional agencies. Validation of the critical area determinations by the regulating agencies provides a certification, usually written, that the critical area boundaries or lack thereof verified are the boundaries that will be regulated by the agencies until a specific date or until the regulations are modified. Only the regulating agencies can provide this certification.

Since critical areas are dynamic communities affected by both natural and human activities, changes in critical area determinations and/or boundaries may be expected; therefore, critical area determinations cannot remain valid for an indefinite period of time. Local agencies typically recognize the validity of critical area determinations for a period of 5 years after completion of a wetland delineation and fish and wildlife habitat assessment report. Development activities on a site 5 years after the completion of this report may require revision of the critical area determinations and/or delineations. In addition, changes in government codes, regulations, or laws may occur. Because of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

## Chapter 8. References

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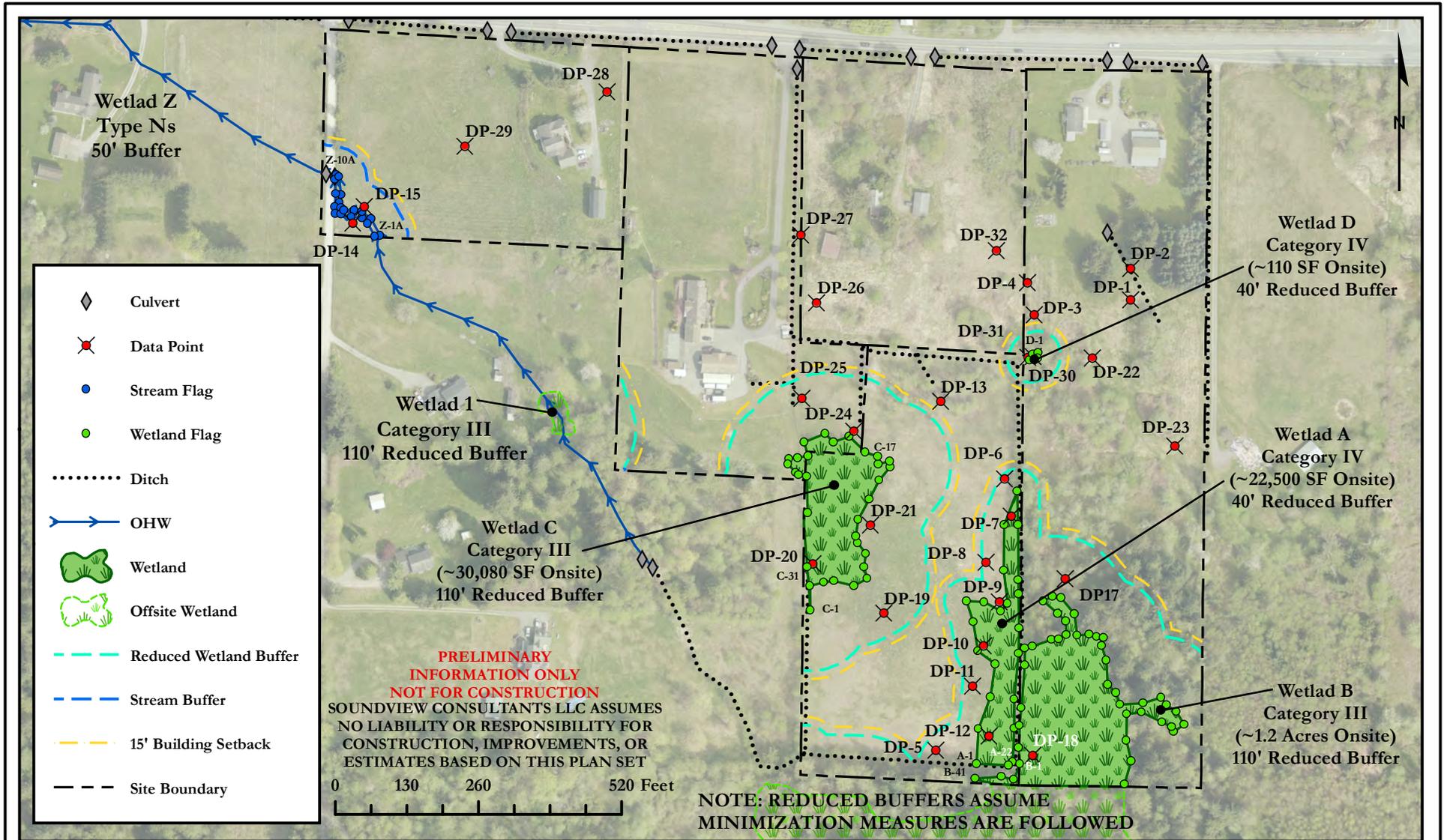
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# Appendix A — Existing Conditions Map

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# EXISTING CONDITIONS



**Soundview Consultants LLC**  
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**LINDSAY ANNEXATION**  
8014/8228/8210/8326 172ND STREET NE  
ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBERS:  
31052500200600, 31052600100100,  
31052600100200, 31052600102200, & 31052600102300

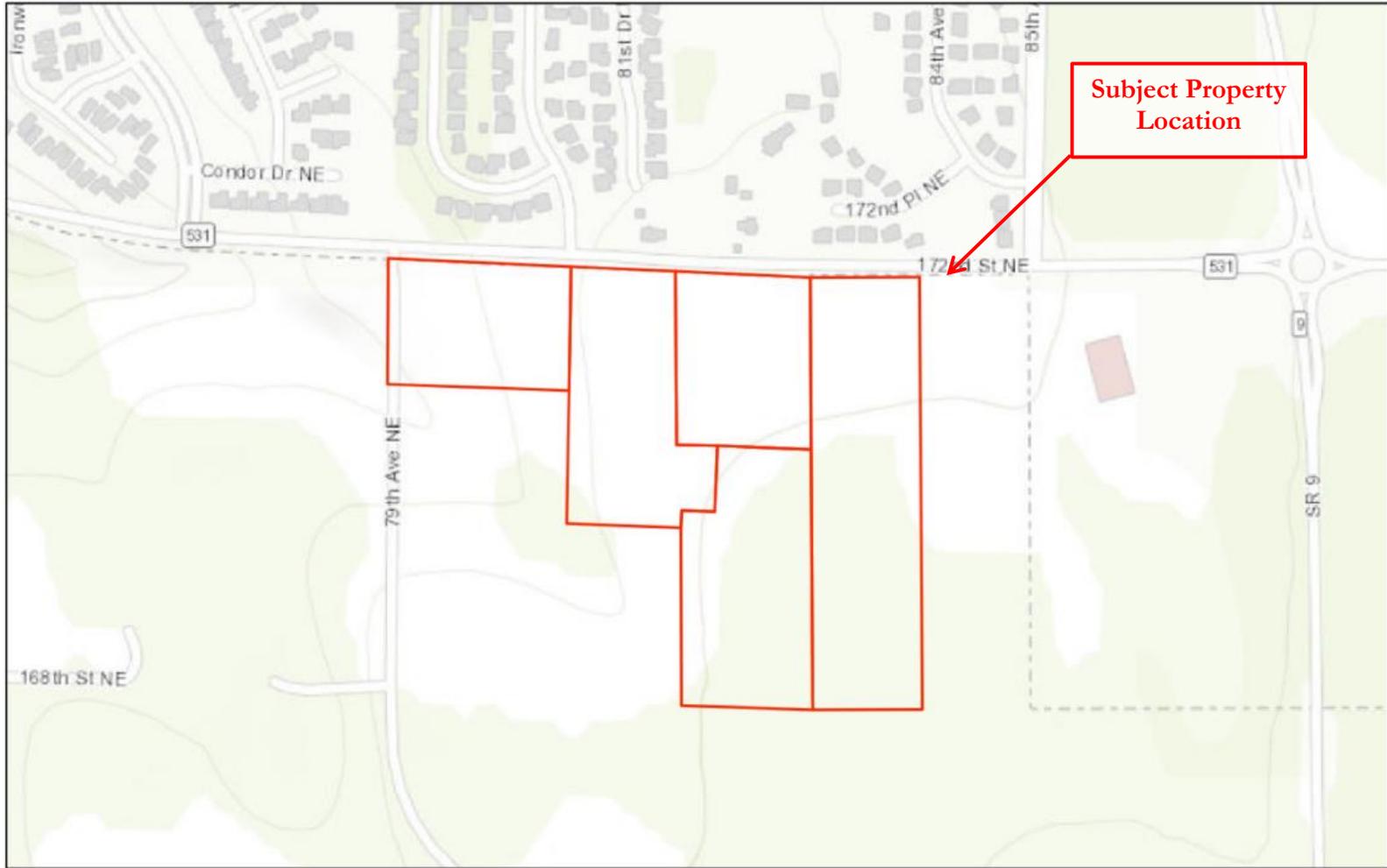
DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 260'
FIGURE NO. 1

## **Appendix B — Subject Area Background Information**

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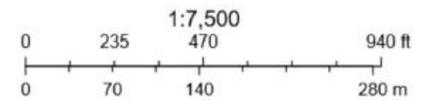
This appendix includes a USGS Topographic Map (B1); NRCS soil survey map (B2); DNR Stream Typing map (B3); WDFW and NWIFC-SWIFD (B4); Snohomish County Streams and Wetlands Inventory map(B5); USFWS NWI map (B6); WDFW PHS map (B7).

# Appendix B1 – USGS Topographic Map



4/22/2024, 10:10:44 AM

 Subject Area



City of Arlington, WA, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

Soundview Consultants

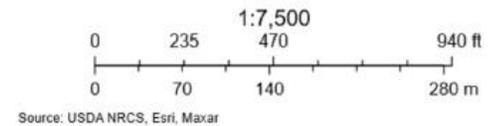
## Appendix B2 – NRCS Soil Survey Map



4/29/2024, 10:03:30 AM

- Subject Area
- USA Soils Map Units

- 72 - Tokul gravelly medial loam, 0 to 8 percent slopes
- 73 - Tokul gravelly medial loam, 8 to 15 percent slopes
- 77 - Tokul-Winston gravelly loams, 25 to 65 percent slopes



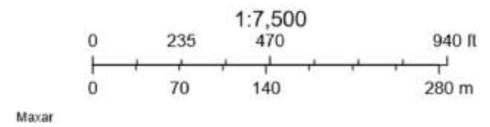
Soundview Consultants

# Appendix B3 – DNR Stream Typing Map



4/22/2024, 9:58:35 AM

-  Subject Area
  -  Type N, Np, Ns
  -  Type F
- DNR - Stream Typing - Watercourses (DNR)



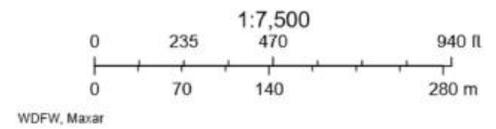
Soundview Consultants

# Appendix B4 – WDFW and NWIFC-SWIFD



4/22/2024, 10:07:29 AM

- |   |                   |   |                                |   |                      |
|---|-------------------|---|--------------------------------|---|----------------------|
|  | Subject Area      |  | Pink Salmon (Odd Year) Streams |  | Coho Streams         |
|  | Bull Trout        |  | Gradient Accessible            |  | Documented Spawning  |
|  | Presumed Presence |  | Winter Steelhead Streams       |  | Fall Chinook Streams |
|   |                   |  | Gradient Accessible            |  | Gradient Accessible  |



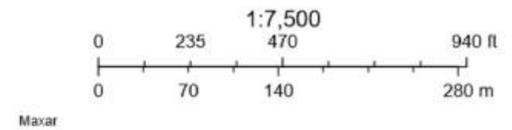
Soundview Consultants

# Appendix B5 – Snohomish County Stream and Wetland Inventory Map



4/22/2024, 10:02:39 AM

— Snohomish\_Streams     Subject Area  
 Snohomish\_Wetlands



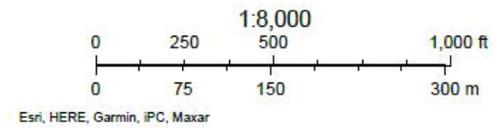
# Appendix B6 – USFWS NWI Map



6/19/2024, 12:11:02 PM

National Wetland Inventory (NWI) - Wetlands

	Freshwater Emergent Wetland		Freshwater Pond
	Freshwater Forested/Shrub Wetland		Statewide Parcels _Query result



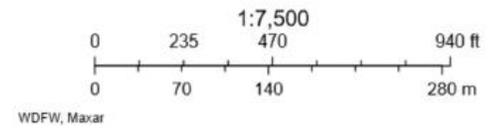
Soundview Consultants

# Appendix B7 – WDFW PHS Map



4/22/2024, 10:03:51 AM

- |   |   |
|---|---|
|  PHS Public Lines            |  PHS Public Polygons |
|  PHS Public Polygon Outlines |  AS MAPPED           |
|  AS MAPPED                   |  Subject Area        |



Soundview Consultants

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Coho	N/A	N/A	No
Dolly Varden/ Bull Trout	N/A	N/A	No
Coho	Candidate	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No

Dolly Varden/ Bull Trout	
Scientific Name	<i>Salvelinus malma/S. confluentus</i>
Priority Area	Occurrence/Migration
Accuracy	NA
Notes	LLID: 1221442481498, Fish Name: Bull Trout, Run Time: Unknown or not Applicable, Life History: Unknown
Source Record	33123
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	<a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a>
Geometry Type	Lines

Coho	
Scientific Name	<i>Oncorhynchus kisutch</i>
Priority Area	Occurrence
Site Name	Middle Fork Quilceda Creek
Accuracy	NA
Notes	LLID: 1221617481051, Stock Name: Snohomish Coho, Run: Unspecified, Status: Healthy
Source Record	3080
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Candidate
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	<a href="http://wdfw.wa.gov/wlm/diversty/soc/soc.htm">http://wdfw.wa.gov/wlm/diversty/soc/soc.htm</a>
Geometry Type	Lines

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PFOC
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	<a href="http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html">http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html</a>
Geometry Type	Polygons

# Appendix C — Data Forms

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**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-1  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150394 Long: -122.11857935 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; only hydrophytic vegetation criteria met. Data collected approximately 5 feet west of a man made ditch likely excavated to draw surface runoff away from residential area to the north.</b>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum (Plot size: 30 ft)</b>				
1. <u>Alnus rubra</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____	<u>15</u>	= Total Cover		
<b>Sapling/Shrub Stratum (Plot size: 30 ft)</b>				
1. <u>Rubus armeniacus</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>25</u>	= Total Cover		
<b>Herb Stratum (Plot size: 10 ft)</b>				
1. <u>Phalaris arundinacea</u>	<u>80</u>	<u>Yes</u>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Poa pratensis</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum (Plot size: 30 ft)</b>				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
% Bare Ground in Herb Stratum <u>0</u>				= Total Cover

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-2  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150550 Long: -122.11858108 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met, only hydrophytic vegetation criteria met. Data collected beside a man made ditch likely intended to draw surface runoff away from residential area; may account for the upland and wetland vegetation observed within the same plot.</b>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum (Plot size: 30 ft)</b>				
1. <u>Pseudotsuga menziesii</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80%</u> (A/B)
2. <u>Alnus rubra</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
3. _____				
4. _____				
	<u>40</u>	= Total Cover		
<b>Sapling/Shrub Stratum (Plot size: 30 ft)</b>				
1. <u>Rubus armeniacus</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. _____				
3. _____				
4. _____				
5. _____				
	<u>15</u>	= Total Cover		
<b>Herb Stratum (Plot size: 10 ft)</b>				
1. <u>Ranunculus repens</u>	<u>45</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Lamium galeobdolon</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Poa pratensis</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
4. <u>Scirpus microcarpus</u>	<u>15</u>	<u>No</u>	<u>OBL</u>	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>95</u>	= Total Cover		
<b>Woody Vine Stratum (Plot size: 30 ft)</b>				
1. _____				
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>5</u>				

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-2

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 2	10YR 3/2	100	-	-	-	-	SiLo	Silt loam
2 - 9	10YR 3/3	95	5YR 4/6	5	C	M	SiLo	Silt loam
9 - 11	10YR 3/2	40	5YR 4/6	5	C	M	SiLo	Silt loam. Mixed matrix.
	10YR 3/3	50	5YR 4/6	5	C	M	SiLo	Silt loam. Mixed matrix.
11 - 14+	2.5Y 3/1	90	5YR 4/6	4	C	PL/M	Si	Silt

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>  <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)  <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

**Restrictive Layer (if present):**  
 Type: N/A  
 Depth (inches): --

**Hydric Soil Present?**    Yes     No

Remarks:  
 No hydric soil criteria met.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> ) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> ) <input type="checkbox"/> Frost-Heave Hummocks (D7)	

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>16"</u>	
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>13"</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No wetland hydrology criteria met. Saturation must be at or above 12" in order to meet for indicator A3.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-3  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150311 Long: -122.11929330 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met; missing hydric soils. Data collected 65 feet north of Wetland D.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. <u>Salix scouleriana</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>80</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>50</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>50</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>50</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-4  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150473 Long: -122.11934723 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met, only hydrophytic vegetation criteria met. Data collected approximately 130 feet north of Wetland D.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>0</u> = Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. <u>Salix scouleriana</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>80</u> = Total Cover				
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>45</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Ranunculus repens</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>50</u> = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>50</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-4

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 6	10YR 3/2	100	-	-	-	-	SiLo	Silt loam
6 - 8	10YR 3/2	98	5YR 4/6	2	C	M	SiLo	Silt loam
8 - 14	10YR 4/4	97	5YR 4/6	3	C	M	SiSaLo	Silty Sandy Loam
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b> Type: <u>N/A</u> Depth (inches): <u>--</u>			<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks: No hydric soil criteria met.								

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>		
Water Table Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>16"</u>		
Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>13"</u>		
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No wetland hydrology criteria met. Saturation must be at or above 12" to meet for indicator A3.			

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-5  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 3%  
 Subregion (LRR): A2 Lat: 48.150473 Long: -122.11934723 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met, missing wetland hydrology. Data collected approximately 22 feet north of the southernmost ditch and approximately 75 feet west of Wetland A.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Distichlis sp.</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Alnus rubra</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. <u>Populus balsamifera</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
5. <u>Veronica americana</u>	<u>5</u>	<u>No</u>	<u>OBL</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>85</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>15</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks: **Hydrophytic vegetation criteria met through Dominance test.**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-6  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 3%  
 Subregion (LRR): A2 Lat: 48.149495 Long: -122.11949325 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met, only hydrophytic vegetation criteria met. Data collected approximately 30 feet north of Wetland A.</u>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Distichlis sp.</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Holcus lanatus</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Lotus corniculatus</u>	<u>13</u>	<u>No</u>	<u>FAC</u>	
4. <u>Taraxacum officinale</u>	<u>7</u>	<u>No</u>	<u>FACU</u>	
5. <u>Alnus rubra</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
6. <u>Populus balsamifera</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
---	--

Remarks: Hydrophytic vegetation criteria met through Dominance test.

**SOIL**

Sampling Point: DP-6

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 4	10YR 3/4	100	-	-	-	-	SiLo	Silt loam
4 - 12	10YR 3/3	70					SiLo	Silt loam
	10YR 5/2	10	7.5YR 4/6	3	C	M	SiLo	Silt loam
	10YR 3/2	17		8	C	M	SiLo	Silt loam
12 - 15	2.5Y 4/3	80	7.5YR 4/6	5	C	M	SiLo	Silt loam w/ charcoal and gravel
	10YR 5/2	15					SiLo	Silt loam w/ charcoal and gravel
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b> Type: <u>N/A</u> Depth (inches): <u>--</u>								
Remarks: No hydric soil criteria met.								

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b>			
Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>		
Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>		
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No hydrology criteria met. No evidence of hydrology to 15 inches.			

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-7  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 2%  
 Subregion (LRR): A2 Lat: 48.149308 Long: -122.11943868 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. Data collected within northern portion of Wetland A.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Holcus lanatus</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Distichlis sp.</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Lotus corniculatus</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
4. <u>Alnus rubra</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
5. <u>Populus balsamifera</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>90</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>10</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-8  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.149076 Long: -122.11962163 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met, only hydrophytic vegetation criteria met. Data collected approximately 30 feet west of Wetland A.</u>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>0</u> = Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>10</u> = Total Cover				
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Holcus lanatus</u>	<u>70</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Phalaris arundinacea</u>	<u>15</u>	<u>No</u>	<u>FACW</u>	
3. <u>Lotus corniculatus</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>95</u> = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>5</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-9  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148882 Long: -122.11951702 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met, missing wetland hydrology. Data collected approximately 15 feet north and west of Wetland A.</u>	

**VEGETATION – Use scientific names of plants.**

	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____	<u>0</u>	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Spiraea douglasii</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
2. <u>Rubus armeniacus</u>	<u>3</u>	<u>Yes</u>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
_____	<u>8</u>	= Total Cover			
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )					
1. <u>Holcus lanatus</u>	<u>70</u>	<u>Yes</u>	<u>FAC</u>		
2. <u>Lotus corniculatus</u>	<u>8</u>	<u>No</u>	<u>FAC</u>		
3. <u>Hypochaeris radicata</u>	<u>7</u>	<u>No</u>	<u>FACU</u>		
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACW</u>		
5. <u>Distichlis spicata</u>	<u>5</u>	<u>No</u>	<u>FACW</u>		
6. <u>Schoenoplectus acutus</u>	<u>5</u>	<u>No</u>	<u>OBL</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
_____	<u>100</u>	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. _____	_____	_____	_____		
_____	<u>0</u>	= Total Cover			
<b>% Bare Ground in Herb Stratum</b> <u>0</u>					

Remarks: Hydrophytic vegetation criteria met through Dominance test.

**SOIL**

Sampling Point: DP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 3	10YR 3/2	100	-	-	-	-	SiLo	Silt loam
3 - 5	7.5R 3/4	97	7.5 YR 4/6	3	C	M/PL	SiLo	Silt loam
5 - 8	10YR 3/1	30					SiLo	Silt loam
	7.5 YR 3/4	10					SiLo	Silt loam
8 - 14	10YR 4/2	10	Decomposing w	50	N/A	N/A	SiLo	Silt loam
	10YR 4/2	85	7.5 YR 4/6	15	C	M/PL	SiLo	Silt loam

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: N/A  
 Depth (inches): --

**Hydric Soil Present?**    Yes     No

Remarks:  
 Hydric soil criteria met through indicator F3.

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	

Field Observations:		Wetland Hydrology Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>None</u>	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>16"</u>	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>13"</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No wetland hydrology criteria met. Saturation must be at or above 12" to meet for indicator A3.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-10  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148660 Long: -122.11962865 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. Data collected within Wetland A.</b></p>	

**VEGETATION – Use scientific names of plants.**

	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>60</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Poa pratensis</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-11  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148460 Long: -122.11970352 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center">Not all three wetland criteria met, missing wetland hydrology. Data collected approximately 30 feet west of Wetland A.</p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Phalaris arundinacea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
3. <u>Ranunculus repens</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by: \_\_\_\_\_  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-12  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148209 Long: -122.11957655 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. Data collected within Wetland A.</b></p>	

**VEGETATION – Use scientific names of plants.**

	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Populus balsamifera</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>5</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Holcus lanatus</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Hypochaeris radicata</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Juncus effusus</u>	<u>15</u>	<u>No</u>	<u>FACW</u>	
4. <u>Lotus corniculatus</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
5. <u>Taraxacum officinale</u>	<u>10</u>	<u>No</u>	<u>FACU</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>90</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>10</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 67% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Remarks: Hydrophytic vegetation criteria met through Dominance test.	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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**SOIL**

Sampling Point: DP-12

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 2	10YR 3/2	100	-	-	-	-	SiLo	Silt loam
2 - 7	5Y 3/1	100	-	-	-	-	SiLo	Silt loam
7- 14	2.5Y 4/1	90	7.5YR 5/8	10	C	M	SiLo	Silt loam

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
Type: N/A  
Depth (inches): --

**Hydric Soil Present? Yes  No**

Remarks:  
Hydric soil criteria met through indicator A11 and F3.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> ) <input type="checkbox"/> Other (Explain in Remarks)

<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> ) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> ) <input type="checkbox"/> Frost-Heave Hummocks (D7)	<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>None</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>12"</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>9"</u> (includes capillary fringe)
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**Wetland Hydrology Present? Yes  No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
Wetland hydrology criteria met through indicators A2 and A3.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-13  
 Investigator(s): Elisabeth Gonzalez / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Depressional Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.149873 Long: -122.1199727 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met, missing hydric soils. Data collected at equidistant location between Wetland C and Wetland D, approximately 183 feet northeast and southwest from both.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>5</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>80</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>80</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>20</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/3/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-15  
 Investigator(s): William Bethel/ Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Concave Slope (%): 3%  
 Subregion (LRR): A2 Lat: 48.150712 Long: -122.12437506 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met; missing hydric soils. DP-15 is located to the south of Stream Z on the northwest area of the site.</u>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. <u>Rubus armeniacus</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>20</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Juncus effusus</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Phalaris arundinacea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>90</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>10</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Remarks: <u>Hydrophytic vegetation criteria met through Dominance test.</u>	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/3/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-16  
 Investigator(s): William Bethel/ Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Concave Slope (%): 3%  
 Subregion (LRR): A2 Lat: 48.150795 Long: -122.12428982 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met; missing hydric soil. DP-16 is located to the north of Stream Z.</b></p>	

**VEGETATION – Use scientific names of plants.**

	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>85</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Lolium arundinaceum</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
3. <u>Juncus effusus</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.

**SOIL**

Sampling Point: DP-16

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 3	10YR 3/1	100	-	-	-	-	Lo	Loam
3 - 7	2.5Y 4/3	98	10YR 5/1	2	D	M	SaLo	Sandy Loam with Gravel
7 - 11	10YR 2/2	100	-	-	-	-	Lo	Loam
11 - 14+	10YR 2/2	96	10R 3/4	4	C	M	Lo	Loam
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b> Type: <u>N/A</u> Depth (inches): <u>--</u>								
Remarks: No hydric soil criteria met.								

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b>			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	<u>None</u>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches):	<u>4"</u>
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches):	<u>0"</u>
		<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Wetland hydrology criteria met through indicators A2 and A3.			

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/3/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-17  
 Investigator(s): Kramer Canup / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Linear Slope (%): 1  
 Subregion (LRR): A2 Lat: 48.149001 Long: -122.11903056 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met; missing hydric soil. DP-17 is located to the north of Wetland B.</b></p>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Alnus rubra</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>40</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Rubus spectabilis</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>80</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Athyrium cyclosorum</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	<u>5</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
% Bare Ground in Herb Stratum <u>95</u>				= Total Cover <u>0</u>

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-18  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148120 Long: -122.11924842 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. Data collected within Wetland B.</b></p>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Thuja plicata</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>9</u> (A)  Total Number of Dominant Species Across All Strata: <u>9</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. <u>Alnus rubra</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>		
3. _____					
4. _____					
	<u>40</u>	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Rubus spectabilis</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
2. _____					
3. _____					
4. _____					
5. _____					
	<u>40</u>	= Total Cover			
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )					
1. <u>Lysichiton americanus</u>	<u>20</u>	<u>Yes</u>	<u>OBL</u>		
2. <u>Tolmiea menziesii</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>		
3. <u>Oenanthe sarmentosa</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>		
4. <u>Ranunculus repens</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>		
5. <u>Equisetum fluviatile</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>		
6. <u>Carex obnupta</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>		
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
	<u>100</u>	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____					
2. _____					
	<u>0</u>	= Total Cover			
<b>% Bare Ground in Herb Stratum</b> <u>0</u>					

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-19  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Field Local relief (concave, convex, none): Convex Slope (%): 2%  
 Subregion (LRR): A2 Lat: 48.148814 Long: -122.12037317 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met, missing hydric soil. Data collected between Wetland C and Wetland A.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Poa pratensis</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>90</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>10</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-20  
 Investigator(s): Elisabeth Gonzales / Kramer Canup Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.148120 Long: -122.11924842 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. Data collected within Wetland C.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Juncus effusus</u>	<u>55</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Veronica americana</u>	<u>15</u>	<u>No</u>	<u>OBL</u>	
3. <u>Ranunculus repens</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
4. <u>Lotus corniculatus</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
5. <u>Holcus lanatus</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
6. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Remarks: Hydrophytic vegetation criteria met through Dominance test.	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-21  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 2%  
 Subregion (LRR): A2 Lat: 48.149252 Long: -122.12048543 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met, missing hydric soil. Data collected between approximately 23 feet east of Wetland C.</u>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )	1. <u>Phalaris arundinacea</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Poa pratensis</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )	1. _____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors State: WA Sampling Point: DP-22  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 2%  
 Subregion (LRR): A2 Lat: 48.150102 Long: -122.11885615 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met, missing hydric soil. DP-22 is located on the eastern are of the property.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Ranunculus repens</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Poa pratensis</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Taraxacum officinale</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Juncus effusus</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>95</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>5</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 67% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-23  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Linear Slope (%): 0%  
 Subregion (LRR): A2 Lat: 48.149671 Long: -122.11822878 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met; only hydrophytic vegetation met. DP-23 is located in the eastern central portion of the property.</u>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Ranunculus repens</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
3. <u>Juncus effusus</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
4. <u>Phalaris arundinacea</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-24  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.149719 Long: -122.12062200 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not all three wetland criteria met; missing hydric soil. DP-24 is located to the north of Wetland C.</b></p>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Trifolium repens</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
3. <u>Lotus corniculatus</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. <u>Phalaris arundinacea</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by: \_\_\_\_\_  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-25  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Linear Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.149877 Long: -122.12101087 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met, only hydrophytic vegetation criteria met. DP-25 is located northwest of Wetland C, adjacent to an onsite ditch.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Ranunculus repens</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-26  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150356 Long: -122.12091190 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; only hydrophytic vegetation criteria met. DP-26 is located in the northern portion of the property, east of an onsite ditch.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Phalaris arundinacea</u>	<u>35</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-26

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 9	10YR 3/2	100	-	-	-	-	Lo	Loam
9 - 16+	10 YR 4/3	60	-	-	-	-	SiLo	Silty Loam w/ gravel. Mixed matrix.
	2.5Y 4/2	40	-	-	-	-	SaLo	Sandy loam w/ gravel. Mixed matrix.
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b> Type: <u>N/A</u> Depth (inches): <u>--</u>			<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks: No hydric soil criteria met.								

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>		
Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>		
Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>14"</u>		
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No wetland hydrology criteria met. Saturation must be at or above 12" in order to meet for indicator A3 as well as be accompanied by a water table.			

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-27  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Top of slope Local relief (concave, convex, none): Convex Slope (%): 2%  
 Subregion (LRR): A2 Lat: 48.150692 Long: -122.12104042 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; only hydrophytic vegetation criteria met. DP-27 is located to the east of a man made ditch beside a residential driveway.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )	1. <u>Phalaris arundinacea</u>	<u>74</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Ranunculus repens</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
4. <u>Cardamine oligosperma</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
5. <u>Urtica dioica</u>	<u>1</u>	<u>No</u>	<u>FAC</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )	1. _____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-27

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 7	10YR 3/2	100	-	-	-	-	Lo	Loam
7 - 16	10 YR 3/2	30	-	-	-	-	Lo	Loam. Mixed matrix.
	10YR 4/3	70	-	-	-	-	Lo	Loam. Mixed matrix.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-28  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.151389 Long: -122.12249813 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; only hydrophytic vegetation criteria met. DP-28 is located on the northwest area of the subject property.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Juncus effusus</u>	<u>80</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Poa pratensis</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3. <u>Schedonorus arundinaceus</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**



## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-29  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Concave Slope (%): 5%  
 Subregion (LRR): A2 Lat: 48.151105 Long: -122.12355035 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; only hydrophytic vegetation criteria met. DP-29 is located in the northwestern portion of the property within the mowed field.</b>	

### VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>85</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Distichlis spicata</u>	<u>8</u>	<u>No</u>	<u>FACW</u>	
3. <u>Trifolium repens</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. <u>Cirsium vulgare</u>	<u>2</u>	<u>No</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>100</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-29

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 11	10YR 3/2	100	-	-	-	-	SiLo	Silt Loam
11 - 16	10 YR 3/2	70	-	-	-	-	SiLo	Silt Loam
	10YR 3/3	28	7.5YR 4/6	2	C	M	SiLo	Silt Loam

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: N/A  
 Depth (inches): --

**Hydric Soil Present?**    Yes     No

Remarks:  
 No hydric soil criteria met.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>None</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 No wetland hydrology criteria met.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-30  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150103 Long: -122.11929476 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: <p align="center"><b>All three wetland criteria met. DP-30 is located within Wetland D.</b></p>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Alnus rubra</u>	<u>50</u>	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____	<u>50</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )				
1. <u>Rubus spectabilis</u>	<u>25</u>	Yes	FAC	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
2. <u>Rubus armeniacus</u>	<u>20</u>	Yes	FAC	
3. <u>Oemleria cerasiformis</u>	<u>5</u>	No	FACU	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____	<u>50</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )				
1. <u>Phalaris arundinacea</u>	<u>40</u>	Yes	FACW	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Athyrium cyclosorum</u>	<u>1</u>	No	FAC	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____	<u>41</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
_____	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>59</u>				

Remarks: Hydrophytic vegetation criteria met through Dominance test.

**SOIL**

Sampling Point: DP-30

<b>Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)</b>								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 4	10YR 3/1	100	-	-	-	-	SaLo	Sandy Loam
4 - 10	10 YR 3/1	100	-	-	-	-	LoSa	Loamy Sand
10 - 14+	10YR 4/2	93	7.5YR 5/6	7	C	M	LoSa	Loamy Sand
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)			<input checked="" type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b>						<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Type: <u>N/A</u>								
Depth (inches): <u>--</u>								
Remarks: Hydric soil criteria met through indicators A11 and F3.								

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>+1"</u>	
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>0"</u>	
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>0"</u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Wetland hydrology criteria met through indicators A1, A2, and A3.			

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-31  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150100 Long: -122.1193280 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p align="center"><b>Not three wetland criteria met; missing hydric soil. DP-31 is located upland to the east of Wetland D.</b></p>	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Alnus rubra</u>	<u>65</u>	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80%</u> (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____	<u>65</u>	= Total Cover			
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30 ft</u> )					
1. <u>Oemleria cerasiformis</u>	<u>40</u>	Yes	FACU	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____	
2. <u>Rubus armeniacus</u>	<u>35</u>	Yes	FAC		
3. <u>Rubus spectabilis</u>	<u>15</u>	No	FAC		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
_____	<u>90</u>	= Total Cover			
<b>Herb Stratum</b> (Plot size: <u>10 ft</u> )					
1. <u>Maianthemum dilatatum</u>	<u>15</u>	Yes	FAC		
2. <u>Phalaris arundinacea</u>	<u>10</u>	Yes	FACW		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
_____	<u>25</u>	= Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft</u> )					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
_____	<u>0</u>	= Total Cover			
% Bare Ground in Herb Stratum <u>75</u>					

**Hydrophytic Vegetation Indicators:**

Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

Remarks: Hydrophytic vegetation criteria met through Dominance test.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: 2419.0002 - Lindsay Annexation City/County: Arlington / Snohomish Sampling Date: 4/2/24  
 Applicant/Owner: MJS Investors / Rob Risinger State: WA Sampling Point: DP-32  
 Investigator(s): Elisabeth Gonzalez / William Bethel Section, Township, Range: 26, 31N, 5E  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Concave Slope (%): 1%  
 Subregion (LRR): A2 Lat: 48.150628 Long: -122.11958033 Datum: WGS 84  
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <b>Not all three wetland criteria met; missing hydric soils. DP-32 is located in the northeastern portion of the property within the mowed field.</b>	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30 ft</u> )	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>10 ft</u> )				
1. <u>Poa pratensis</u>	<u>77</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Ranunculus repens</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
3. <u>Juncus effusus</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
4. <u>Taraxacum officinale</u>	<u>3</u>	<u>No</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)  
 Total Number of Dominant Species Across All Strata: 1 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_  
 FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_  
 FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_  
 FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_  
 UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--

Remarks: **Hydrophytic vegetation criteria met through Dominance test.**

**SOIL**

Sampling Point: DP-32

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0 - 7	10YR 3/2	100	-	-	-	-	SiLo	Silty Loam
7 - 15	10 YR 3/2	30	-	-	-	-	SiLo	Silty Loam. Mixed matrix.
	10 YR 4/2	70	-	-	-	-	SiLo	Silty Loam. Mixed matrix.
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup> Location: PL=Pore Lining, M=Matrix.								
<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
<b>Restrictive Layer (if present):</b> Type: <u>N/A</u> Depth (inches): <u>--</u>						<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: No hydric soil criteria met.								

**HYDROLOGY**

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>None</u> Water Table Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>10"</u> Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>6"</u> (includes capillary fringe)		<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Wetland hydrology criteria met through indicators A2 and A3.			

# Appendix D — Wetland Rating Forms

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Wetland name or number 1

# RATING SUMMARY – Western Washington

Name of wetland (or ID #): 1 Date of site visit: 4/3/2024  
 Rated by Kramer Canup Trained by Ecology?  Yes  No Date of training 06/2022  
 HGM Class used for rating Depressional Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map ESRI ArcGIS

**OVERALL WETLAND CATEGORY** III (based on functions  or special characteristics )

## 1. Category of wetland based on FUNCTIONS

- Category I** – Total score = 23 - 27
- Category II** – Total score = 20 - 22
- Category III** – Total score = 16 - 19
- Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	M	L	L	
Landscape Potential	M	M	H	
Value	H	M	M	<b>TOTAL</b>
<b>Score Based on Ratings</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>18</b>

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I    II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I    II
Interdunal	I   II   III   IV
None of the above	N/A

Wetland name or number 1

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



Wetland name or number 1

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number 1

<b>DEPRESSIONAL AND FLATS WETLANDS</b>	
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>	
<b>D 1.0. Does the site have the potential to improve water quality?</b>	
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 3 points = 2 points = 1 points = 1
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0	0
D 1.3. <u>Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</u> Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > ½ of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area	points = 5 points = 3 points = 1 points = 0
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland Area seasonally ponded is > ¼ total area of wetland Area seasonally ponded is < ¼ total area of wetland	points = 4 points = 2 points = 0
<b>Total for D 1</b>	<b>Add the points in the boxes above</b> <b>6</b>

**Rating of Site Potential** If score is: 12-16 = H X 6-11 = M 0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>	
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 No = 0
<b>Total for D 2</b>	<b>Add the points in the boxes above</b> <b>2</b>

**Rating of Landscape Potential** If score is: 3 or 4 = H X 1 or 2 = M 0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0
<b>Total for D 3</b>	<b>Add the points in the boxes above</b> <b>3</b>

**Rating of Value** If score is: X 2-4 = H 1 = M 0 = L Record the rating on the first page

NOTES and FIELD OBSERVATIONS:

Wetland name or number 1

**DEPRESSIONAL AND FLATS WETLANDS**

**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	1
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
The area of the basin is less than 10 times the area of the unit	points = 5	0
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>4</b>

**Rating of Site Potential** If score is: 12-16 = H 6-11 = M X 0-5 = L Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 No = 0	0
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 No = 0	1
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	Yes = 1 No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Landscape Potential** If score is: 3 = H X 1 or 2 = M 0 = L Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b>		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		1
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>	Yes = 2 No = 0	0
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is: 2-4 = H X 1 = M 0 = L Record the rating on the first page

Wetland name or number 1

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
  - Emergent 3 structures: points = 2
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Intermittently or seasonally flowing stream in, or adjacent to, the wetland **2 points**
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland**

2

H 1.3. Richness of plant species

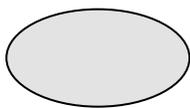
Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted: > 19 species points = 2
- 5 - 19 species points = 1
- < 5 species points = 0

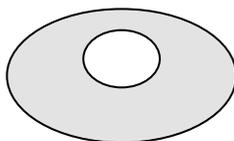
1

H 1.4. Interspersion of habitats

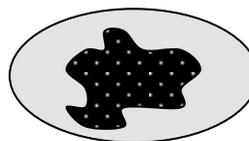
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



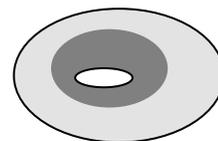
None = 0 points



Low = 1 point

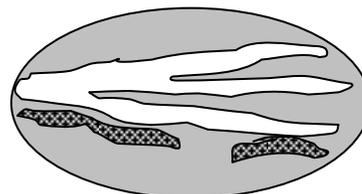
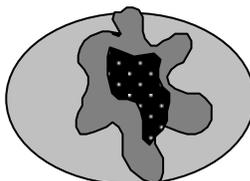
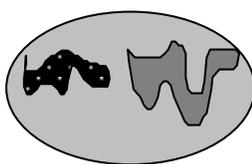


Moderate = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number 1

<p>H 1.5. Special habitat features:          Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i>  <input type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).  <input type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland  <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)  <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)  <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)  <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata and H 1.5 in the manual for the list of aggressive plant species</i>)</p>	0
<p>Total for H 1 <span style="float: right;">Add the points in the boxes above</span></p>	3

**Rating of Site Potential** If score is: 15-18 = H 7-14 = M  0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).  <i>Calculate:</i> <input type="text" value="22.12"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="16.71"/> /2] = <u>30.475</u> %          If total accessible habitat is:          &gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span>          20-33% of 1 km Polygon <span style="float: right;">points = 2</span>          10-19% of 1 km Polygon <span style="float: right;">points = 1</span>          &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	2
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.  <i>Calculate:</i> <input type="text" value="40.44"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="33.88"/> /2] = <u>57.379999999999996</u> %          Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span>          Total habitat 0-50% and in 1-3 patches <span style="float: right;">points = 2</span>          Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span>          Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	3
<p>H 2.3. Land use intensity in 1 km Polygon: If          &gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span>          ≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>	0
<p>Total for H 2 <span style="float: right;">Add the points in the boxes above</span></p>	5

**Rating of Landscape Potential** If score is:  4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i>          Site meets ANY of the following criteria: <span style="float: right;">points = 2</span>  <input type="checkbox"/> It has 3 or more Priority Habitats within 100 m (see next page)  <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)  <input type="checkbox"/> It is mapped as a location for an individual WDFW priority species  <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources  <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan  <input checked="" type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span>          Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>	1

**Rating of Value** If score is: 2 = H  1 = M 0 = L *Record the rating on the first page*

Wetland name or number 1

## WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.<sup>133</sup> This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ✗ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

NOTES and FIELD OBSERVATIONS:

<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>

Wetland name or number 1

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak<sup>134</sup> provides more detail for determining if they are Priority Habitats
- Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

NOTES and FIELD OBSERVATIONS:

<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number 1

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt                      <input type="checkbox"/> Yes –Go to <b>SC 1.1</b>   <input checked="" type="checkbox"/> No= <b>Not an estuarine wetland</b></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?  <input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No - Go to <b>SC 1.2</b></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are <i>Spartina</i>, see chapter 4.8 in the manual.  <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.  <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.                      <input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Does the wetland overlap with any known or historical rare plant or rare &amp; high-quality ecosystem polygons on the WNHP Data Explorer?<sup>135</sup>                      <input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No - Go to <b>SC 2.2</b></p> <p>SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements  <input type="checkbox"/> Yes = Submit data to WA Natural Heritage Program for determination,<sup>136</sup> Go to SC 2.3                      <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p> <p>SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria?                      <input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES, you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?                      <input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No – Go to <b>SC 3.2</b></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?                      <input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No = <b>Is not a bog</b></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?                      <input type="checkbox"/> Yes = <b>Category I bog</b>                      <input type="checkbox"/> No – Go to <b>SC 3.4</b>  <b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?                      <input type="checkbox"/> Yes = <b>Category I bog</b>                      <input type="checkbox"/> No = <b>Is not a bog</b></p>	

<sup>135</sup> <https://www.dnr.wa.gov/NHPdata>

<sup>136</sup> [https://www.dnr.wa.gov/Publications/amp\\_nh\\_sighting\\_form.pdf](https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf)



Wetland name or number 1

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Wetland name or number A

# RATING SUMMARY – Western Washington

Name of wetland (or ID #): A Date of site visit: 4/3/2024  
 Rated by Kramer Canup Trained by Ecology?  Yes  No Date of training 06/2022  
 HGM Class used for rating Slope Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map ESRI ArcGIS

**OVERALL WETLAND CATEGORY** IV (based on functions  or special characteristics )

## 1. Category of wetland based on FUNCTIONS

- Category I** – Total score = 23 - 27
- Category II** – Total score = 20 - 22
- Category III** – Total score = 16 - 19
- Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	L	L	L	
Landscape Potential	L	L	H	
Value	H	M	M	<b>TOTAL</b>
<b>Score Based on Ratings</b>	5	4	6	15

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I    II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I    II
Interdunal	I   II   III   IV
None of the above	N/A

Wetland name or number A

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



Wetland name or number A

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

### SLOPE WETLANDS

#### Water Quality Functions - Indicators that the site functions to improve water quality

S 1.0. Does the site have the potential to improve water quality?		
S 1.1. Characteristics of the average slope of the wetland: <i>(a 1% slope has a 1 ft vertical drop in elevation for every 100 ft of horizontal distance)</i> Slope is 1% or less <span style="float: right;">points = 3</span> Slope is > 1%-2% <span style="float: right;">points = 2</span> Slope is > 2%-5% <span style="float: right;">points = 1</span> Slope is greater than 5% <span style="float: right;">points = 0</span>	2	
S 1.2. <u>The soil 2 in below the surface (or duff layer)</u> is true clay or true organic <i>(use NRCS definitions)</i> : Yes = 3 No = 0		0
S 1.3. Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. <i>Dense means you have trouble seeing the soil surface (&gt;75% cover), and uncut means not grazed or mowed and plants are higher than 6 in.</i> Dense, uncut, herbaceous plants > 90% of the wetland area <span style="float: right;">points = 6</span> Dense, uncut, herbaceous plants > ½ of area <span style="float: right;">points = 3</span> Dense, woody, plants > ½ of area <span style="float: right;">points = 2</span> Dense, uncut, herbaceous plants > ¼ of area <span style="float: right;">points = 1</span> Does not meet any of the criteria above for plants <span style="float: right;">points = 0</span>	0	
Total for S 1		Add the points in the boxes above
		2

**Rating of Site Potential** If score is: 12 = H 6-11 = M X 0-5 = L

*Record the rating on the first page*

S 2.0. Does the landscape have the potential to support the water quality function of the site?		
S 2.1. Is > 10% of the area within 150 ft on the uphill side of the wetland in land uses that generate pollutants? <span style="float: right;">Yes = 1 No = 0</span>	0	
S 2.2. Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1? Other sources _____ <span style="float: right;">Yes = 1 No = 0</span>	0	
Total for S 2		Add the points in the boxes above
		0

**Rating of Landscape Potential** If score is: 1-2 = M X 0 = L

*Record the rating on the first page*

S 3.0. Is the water quality improvement provided by the site valuable to society?		
S 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? <span style="float: right;">Yes = 1 No = 0</span>	0	
S 3.2. Is the wetland in a basin or sub-basin where water quality is an issue? <i>At least one aquatic resource in the basin is on the 303(d) list.</i> <span style="float: right;">Yes = 1 No = 0</span>	1	
S 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? <i>Answer YES if there is a TMDL for the basin in which unit is found.</i> <span style="float: right;">Yes = 2 No = 0</span>	2	
Total for S 3		Add the points in the boxes above
		3

**Rating of Value** If score is: X 2-4 = H 1 = M 0 = L

*Record the rating on the first page*

Wetland name or number A

**SLOPE WETLANDS**

**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream erosion

S 4.0. Does the site have the potential to reduce flooding and stream erosion?

S 4.1. Characteristics of plants that reduce the velocity of surface flows during storms: Choose the points appropriate for the description that best fits conditions in the wetland. <i>Stems of plants should be thick enough (usually &gt; 1/8 in), or dense enough, to remain erect during surface flows.</i>	0
Dense, uncut, <b>rigid</b> plants cover > 90% of the area of the wetland	
All other conditions	

points = 1  
points = 0

**Rating of Site Potential** If score is: 1 = M  0 = L

*Record the rating on the first page*

S 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

S 5.1. Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff?	0
---	---

Yes = 1 No = 0

**Rating of Landscape Potential** If score is: 1 = M  0 = L

*Record the rating on the first page*

S 6.0. Are the hydrologic functions provided by the site valuable to society?

S 6.1. Distance to the nearest areas downstream that have flooding problems: The sub-basin immediately down-gradient of site has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	1
Surface flooding problems are in a sub-basin farther down-gradient	
No flooding problems anywhere downstream	

points = 2  
points = 1  
points = 0

S 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	0
--	---

Yes = 2 No = 0

Total for S 6	1
---------------	---

Add the points in the boxes above

**Rating of Value** If score is: 2-4 = H  1 = M 0 = L

*Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number A

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
  - Emergent 3 structures: points = 2
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland** **2 points**

0

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

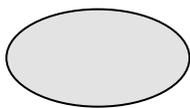
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted: > 19 species points = 2
- 5 - 19 species points = 1
- < 5 species points = 0

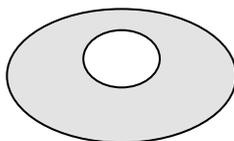
1

H 1.4. Interspersion of habitats

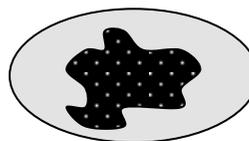
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



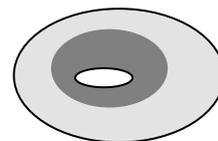
None = 0 points



Low = 1 point

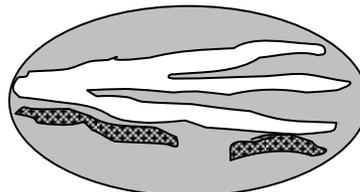
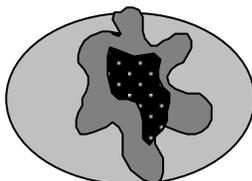
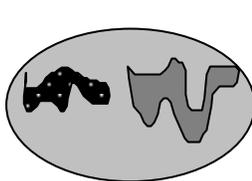


Moderate = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	0
<p>Total for H 1</p>	<p>Add the points in the boxes above</p> <p>1</p>

**Rating of Site Potential** If score is: 15-18 = H 7-14 = M X 0-6 = L *Record the rating on the first page*

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: <input type="text" value="22.12"/> % undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="16.71"/> /2] = <input type="text" value="30.475"/> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	2
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p>Calculate: <input type="text" value="40.44"/> % undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="33.88"/> /2] = <input type="text" value="57.37999999999999"/> %</p> <p>Undisturbed habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Undisturbed habitat 10-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Undisturbed habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Undisturbed habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>	3
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>	0
<p>Total for H 2</p>	<p>Add the points in the boxes above</p> <p>5</p>

**Rating of Landscape Potential** If score is: X 4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: <span style="float: right;">points = 2</span></p> <p>— It has 3 or more priority habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>x Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span></p> <p>Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>	1

**Rating of Value** If score is: 2 = H X 1 = M 0 = L *Record the rating on the first page*

Wetland name or number A

## WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ✗ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

**Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt <span style="float: right;"><input type="checkbox"/> Yes –Go to <b>SC 1.1</b> <input checked="" type="checkbox"/> No= <b>Not an estuarine wetland</b></span></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?  <span style="float: right;"><input type="checkbox"/> Yes = <b>Category I</b> <input type="checkbox"/> No - Go to <b>SC 1.2</b></span></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i>, see page 25)  <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.  <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. <span style="float: right;"><input type="checkbox"/> Yes = <b>Category I</b> <input type="checkbox"/> No = <b>Category II</b></span></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? <span style="float: right;"><input type="checkbox"/> Yes – Go to <b>SC 2.2</b> <input checked="" type="checkbox"/> No – Go to <b>SC 2.3</b></span></p> <p>SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value?  <span style="float: right;"><input type="checkbox"/> Yes = <b>Category I</b> <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></span></p> <p>SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland?  <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a>  <span style="float: right;"><input type="checkbox"/> Yes – <b>Contact WNHP/WDNR and go to SC 2.4</b> <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></span></p> <p>SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? <span style="float: right;"><input type="checkbox"/> Yes = <b>Category I</b> <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></span></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? <span style="float: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b> <input checked="" type="checkbox"/> No – Go to <b>SC 3.2</b></span></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? <span style="float: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b> <input checked="" type="checkbox"/> No = <b>Is not a bog</b></span></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? <span style="float: right;"><input type="checkbox"/> Yes = <b>Is a Category I bog</b> <input type="checkbox"/> No – Go to <b>SC 3.4</b></span>  <b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? <span style="float: right;"><input type="checkbox"/> Yes = <b>Is a Category I bog</b> <input type="checkbox"/> No = <b>Is not a bog</b></span></p>	

Wetland name or number A

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <ul style="list-style-type: none"> <li>— <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</li> <li>— <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input checked="" type="checkbox"/> No = <b>Not a forested wetland for this section</b></p>	
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <ul style="list-style-type: none"> <li>— The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</li> <li>— The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 5.1</b>    <input checked="" type="checkbox"/> No = <b>Not a wetland in a coastal lagoon</b></p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <ul style="list-style-type: none"> <li>— The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</li> <li>— At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</li> <li>— The wetland is larger than 1/10 ac (4350 ft<sup>2</sup>)</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <ul style="list-style-type: none"> <li>— Long Beach Peninsula: Lands west of SR 103</li> <li>— Grayland-Westport: Lands west of SR 105</li> <li>— Ocean Shores-Copalis: Lands west of SR 115 and SR 109</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 6.1</b>    <input checked="" type="checkbox"/> No = <b>not an interdunal wetland for rating</b></p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? <span style="float: right;"><input type="checkbox"/> Yes = <b>Category I</b>    <input type="checkbox"/> No – Go to <b>SC 6.2</b></span></p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? <span style="float: right;"><input type="checkbox"/> Yes = <b>Category II</b>    <input type="checkbox"/> No – Go to <b>SC 6.3</b></span></p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? <span style="float: right;"><input type="checkbox"/> Yes = <b>Category III</b>    <input type="checkbox"/> No = <b>Category IV</b></span></p>	
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	

Wetland name or number A

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Wetland name or number B

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): B Date of site visit: 4/3/2024  
 Rated by Kramer Canup Trained by Ecology?  Yes  No Date of training 06/2022  
 HGM Class used for rating Depressional Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map ESRI ArcGIS

**OVERALL WETLAND CATEGORY** III (based on functions  or special characteristics )

### 1. Category of wetland based on FUNCTIONS

- Category I – Total score = 23 - 27
- Category II – Total score = 20 - 22
- Category III – Total score = 16 - 19
- Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	M	M	M	
Landscape Potential	L	L	H	
Value	H	M	M	<b>TOTAL</b>
<b>Score Based on Ratings</b>	6	5	7	18

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	N/A

Wetland name or number B

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



Wetland name or number B

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number B

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 3 points = 2 points = 1 points = 1	1
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0		0
D 1.3. <u>Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</u> Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > ½ of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area	points = 5 points = 3 points = 1 points = 0	5
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland Area seasonally ponded is > ¼ total area of wetland Area seasonally ponded is < ¼ total area of wetland	points = 4 points = 2 points = 0	4
Total for D 1		Add the points in the boxes above 10

**Rating of Site Potential** If score is: 12-16 = H  6-11 = M  0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 No = 0	0
Total for D 2		Add the points in the boxes above 0

**Rating of Landscape Potential** If score is:  3 or 4 = H  1 or 2 = M  0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	2
Total for D 3		Add the points in the boxes above 3

**Rating of Value** If score is:  2-4 = H  1 = M  0 = L Record the rating on the first page

NOTES and FIELD OBSERVATIONS:

Wetland name or number B

**DEPRESSIONAL AND FLATS WETLANDS**

**Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	1
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
The area of the basin is less than 10 times the area of the unit	points = 5	3
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>7</b>

**Rating of Site Potential** If score is: 12-16 = H X 6-11 = M 0-5 = L Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 No = 0	0
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 No = 0	0
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	Yes = 1 No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>0</b>

**Rating of Landscape Potential** If score is: 3 = H 1 or 2 = M X 0 = L Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b>		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		1
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
There are no problems with flooding downstream of the wetland. _____	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>	Yes = 2 No = 0	0
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is: 2-4 = H X 1 = M 0 = L Record the rating on the first page

Wetland name or number B

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- |  |                                  |   |
|--|----------------------------------|---|
| <input type="checkbox"/> Aquatic bed   | 4 structures or more: points = 4 | 2 |
| <input type="checkbox"/> Emergent  | 3 structures: points = 2         |   |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)  | 2 structures: points = 1         |   |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover)  | 1 structure: points = 0          |   |
| <i>If the unit has a Forested class, check if:</i>   |                                  |   |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon |                                  |   |

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (*see text for descriptions of hydroperiods*).

- |  |                                     |   |
|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> Permanently flooded or inundated                                 | 4 or more types present: points = 3 | 2 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated                                  | 3 types present: points = 2         |   |
| <input type="checkbox"/> Occasionally flooded or inundated   | 2 types present: points = 1         |   |
| <input checked="" type="checkbox"/> Saturated only   | 1 type present: points = 0          |   |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland         |                                     |   |
| <input type="checkbox"/> Intermittently or seasonally flowing stream in, or adjacent to, the wetland | <b>2 points</b>                     |   |
| <input type="checkbox"/> <b>Lake Fringe wetland</b>  | <b>2 points</b>                     |   |
| <input type="checkbox"/> <b>Freshwater tidal wetland</b>   |                                     |   |

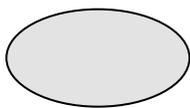
H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

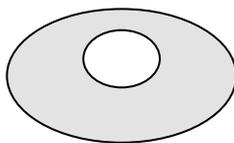
- |                              |            |   |
|------------------------------|------------|---|
| If you counted: > 19 species | points = 2 | 2 |
| 5 - 19 species               | points = 1 |   |
| < 5 species                  | points = 0 |   |

H 1.4. Interspersion of habitats

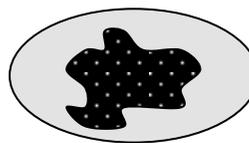
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



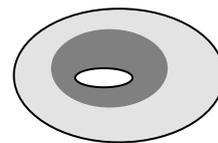
None = 0 points



Low = 1 point

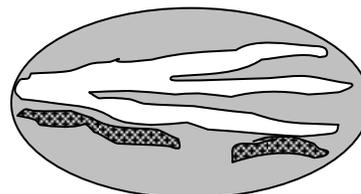
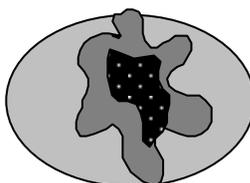
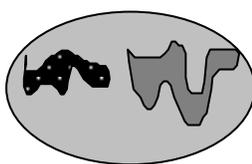


Moderate = 2 points



2

All three diagrams in this row are **HIGH** = 3points



Wetland name or number B

<p>H 1.5. Special habitat features:          Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata and H 1.5 in the manual for the list of aggressive plant species</i>)</p>		3
Total for H 1	Add the points in the boxes above	11

**Rating of Site Potential** If score is: 15-18 = H  7-14 = M 0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: <input type="text" value="22.12"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="16.71"/> /2] = <u>30.475</u> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		2
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p>Calculate: <input type="text" value="40.44"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="33.88"/> /2] = <u>57.379999999999996</u> %</p> <p>Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Total habitat 0-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		3
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>		0
Total for H 2	Add the points in the boxes above	5

**Rating of Landscape Potential** If score is:  4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: <span style="float: right;">points = 2</span></p> <p>— It has 3 or more Priority Habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p><input checked="" type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span></p> <p>Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>		1

**Rating of Value** If score is: 2 = H  1 = M 0 = L *Record the rating on the first page*

Wetland name or number B

## WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.<sup>133</sup> This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

NOTES and FIELD OBSERVATIONS:

<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>

Wetland name or number B

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak<sup>134</sup> provides more detail for determining if they are Priority Habitats
- **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ✕ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

NOTES and FIELD OBSERVATIONS:

<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number B

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt</p> <p style="text-align: right;"><input type="checkbox"/> Yes –Go to <b>SC 1.1</b>   <input checked="" type="checkbox"/> No= <b>Not an estuarine wetland</b></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No - Go to <b>SC 1.2</b></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are <i>Spartina</i>, see chapter 4.8 in the manual.</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</p> <p><input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Does the wetland overlap with any known or historical rare plant or rare &amp; high-quality ecosystem polygons on the WNHP Data Explorer?<sup>135</sup></p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No - Go to <b>SC 2.2</b></p> <p>SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements</p> <p><input type="checkbox"/> Yes = Submit data to WA Natural Heritage Program for determination,<sup>136</sup> Go to SC 2.3   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p> <p>SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES, you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No – Go to <b>SC 3.2</b></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No = <b>Is not a bog</b></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>   <input type="checkbox"/> No – Go to <b>SC 3.4</b></p> <p><b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>   <input type="checkbox"/> No = <b>Is not a bog</b></p>	

<sup>135</sup> <https://www.dnr.wa.gov/NHPdata>

<sup>136</sup> [https://www.dnr.wa.gov/Publications/amp\\_nh\\_sighting\\_form.pdf](https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf)



Wetland name or number B

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Wetland name or number C

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): C Date of site visit: 4/3/24  
 Rated by Kramer Canup Trained by Ecology?  Yes  No Date of training 6/2022  
 HGM Class used for rating Depressional Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map ESRI ArcGIS

**OVERALL WETLAND CATEGORY** III (based on functions  or special characteristics )

### 1. Category of wetland based on FUNCTIONS

- Category I** – Total score = 23 - 27  
 **Category II** – Total score = 20 - 22  
 **Category III** – Total score = 16 - 19  
 **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	L	L	L	
Landscape Potential	M	L	H	
Value	H	M	M	<b>TOTAL</b>
<b>Score Based on Ratings</b>	6	4	6	16

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I    II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I    II
Interdunal	I   II   III   IV
None of the above	N/A

Wetland name or number C

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



Wetland name or number C

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number C

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 3 points = 2 points = 1 points = 1	2
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0		0
D 1.3. <u>Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</u> Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > ½ of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area	points = 5 points = 3 points = 1 points = 0	1
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland Area seasonally ponded is > ¼ total area of wetland Area seasonally ponded is < ¼ total area of wetland	points = 4 points = 2 points = 0	2
Total for D 1		5

**Rating of Site Potential** If score is: 12-16 = H 6-11 = M X 0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 No = 0	0
Total for D 2		1

**Rating of Landscape Potential** If score is: 3 or 4 = H X 1 or 2 = M 0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	2
Total for D 3		3

**Rating of Value** If score is: X 2-4 = H 1 = M 0 = L Record the rating on the first page

NOTES and FIELD OBSERVATIONS:

Wetland name or number C

**DEPRESSIONAL AND FLATS WETLANDS**

**Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	2
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
The area of the basin is less than 10 times the area of the unit	points = 5	0
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>5</b>

**Rating of Site Potential** If score is: 12-16 = H 6-11 = M X 0-5 = L Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 No = 0	0
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 No = 0	0
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	Yes = 1 No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>0</b>

**Rating of Landscape Potential** If score is: 3 = H 1 or 2 = M X 0 = L Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b>		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		1
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>	Yes = 2 No = 0	0
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is: 2-4 = H X 1 = M 0 = L Record the rating on the first page

Wetland name or number C

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
  - Emergent 3 structures: points = 2
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Intermittently or seasonally flowing stream in, or adjacent to, the wetland **2 points**
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland**

1

H 1.3. Richness of plant species

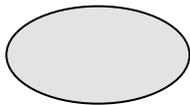
Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted: > 19 species points = 2
- 5 - 19 species points = 1
- < 5 species points = 0

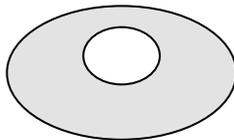
1

H 1.4. Interspersion of habitats

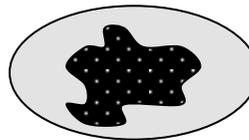
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



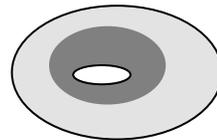
None = 0 points



Low = 1 point

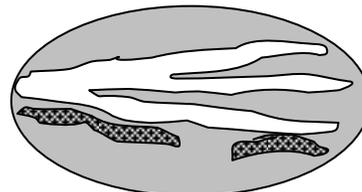
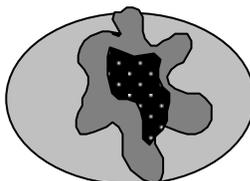
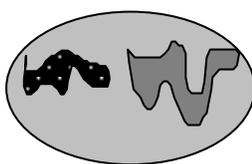


Moderate = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number C

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata and H 1.5 in the manual for the list of aggressive plant species</i>)</p>		0
Total for H 1	Add the points in the boxes above	2

**Rating of Site Potential** If score is: 15-18 = H 7-14 = M  0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: <input type="text" value="22.12"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="16.71"/> /2] = <u>30.475</u> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		2
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p>Calculate: <input type="text" value="40.44"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="33.88"/> /2] = <u>57.379999999999996</u> %</p> <p>Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Total habitat 0-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>		3
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>		0
Total for H 2	Add the points in the boxes above	5

**Rating of Landscape Potential** If score is:  4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: <span style="float: right;">points = 2</span></p> <p><input type="checkbox"/> It has 3 or more Priority Habitats within 100 m (see next page)</p> <p><input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p><input type="checkbox"/> It is mapped as a location for an individual WDFW priority species</p> <p><input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p><input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p><input checked="" type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span></p> <p>Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>		1

**Rating of Value** If score is: 2 = H  1 = M 0 = L *Record the rating on the first page*

Wetland name or number C

## WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.<sup>133</sup> This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ✗ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

NOTES and FIELD OBSERVATIONS:

<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>

Wetland name or number C

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak<sup>134</sup> provides more detail for determining if they are Priority Habitats
- Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

NOTES and FIELD OBSERVATIONS:

<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number C

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt      <input type="checkbox"/> Yes –Go to <b>SC 1.1</b>   <input checked="" type="checkbox"/> No= <b>Not an estuarine wetland</b></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No - Go to <b>SC 1.2</b></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are <i>Spartina</i>, see chapter 4.8 in the manual.  <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.  <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Does the wetland overlap with any known or historical rare plant or rare &amp; high-quality ecosystem polygons on the WNHP Data Explorer?<sup>135</sup></p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No - Go to <b>SC 2.2</b></p> <p>SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements</p> <p><input type="checkbox"/> Yes = Submit data to WA Natural Heritage Program for determination,<sup>136</sup> Go to SC 2.3      <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p> <p>SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES, you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No – Go to <b>SC 3.2</b></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No = <b>Is not a bog</b></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>      <input type="checkbox"/> No – Go to <b>SC 3.4</b></p> <p><b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>      <input type="checkbox"/> No = <b>Is not a bog</b></p>	

<sup>135</sup> <https://www.dnr.wa.gov/NHPdata>

<sup>136</sup> [https://www.dnr.wa.gov/Publications/amp\\_nh\\_sighting\\_form.pdf](https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf)



Wetland name or number C

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Wetland name or number D

# RATING SUMMARY – Western Washington

Name of wetland (or ID #): D Date of site visit: 4/4/24  
 Rated by Kramer Canup Trained by Ecology?  Yes  No Date of training 06/2022  
 HGM Class used for rating Depressional Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map ESRI ArcGIS

**OVERALL WETLAND CATEGORY** IV (based on functions  or special characteristics )

## 1. Category of wetland based on FUNCTIONS

- Category I** – Total score = 23 - 27
- Category II** – Total score = 20 - 22
- Category III** – Total score = 16 - 19
- Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	M	L	L	
Landscape Potential	L	L	H	
Value	H	M	L	<b>TOTAL</b>
<b>Score Based on Ratings</b>	6	4	5	15

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	N/A

Wetland name or number D

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	



Wetland name or number D

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number D

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 3 points = 2 points = 1 points = 1	2
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0		0
D 1.3. <u>Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</u> Wetland has persistent, ungrazed, plants > 95% of area Wetland has persistent, ungrazed, plants > ½ of area Wetland has persistent, ungrazed plants > 1/10 of area Wetland has persistent, ungrazed plants < 1/10 of area	points = 5 points = 3 points = 1 points = 0	5
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland Area seasonally ponded is > ¼ total area of wetland Area seasonally ponded is < ¼ total area of wetland	points = 4 points = 2 points = 0	4
<b>Total for D 1</b> Add the points in the boxes above		<b>11</b>

**Rating of Site Potential** If score is: 12-16 = H  6-11 = M  0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 No = 0	0
<b>Total for D 2</b> Add the points in the boxes above		<b>0</b>

**Rating of Landscape Potential** If score is:  3 or 4 = H  1 or 2 = M  0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	2
<b>Total for D 3</b> Add the points in the boxes above		<b>3</b>

**Rating of Value** If score is:  2-4 = H  1 = M  0 = L Record the rating on the first page

NOTES and FIELD OBSERVATIONS:

Wetland name or number D

**DEPRESSIONAL AND FLATS WETLANDS**

**Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	2
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	0
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
The area of the basin is less than 10 times the area of the unit	points = 5	0
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>2</b>

**Rating of Site Potential** If score is: 12-16 = H 6-11 = M X 0-5 = L Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 No = 0	0
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 No = 0	0
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	Yes = 1 No = 0	0
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>0</b>

**Rating of Landscape Potential** If score is: 3 = H 1 or 2 = M X 0 = L Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b>		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		1
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>	Yes = 2 No = 0	0
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is: 2-4 = H X 1 = M 0 = L Record the rating on the first page

Wetland name or number D

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
  - Emergent 3 structures: points = 2
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated 2 types present: points = 1
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Intermittently or seasonally flowing stream in, or adjacent to, the wetland **2 points**
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland**

1

H 1.3. Richness of plant species

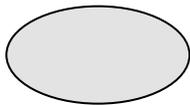
Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>. *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted: > 19 species points = 2
- 5 - 19 species points = 1
- < 5 species points = 0

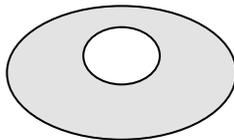
1

H 1.4. Interspersion of habitats

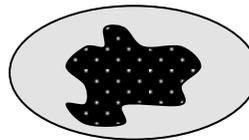
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



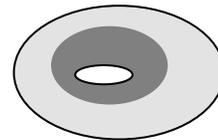
None = 0 points



Low = 1 point

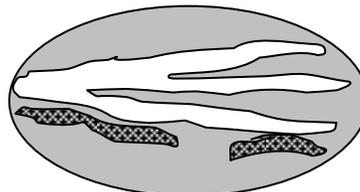
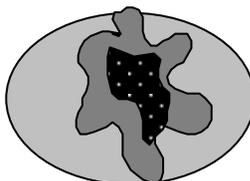
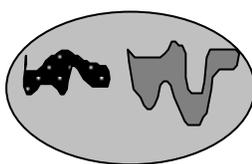


Moderate = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number D

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata and H 1.5 in the manual for the list of aggressive plant species</i>)</p>		0
Total for H 1	Add the points in the boxes above	3

**Rating of Site Potential** If score is:  15-18 = H  7-14 = M  0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?			
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: <input type="text" value="22.12"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="16.71"/> /2] = <input type="text" value="30.475"/> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon <span style="float: right;">points = 3</span></p> <p>20-33% of 1 km Polygon <span style="float: right;">points = 2</span></p> <p>10-19% of 1 km Polygon <span style="float: right;">points = 1</span></p> <p>&lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>			2
<p>H 2.2. Total habitat in 1 km Polygon around the wetland.</p> <p>Calculate: <input type="text" value="40.44"/> % relatively undisturbed habitat + [(% moderate and low intensity land uses) <input type="text" value="33.88"/> /2] = <input type="text" value="57.379999999999996"/> %</p> <p>Total habitat &gt; 50% of Polygon <span style="float: right;">points = 3</span></p> <p>Total habitat 0-50% and in 1-3 patches <span style="float: right;">points = 2</span></p> <p>Total habitat 10-50% and &gt; 3 patches <span style="float: right;">points = 1</span></p> <p>Total habitat &lt; 10% of 1 km Polygon <span style="float: right;">points = 0</span></p>			3
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use <span style="float: right;">points = (- 2)</span></p> <p>≤ 50% of 1 km Polygon is high intensity <span style="float: right;">points = 0</span></p>			0
Total for H 2	Add the points in the boxes above	5	

**Rating of Landscape Potential** If score is:  4-6 = H  1-3 = M  < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?			
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: <span style="float: right;">points = 2</span></p> <p><input type="checkbox"/> It has 3 or more Priority Habitats within 100 m (see next page)</p> <p><input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p><input type="checkbox"/> It is mapped as a location for an individual WDFW priority species</p> <p><input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p><input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m <span style="float: right;">points = 1</span></p> <p>Site does not meet any of the criteria above <span style="float: right;">points = 0</span></p>			0

**Rating of Value** If score is:  2 = H  1 = M  0 = L *Record the rating on the first page*

Wetland name or number  D

## WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.<sup>133</sup> This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the online map within 100m of the wetland. If not mapped, a determination can be made in the field.
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

NOTES and FIELD OBSERVATIONS:

<sup>133</sup> <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>

Wetland name or number D

- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak<sup>134</sup> provides more detail for determining if they are Priority Habitats
- **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

NOTES and FIELD OBSERVATIONS:

<sup>134</sup> <https://wdfw.wa.gov/publications/00030/wdfw00030.pdf>  
Wetland Rating System for Western WA: 2014 Update  
Rating Form – Version 2, July 2023

Wetland name or number D

**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<p><b>SC 1.0. Estuarine wetlands</b></p> <p>Does the wetland meet the following criteria for Estuarine wetlands?</p> <p><input type="checkbox"/> The dominant water regime is tidal,  <input type="checkbox"/> Vegetated, and  <input type="checkbox"/> With a salinity greater than 0.5 ppt</p> <p style="text-align: right;"><input type="checkbox"/> Yes –Go to <b>SC 1.1</b>   <input checked="" type="checkbox"/> No= <b>Not an estuarine wetland</b></p>	
<p>SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No - Go to <b>SC 1.2</b></p>	
<p>SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are <i>Spartina</i>, see chapter 4.8 in the manual.</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</p> <p><input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b></p> <p>SC 2.1. Does the wetland overlap with any known or historical rare plant or rare &amp; high-quality ecosystem polygons on the WNHP Data Explorer?<sup>135</sup></p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No - Go to <b>SC 2.2</b></p> <p>SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements</p> <p><input type="checkbox"/> Yes = Submit data to WA Natural Heritage Program for determination,<sup>136</sup> Go to SC 2.3   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p> <p>SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No = <b>Not a WHCV</b></p>	
<p><b>SC 3.0. Bogs</b></p> <p>Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES, you will still need to rate the wetland based on its functions.</i></p> <p>SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No – Go to <b>SC 3.2</b></p> <p>SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</p> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 3.3</b>   <input checked="" type="checkbox"/> No = <b>Is not a bog</b></p> <p>SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>   <input type="checkbox"/> No – Go to <b>SC 3.4</b></p> <p><b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.</p> <p>SC 3.4. Is an area with peats or mucks forested (&gt; 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?</p> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I bog</b>   <input type="checkbox"/> No = <b>Is not a bog</b></p>	

<sup>135</sup> <https://www.dnr.wa.gov/NHPdata>

<sup>136</sup> [https://www.dnr.wa.gov/Publications/amp\\_nh\\_sighting\\_form.pdf](https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf)

Wetland name or number  D

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife’s forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <ul style="list-style-type: none"> <li>— <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</li> <li>— <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input checked="" type="checkbox"/> No = <b>Not a forested wetland for this section</b></p>	
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <ul style="list-style-type: none"> <li>— The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</li> <li>— The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</li> <li>— The lagoon retains some of its surface water at low tide during spring tides</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to SC 5.1   <input checked="" type="checkbox"/> No = <b>Not a wetland in a coastal lagoon</b></p> <p><b>SC 5.1. Does the wetland meet all of the following three conditions?</b></p> <ul style="list-style-type: none"> <li>— The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species in H 1.5 in the manual).</li> <li>— At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</li> <li>— The wetland is larger than <math>\frac{1}{10}</math> ac (4350 ft<sup>2</sup>)</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No = <b>Category II</b></p>	
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <ul style="list-style-type: none"> <li>— Long Beach Peninsula: Lands west of SR 103</li> <li>— Grayland-Westport: Lands west of SR 105</li> <li>— Ocean Shores-Copalis: Lands west of SR 115 and SR 109 and Ocean Shores Blvd SW, including lands west of E. Oceans Shores Blvd SW.</li> </ul> <p style="text-align: right;"><input type="checkbox"/> Yes – Go to <b>SC 6.1</b>   <input checked="" type="checkbox"/> No = <b>Not an interdunal wetland for rating</b></p> <p><b>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?</b>   <input type="checkbox"/> Yes = <b>Category I</b>   <input type="checkbox"/> No – Go to <b>SC 6.2</b></p> <p><b>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?</b>   <input type="checkbox"/> Yes = <b>Category II</b>   <input type="checkbox"/> No – Go to <b>SC 6.3</b></p> <p><b>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?</b>   <input type="checkbox"/> Yes = <b>Category III</b>   <input type="checkbox"/> No = <b>Category IV</b></p>	
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter “Not Applicable” on Summary Form</p>	

NOTES and FIELD OBSERVATIONS:

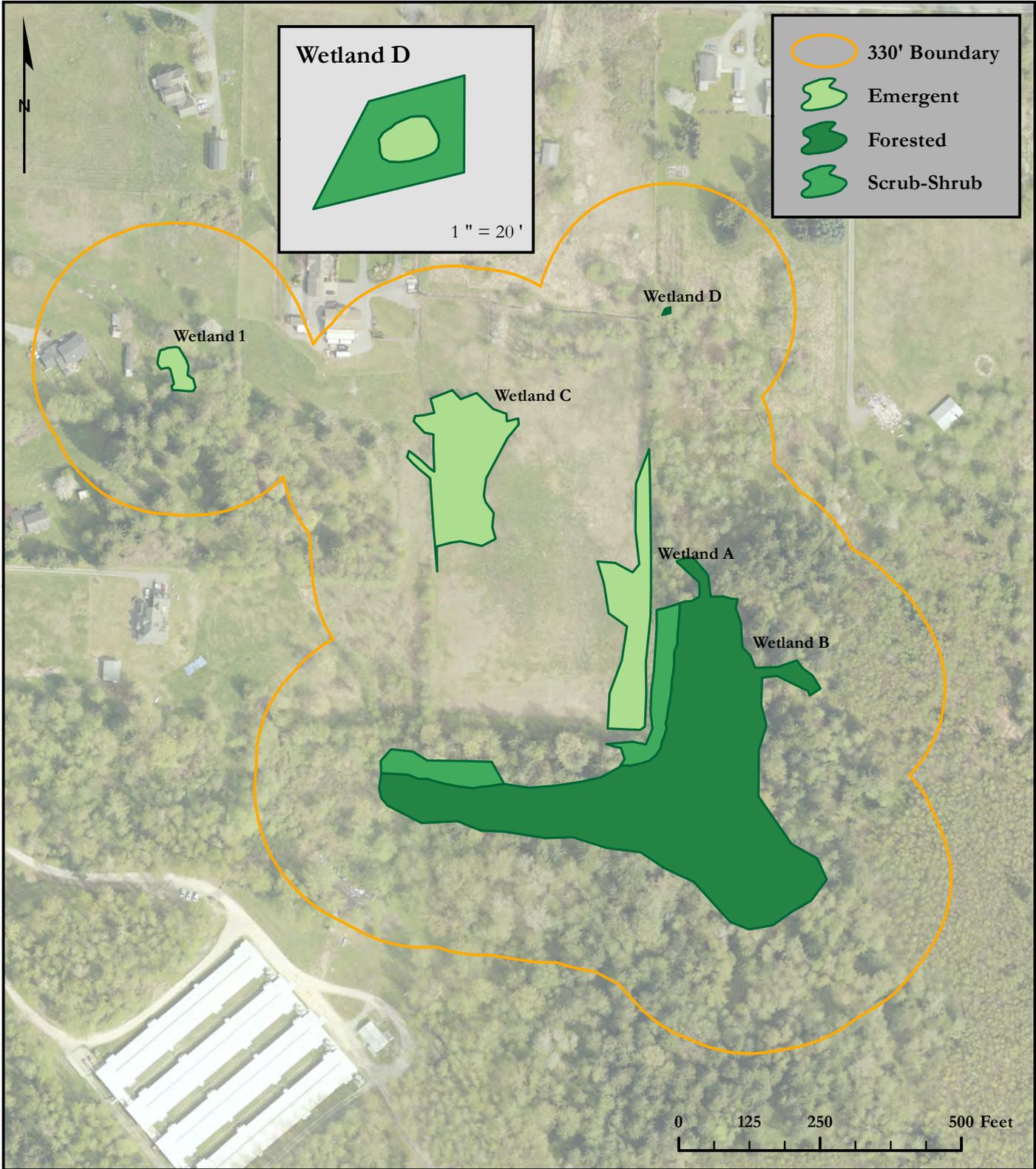
Wetland name or number D

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# Appendix E — Wetland Rating Maps

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COWARDIN MAP



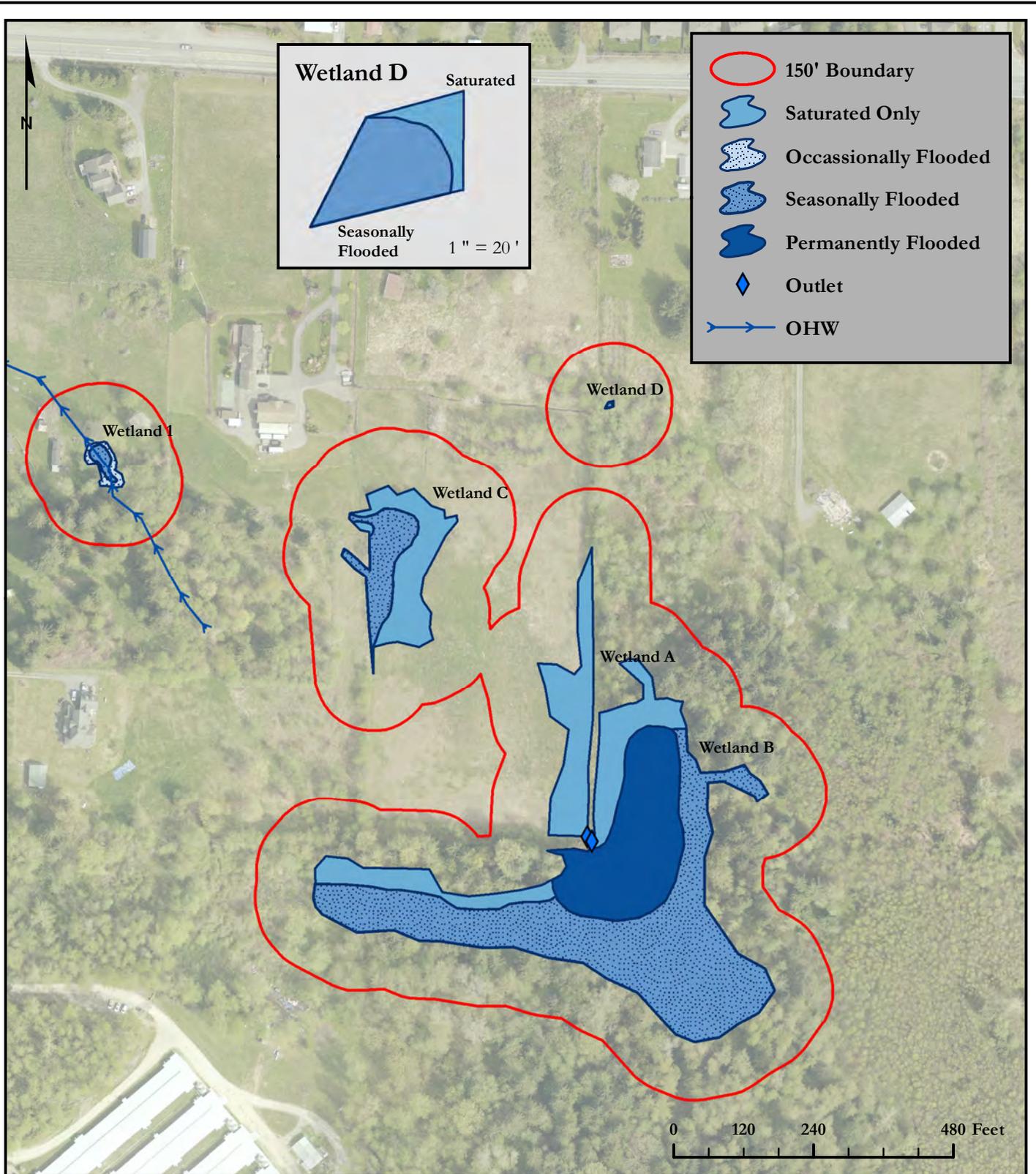

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**LINDSAY ANNEXATION**  
 8014/8228/8210/8326 172ND STREET NE  
 ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBERS:  
 31052500200600, 31052600100100,  
 31052600100200, 31052600102200, & 31052600102300

DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 250'
FIGURE NO. 1 of 7

# HYDROPERIOD MAP



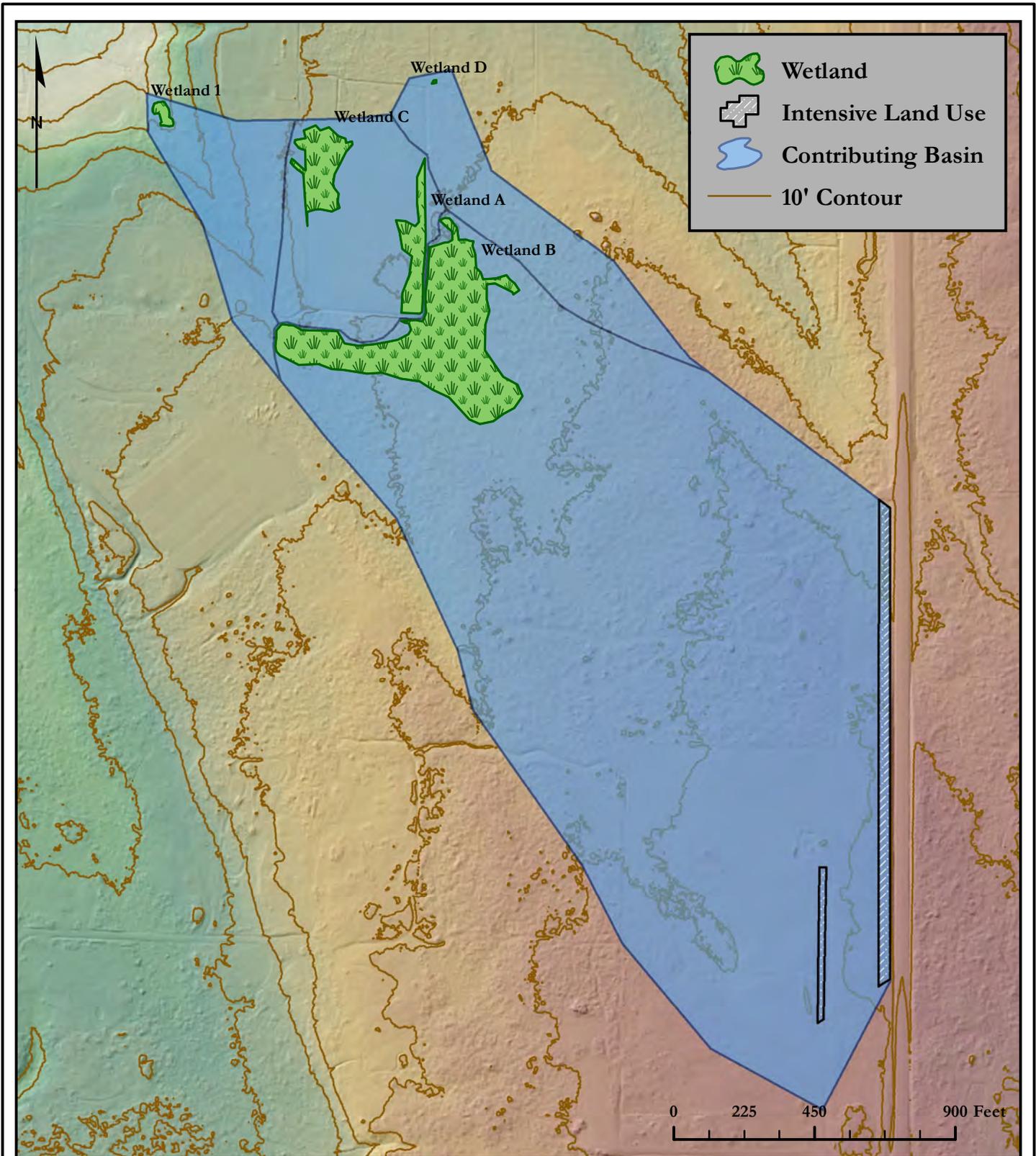

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 31052500200600, 31052600100100,  
 31052600100200, 31052600102200, & 31052600102300

DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 240'
FIGURE NO. 2 of 7

# CONTRIBUTING BASIN MAP




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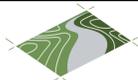
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 31052600100200, 31052600102200, & 31052600102300

DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 440'
FIGURE NO. 3 of 7

# CONTRIBUTING BASIN DATA

D.4.0 - D.5.3

Area of Contributing Basin (SF)	3,474,659
Area of Wetland 1 (SF)	3,026
<b>Percent of Wetland 1 within Contributing Basin</b>	<b>0.087%</b>
Area of Intensive Human Land Uses (SF)	66,089
<b>Percent of Intensive Human Land Use within Contributing Basin for Wetland 1</b>	<b>2%</b>
Area of Contributing Basin (SF)	2,956,041
Area of Wetland B (SF)	171,486
<b>Percent of Wetland B within Contributing Basin</b>	<b>5.801%</b>
Area of Intensive Human Land Uses (SF)	66,089
<b>Percent of Intensive Human Land Use within Contributing Basin for Wetland B</b>	<b>2%</b>
Area of Contributing Basin (SF)	3,269,379
Area of Wetland C (SF)	30,776
<b>Percent of Wetland C within Contributing Basin</b>	<b>0.941%</b>
Area of Intensive Human Land Uses (SF)	66,089
<b>Percent of Intensive Human Land Use within Contributing Basin for Wetland C</b>	<b>2%</b>
Area of Contributing Basin (SF)	220,646
Area of Wetland D (SF)	110
<b>Percent of Wetland D within Contributing Basin</b>	<b>0.050%</b>
Area of Intensive Human Land Uses (SF)	0
<b>Percent of Intensive Human Land Use within Contributing Basin for Wetland D</b>	<b>0%</b>



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DATE: 4/11/2024

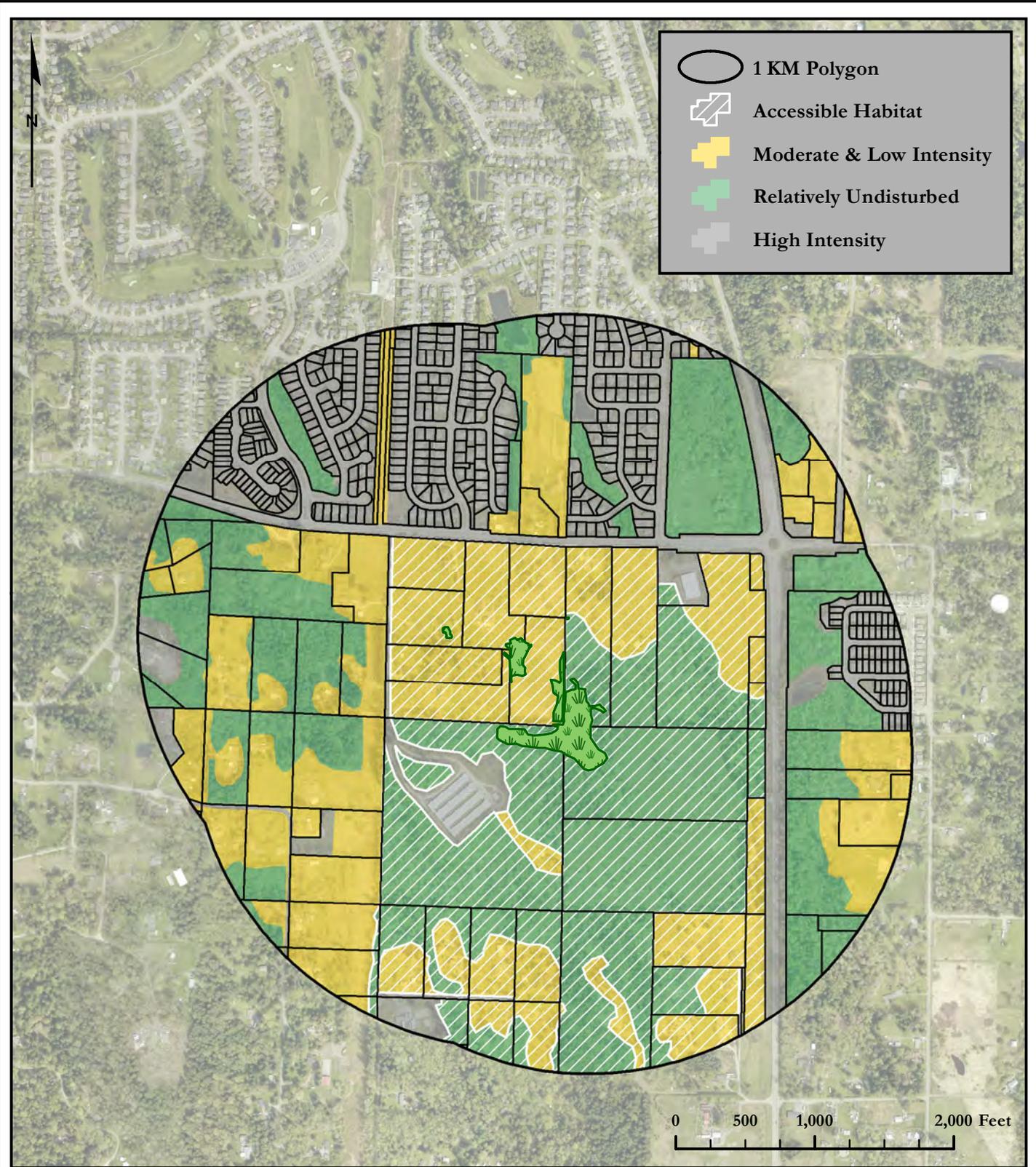
JOB: 2419.0002

BY: DDS

SCALE: NONE

FIGURE NO. 4 of 7

# HABITAT MAP




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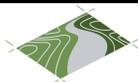
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 ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBERS:  
 31052500200600, 31052600100100,  
 31052600100200, 31052600102200, & 31052600102300

DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 1,000'
FIGURE NO. 5 of 7

# HABITAT DATA

H.2.0		
H.2.1	All Wetlands	
	Abutting Undisturbed Habitat	22.12%
	Abutting Moderate & Low Intensity Land Uses	16.71%
	<b>Accessible Habitat</b>	<b>30.47%</b>
H.2.2		
	Undisturbed Habitat	40.44%
	Moderate & Low Intensity Land Uses	33.88%
	<b>Undisturbed Habitat in 1 KM Polygon</b>	<b>57.38%</b>
H.2.3		
	<b>High Intensity Land Use in 1 KM Polygon</b>	<b>25.68%</b>



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 31052600100200, 31052600102200, & 31052600102300

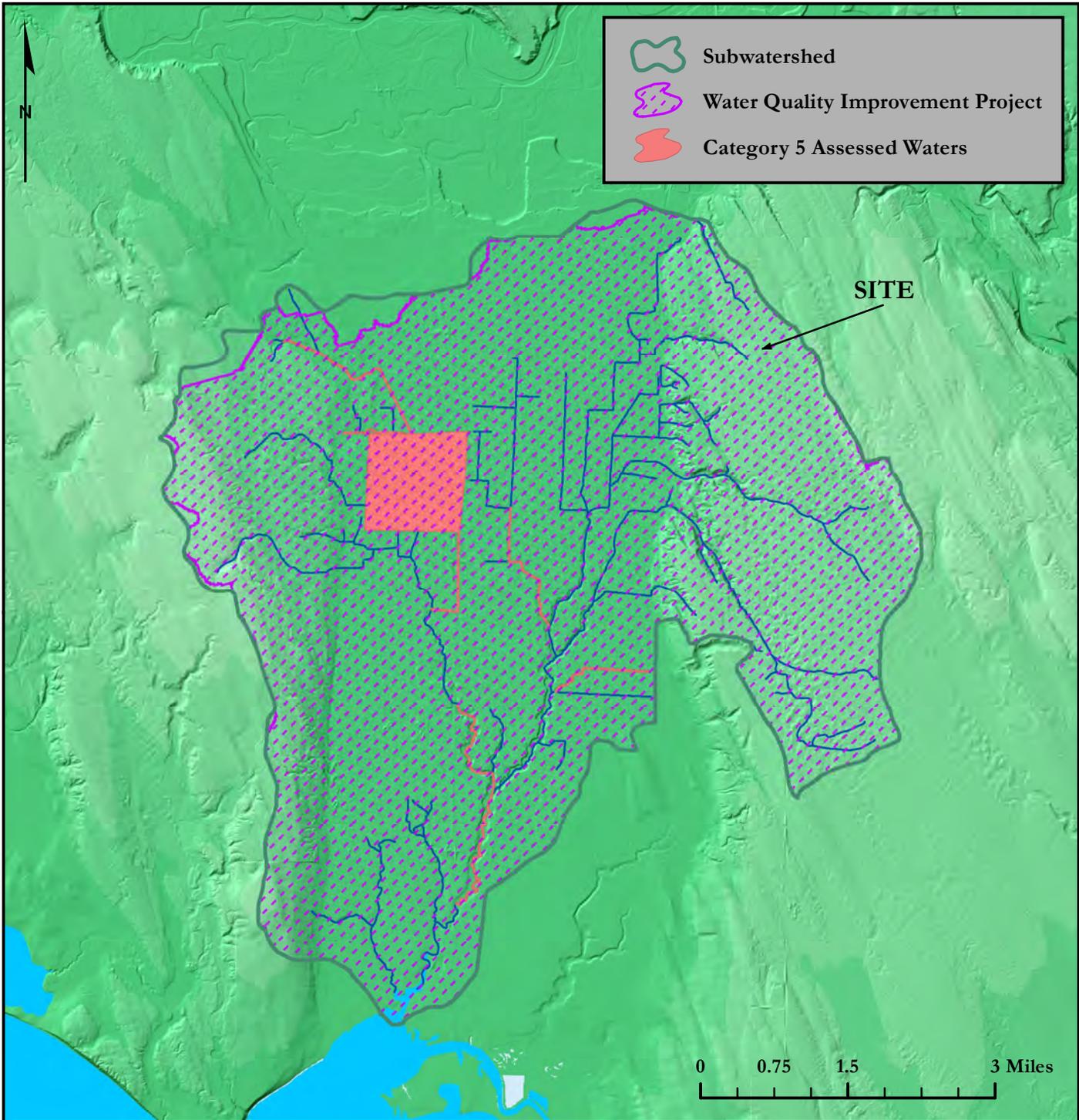
DATE: 4/11/2024

JOB: 2419.0002

BY: DDS

SCALE: NONE

FIGURE NO. **6** of 7



Name	Pollutants	TMDL ID	WRIA	Year Approved
Snohomish River Tributaries Bacteria TMDL	Bacteria	34	7	2001
Snohomish River Estuary Multiparameter TMDL	Ammonia-N, CBOD, Dissolved Oxygen	48	7	2002



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 31052600100200, 31052600102200, & 31052600102300

DATE: 4/11/2024
JOB: 2419.0002
BY: DDS
SCALE: 1" = 1.5 mi
FIGURE NO. 7 of 7

## Appendix F — Site Photographs

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General site conditions in the southeast portion of the site on 04/02/2024 (facing west).



General site conditions in the southeast portion of the site around Wetland A on 04/02/2024 (facing east).



Ditch conditions in the southeast portion of the site on 04/02/24 (facing south).



General site conditions in the north portion of the site on 04/02/24 (facing east).



General site conditions around Stream Z on 04/03/24 (facing west).



General site conditions in north ditch of the site on 04/02/24 (facing south).



General site conditions in Wetland B on 04/02/24 (facing south).



General site conditions around Wetland C on 04/02/24 (facing south).



## Appendix G — Qualifications

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All field inspections, jurisdictional wetland boundary delineations, habitat assessments, and supporting documentation, including this ***Wetland Delineation and Fish and Wildlife Habitat Assessment Report*** prepared for the ***Lindsay Annexation*** project site were prepared by, or under the direction of, Kramer Canup and Jon Pickett of SVC. In addition, the site investigations were performed by Kramer Canup, Elisabeth Gonzalez and William Bethel, report preparation was completed by William Bethel, and general project oversight and quality control was completed by Elisabeth Gonzalez and Kramer Canup.

**Kramer Canup** is a Project Manager and Environmental Scientist with 10 years of professional experience. Kramer has a professional background in project management, ecological restoration, vegetation monitoring, invasive plant management, monitoring protocol development, grant writing, tropical ecology, wildlife monitoring and environmental education. He currently manages residential and commercial projects, performs wetland and ordinary high-water delineations and shoreline assessments; conducts environmental code analysis and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the planning and permitting processes. His noteworthy experiences include supporting clients with navigating environmental regulations related to land use and development, managing wetland and riparian restoration projects, leading wetland and ordinary high water delineations throughout the Puget Sound region, and instructing study abroad courses in the Peruvian Amazon for the University of Washington.

*Education:* Bachelor of Arts in Environmental Studies with a minor in Ecological Restoration from the University of Washington. *Professional Trainings:* Basic Wetland Delineator Training with the Wetland Training Institute 40-hour USACE wetland delineation training. Kramer has been formally trained through the Washington State Department of Ecology, Coastal Training Program, How to Determine the Ordinary High Water Mark, Using the Washington State Wetland Rating System (2014), and Using the Credit-Debit Method for Estimating Mitigation Needs.

**Elisabeth Gonzalez** is an Environmental Project Manager and Scientist with 3 years of professional experience. Elisabeth has a background in project management, shoreline permitting, forest and marine ecology, and wetland delineations. Elisabeth brings experience in managing bulkhead repair and replacement projects, single-family residence planning and wetland delineations, and extensive permitting projects for marina renovations. Previously, she has managed multiple shoreline projects in assisting clients with permitting processes while implementing regulations within engineering designs. She completed her training in wetland delineations with the Wetland Training Institute in October of 2021 and has since been involved in wetland delineations all across western Washington. Elisabeth has also completed two internships with the US Forest Service and Maui Ocean Center, where she performed a variety of research-based field work and worked as a research assistant with Saving the Blue collecting data on shark species and environmental impacts on the ocean.

*Education:* Bachelor of Science in Environmental Science with a concentration in Forest and Marine Ecology and Oceanography from the University of Colorado, Boulder.

**William Bethel** is a Staff Scientist with 4 years of professional experience. William has a background in environmental science in Washington State. At Simon Fraser University, he worked

in a research lab, studying the distribution and prediction of forest soils. Previously William has managed wetland site assessments and mitigation projects for Hamer Environmental and Aqua Terra Systems Inc., managed environmental compliance at the Phillips 66 refinery in Ferndale, WA, and organized environmental education programs for the Chief Seattle Council. His education and experience have provided him with extensive knowledge on forests ecology, remote sensing, GIS, soil science, hazardous waste management and wetland monitoring. Currently, William assists in wetland, stream and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications.

*Education:* Master of Science degree in Soil Science from Simon Fraser University, Burnaby British Columbia. Bachelor of Science degree in Environmental Science with a GIS minor from Western Washington University. *Professional Trainings:* 40-hour USACE wetland delineation training with Richard Chinn. Using the Revised Washington State Wetland Rating System (2014) in Western Washington from the Washington State Department of Ecology.

City of Arlington | **Lindsay Subarea**

# **Utilities & Public Services**

## Existing Conditions Report

**September 2025**

Prepared by:  
MAKERS architecture and urban design  
Land Technologies

# 1 Utilities

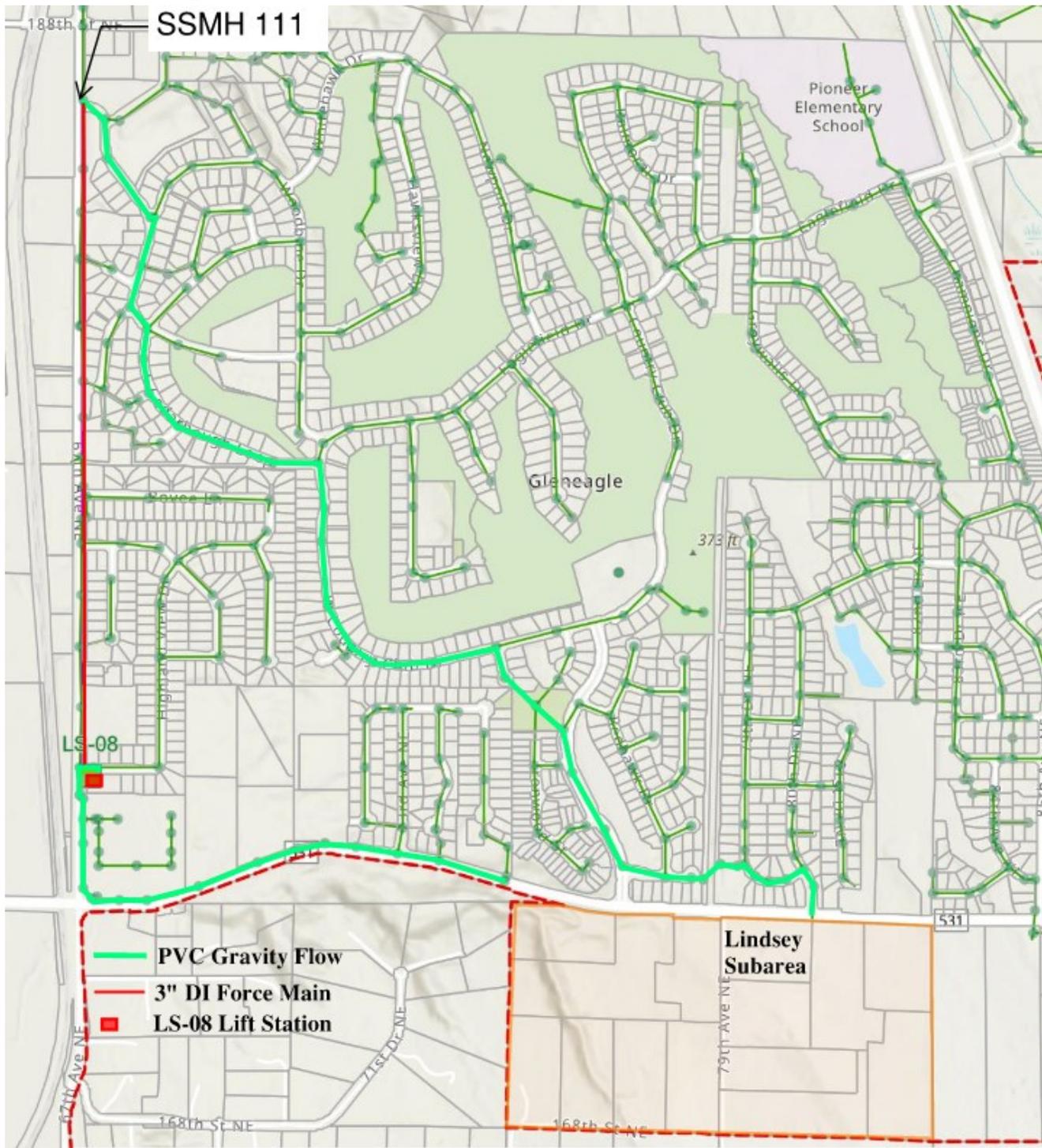
The Lindsay Subarea has utilities—electricity, natural gas, refuse service, telephone, cable, water, sewer, and stormwater—available at varying capacities to accommodate increased land use intensity. The City has recently completed updated modeling of its sewer and water infrastructure. This work evaluated system capacity for all pipe segments and the City's 15 lift stations. However, the results of this modeling have not yet been made available to assess the infrastructure that could serve the Lindsay Subarea. While modeling is not required at this planning stage, it will be necessary before construction can begin on any portion of the Subarea. The modeling will estimate available capacity, evaluate alternative routes, and routing options like gravity versus lift station. It will also provide peak load flow analyses to support phased project development.

## 1.1 Sewer

Existing homes currently use on-site septic systems. Future sewer service will be provided by City of Arlington Public Works Sewer Division. The City has approximately 72 miles of gravity flow sewer mains and about 9 miles of force mains.

**Offsite sewer infrastructure.** There is a sewer pipe stub out at the intersection of 80<sup>th</sup> Ave NE and SR 531 (172<sup>nd</sup> St NE). From here it 'spiderwebs" its way through Gleneagle to the NW corner at Woodlands Way and 67<sup>th</sup> Ave NE where it discharges into the SSMH 111. SSMH 111 is a juncture of this described flow and the manhole where the force main from LS-08 also discharges. All route options for the Lindsay Sub Area end up and MH-111 where it flows north to the Treatment Plant.

**Exhibit 1. Existing offsite infrastructure and optional routes**



Source: City of Arlington, Land Technologies, 2025

## 1.2 Water

Existing homes in Lindsay use on-site domestic wells. Future water service will be provided by the City of Arlington Public Works Water Division. The City's Water Department maintains a Water System Plan (WSP) reviewed and approved by the Department of Health to assure provision of safe and ample water supplies for public health and fire protection.

The Arlington 2024 Comprehensive Plan Final Environmental Impact Statement states that the City is currently at maximum capacity and is planning numerous facility improvements, including increasing the production capacity of the water treatment plant. The City's LOS standard for water service, which is based on maximum demand projections, is 3,959 gallons per minute (gpm). Single family residential customers use an average of approximately 158 gallons per day per connection, and multi-family customers use an average of 773 gallons per day per connection.

**Demand.** Residential consumption accounts for nearly 3/4 of the total consumption in the City of Arlington (commercial, industrial, institutional, and municipal uses compose the rest). The City's Water Plan assumes a consumption rate of 80 gallons per day per resident. On an annual basis, the average single-family residence will use about 196 gallons for outdoor and indoor use each day. Indoor use at each residence ranges seasonally from about 160 to 180 gallons each day. During summer months with their intensive outdoor uses, single family residences can use 300 gallons each day. The greatest residential uses, then, are summer activities such as lawn and garden watering, car washing, and water-based recreation, which can average 120 gallons per day.

**Offsite water infrastructure.** The existing 12-inch ductile iron water main runs along the south side of SR 531 (172<sup>nd</sup> St NE) from east of the subarea (where it downsizes from a 16-inch pipe) to 79<sup>th</sup> Ave NE. It is in the 520 pressure zone and flows from the water storage tank located east of SR 9, just east of 91<sup>st</sup> Ave NE. There are three existing fire hydrants along the frontage. This infrastructure is currently adequate for fighting fires.

The watermain serves Hilltop and Gleneagle, teeing into Hilltop at 85<sup>th</sup> Ave NE and 80<sup>th</sup> Ave NE and into Gleneagle on the west side of the 79<sup>th</sup> Ave NE utility corridor. There is no water main along SR 531 (172<sup>nd</sup> St NE) west of 79<sup>th</sup> Ave NE; pipes "spiderweb" through Gleneagle before returning to SR 531 (172<sup>nd</sup> St NE).

## Exhibit 2. Offsite water system



Source: City of Arlington, Land Technologies, 2025

Pressures at the hydrants along 172<sup>nd</sup> St NE along the Lindsay Subarea have been listed between 55 psi in the hydrant at the east end of the Subarea and as high as 101 psi at the hydrant at the NW corner of the site. This is currently adequate capacity for fighting fires. The difference in pressure may be attributed to the 100-foot difference in hydrant elevations.

## 1.3 Dry Utilities

**Electricity.** Snohomish County Public Utility District (PUD) provides electricity. The PUD has 3-phase power along the north side of SR 531 (172<sup>nd</sup> St NE) and along 79<sup>th</sup> Ave NE. Individual homes have overhead power services from these mainlines to individual homes.

**Gas.** Puget Sound Energy has mainline gas in SR 531 (172<sup>nd</sup> St NE) but unlikely serves any of these existing homes.

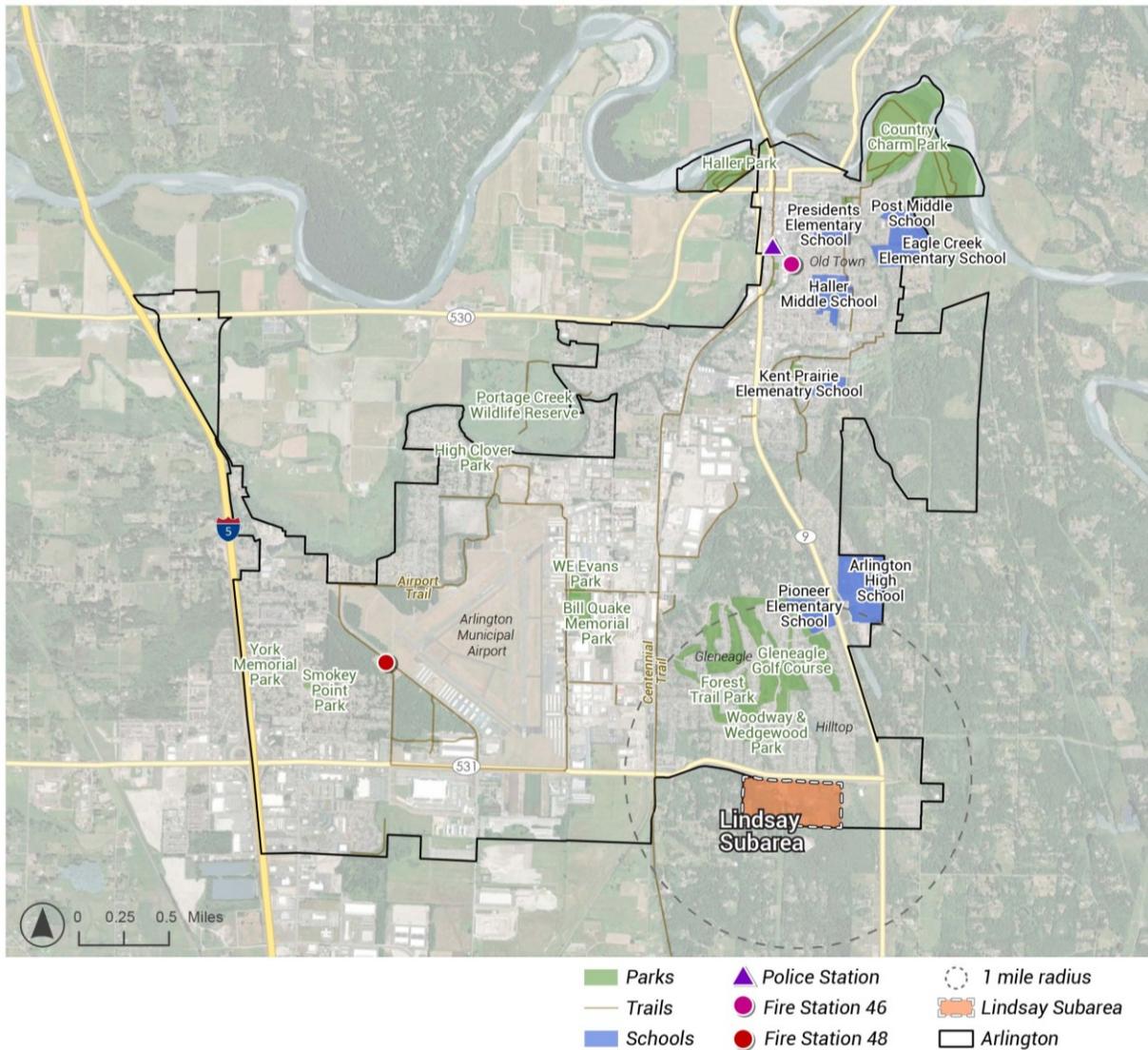
**Refuse and Recycling.** Waste Management provides service to individual homes.

**Cable/telephone.** Ziplly provides telephone service and fiber optic cable for high-speed internet, with service lines along SR 531 (172<sup>nd</sup> St NE). Ziplly has stated they have adequate service available for this area. Xfinity (Comcast) and Spectrum provide cable service to this area and have infrastructure in SR 531 (172<sup>nd</sup> St NE). Some existing homes along SR 531 (172<sup>nd</sup> St NE) have Comcast service currently.

# 2 Public Services

This section describes current conditions for parks, schools, police, and fire/emergency services. See Exhibit 3 for the location of parks, schools, police and fire facilities in the city and near Lindsay.

**Exhibit 3. Public Services in Arlington**



Source: City of Arlington, MAKERS, 2025

## 2.1 Parks

There are currently no existing parks in Lindsay. North of the Subarea are neighborhood subdivisions, Gleneagle and Northern Hilltop, with public and HOA parks, a golf course, and open space lands, interwoven within the neighborhood. See below for the inventory of parks within one mile from the Subarea and Exhibit 4 for park locations.

**Exhibit 4. Parks and Trails within 1 mile of Lindsay**

Parks	Location	Acreage	Ownership	Description
<b>Pioneer Elementary and Open Space</b>	8213 Eaglefield Dr	15 acre <sup>1</sup>	Arlington School District	School playground, multipurpose hall, and athletic field, adjacent to wooded riparian habitat with natural trails and exhibits
<b>Forest Trail Park</b>	18005 Oxford Dr	2 acre	Arlington	Park with picnic tables, play area, and sport court
<b>Wedgewood &amp; Woodway Park</b>	17510 Gleneagle Blvd	2.5 acre	Arlington	Wooded park land with picnic tables and play area
<b>Whitehawk Tot Lot</b>	Whitehawk Dr	0.09 acre	HOA	Minipark with playground
<b>Crossing at Edgecomb Creek 1</b>	172nd Ave NE	2.48 acre	HOA	Wooded minipark with two tennis courts
<b>Crossing at Edgecomb Creek 2</b>	73rd Dr NE	0.29 acre	HOA	Minipark with playground and basketball court
<b>Playworld Park</b>	174th PI NE	0.30 acre <sup>1</sup>	HOA	Minipark with playground and basketball court
<b>Eagle Heights Park</b>	179th PI NE	0.35 acre <sup>1</sup>	HOA	Minipark with playground, basketball court, and picnic shelter
<b>Gleneagle Golf Course</b>	7619 E County Club	138.2 acre	Private	Opened in 1993 with driving range, a shop, and a restaurant

Source: Parks and Recreation Master Plan, 2044

<sup>1</sup> Site area estimate excluding, if present, the building and parking footprint.

## Parks and Recreation Master Plan

Completed in 2024, the [Park and Recreation Master Plan \(PRMP\)](#) provides direction for the planning, acquisition, development, and renovation of parks, open space, recreation facilities and programs. The PRMP finds that existing parkland—172.9 acres owned by the city and 1,349.8 acres total, including land owned by HOAs, school district, state, and other entities—is sufficient to support growth if all sites are developed to capacity. The City is also continuing to protect critical areas and is exploring the purchase of development rights to preserve habitat and trail corridors.

The City's goal is for a park system that provides a park, trail, playground, community center, or other recreation facility within a 5-minute walk of any residential area measured by actual walking routes on trails, paths, sidewalks, or other routes ([Arlington PRMP](#), pp 23-24).

The PRMP identifies that “under the existing level-of-service (ELOS) for Arlington-owned park land and facilities in the city, the forecasted population increase will create a city-wide need for an additional 104.5 acres of land and 8,917 facility units (square feet, courts, fields, etc.) by the year 2050.” However, recognizing a more nuanced approach, “under the proposed level-of-service (PLOS) for all park land and facilities in the city, the forecasted population increase will create a city-wide proposal for an additional 1.0 acres of land and 29,165 facility units (square feet, courts, fields, etc.) by the year 2050” (Arlington PRMP, p. E-15).

In 2022, as part of the PRMP update, the Parks and Recreation Department completed an outreach survey to receive feedback and understand community priorities for potential park facilities improvements. 431 residents responded and key findings include:

- Multiuse trails and playgrounds were top outdoor priorities; activity centers and pools are preferred indoor facilities.
- Teen and youth programs ranked highest with strong interest in after-school and educational programs, supported by facilities such as youth centers, gyms, and children's museums.
- Environmental programs (e.g., park and trail maintenance) and outdoor recreation (e.g., hiking, camping) received moderate interest.
- Community events like farmers' markets, craft bazaars, and festivals received moderate to high support.
- Additional priorities included conserving and enhancing creek corridors, improving picnic shelters, and upgrading sports courts.

Based on this feedback and an assessment of existing facilities, the PRMP recommends conceptual projects focused on expanding trail and park capacity.

**Exhibit 5. PRMP Planned Improvements**

Proposed <sup>1</sup>	Description
SR 531/172nd St NE Trail	Extend Airport Trail east on 172nd St NE to SR-9; 1.7 miles
SR-9 Trail	Develop trail on SR-9 from Centennial Trail south to SR 531/172nd St NE
Skate Dots at Forest Trail Park	Install skate dot in park activity area
Sport court at Wedgewood Park	Install sports court in park activity area

Source: Parks and Recreation Master Plan, 2044

<sup>1</sup>Note: The park proposals are conceptual and subject to further study and coordination with public and private partnerships to refine and develop.

## SR 531 (172<sup>nd</sup> St NE) Trail Improvement

The SR 531 (172<sup>nd</sup> St NE) Trail (67<sup>th</sup> Ave to Highway 9) is a planned 12-foot-wide multi-use trail along the north side of SR 531 from 67<sup>th</sup> Ave to SR 9. The trail will be grade-separated and will include landscaping and street and pedestrian lighting. The trail will provide non-motorized access to the Cascade Industrial Center and the Centennial Trail at 67<sup>th</sup> Ave on the west end, and access to a future trail north of SR 9 that will access Old Town Arlington and other retail centers on the east end.

## Parks existing regulations

The following requirements ensure that development meets the City's goal for every residential area to have a park, trail, playground, community center, or other recreation facility within a 5-minute walk ([Arlington PRMP](#), pp 23-24). They also ensure Arlington continues to meet its existing or proposed level-of-service in terms of park land ([Arlington PRMP](#), p. E-15).

### AMC 20.52.010 - Residential mini-parks required

AMC 20.52.010 requires any residential development that creates 25 or more units to provide mini-parks or pay a fee in-lieu in addition to providing usable open space as required by AMC 20.52.030. Mini-park land must have an area of at least 65 square feet per person, as determined by average persons per unit type (e.g., studio, 2-bedroom, 3-bedroom), and each mini-park must be between 2,000 and 30,000 square feet.

## AMC 20.52.030 - Residential usable open space

Every residential development must dedicate at least 10% of the total area (minus critical areas) as usable open space.

## AMC 20.44.032 Subarea Plans - Park Requirement

As outlined in Section **Error! Reference source not found.**, the fourth element of the AMC 20.44.032 Subarea Plans supersedes the above two requirements, and similarly requires 10% of the total land area (excluding the Native Growth Protection Area (NGPA)) to be dedicated to recreational facilities, open spaces, and a trail system. This must include areas proposed to be dedicated to the city as public spaces. All dedicated parks must be a minimum of two acres in size and coordinated with the city prior to approval. The proposed trail system must be paved and connect the sidewalk network to all recreation facilities and open spaces.

## 2.2 Schools

### Arlington School District Capital Facilities Plan

The public schools that serve the City of Arlington and portions of unincorporated Snohomish County are part of Arlington Public Schools (the "District"). The District serves a student population of 5,466 with four elementary schools (K-5), two middle schools (grades 6-8), and one high school (grades 9-12). The District prepared the [Six Year Capital Facilities Plan \(2024 - 2029\)](#) to plan for future needs.

The educational service standards outlined below reflect the standards set by the District. The outlined standards apply only to regular classrooms and do not include special education rooms, labs, gyms, or other special-use spaces. For the school years of 2022-2023, the District's compliance with the minimum educational service standards was as follows.

#### Exhibit 6. Average Class Size based on Educational Service Standards 2022-2023

Grade level	Minimum Average Class Size	Reported Average Class Size
Elementary school	26	20.7
Middle school	26	19.3
High school	32	28.6

Source: Arlington School District Capital Facilities Plan, 2024

The Arlington School District operates 11 public schools within the City of Arlington. The Stillaguamish Valley School and Weston High School are housed in separate District-owned facilities and not included in the District’s capital facilities plan. The table below provides an inventory of schools owned and operated by the Arlington School District within the City of Arlington. Pioneer Elementary School and Arlington High School are located within a mile of Lindsay.

**Exhibit 7. Public School Serving the City of Arlington**

School	Building Area (sq ft)	Teaching Stations	Permanent Capacity
Eagle Creek Elementary School	57,362	28	630
Kent Prairie Elementary School	57,362	28	630
Presidents Elementary School	60,977	31	680
Pioneer Elementary School*	61,530	25	562
Post Middle School	76,323	361	9072
Hailer Middle School	86,002	311	612
Arlington High School*	273,871	63	2,0363

Source: Arlington School District Capital Facilities Plan, 2024

\*Schools within 1-mile of Lindsay.

<sup>1</sup>Includes a total of six special education classroom between Post and Hailer Middle School

<sup>2</sup>Includes 150 added seats for the replacement and expansion of Post Middle School, which is expected to be complete in 2028.

<sup>3</sup>Includes Arlington High School Addition – 256 seats, completed summer 2022.

The District has identified several projects to address student growth over the next six years, including the replacement of Post Middle School with 150 additional permanent seats and additions of portable classrooms as needed. In 2022, the Arlington High School expansion, which added 256 permanent seats, was completed to support projected enrollment growth. The recent and planned increase in permanent capacity at the middle and high school levels has created a projected surplus through 2029. However, even with the Post Middle School replacement, the District anticipates shortfalls beginning around 2028-2029. The District has begun exploring options to expand elementary school capacity.

## 2.3 Public Safety

According to the *Book 7 Public Safety* of the Comprehensive Plan, the City’s level of service for police, fire, and emergency medical services has generally kept pace with recent growth and development. With continued planning, adequate funding, and strong interagency coordination—supported by the [Arlington Police Department’s 2024 Strategic Plan](#) and

[North County Fire & EMS 2019-2044 Strategic Plan](#)—Arlington will maintain current service levels and effectively support future growth.

## Police

The Arlington Police Department (APD) is located in the Old Town neighborhood and shares facilities with City Hall and the City Council Chambers. The city's assets include a police station, police vehicles, training facilities, and equipment. The Arlington's Police Department currently employs 37 sworn officers.

APD has adopted a care-first approach to enhance public safety services by focusing on prevention, outreach, and support. A key component of this approach is the Embedded Social Worker Program, which pairs a full-time Arlington police officer with a social worker to address issues such as homelessness, substance use, and mental health. In 2020, the City also launched a two-year, \$750,000 pilot program in partnership with the Center for Justice Social Work. This initiative aims to reduce non-emergency 911 calls by delivering integrated social services in the field, such as referrals and home visits.

### 2.3.1 Fire/Emergency Services

On February 9, 2021, voters overwhelmingly approved the annexation of the Arlington Fire Department into the North County Regional Fire Authority (NCFA), also known as "North County Fire & EMS", which provide service to 25,000 people over 110 square miles, including community members of Arlington, Stanwood, and Snohomish County unincorporated areas. As of August 2021, NCFA provides fire and emergency services to the City of Arlington, including:

- Emergency fire suppression, including wildland firefighting
- Emergency medical services and transport
- Fire prevention, inspections, and plan reviews
- Public education and outreach

Arlington is served by two fire stations: Station 46 in downtown Arlington, equipped with a medic unit, engine, and brush truck; and Station 48 at the Arlington Airport, which houses a medic unit, ladder truck, and aid unit. (See Exhibit )

For emergency and medical services, the City of Arlington relies on Skagit Regional Health and Cascade Valley Hospital.

## Wildfire Risk and Response

A wildfire is any uncontrolled fire that involves vegetative fuels that occurs in wildland or wildland-urban interface areas (WUI), where wildland vegetation meets urban and suburban development. Lindsay is located within a WUI Intermix area, characterized by lower-density housing interspersed with undeveloped wildland vegetation. The Snohomish County Wildfire Hazard Map indicates that much of the City of Arlington falls within the lowest wildfire risk zone.

To mitigate wildfire risk, the City's regulations require clear property addressing to improve emergency response times, require multiple ingress and egress routes, and encourage the use of non-combustible materials in new development.

# C Conceptual Mitigation Plan

# CONCEPTUAL MITIGATION PLAN

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## LINDSAY ANNEXATION

JUNE 2025



# CONCEPTUAL MITIGATION PLAN

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## LINDSAY ANNEXATION

JUNE 20, 2025

### PROJECT LOCATION

8014, 8228, 8210, AND 8326 172<sup>ND</sup> STREET NORTHEAST  
ARLINGTON, WASHINGTON 98223

### PREPARED FOR

#### MJS INVESTORS

1140 Southeast 8<sup>th</sup> Street, Suite 200  
BELLEVUE, WASHINGTON 98004

### PREPARED BY

#### SOUNDVIEW CONSULTANTS LLC

2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335  
(253) 514-8952



**Soundview  
Consultants**  
Environmental Assessment  
Planning + Land Use Solutions

# Executive Summary

Soundview Consultants LLC (SVC) has been assisting MJS Investors (Applicant) with a conceptual mitigation plan for the proposed residential redevelopment of a 32.28-acre site located at 8014, 8228, 8210, and 8326 172<sup>nd</sup> Street Northeast within the City of Arlington, Washington. The Proposed Project Area (PPA; here forth referred to as the subject property) consists of five tax parcels situated in the Northeast ¼ of Section 26, Township 31 North, Range 05 East, W.M. (Snohomish County Tax Parcel Numbers 31052500200600, 31052600100100, 31052600100200, 31052600102200, and 31052600102300).

SVC investigated the subject property and publicly accessible areas within 300 feet of the project area for potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in December of 2022 and April of 2024. Using current methodology, the site identified four potentially-regulated wetlands onsite (Wetlands A – D) and one stream (Stream Z) on the subject property. Additionally, one offsite wetland (Wetland 1) was identified offsite to the west of the subject property. Arlington Municipal Code (AMC) 20.93.800 establishes wetland buffers based on wetland rating, and wetland water quality and/or habitat score. Wetlands A and D are classified as Category IV wetlands and are subject to a standard 40-foot buffer regardless of habitat score per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Wetlands B, C, and 1 are Category III wetlands with moderate habitat scores of (6 or 7) and are subject to a standard 110-foot buffer per AMC 20.93.830 Table 20.93-4 with the required implementation of a relatively undisturbed, 100-foot wide protected corridor between the wetlands and other areas specified in AMC 20.93.830(1)(A) and use of minimization measures. Stream Z is a Type Ns (non-fish habitat, seasonal) water per AMC 20.93.700 and is subject to a standard 50-foot buffer per AMC 20.93.730 Table 20.93-3. In addition, a 15-foot structure setback is required from the edge of any wetland or stream buffers per AMC 20.93.340. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species were identified within 300 feet of the subject property.

The Applicant proposes residential redevelopment of the subject property to include 167 single-family residences, internal site access and parking, open space areas, utilities, and stormwater facilities including several stormwater detention ponds that will disperse treated runoff to the outer portion of the wetland and stream buffer areas onsite to maintain existing site drainage patterns and hydrology. The project was carefully designed to minimize impacts to critical areas to the greatest extent feasible by fully utilizing all developable upland areas onsite. However, due to the odd shape of the subject property which constrains the orientation of development, the spatial requirements needed to provide a high-density residential development and associated infrastructure consistent with City development standards and the high capacity residential zoning designation of the site, the extent of encumbrance by the identified critical areas and associated buffers throughout the site, complete avoidance is not feasible. In order to meet density requirements and standards for open space, site access, utilities, and stormwater facilities associated with the proposed residential development, the proposed project requires the necessary, unavoidable complete fill of Wetland D, as well as the partial fill of Wetlands A and C. Additionally, permanent and temporary impacts to the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z are necessary and unavoidable in order to provide pedestrian walking trails and stormwater dispersion outfalls/trenches necessary to maintain existing site drainage patterns and hydrology. All temporary impacts will be fully restored immediately after construction is complete.

Direct impacts to Wetlands A, C, and D, indirect impacts to Wetlands A and C, and permanent impacts to the onsite wetland and stream buffer areas will be compensated through a combination of onsite, in-kind wetland creation and enhancement and buffer creation and enhancement actions. The

proposed onsite mitigation actions aim to establish higher functioning wetland habitat, improve screening and habitat between the identified critical areas and the proposed development, and, where feasible, establish protected corridors maintaining connectivity accessibility between onsite critical areas. It is anticipated that these measures will achieve a net positive ecological benefit onsite and in the greater Snohomish River watershed, and exceed the mitigation ratios establish in AMC 20.93.840(d) Table 20.93-7 to ensure no net loss of wetland or critical area buffer functions onsite. See Chapter 3 for further details and analysis.

The table below identifies the onsite critical areas and summarizes the potential regulatory status by local, state, and federal agencies.

Feature Name	Size (Onsite)	Category <sup>1</sup>	Regulated Under KCC Chapter 11.06	Regulated Under RCW 90.48	Regulated Under Clean Water Act
Wetland A	22,644 SF	IV	Yes	Yes	Likely
Wetland B	45,715 SF	III	Yes	Yes	Likely
Wetland C	29,723 SF	III	Yes	Yes	Likely
Wetland D	117 SF	IV	Yes	Yes	Not Likely
Wetland 1	NA	III	Yes	Yes	Likely
Stream Z	~160 linear feet	Type Ns	Yes	Yes	Likely

1. Washington State Department of Ecology (WSDOE) wetland rating system (Hruby and Yahnke 2023) per AMC 20.93.800 and AMC 20.93.730

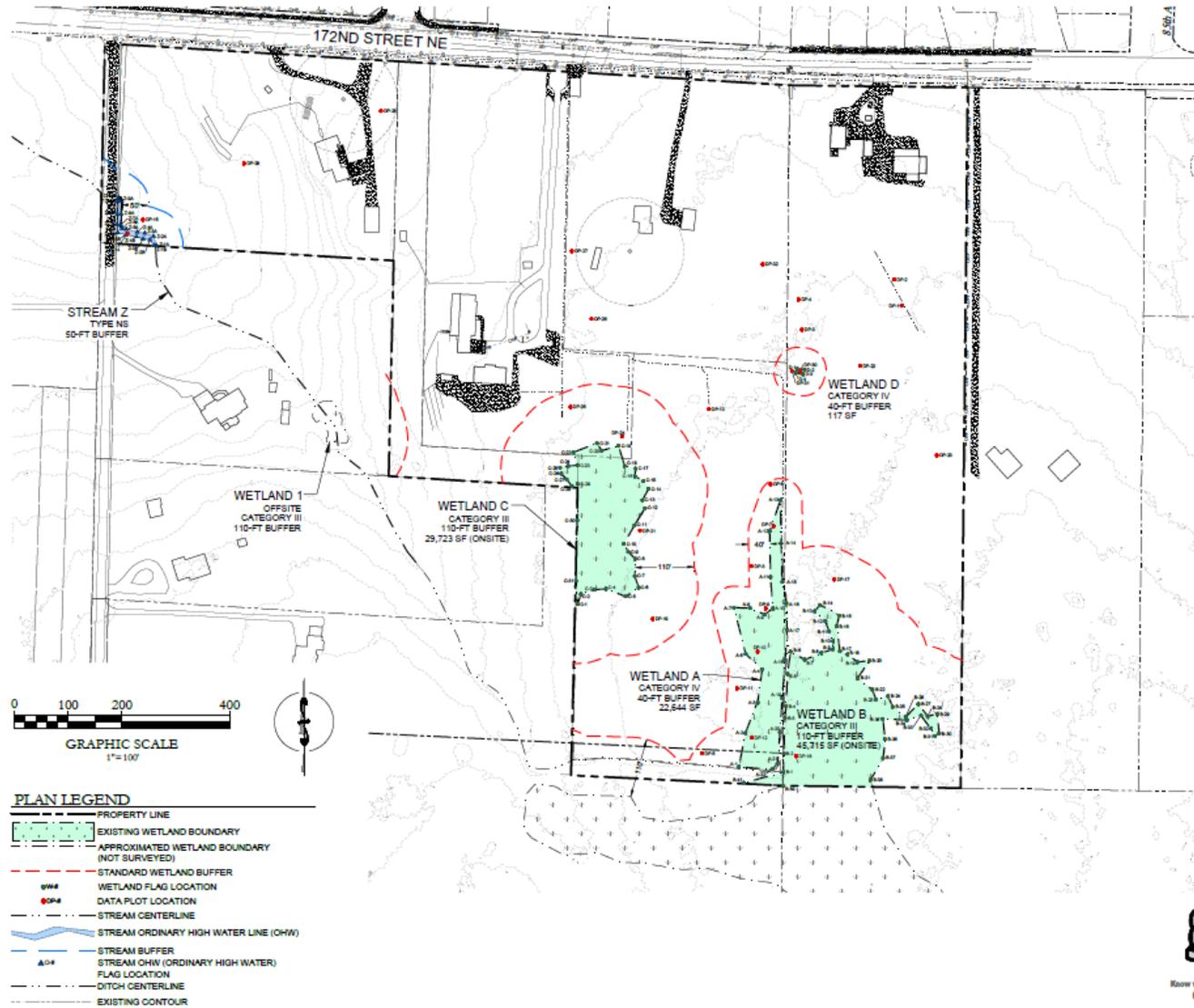
The table below summarizes the proposed critical area impacts.

Impact Type	Total Impact Area
Direct Permanent Wetland Fill	11,399 SF
Indirect Permanent Wetland Impacts	12,003 SF
Permanent Buffer Impacts	2,467 SF
Temporary Buffer Impacts	7,379 SF

The table below summarizes the planned mitigation actions.

Mitigation Type	Mitigation Area
<i>Wetland Mitigation</i>	
Wetland Creation	69,115 SF
Wetland Enhancement	29,086 SF
Wetland as Buffer Enhancement	12,003 SF
<i>Buffer Mitigation</i>	
Buffer Creation	8,684 SF
Buffer Enhancement	101,308 SF
Buffer Restoration	6,379 SF

# Site Map



## VICINITY MAP



SOURCE: BSR (ACCESSED 01/27/2025)



## APPLICANT/OWNER

NAME: MJS INVESTORS  
 ADDRESS: 11400 SE 8TH STREET, SUITE 200,  
 BELLEVUE, WA 98004  
 CONTACT: ROB RISSINGER  
 PHONE: (425) 417-6004  
 E-MAIL: ROBR@MJSINVESTORS.COM

## LOCATION

THE NE ¼ OF SECTION 26,  
 TOWNSHIP 51N, RANGE 5E, WM

## ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC  
 207 HARBORVIEW DRIVE  
 GIG HARBOR, WA 98355  
 (253) 514-8952

## SHEET INDEX

SHEET	SHEET TITLE
M1.0	EXISTING CONDITIONS
M2.0	PROPOSED SITE PLAN & IMPACTS
M3.0	PROPOSED SITE PLAN & MITIGATION
M3.1	PLANT SCHEDULE
M4.0	DETAILS

## NOTES

- SURVEY PROVIDED BY COMPANY, ADDRESS, PHONE NUMBER.
- SITE PLAN PROVIDED BY LAND TECHNOLOGIES, INC. 19620 3RD AVE NE ARLINGTON WA 98223. 360-652-9727
- SOURCE DRAWING WAS MODIFIED BY SOUNDVIEW CONSULTANTS FOR VISUAL ENHANCEMENT.



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## Appendices

- Appendix A – Existing Conditions and Site Plans
- Appendix B – Qualifications

# Chapter 1. Existing Conditions

Soundview Consultants LLC (SVC) has been assisting MJS Investors (Applicant) with a conceptual mitigation plan for the proposed residential redevelopment of a 32.28-acre site located at 8014, 82288, 8210, and 8326 172<sup>nd</sup> Street Northeast within the City of Arlington, Washington (Figure 1). The subject property consists of five tax parcels situated in the Northeast ¼ of Section 26, Township 31 North, Range 05 East, W.M. (Snohomish County Tax Parcel Numbers 31052500200600, 31052600100100, 31052600100200, 31052600102200, and 31052600102300).

The subject property is located within a rural residential setting within the City of Arlington and is partially developed with four single-family residences, associated infrastructure, gravel driveways, and garages. Much of the site consists of open fields, lawn, and small pockets of deciduous trees and shrubs, with a larger forested area located on the southeast area of the subject property. The subject property abuts 172<sup>nd</sup> Street Northeast to the north, a single-family residence and undeveloped land to the east, undeveloped forested land and chicken farm facilities to the south, and single-family residences on large lots to the west. Topography on the site generally slopes from southeast to northwest with elevations ranging from approximately 408 feet above mean sea level (amsl) to 360 feet amsl. The subject property is within the Snohomish River Watershed (Water Resources Inventory Area 7).

**Figure 1. Subject Property.**



## 1.1 Critical Area Findings

SVC investigated the subject property and publicly accessible areas within 300 feet of the project area for potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in December of 2022 and April of 2024. Using current methodology, the site identified four potentially-regulated wetlands onsite (Wetlands A – D) and one stream (Stream Z) on the subject property. Additionally, one offsite wetland (Wetland 1) was identified offsite to the west within 300 feet of the subject property. AMC 20.93.800(a) has adopted the current wetland rating system for western Washington (Hruby and Yahnke 2023). Category IV wetlands have the lowest levels of functions (scoring fewer than 16 points) and are often heavily disturbed. These are wetlands that functions may be replaced, or in some cases improved. Category III wetlands include wetlands with moderate level of functions (scoring between 16 and 19 points) that have generally been disturbed in some ways and are often less diverse or more isolated in the landscape than Category II wetlands. Wetlands A and D are classified as Category IV wetlands, and Wetlands B, C, and 1 are classified as Category III wetlands with moderate habitat scores ranging from 6 to 7 points. Stream Z is classified as a Type Ns (non-fish habitat, seasonal) water.

No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species were identified within 300 feet of the subject property during the site investigations. Critical area findings are described in a *Wetland and Fish and Wildlife Habitat Assessment: Lindsay Annexation* report by SVC dated June 21, 2024.

## 1.2 Regulatory Considerations

### 1.2.1 Local Buffer Requirements

Per AMC 20.93.830(a) Table 20.93-4, wetland buffers are based on wetland category and the level of habitat functions. Category IV wetlands are subject to a standard 40-foot buffer regardless of habitat score. Category III wetlands with moderate habitat scores ranging from 6 to 7 points are subject to standard 110-foot buffer. Table 1 below summarize the standard buffer widths for the identified wetlands. Per AMC 20.93.830(1), for wetlands with habitat scores of 6 points or more, these buffer widths presume the implementation of a relatively undisturbed vegetated corridor at least 100 feet wide protected between the wetland and:

- i. A legally protected, relatively undisturbed and vegetated area (e.g., priority habitats, compensatory mitigation sites, wildlife areas/refuges, national, county, and state parks where they have habitat management plans with areas designated as natural, natural forest, or natural area preserve);
- ii. An area that is the site of a watershed project identified within, and full consistent with a watershed plan as defined by RCW 89.08.460;
- iii. An area where development is prohibited according to the provisions of the local shoreline master program; or
- iv. An area with equivalent habitat quality that has conservation status in perpetuity, in consultation with WDFW.

Additionally, for all wetlands, regardless of category, standard buffer widths require the implementation of minimization measures described in AMC 20.93.830(a) Table 20.93-5 (Table 2 below). An Existing Conditions Exhibit is provided on Sheet 1 of Appendix A.

**Table 1. Wetland Buffer Summary.**

Wetland	Category	Habitat Score	Standard Buffer Width (Feet)
A	IV	6	40
B	III	7	110
C	III	6	110
D	IV	5	40
1	III	6	110

**Table 2. Required Measures to Minimize Impacts to Wetlands**

Disturbance	Examples of Activities and Uses that Cause Disturbances	Required Measures to Minimize Impacts
<b>Lights</b>	<ul style="list-style-type: none"> <li>• Parking lots, warehouses, manufacturing, residential, parks</li> </ul>	<ul style="list-style-type: none"> <li>• Direct lights away from critical areas and buffers</li> <li>• Day use only regulations preventing the need for lights</li> <li>• Timer on lights</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>• Manufacturing</li> <li>• Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Locate activity that generates noise away from wetlands</li> <li>• If warranted, enhance existing buffer with native vegetation planting adjacent to noise source</li> <li>• For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining establish an additional 10 ft heavily vegetated buffer strip</li> <li>• Seasonal limitations on hours of operation</li> </ul>
<b>Toxic runoff*</b>	<ul style="list-style-type: none"> <li>• Parking lots, roads, manufacturing, residential areas, application of agricultural pesticides, landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</li> <li>• Establish covenants limiting use of pesticides within 150 feet of critical area or buffer</li> <li>• Apply integrated pest management</li> </ul>
<b>Stormwater runoff</b>	<ul style="list-style-type: none"> <li>• Parking lots, roads, manufacturing, residential areas, commercial, landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Retrofit stormwater detention and treatment for roads and existing adjacent development</li> <li>• Prevent channelized flow from lawns that directly enters the buffer</li> <li>• Use Low Intensity Development technique</li> </ul>
<b>Change in water regime</b>	<ul style="list-style-type: none"> <li>• Impermeable surfaces</li> <li>• Lawns</li> <li>• Tilling</li> <li>• Forest and forest duff removal</li> </ul>	<ul style="list-style-type: none"> <li>• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</li> <li>• Retain minimum forest and forest duff</li> </ul>
<b>Pets and human disturbance</b>	<ul style="list-style-type: none"> <li>• Residential areas and parks</li> </ul>	<ul style="list-style-type: none"> <li>• Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion</li> <li>• Place wetland and its buffer in a separate tract or protect with a conservation easement</li> </ul>
<b>Dust</b>	<ul style="list-style-type: none"> <li>• Construction sites</li> </ul>	<ul style="list-style-type: none"> <li>• Use best management practices to control dust</li> </ul>

Disturbance	Examples of Activities and Uses that Cause Disturbances	Required Measures to Minimize Impacts
<b>Disruption of corridors or connections</b>	<ul style="list-style-type: none"> <li>Roads, residential, commercial, manufacturing, landscaping, stormwater</li> </ul>	<ul style="list-style-type: none"> <li>Maintain connection to offsite areas that are undisturbed</li> <li>Restore corridors or connections to offsite habitats by replanting</li> </ul>

\* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.

In order to adopt the standard buffer widths described in AMC 20.93.830(a) Table 20.93-4, the greatest light and noise generating sources (such as internal access roads) associated with the proposed development will be located interior to the development away from critical areas to the greatest extent feasible. All new runoff will be collected in stormwater detention ponds and treated prior to being dispersed to wetland and stream buffers to retain existing site drainage patterns and hydrology. Protected corridors will be established where feasible onsite, maintaining accessibility between higher functioning habitat areas for local wildlife. Furthermore, critical areas signs and fencing will be installed along the boundaries of critical areas buffers to prevent intrusion.

Stream Z onsite is classified as a Type Ns (non-fish habitat, seasonal) water. Per AMC 20.93.730 Table 20.93-3, Type Ns waters are subject to a standard 50-foot buffer. Table 3 below summarizes the standard buffer width for Stream Z.

**Table 3. Stream Buffer Summary.**

Stream	Typing	Standard Buffer Width (feet)
Z	Type Ns	50

Per AMC 20.93.730(a), stream buffer widths shall be maintained on both sides of the stream channel and all existing native vegetation shall be preserved. The existing buffer areas associated with Stream Z onsite are degraded due to mowing, and the encroachment of non-native invasive species.

Per AMC 20.93.340 an additional 15-foot building setback is required from the edge of any critical area buffer.

### 1.2.2 State Regulations

All onsite wetlands and streams are regulated as surface waters of the state by the WSDOE under the Revised Code of Washington (RCW) 90.48.

### 1.2.3 Federal Regulations

On January 18, 2023, USACE and EPA published a revised definition of “Waters of the United States” (USACE and EPA, 2023a). The revised rule became effective on March 20, 2023. On May 25, 2023, the U.S. Supreme Court issued a decision affecting the definition of Waters of the United States, or “WOTUS”, in *Sackett Et Ux. V Environmental Protection Agency Et Al.* On August 29, 2023, the US EPA and USACE issued a final rule to amend the final “Revised Definition of ‘Waters of the United States’” rule. The amendment conforms the definition of “Waters of the United States” to the U.S. Supreme Court’s decision in the *Sackett Et Ux. V Environmental Protection Agency Et Al* case.

The 2023 revised and amended definition of Waters of the United States defines “adjacent” as “having a continuous surface connection.” The revised and amended definition of “Waters of the United States” is as follows:

*(a) Waters of the United States means:*

- (1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;*
- (2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;*
- (3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;*
- (4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;*
- (5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section;*

*(b) The following are not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:*

- (1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;*
- (2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;*
- (3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;*
- (4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;*
- (5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;*
- (6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;*
- (7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and*

*(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.*

Stream Z is a tributary to Edgecomb Creek, which connects into Middle Fork Quilceda Creek, a tributary to the main stem of Quilceda Creek which outlets directly to the Puget Sound, a regulated Water of the United States (WOTUS). As such, Stream Z is regulated as a WOTUS under Category (a)(3) above. Wetlands A - C and offsite Wetland 1 all share hydrological connections to the onsite ditches that outlet into Edgecomb Creek offsite to the west; thus Wetlands A - C and Wetland 1 are likely federally regulated wetlands under the CWA, and as such are likely regulated as WOTUS under category (a)(4). Wetland D is a small, isolated depression that lacks an outlet and therefore does not share a surface water connection with potential WOTUS and does not meet the criteria of an adjacent wetland under category (a)(4).

# Chapter 2. Proposed Project

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## 2.1 Purpose and Need

The purpose of the proposed project is to provide additional housing units within the City of Arlington to help alleviate the shortage of residences in the greater Seattle area.

## 2.2 Project Description

The Applicant proposes residential redevelopment of the subject property to include 167 single-family residences, internal site access and parking, open space areas, utilities, and stormwater facilities including several stormwater detention ponds that will disperse treated runoff to the outer portion of the wetland and stream buffer areas onsite to maintain existing site drainage patterns and hydrology.

The proposed residential development requires direct impacts to Wetland D and direct and indirect impacts to Wetlands A and C in order to provide a high-density residential development and associated infrastructure consistent with City development standards and the high capacity residential site zoning. Additionally, temporary and permanent impacts to the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z are required to support the construction of a walking trail and stormwater dispersion outfalls/trenches at a location that maintains existing site drainage patterns and hydrology. The project proposes to mitigate for these impacts through a combination of onsite wetland creation and enhancement, buffer creation, and restoration of all temporary impacts.

## 2.3 Site Planning

### 2.3.1 Mitigation Sequencing

Per AMC 20.93.740 and 20.93.840, adequate mitigation must be provided in order to avoid significant environmental impacts for activities where impacts to wetlands, streams, and/or associated buffers are unavoidable. What is considered adequate mitigation will depend on the nature and magnitude of the impact. According to AMC 20.93.100, “mitigation” is defined as avoiding, minimizing, or compensating for adverse critical area impacts in the following sequential order of preference:

- a. *Avoiding the impact altogether by not taking a certain action or parts of actions.*

The project was carefully designed to minimize impacts to critical areas to the greatest extent feasible by fully utilizing all developable upland areas onsite. However, due to the odd shape of the subject property which constrains the orientation of development, the spatial requirements needed to provide a high-density residential development and associated infrastructure consistent with City development standards and the high capacity residential zoning designation of the site, the extent of encumbrance by the identified critical areas and associated buffers throughout the site, complete avoidance is not feasible. In order to meet density requirements and standards for open space, site access, utilities, and stormwater facilities associated with the proposed residential development, the proposed project requires the necessary, unavoidable complete fill of Wetland D, as well as the partial fill of Wetlands A and C. Additionally, permanent and temporary impacts to the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z are necessary and unavoidable in order to provide pedestrian walking trails and stormwater dispersion outfalls/trenches necessary to maintained existing site drainage patterns and hydrology.

- b. *Minimize or limit the degree or magnitude of actions and their implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts.*

The proposed project was carefully designed to limit critical area impacts to the minimum necessary while providing the space necessary to support a high-density residential development and associated infrastructure and maintain existing site drainage patterns and hydrology. Direct wetland impacts are limited to the fill of one small (<200 square feet), isolated Category IV wetland (Wetland D), a portion of the lower functioning, Category IV wetland (Wetland A), and a portion of Wetland C that is degraded due mowing and the encroachment of non-native invasive species. Permanent impacts to the critical area buffers onsite are situated within the outer 25 percent of the buffers and are limited to the footprint of the proposed pedestrian trail. Remaining buffer impacts are limited to temporary impacts necessary for grading during trail construction and the installation of stormwater outfalls/dispersion trenches necessary to retain existing site drainage patterns and hydrology. All buffer impacts are located in portions of the critical areas buffers degraded by prior land clearing, mowing, and the encroachment of non-native invasive species. In addition to limiting all permanent and temporary impacts to low-functioning, degraded areas onsite, minimization measures outlined in AMC 20.93.830(a) Table 20.93-5 will be implemented. Furthermore, all appropriate best management practices (BMPs) and temporary erosion and sediment control (TESC) measures consisting of silt fencing, seeding of disturbed soils, and items outlined in the project's erosion and stormwater control plans, to be prepared by a Project Engineer prior to clearing and grading activities, will be implemented throughout the duration of project construction.

- c. *Rectifying the impact by repairing, rehabilitating, or restoring the affected Mitigate any impacts by repairing, rehabilitating, or restoring the affected environment.*

All temporary buffer impacts will be fully restored immediately following the completion of site grading to prevent erosion and sedimentation. Permanent direct impacts to Wetlands A, C, and D and permanent impacts to wetland and stream buffers cannot be rectified. Indirect impacts to Wetlands A and C will ultimately transition to function as wetland buffer. Areas indirectly impacted by the proposed development consist of degraded areas impacted by prior land clearing, mowing, and the encroachment of non-native invasive species. These wetland areas will be enhanced with native vegetation to improve habitat and screening between the remainder of the wetlands and the proposed development, improving existing onsite wetland functions.

- d. *Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.*

The proposed direct and indirect wetland impacts are the result of permanent actions that cannot be reduced or eliminated over time. However, additional potential impacts to critical areas will be reduced over time through a combination of buffer and wetland enhancement activities which will include densely planting targeted, degraded areas with appropriate native vegetation. Furthermore, appropriate fencing and critical areas signs will be posted to discourage intrusion into the critical areas and associated buffers consistent with the requirements of AMC 20.93.290.

- e. *Compensating for the impact by replacing, enhancing or providing substitute resources or environments.*

Direct impacts to Wetlands A, C, and D, indirect impacts to Wetlands A and C, and permanent impacts to the onsite wetland and stream buffer areas will be compensated through a combination of onsite, in-kind wetland creation and enhancement and buffer creation and enhancement actions. The proposed onsite mitigation actions aim to establish higher functioning wetland habitat, improve screening and habitat between the identified critical areas and the proposed development, and, where feasible, establish protected corridors maintaining connectivity accessibility between onsite critical areas. It is anticipated that these measures will achieve a net positive ecological benefit onsite and in the greater Snohomish River watershed, and exceed the mitigation ratios establish in AMC 20.93.840(d) Table 20.93-7 to ensure no net loss of wetland or critical area buffer functions onsite.

*f. Monitoring the hazard or other required mitigation and taking remedial action when necessary.*

The wetland creation and enhancement areas and buffer creation and restoration areas will be maintained and monitored for a period of 10 years to ensure the success of mitigation actions, consistent with the requirements of AMC 20.93.850 and interagency guidance (WSDOE et al., 2021). Appropriate contingency measures will be implemented if monitoring indicates that the goals and performance standard of the mitigation plan are not being met.

### **2.3.2 Mitigation Requirements – Streams and Surface Water Features**

Per AMC 20.93.740(a), in order to avoid significant environmental impacts for those activities not regulated by the Shoreline Master Program and allowed pursuant to Section 20.93.720, the applicant for a land use or development permit will select one or more of the following mitigation actions, listed in order of preference:

- 1. On-site environmentally critical area restoration/improvement—Restoration or improvement in functional value of degraded on-site waterways and/or their buffers at a two to one ratio (two square feet for every one square foot impacted).*
- 2. On-site ECA/Creation—Creation of on-site waterways and their buffers at a two to one ratio (two square feet for every one square foot impacted).*
- 3. On-site ECA buffer restoration—Restoration or improvement in functional value of degraded on-site waterway buffers at a ratio of six to one.*

As mentioned in the mitigation sequencing (Section 2.3.1) described above, the proposed project requires necessary, unavoidable permanent impacts to the buffer of Stream Z to support the construction of a pedestrian trail and stormwater dispersion outfalls/trenches at a location that will maintain existing site drainage patterns and hydrology. Additional temporary impacts are also necessary for site grading and the construction of these facilities. The portions of the Stream Z buffer proposed to be impacted consist entirely of herbaceous areas degraded by mowing and the encroachment of non-native invasive species. Overall, approximately 2,467 square feet of buffer impacts are anticipated across the site, which will be offset through 8,684 square feet of buffer creation, exceeding a 2:1 ratio. Additionally, all temporary impacts will be fully restored immediately after construction is completed. With the implementation of buffer creation and restoration actions, no net loss of stream buffer functions is anticipated.

### **2.3.3 Activities Allowed in Wetland Buffers**

The proposed project requires permanent impacts to the buffers of Wetlands A, B, and C, and offsite Wetland 1 to support the construction of a pedestrian pathway and stormwater

outfalls/dispersion trenches at locations that maintain existing site drainage patterns and hydrology. Per AMC 20.93.820(3), the following activities may be permitted in wetland buffers:

*(A) Activities having minimal adverse impacts on buffers and no adverse impacts on regulated wetlands. These may include low intensity, passive recreational activities such as low impact trails in the outer twenty-five percent, non-permanent wildlife watching blinds, short-term scientific or educational activities, and sports fishing;*

The proposed pedestrian trail is a low impact development activity that is located in the outer 25-percent of the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z. Permanent buffer impacts, totaling 2,467 square feet, are limited to the footprint of the trail and will be offset through onsite buffer creation exceeding a 1:1 ratio. Temporary impacts from grading during the construction of the trail will be fully restored immediately after construction is complete. All temporary and permanent impacts are located in portions of the wetland buffers already degraded due to prior land clearing, mowing, and the encroachment of non-native invasive species.

*(B) With respect to Category III and IV wetlands, stormwater management facilities having no reasonable alternative on-site location; or*

The proposed stormwater dispersion outfalls/trenches are located within the buffers of Category III and IV wetlands; and the locations are necessary to maintain existing site drainage patterns and hydrology. Impacts associated with these features will be limited to temporary buffer impacts during construction/installation, which will be fully restored immediately after site development is complete. All stormwater will undergo enhanced water quality treatment prior to being dispersed to wetland buffers, and wetland buffer enhancement is proposed to establish a dense native plant community to further disperse and remove pollutants from runoff before it reaches the wetlands.

*(C) With respect to Category III and IV wetlands, development having no feasible alternative location when the following conditions have been met: Impacts are the minimum necessary; Buffer impacts are mitigated through buffer averaging.*

No further impacts to wetland buffers are proposed onsite.

### **2.3.4 Mitigation Requirements – Wetlands**

Per AMC 20.93.840, in order to avoid significant environmental impacts, the applicant for a land use or development permit shall compensate for unavoidable wetland impacts, listed in order of preference. What is considered adequate mitigation will depend on the nature and magnitude of the potential impact.

- 1. On-site wetlands restoration/improvement—Restoration or improvement in functional value of degraded on-site wetlands and/or their buffers at the ratio listed in Table 20.93-7 according to the wetland type.*
- 2. On-site wetlands creation—Creation of on-site wetlands and their buffers at the ratio listed in Table 20.93-7 according to the wetland type.*
- 3. On-site wetlands buffer restoration—Restoration or improvement in functional value of degraded on-site wetland buffers at the ratio listed in Table 20.93-7 according to the wetland type.*

4. *Off-site wetlands protection—Where on-site protection is not possible, dedicate an exclusive easement for the protection of equivalent (in ecological type and function) wetland and its buffer on an off-site wetland at the ratio listed in Table 20.93-7 according to the wetland type. The location of any off-site wetland mitigation area shall be located within the same watershed as the impact and as near to the site as possible, following this preferred order:*
  - A. *Contiguous to the impacted wetland,*
  - B. *Within the same drainage basin where it would best provide the same function as the impacted wetland,*  
*and*
  - C. *Elsewhere within the city.*

Compensatory mitigation for necessary, unavoidable direct and indirect wetland impacts will be provided through onsite, in kind wetland creation in order to meet the mitigation ratios specified under AMC 20.93.840(d) Table 20.93-7 and ensure no net loss of wetland functions onsite. Additional wetland and wetland buffer enhancement are also proposed in order to improve existing degraded critical areas functions onsite; however, wetland creation was determined to be more adequate to compensate for lost wetland functions due to the ratios required for enhancement to offset wetland impacts and the ability to compensate for the net loss in wetland area through wetland creation.

## 2.4 Description of Impacts

### 2.4.1 Wetland Impacts

The proposed project requires the necessary and unavoidable complete fill of Wetland D, and partial fill of Wetlands A and C (11,399 square feet of wetland fill total). Additionally, the partial fill of Wetlands A and C will result in 12,003 square feet of indirect wetland impacts. Wetland functions for the wetlands proposed to be impacted have been assessed using the *2014 Wetland Rating System for Western Washington* (Hruby and Yahnke, 2023). The wetland functions are summarized, and the wetland rating forms are provided in the *Wetland and Fish and Wildlife Habitat Assessment Report: Lindsay Annexation* (SVC, 2024). The proposed project will result in a complete loss of functions provided by total fill of Wetland D and partial loss of functions provided by partial fill of Wetlands A and C. A summary of wetland impacts is provided in Table 4. The proposed site plan and impacts are depicted on Sheet 2 of Appendix A.

- Wetland A: Wetland A is a Palustrine Emergent, Seasonally Saturated slope wetland. The proposed fill will result in the partial loss of these areas, as well as indirect impacts to additional areas that will transition to function as buffer. The portions of Wetland A proposed to be filled are degraded due to mowing, the encroachment of non-native invasive species, and the lack of native shrub and tree cover. The remaining portions of Wetland A outside of the proposed fill will continue to be representative of the existing Cowardin classes and hydroperiods.
- Wetland C: Wetland C is a Palustrine Emergent, Seasonally Saturated and Flooded depressional wetland. The proposed wetland fill will result in the partial loss of these areas, as well as indirect impacts to additional areas that will transition to function as buffer. The portions of Wetland C proposed to be filled are degraded due to mowing, the encroachment of non-native invasive species, and the lack of native shrub and tree cover. The remaining portions of Wetland C outside of the proposed fill will continue to be representative of the existing Cowardin classes and hydroperiods.

- Wetland D: Wetland D is a Palustrine Scrub-Shrub/Emergent, Seasonally Saturated depressional wetland. The proposed wetland fill will result in the complete loss of all associated wetland functions.

**Table 3. Summary of Wetland Impacts**

Wetland	HGM	Cowardin <sup>1</sup>	WSDOE Ratings <sup>2</sup>	Onsite Wetland Area	Impact Type	Impact Area
A	Slope	PEMB	IV	22,644 SF (0.52 ac)	Direct (fill)	1,499 SF (0.034 ac)
C	Depressional	PEMBC	III	29,723 SF (0.68 ac)	Direct (fill)	9,783 SF (0.225 ac)
D	Depressional	PSS/EMBC	IV	117 SF (0.003 ac)	Direct (fill)	117 SF (0.003 ac)
<b>Total Direct Wetland Impacts</b>						<b>11,399 SF (0.262 ac)</b>
A	Slope	PEMB	IV	22,644 SF (0.52 ac)	Indirect	690 SF (0.016 ac)
C	Depressional	PEMBC	III	29,723 SF (0.68 ac)	Indirect	11,313 SF (0.260 ac)
<b>Total Indirect Wetland Impacts</b>						<b>12,003 SF (0.276 ac)</b>

1. Current WSDOE rating system (Hruby and Yahnke 2023) per AMC 20.93.800.
2. Federal Geographic Data Committee (2013); class based on vegetation: PSS = Palustrine Scrub-Shrub; PEM = Palustrine Emergent. Modifiers for Water Regime or Special Situations: B = Seasonally Saturated; C= Seasonally Flooded.

## 2.4.2 Buffer Impacts

The proposed project requires 2,467 square feet of permanent impacts to the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z, as well as 7,379 square feet of additional temporary buffer impacts associated with site grading, the construction of a pedestrian trail, and the construction/installation of stormwater outfalls/dispersion trenches. These impacts will primarily result in the loss of herbaceous areas already degraded due to mowing and the encroachment of non-native invasive species. All temporary impacts will be fully restored by replanting native vegetation.

## 2.5 Authorizations

Proposed wetland impacts will require coordination and authorization from local, state, and federal agencies. The Applicant will apply for federal authorization under Section 404 of the CWA through Nationwide Permit (NWP) #29 – Residential Developments and will also require state authorization from WSDOE for Section 401 of the CWA through a Water Quality Certification and compliance with the Coastal Zone Management Program. Additionally, direct and indirect wetland impacts and buffer impacts will require coordination and authorization from the local agency (City of Arlington).

## Chapter 3. Conceptual Mitigation Plan

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The proposed project impacts and mitigation actions attempt to closely adhere to local critical areas regulations specified in AMC 20.93 while also utilizing the best available science (Granger et al., 2005; Hruby et al., 2009; WSDOE et al. 2006, and WSDOE et al., 2021). In general, compensatory mitigation should be located within the same watershed as the impact site and should be located where it is most likely to successfully replace lost functions and values that best benefit the impacted watershed. Potential compensatory wetland mitigation actions were examined in the context of both onsite and watershed processes to determine the most suitable wetland mitigation strategy.

The proposed mitigation actions are intended to compensate for lost wetland functions and values by providing an overall improvement in the quality of water quality, hydrologic, and habitat functions according to the needs of the site, local sub-basin, and overall Snohomish River watershed. The project proposes onsite wetland creation to mitigate the proposed direct and indirect impacts to Wetlands A, C, and D. In addition, onsite wetland enhancement, buffer enhancement, and buffer creation will be provided to further improve onsite wetland functions and screening between the identified critical areas and the proposed development. This chapter presents the mitigation details for the proposed residential development project. The Conceptual Mitigation Plan depicting existing conditions, proposed impacts, and onsite mitigation actions is included in Appendix A.

The Applicant will submit any proposed substantial changes to the project or mitigation plan, such as significant changes to the amount, location, or design of mitigation; the goals, benchmarks, or performance standards; the monitoring or adaptive management provisions, to WSDOE for review and approval prior to implementation. Minor changes, such as alterations to the species listed in the planting plan, will be documented in the as-built report.

### 3.1 Mitigation Strategy

#### 3.1.1 Wetland Mitigation Strategy

The onsite mitigation actions are anticipated to compensate for the proposed direct and indirect wetland impacts through 69,115 square feet (1.587 acre) of compensatory wetland creation connecting the remaining portions of Wetlands A and C on the southern portion of the subject property. The compensatory wetland creation is proposed as mitigation according to local, state, and federal rules and guidance, and the mitigation ratios established in AMC 20.93.840(d) Table 20.93-7 and joint state and federal agency guidance (WSDOE et al., 2021). The area of calculations for the compensatory mitigation area are summarized in Table 5 below. In addition to the proposed compensatory wetland creation, 32,557 square feet (0.747 acre) of wetland enhancement are proposed to further offset the loss of functions provided by the wetlands proposed to be filled and provide a net gain in wetland area and functions onsite.

**Table 5. Compensatory Wetland Mitigation Summary for Wetland Impacts**

Wetland	WSDOE Rating <sup>1</sup>	Impact Type	Impact Area (acre)	Compensation	
				Creation/Re-Establishment Ratio	Area (acre)
A	IV	Direct	0.034	1.5:1	0.051
A	IV	Indirect	0.016	0.75:1 <sup>2</sup>	0.012
C	III	Direct	0.225	2:1	0.450
C	III	Indirect	0.260	1:1 <sup>2</sup>	0.260
D	III	Direct	0.003	1.5:1	0.004
<b>Total Compensatory Wetland Creation Required:</b>					<b>0.777</b>
<b>Total Wetland Creation Proposed:</b>					<b>1.587</b>

Notes:

1. WSDOE rating according to Washington State wetland rating system for Western Washington (Hruby and Yahnke, 2023).
2. Indirect impacts are mitigated at one half the standard mitigation ratio for direct wetland impacts (WSDOE et al, 2021).

The proposed onsite wetland creation area will be located on the southern portion of the subject property, between/connecting Wetlands A and C. The wetland mitigation area has been designed to ensure the created wetland area will be protected by a minimum of a 110-foot “perimeter buffer”. The wetland creation area will be separated from the proposed development by this “perimeter buffer” at a minimum. Currently, the area surrounding the wetland creation area consists of herbaceous plants and areas degraded due to mowing, the encroachment of non-native invasive species, and lack of native trees and shrubs. Following development, the wetland creation area will be situated in a protected corridor with Wetlands A, B, and C on a site developed with a high-density residential plat that meet the criteria of a high intensity land use. According to local and joint state and federal guidance (WSDOE et al, 2021), Category III wetlands adjacent to high intensity land uses should have a protective 150-foot perimeter buffer. However, per AMC 20.93.830(a)(1), a 110-foot buffer associated with moderate land use impacts may be implemented when a relatively undisturbed vegetated corridor at least 100-feet wide is maintained between the wetland and any other protected areas, and minimization measures described in AMC 20.93.830 Table 20.93-5 are implemented. These measures will be enacted onsite to allow for a 110-foot perimeter buffer surrounding the wetland creation area. The 110-foot perimeter buffer overlaps with areas dominated by non-native invasive species and will be enhanced with native plantings (see section 3.1.2 below) to increase buffer functions surrounding the wetland creation site. The proposed wetland creation site will be further protected by the establishment of a protective easement or tract surrounding the wetland creation area and surrounding the existing wetlands and streams forming a connected corridor on the western portion of the subject property.

The goal of the proposed compensatory wetland creation is to create a larger, higher functioning forested and/or scrub-shrub depressional wetland on the southern portion of the subject property by connecting Wetlands A and C. The existing wetland areas proposed to be impacted onsite consist of predominantly emergent slope/depressional wetlands with areas of seasonal flooding and saturation that are partially degraded by mowing and the encroachment of non-native invasive species. Furthermore, Wetland D is isolated in the landscape. As such, the proposed wetland creation area situated between Wetlands A and C will provide an increase in wetland functions onsite.

The wetland creation areas will be excavated from uplands between Wetlands A and C. At a minimum, the excavation should achieve a water table within twelve inches of the soil surface during the early growing season for at least two consecutive weeks. Organic topsoil can be added to the wetland creation site as needed to provide a suitable substrate for native plantings; topsoil may be sourced from onsite or an approved offsite supplier.

Through careful design and utilization of best available science, the proposed mitigation plan has a high probability of success and persistence. The newly created wetland area will be installed in the same environment as the existing wetlands. The mitigation plan proposes to plant a variety of native tree, shrub, and groundcover species selected based on species wetland indicator statuses, targeted hydroperiods, local topography, and species currently present in the existing onsite wetland areas. By following the site preparation specifications outlined herein (e.g., excavation, topsoil installation as needed, and plantings), the wetland creation area will be able to maintain wetland hydrology during the growing season in most years to match the existing hydrologic regimes of the wetland areas proposed to be impacted and to provide functional wetland habitat.

In addition to the proposed wetland creation actions, the entirety of Wetland A and targeted areas in Wetland C that are currently degraded due to mowing and the encroachment of non-native invasive species will be enhanced by removing non-native invasive species and planting a dense assortment of native trees, shrubs, and groundcover to improve existing wetland functions onsite. Overall, the proposed wetland creation and wetland enhancement actions are anticipated to provide a net lift in wetland functions onsite when compared to the existing, degraded wetland areas proposed to be impacted by improving horizontal and vertical plant diversity which will improve opportunities for browsing, cover, and nesting, and by increasing plant density which will slow and attenuate surface runoff, improving water quality and hydrologic functions.

### **3.1.2 Buffer Mitigation Strategy**

In order to offset 2,467 square feet of permanent wetland and stream buffer impacts, 8,684 square feet of buffer creation is proposed. Additionally, targeted buffer areas (totaling 101,308 square feet) that are currently degraded due to mowing, the encroachment of non-native invasive species, and largely lacking native tree and shrub cover, will be enhanced. Throughout both the buffer creation and buffer enhancement areas, non-native invasive species and other degradations (trash, debris, etc.) will be removed, and the areas will be densely planted with an assortment of native trees, shrubs, and groundcovers. The buffer creation and enhancement areas are depicted in Appendix A.

Providing native plantings within the buffer will enhance the habitat functions and critical area protection provided by the site, improve hydrology and quality of water leaving the project site, and increase buffer screening between the wetlands, Stream Z, and proposed development. Areas of established native vegetation will be retained. Overall, the proposed project will result in a net gain in ecological functions when compared to the existing degraded conditions of the existing wetland buffers.

### **3.1.3 Mitigation Recommendations**

The wetland creation, wetland enhancement, buffer creation and buffer enhancement proposed will include, but may not be limited to, the following recommendations:

- Pre-treat invasive plants within the wetland buffer areas with a Washington Department of Agriculture approved herbicide. After pre-treatment, grub to remove the invasive plants and

replant all cleared areas with native trees, shrubs, and ground covers listed in the plan set. Pre-treatment of the invasive plants should occur a minimum of two weeks prior to removal;

- Excavate a wetland creation area contiguous with/connecting Wetlands A and C to a sufficient depth to hold wetland hydrology;
- Removal of all trash, refuse, and debris within the mitigation areas;
- Plant all mitigation areas with native trees, shrubs, and groundcovers listed in the plan set, or substitutes approved by the responsible Project Scientist, to help retain soils, filter stormwater, and increase biodiversity;
- Retention of established native vegetation where possible;
- An approved native seed mix will be used to seed the disturbed areas after planting;
- Maintain and control invasive plants annually, at a minimum, or more frequently if necessary. Maintenance to reduce the growth and spread of invasive plants is not restricted to chemical applications but may include hand removal, if warranted;
- Provide dry-season irrigation as necessary to ensure native plant survival;
- Direct exterior lights away from the critical areas wherever possible; and
- Place all activities that generate excessive noise (e.g., generators and air conditioning equipment) away from the remaining critical areas where feasible.

### **3.2 Approach and Best Management Practices**

The proposed onsite mitigation actions will provide increased wetland functions and wetland and stream protections by the maintenance or improvement of wetland and wetland and stream buffer functions onsite. Mitigation actions should occur immediately after grading is complete. Temporary erosion and sediment control (TESC) measures will be implemented that consist of high-visibility fencing (HVF) installed around native vegetation along the reduced perimeter of the buffer, silt fencing between the graded areas and undisturbed buffer, plastic sheeting on stockpiled materials, and seeding of disturbed soils. These TESC measures should be installed prior to the start of development or mitigation actions and actively managed for the duration of the project.

All equipment staging and materials stockpiles will be kept out of the critical areas and associated buffers, and the area will need to be kept free of spills and/or hazardous materials. All fill material for site preparation and road surfacing will be sourced from upland areas onsite or from approved suppliers and will need to be free of pollutants and hazardous materials. Construction materials along with all construction waste and debris will be effectively managed and stockpiled on paved surfaces and kept free of the critical areas and buffers. Following completion of the development, the entire site will be cleaned, and detail graded using hand tools wherever necessary, and TESC measures will be removed.

### **3.3 Goals, Objectives, and Performance Standards**

The goals and objectives for the onsite mitigation actions are based on replacing and improving onsite wetland and wetland and stream buffer functions impacted by the proposed project relative to existing conditions. These actions are capable of providing moderate to high levels of hydrologic, water quality, and habitat functions.

The goals, objectives, and performance standards are listed below. “Cover” is used in this Mitigation Plan to mean the proportion of the ground surface that is covered by vegetation when viewed from above. Native recruits will be utilized in assessing performance standards unless otherwise specified

for a particular performance standard. Dead or dying plants may be replaced, and replacement plants may be utilized in assessing performance standards, unless otherwise specified for a particular performance standard.

**Goal 1** – Compensate for the loss of 11,399 square feet of wetlands and 12,003 square feet of indirect wetland impacts by creating a minimum of 69,115 square feet of wetland area that provides a moderate level of habitat functions.

**Objective 1.1** – Establish a minimum of 69,115 square feet of wetland creation area between Wetlands A and C.

**Performance Standard 1.1.1** – The wetland creation area will measure at least 69,115 square feet in size as demonstrated by wetland delineations in Year 5 and Year 10. The wetland area will be delineated using the *1987 Army Corps of Engineers Delineation Manual and the 2010 Western Mountains, Valleys, and Coast Regional Supplement, Version 2*.

**Performance Standard 1.1.2** – In at least 5 out of the 10 monitoring years, the wetland creation area will have surface water or a water table or saturation within 12 inches of the soil surface for a minimum of 14 consecutive days during the growing season. Wetland hydrology will be assessed through soil pits and/or direct observations.

**Objective 1.2** – Establish forested and scrub-shrub wetland habitat within the wetland creation area with diverse horizontal and vertical vegetation structure and species richness to provide habitat for wetland-associated wildlife.

**Performance Standard 1.2.1** – At the end of Year 1, minimum plant survivorship within the wetland creation areas will be at 90 percent of the number of installed trees and shrubs (replacement of lost plants allowed). Native volunteer species may be included in the count.

**Performance Standard 1.2.2** – Native woody vegetation in the wetland creation area will provide at least 20 percent cover by Year 3, at least 30 percent cover by Year 5, at least 50 percent cover by Year 7, and 75 percent cover by Year 10.

**Performance Standard 1.2.3** – In all monitoring years, the wetland creation areas will have at least 2 species of native trees and 3 species of native shrubs.

**Objective 1.3** – Effectively control and/or eliminate non-native invasive species from the wetland creation area.

**Performance Standard 1.3.1** – Non-native, invasive plants (excluding reed canary grass) will not make up more than 20 percent cover during all monitoring years. Non-native, invasive plants are plants listed by the Washington State Noxious Weed Board.

**Performance Standard 1.3.2** – Reed canary grass cover will be reduced compared to baseline conditions established immediately prior to the mitigation actions: 15 percent reduction below baseline cover by Year 5, and 30 percent reduction below baseline by Year 10.

**Performance Standard 1.4.3** – State-listed, Class-A noxious weeds, purple loosestrife (*Lythrum salicaria*), and all non-native knotweeds and hybrids, and hybrids including *Polygonum cuspidatum*, *P. polystachyum*, *P. sachalinense*, *P. bohemicum*, etc. will be eradicated from the wetland creation area during all monitoring years.

**Goal 2** – Enhance a minimum of 41,089 square feet of existing wetlands to provide a moderate level of habitat functions.

**Objective 2.1** – Increase native woody plant cover within the wetland enhancement areas to create diverse horizontal and vertical vegetation structure and additional wildlife habitat.

**Performance Standard 2.1.1** – At the end of Year 1, minimum plant survivorship within the wetland enhancement area will be at least 90 percent of the number of installed trees and shrubs.

**Performance Standard 2.1.2** – Native woody vegetation in the wetland enhancement area will provide at least 20 percent cover by Year 3, at least 30 percent cover by Year 5, at least 50 percent cover by Year 7, and 75 percent cover by Year 10.

**Performance Standard 2.1.3** – In all monitoring years, the wetland enhancement areas will have at least 2 species of native trees and 3 species of native shrubs.

**Objective 2.2** – Effectively control non-native invasive species within the wetland enhancement areas.

**Performance Standard 2.2.1** – Non-native invasive plants, excluding reed canarygrass, will not make up more than 20 percent cover during all monitoring years. Non-native invasive plants are plants listed by the Washington State Noxious Weed Board.

**Performance Standard 2.2.2** – During all monitoring years, Reed canary grass cover will not exceed the baseline percent cover established during Year 0 (As-Built).

**Performance Standard 1.2.3** – State-listed, Class-A noxious weeds, purple loosestrife (*Lythrum salicaria*), and all non-native knotweeds and hybrids, and hybrids including *Polygonum cuspidatum*, *P. polystachyum*, *P. sachalinense*, *P. bohemicum*, etc. will be eradicated from the wetland enhancement area during all monitoring years.

**Goal 3** – Enhance 109,992 square feet of buffer (which includes 8,684 square feet of buffer creation) to offset 2,467 square feet of permanent buffer impacts and improve onsite buffer functions by creating native woody plant communities.

**Objective 3.1** – Establish 109,992 square feet of buffer enhancement areas that are vegetated with native woody plant cover to create diverse horizontal and vertical vegetation structure and wildlife habitat.

**Performance Standard 3.1.1** – At the end of Year 1, minimum plant survivorship within the buffer enhancement area will be at least 90 percent of the number of installed trees and shrubs.

**Performance Standard 3.1.2** – Native woody vegetation in the wetland buffer enhancement areas will provide at least 20 percent cover by Year 3, at least 30 percent cover by Year 5, at least 50 percent cover by Year 7, and 75 percent cover by Year 10.

**Performance Standard 3.1.3** – In all monitoring years, the buffer enhancement areas will have at least 2 native tree species and 4 native shrubs species.

**Objective 3.2**– Effectively control and/or eliminate non-native invasive species in the buffer enhancement areas.

**Performance Standard 3.2.1** – Non-native invasive plants (excluding reed canary grass) will not make up more than 20 percent cover during all monitoring years. Non-native invasive plants are plants listed by the Washington State Noxious Weed Board.

**Performance Standard 3.2.2** – During all monitoring years, Reed canary grass cover will not exceed the baseline percent cover established during Year 0 (As-Built).

**Performance Standard 3.2.3** – State-listed, Class-A noxious weeds, purple loosestrife (*Lythrum salicaria*), and all non-native knotweeds and hybrids, and hybrids including *Polygonum cuspidatum*, *P. polystachyum*, *P. sachalinense*, *P. bohemicum*, etc. will be eradicated from the buffer enhancement area during all monitoring years.

**Goal 4** – Restore 6,379 square feet of buffer to replace existing buffer functions in areas temporarily impacted by development activities.

**Objective 4.1**– Establish native plant cover within the targeted buffer areas to create diverse horizontal and vertical vegetation structure and additional wildlife habitat.

**Performance Standard 4.1.1** – At the end of Year 1, minimum plant survivorship within the buffer restoration area will be at least 90 percent of the number of installed trees and shrubs.

**Performance Standard 4.1.2** – Native woody vegetation in the buffer restoration areas will provide at least 20 percent cover by Year 3, at least 30 percent cover by Year 5, at least 50 percent cover by Year 7, and 75 percent cover by Year 10.

**Performance Standard 4.1.3** – In all monitoring years, the buffer restoration area will have at least 2 species of native trees and 3 species of native shrubs.

**Objective 4.2**– Effectively control non-native invasive species within the buffer restoration area.

**Performance Standard 4.2.1** – Non-native invasive plants will not make up more than 20 percent cover during all monitoring years. Non-native invasive plants are plants listed by the Washington State Noxious Weed Board.

### 3.4 Plant Materials and Installation

#### Plant Materials

All plant materials to be used for mitigation actions will be nursery grown stock from a reputable, local source. Only native species are to be used; no hybrids or cultivars will be allowed. Plant material provided will be typical of their species or variety; if not cuttings they will exhibit normal, densely developed branches and vigorous, fibrous root systems. Plants will be sound, healthy, vigorous plants free from defects, and all forms of disease and infestation.

Container stock shall have been grown in its delivery container for not less than six months but not more than two years. Plants shall not exhibit rootbound conditions. Under no circumstances shall container stock be handled by their trunks, stems, or tops. Seed mixture used for hand or hydroseeding shall contain fresh, clean, and new crop seed mixed by an approved method. The mixture is specified in the plan set.

All plant material shall be inspected by the Project Scientist upon delivery. Plant material not conforming to the specifications below will be rejected and replaced by the planting contractor. Rejected plant materials shall be immediately removed from the site.

Fertilizer will be in the form of Agriform plant tabs or an approved like form. Mulch will consist of sterile wheat straw for seeded areas (if necessary) and clean recycled wood chips approximately ½-inch to 1-inch in size and ½-inch thick for woody plants. The mulch material may be sourced from non-invasive woody materials sourced from the land clearing activities.

#### Plant Scheduling, Species, Size, and Spacing

Plant installation should occur as close to conclusion of the construction activities as possible to limit erosion and limit the temporal loss of function provided by the wetlands, stream and buffers. All planting should occur between September 1 and May 1 to ensure plants do not dry out after installation, or temporary irrigation measures may be necessary.

#### Quality Control for Planting Plan

All plant material shall be inspected by the qualified Project Scientist upon delivery. Plant material not conforming to the specifications above will be rejected and replaced by the planting contractor. Rejected plant materials shall be immediately removed from the site. Under no circumstances shall container stock be handled by their trunks, stems, or tops.

The landscape contractor shall provide the responsible Project Scientist with documentation of plant material that includes the supplying nursery contact information, plant species, plant quantities, and plant sizes.

#### Product Handling, Delivery, and Storage

All seed and fertilizer should be delivered in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. This material should be stored in a manner to prevent wetting and deterioration. All precautions customary in good trade practice shall be taken in preparing plants for moving. Workmanship that fails to meet industry standards will be rejected. Plants will be packed, transported, and handled with care to ensure protection against injury and from drying out. If plants cannot be planted immediately upon delivery they should be protected with soil, wet peat moss, or in a manner acceptable to the responsible Project Scientist. Plants, fertilizer, and mulch not installed immediately upon delivery shall be secured on the site to prevent theft or tampering. No

plant shall be bound with rope or wire in a manner that could damage or break the branches. Plants transported on open vehicles should be secured with a protective covering to prevent windburn.

#### Preparation and Installation of Plant Materials

The planting contractor shall verify the location of all elements of the mitigation plan with the responsible Project Scientist prior to installation. The responsible Project Scientist reserves the right to adjust the locations of landscape elements during the installation period as appropriate. If obstructions are encountered that are not shown on the drawings, planting operations will cease until alternate plant locations have been selected by and/or approved by the Project Scientist.

Circular plant pits with vertical sides will be excavated for all container stock. The pits should be at least 1.5 times the width of the rootball, and the depth of the pit should accommodate the entire root system.

Broken roots should be pruned with a sharp instrument and rootballs should be thoroughly soaked prior to installation. Set plant material upright in the planting pit to proper grade and alignment. Water plants thoroughly midway through backfilling and add Agriform tablets. Water pits again upon completion of backfilling. No filling should occur around trunks or stems. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water and install a 4- to 6-inch layer of mulch around the base of each container plant.

#### Temporary Irrigation Specifications

While the native species selected for mitigation actions are hardy and typically thrive in northwest conditions and the proposed actions are planned in areas with sufficient hydroperiods for the species selected, some individual plants might perish due to dry conditions. Therefore, irrigation or regular watering may be provided as necessary for the duration of the first two growing seasons, two times per week while the native plantings become established. If used, irrigation will be discontinued after two growing seasons. Frequency and amount of irrigation will be dependent upon climatic conditions and may require more or less frequent watering than two times per week.

#### Invasive Plant Control and Removal

Invasive species onsite to be removed include Himalayan blackberry, reed canarygrass, and any listed noxious weeds or other invasive species that are existing or may colonize the mitigation area. These species are found nearby; therefore, to ensure these species do not expand following the mitigation actions, invasive species within the mitigation areas will be pretreated with a root-killing herbicide approved for use in aquatic sites (e.g., e.g. Glyphosate 5.4 containing herbicide) a minimum of two weeks prior to being removed from the wetland and stream buffers. The pre-treatment with herbicide should occur prior to all planned mitigation actions, and spot treatment of any surviving other invasive vegetation should be performed again each fall prior to leaf senescence for a minimum of three years.

### **3.5 Maintenance & Monitoring Plan**

Conceptual Maintenance and Monitoring Plans are described below in accordance with AMC 20.93.390, and anticipated conditions from other regulatory agencies. The Applicant is committed to compliance with the mitigation plan and overall success of the project. As such, the Applicant will continue to maintain the mitigation areas, keeping the site free from of non-native invasive vegetation, trash, and yard waste.

The mitigation actions will require continued monitoring and maintenance to ensure the mitigation actions are successful. Therefore, the mitigation areas will be monitored for a period of ten years, with formal inspections by a qualified Project Scientist. Monitoring events will be scheduled at the time of construction, 30 days after planting, and minimally on an annual basis during Years 1, 2, 3, 5, 7, and 10. Closeout monitoring will also occur in Year 10. Delineation of compensatory wetland creation areas by a qualified Wetland Scientist will be conducted in Years 5 and 10 to ensure the success of the compensatory actions.

Monitoring will consist of percent cover measurements and stem counts at permanent monitoring stations, walk-through surveys to identify invasive species presence and dead or dying enhancement plantings, photographs taken at fixed photo points, wildlife observations, and general qualitative habitat and wetland function observations. Data collected during monitoring visits will be appropriate for the performance standards of the relevant monitoring year. The permanent monitoring stations will be established such that the mitigation site is representatively sampled. Circular sample plots, approximately 30 feet in diameter (706 square feet), will be centered at each monitoring station. Sample plots will be located entirely within the proposed mitigation site. Sample plot shapes may need to be adjusted to ensure that sample plots do not cross the mitigation site boundaries; adjusted sample plot shapes should maintain the same area as the 30-foot-diameter circular sample plots. Mean survivorship and percent cover measurements from the sample plots will be used to estimate survivorship and percent cover across the mitigation site.

To determine survivorship, individual tree and shrub stems within the relevant circular sampling plots will be counted. Plants which grow several stems from a single base will be counted as one individual plant. These trees and shrubs will then be recorded as dead/dying or alive. To determine percent cover and species richness of woody vegetation, each species of tree or shrub within the approximately 30-foot-diameter circular sampling plots will be recorded and identified as native or invasive. Plants may be recorded by genus if species is unable to be determined at the time of the monitoring visit. Herbaceous vegetation will be sampled from a 10-foot diameter (78.5 square feet), established at the same location as the center of each tree and shrub sample plot. Herbaceous vegetation within the sampling plot will be recorded to at least the genus level and identified as native or invasive. A list of observed tree, shrub, and herbaceous genera or species, cover estimates, and wetland indicator status will be included within each monitoring report.

### **3.6 Reporting**

Following construction, an as-built report will be submitted to the City of Arlington, WSDOE, and the USACE. Additionally, a brief monitoring report detailing the current ecological status of the wetland creation and enhancement and the buffer creation and enhancement actions, measurement of performance standards, and management recommendations will be prepared and submitted to the City of Arlington, WSDOE, and USACE within 90 days of each monitoring event to ensure full compliance with the mitigation plan.

### **3.7 Contingency Plan**

If monitoring results indicate that performance standards are not being met, it may be necessary to implement all or part of the contingency plan. Careful attention to maintenance is essential in ensuring that problems do not arise. Should any portions of the mitigation areas fail to meet the success criteria, a contingency plan will be developed and implemented with Agency approval. Such plans are adaptive and should be prepared on a case-by-case basis to reflect the failed mitigation characteristics.

Contingency plans can include additional plant installation, erosion control, and plant substitutions including type, size, and location. The Contingency measures outlined below can also be utilized in perpetuity to maintain the wetlands and buffers associated with the proposed project site.

Contingency/maintenance activities may include, but are not limited to:

1. Using plugs instead of seed for emergent vegetation coverage where seeded material does not become well-established;
2. Replacing plants lost to vandalism, drought, or disease, as necessary;
3. Replacing any plant species with a 20 percent or greater mortality rate after two growing seasons with the same species or native species of similar form and function;
4. Irrigating the mitigation areas only as necessary during dry weather if plants appear to be too dry, with a minimal quantity of water;
5. Reseeding and/or repair of wetland and buffer areas as necessary if erosion or sedimentation occurs;
6. Spot treat non-native invasive plant species; and
7. Removing all trash or undesirable debris from the buffer area as necessary.

### **3.8 Critical Area Protective Measures**

Long-term protection of the mitigation site shall be provided by placement in a separate critical area tract in which development is prohibited or by execution of an easement dedicated to the City of Arlington, a conservation organization, land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. The location and limitations associated with the mitigation area shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Snohomish County recording department.

### **3.9 Financial Assurances**

Under AMC 20.93.390(5), performance security is required to assure that all actions approved under this Mitigation Plan are satisfactorily completed in accordance with the mitigation plan, performance standards, and regulatory conditions of approval. Prior to final inspection, a maintenance and warranty security (bond) shall be obtained according to the conditions of approved development agreements with the City and appropriate permitting agencies.

## Chapter 4. Closure

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The findings and conclusions documented in this report have been prepared for specific application for the Lindsay Annexation project. These findings and conclusions have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. The conclusions and recommendations presented in this assessment report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this assessment may need to be revised wholly or in part in the future.

## Chapter 5. References

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- Arlington Municipal Code (AMC). 2025. *Chapter 20.93 – Critical Areas Ordinances*. Website: <https://www.arlingtonwa.gov/DocumentCenter/View/8106/Chapter-2093-Critical-Area-Ordinance>. Current through January 29, 2025.
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- USACE and EPA. 2023b. Revised Definition of “Waters of the United States”; Conforming. Final Rule. Federal Register. Volume 88, Number 173 (33 CFR Part 328, 40 CFR Part 120). September 8, 2023.
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- WSDOE, USACE, and EPA Region 10. 2021. *Wetland Mitigation in Washington State–Part 1: Agency Policies and Guidance* (Version 2). Washington State Department of Ecology Publication #21-06-003.

# Appendix A – Existing Conditions and Site Plans

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**Soundview Consultants**  
 Environmental Assessment • Planning • Land Use Solutions  
 P. 253.514.8952  
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 WWW.SOUNDVIEWCONSULTANTS.COM

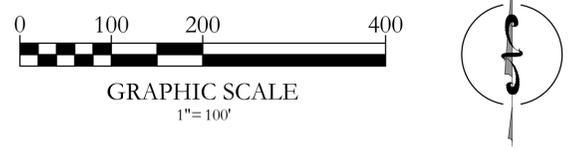
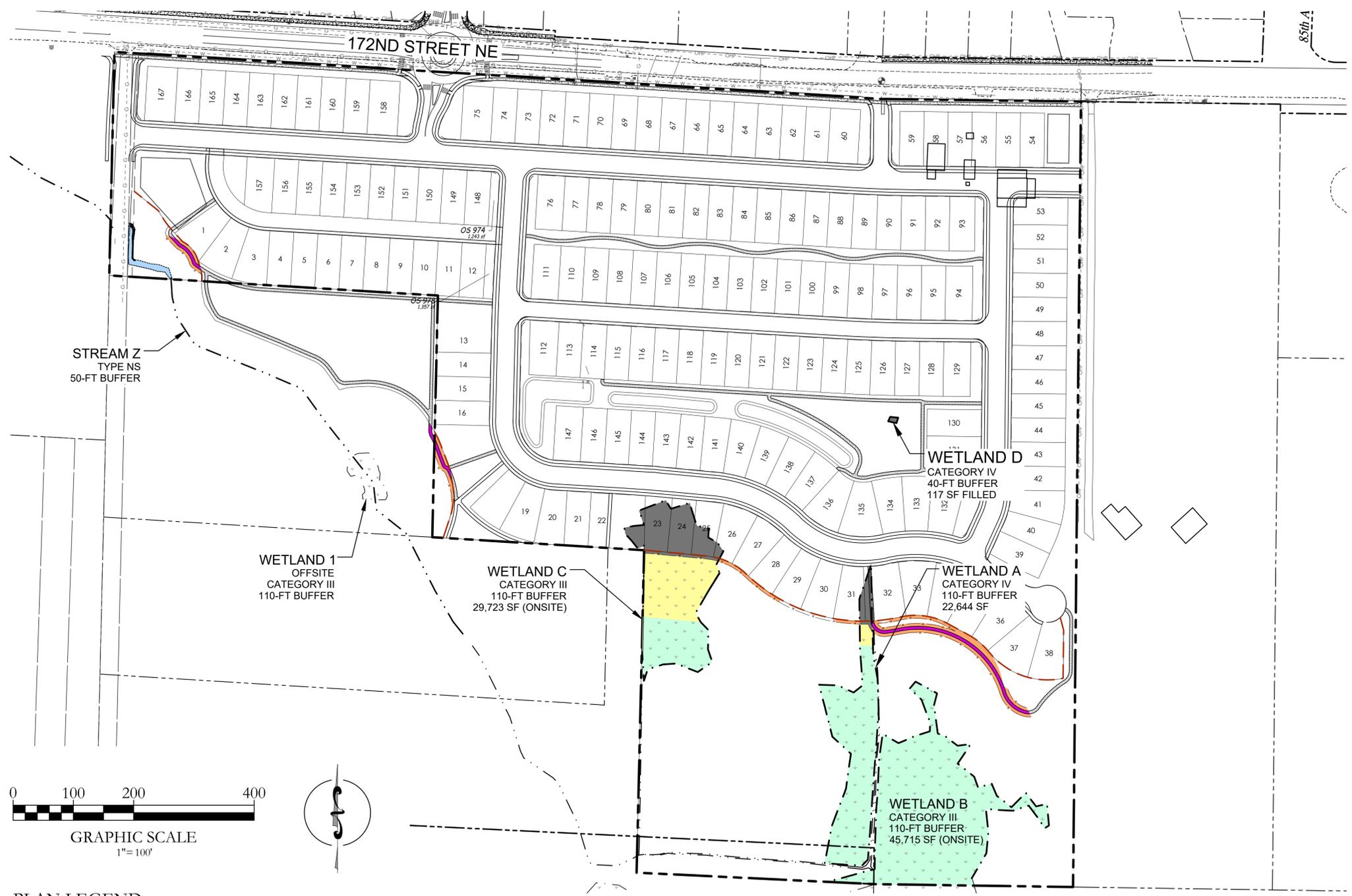
2907 HARBORVIEW DRIVE  
 GIG HARBOR, WASHINGTON 98335

**LINDSAY ANNEXATION - PENDING PROJECT**  
 8014, 8228, 8210, 8326 172ND STREET NE,  
 ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBER(S):  
 31052500200600, 31052600100100, 31052600100200,  
 31052600102200, 31052600102300

REVISIONS:	DATE	BY

DATE:	8/4/2025
SCALE:	AS SHOWN
BY:	MW
JOB #:	2419.0002
SHEET:	M2.0



**PLAN LEGEND**

- PROPERTY LINE
- WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- STREAM CENTERLINE
- STREAM ORDINARY HIGH WATER LINE (OHW)
- EXISTING DITCH CENTERLINE
- POST-CONSTRUCTION BUFFER
- PROPOSED CLEARING LIMIT

**IMPACTS LEGEND**

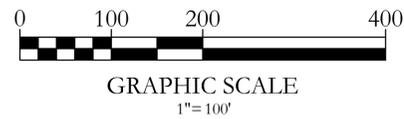
**WETLAND IMPACTS**

TOTAL WETLAND FILL	11,399 SF
FILL -- WETLAND A	1,499 SF
FILL -- WETLAND C	9,783 SF
FILL -- WETLAND D	117 SF
INDIRECT WETLAND IMPACTS	12,003 SF
INDIRECT IMPACTS -- WETLAND A	690 SF
INDIRECT IMPACTS -- WETLAND C	11,313 SF

**BUFFER IMPACTS**

TEMPORARY CONSTRUCTION RELATED IMPACTS (FOR GRADING AND UTILITIES; TO BE RESTORED)	7,379 SF
PERMANENT BUFFER IMPACTS (FOR PEDESTRIAN TRAIL)	2,467 SF

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 Current Base Area\24190002 (2419-00) PPA\_2419.dwg  
 Plotted August 4, 2025



**PLAN LEGEND**

- PROPERTY LINE
- WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- POST CONSTRUCTION BUFFER
- STREAM CENTERLINE
- STREAM ORDINARY HIGH WATER LINE (OHW)
- EXISTING DITCH CENTERLINE

**MITIGATION LEGEND**

WETLAND MITIGATION		BUFFER MITIGATION	
	WETLAND ENHANCEMENT 29,086 SF		WETLAND AS BUFFER ENHANCEMENT (INDIRECT WETLAND IMPACTS) 12,003 SF
	WETLAND CREATION 69,115 SF		BUFFER ENHANCEMENT 101,308 SF
	POST-CONSTRUCTION BUFFER/ CRITICAL AREA FENCE 1,235 SF		BUFFER RESTORATION (FOR TEMPORARY CONSTRUCTION RELATED IMPACTS) 6,379 SF
	CRITICAL AREA SIGN 23 SIGNS		BUFFER CREATION 8,684 SF

**FENCES & SIGNS**

**Soundview Consultants**  
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2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335

**LINDSAY ANNEXATION -  
PENDING PROJECT**  
8014, 8228, 8210, 8326 172ND STREET NE,  
ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBER(S):  
31052500200600, 31052600100100, 31052600100200,  
31052600102200, 31052600102300

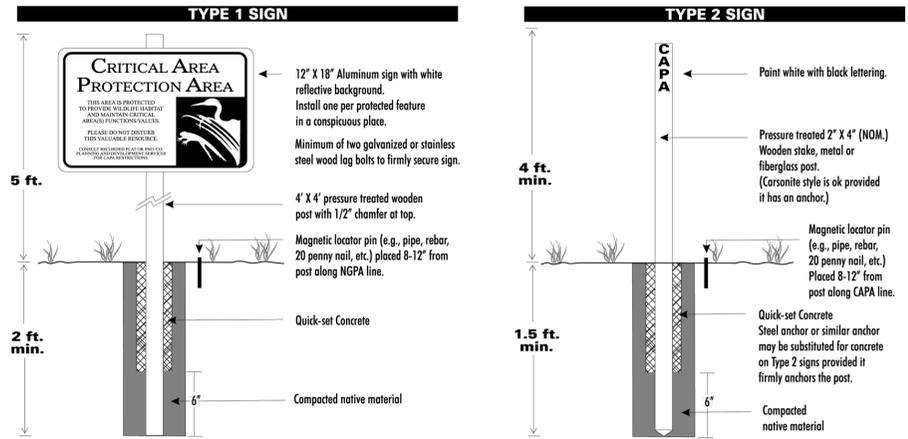
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DATE:	8/4/2025
SCALE:	AS SHOWN
BY:	MW
JOB #:	2419.0002
SHEET:	M3.0

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 Plotted August 4, 2025

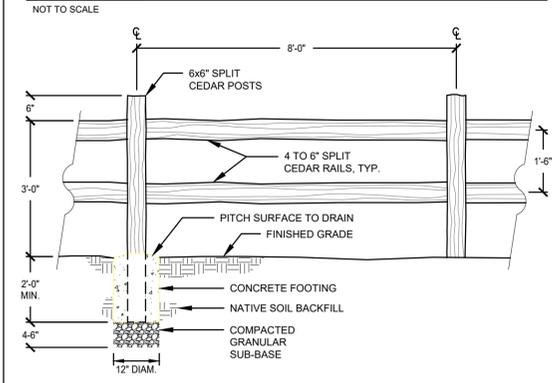


### Critical Area Protection Area Sign Installation Guidelines



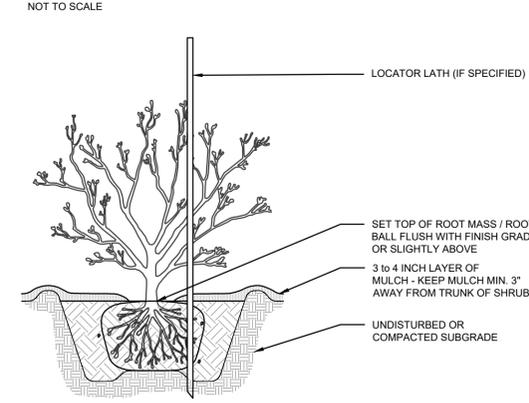
- NOTES:**
- CAPA signs shall be placed no greater than 100 feet apart around the perimeter of the Critical Area Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Critical Area Protection Area, unless otherwise approved by the County biologist.
  - Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
  - All signs must be secure and permanent.

### SPLIT RAIL FENCE DETAIL



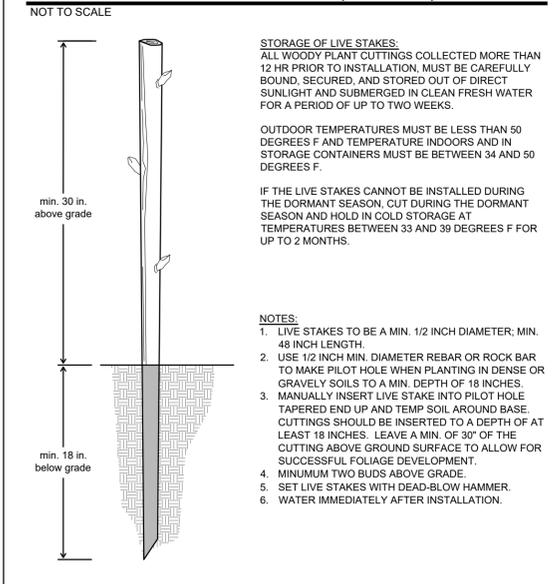
- NOTES:**
- POSTS AND RAILINGS PRE-CUT FOR ASSEMBLY.
  - 3-RAIL DESIGNS ARE PERMITTED.
  - FENCE SHALL BE PLACED AT APPROVED BUFFER EDGE.

### TREE AND SHRUB PLANTING DETAIL, TYP.



- NOTES:**
- PLANT SHRUBS OF THE SAME SPECIES IN GROUPS OF 3 TO 9 AS APPROPRIATE, OR AS SHOWN ON PLAN. AVOID INSTALLING PLANTS IN STRAIGHT LINES TO ACHIEVE A NATURAL-LOOKING LAYOUT.
  - EXCAVATE PIT TO FULL DEPTH OF ROOT MASS AND 2 X ROOT MASS DIAMETER. SPREAD ROOTS TO FULL WIDTH OF CANOPY. SCARIFY SIDES OF PIT.
  - MIDWAY THROUGH PLANTING ADD AGROFORM TABLET AND WATER THOROUGHLY.
  - BACKFILL TO BE COMPACTED USING WATER ONLY.
  - WATER IMMEDIATELY AFTER INSTALLATION.

### LIVE STAKE PLANTING DETAIL (TYPICAL)



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F. 253.514.8954  
WWW.SOUNDVIEWCONSULTANTS.COM

2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335  
98335

LINDSAY ANNEXATION - PENDING PROJECT  
8014, 8228, 8210, 8326 172ND STREET NE, ARLINGTON, WA 98223

SNOHOMISH COUNTY PARCEL NUMBER(S):  
310525002006000, 310526001001000, 310526001002000, 310526001022000, 310526001023000

REVISIONS:	DATE	BY

DATE: 8/4/2025  
SCALE: AS SHOWN  
BY: MW  
JOB #: 2419.0002  
SHEET: M4.0

S:\CURRENT\2419 MW Harborview SA\Drawings\Linsey Annexion\Graphics & Maps\CAD\A - CURRENT SW DRAWING\A -  
 Current SW Drawings\2419.0002 (2025-08) PPA\_2419.dwg  
 Created August 4, 2025  
 Plotted August 4, 2025

## Appendix B – Qualifications

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**Project Manager:** Kramer Canup

**Report Preparation By:** Monique Metza

**Map Preparation By:** Gerardo Solorzano Zaragoza

**Document Quality Assurance By:** Morgan Kirsanov

**Kramer Canup** is a Senior Project Manager and Environmental Scientist with 10 years of professional experience. Kramer has a professional background in project management, ecological restoration, vegetation monitoring, invasive plant management, monitoring protocol development, grant writing, tropical ecology, wildlife monitoring and environmental education. He currently manages residential and commercial projects, performs wetland and ordinary high-water delineations and shoreline assessments; conducts environmental code analysis and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the planning and permitting processes. His noteworthy experiences include supporting clients with navigating environmental regulations related to land use and development, managing wetland and riparian restoration projects, leading wetland and ordinary high water delineations throughout the Puget Sound region, and instructing study abroad courses in the Peruvian Amazon for the University of Washington.

*Education:* Bachelor of Arts in Environmental Studies with a minor in Ecological Restoration from the University of Washington. *Professional Trainings:* Basic Wetland Delineator Training with the Wetland Training Institute 40-hour USACE wetland delineation training. Kramer has been formally trained through the Washington State Department of Ecology, Coastal Training Program, How to Determine the Ordinary High Water Mark, Using the Washington State Wetland Rating System (2014), and Using the Credit-Debit Method for Estimating Mitigation Needs.

**Monique Metza** is a Staff Scientist III/ Junior Project Manager with 8 years of professional experience. Monique has a background in Wildlife Biology, Ecology and Conservation. She currently supports Soundview in wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects. Her noteworthy experiences include analyzing large datasets to understand bat activity and the potential presence of disease in bat populations during winter seasons, collecting environmental samples to determine presence of the White-nose syndrome causing fungus in outdoor recreation areas, translocation of bighorn sheep to decrease prevalence of pneumonia in domestic and wild populations, and managing public lands to ensure Peregrine falcon nest success over multiple years.

*Education:* Master of Arts and Science in Biology from the college of William & Mary, Virginia. Bachelor of Science in Organismal Biology from Montana State University, Bozeman. *Professional Licenses/Certifications:* Desktop GIS (Pace University). Wildlife Chemical Restraint and Immobilization Certification (Center for Wildlife Studies). Animal Health Certification (Baldy View Regional Occupational Program). Animal Science Certification (Baldy View Regional Occupational Program). *Professional Trainings:* Wildland Firefighter Type 2 (USFS). *Qualified Author and Scientist Lists:* 2022 Summer Acoustic Bat Monitoring Field Report, Devils Tower National Monument. National Park Service. 2021 Summer Acoustic Bat Monitoring Field Report, Devils Tower National Monument. National Park Service. *Publications:* Metza, M.L., Swaddle, J.P., (2024). Bats and Rockreation: is

recreation a vector of *Pseudogymnoascus destructans* at Devils Tower National Monument?  
[Unpublished master's thesis]

**Gerardo Solorzano Zaragoza** has been a licensed Architect in Mexico since 2016, with 7 years of professional experience. Gerardo has a background in Architectural design for residential structural and industrial design. Currently he works with landscape, mitigation, tree assessment, and grading plans. Experience includes 7 years of AutoCAD and more than 11 years as a student using Architectural CAD programs for all types of processes.

*Education:* Bachelor of Architecture from Mexico Colima State University & specialty of Design and History of Art (2016). *Professional training:* 6 months Architectural design company (Punto Arquitectura Guadalajara Mexico, 2015) 6 months Architectural design company (Dcasa, Colima Mexico, 2015), Using professional blueprints, engineer calculations, CAD programs & files, structural & installations.

**Morgan Kirsanov** is an Environmental Scientist III with 6 years of professional experience. She has a background in marine and freshwater ecology, wildlife and natural resource assessments, and monitoring wetland and riparian habitat restoration sites in the Pacific Northwest. She currently assists with performing wetland, stream, and shoreline delineations and fish and wildlife habitat assessments, conducting environmental code analysis, and preparing and/or providing final quality assurance/control for various types of scientific reports and permits for agency submittal. Her noteworthy experiences include analyzing datasets for wetland hydrology monitoring, collecting eDNA samples from streams for analysis, providing document quality assurance on critical area reports, mitigation plans, and permitting documents prior to submittal, and assisting with Endangered Species Act documentation for federal permit submittals.

*Education:* Bachelor of Science degree in Biology with Marine Emphasis from Western Washington University, Bellingham. *Professional Training:* 40-hour Wetland Delineation Training (Western Mountains, Valleys, and Coast and Arid West Regional Supplements), Using the 2014 Wetland Rating System, How to Determine the Ordinary High Water Mark, and Using the 2021 Interagency Wetland Mitigation Guidance. *Qualified Author and Scientists Lists:* Pierce County Wetland Specialist.

# **D Updated Pending Project Area Site Plan and Mitigation**

A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

9/22/2025 11:32 AM

LEGEND	
	Property in Contract
	Boundary Line
	Existing Section Line
	Existing Right-of-Way Line
	Existing Lot Line
	Existing Easement Line
	Existing Road Centerline
	Existing Edge of Asphalt
	Existing Wetland
	Existing Wetland Removed
	Wetland Addition
	Existing Wetland Excavation
	Existing Wetland Buffer
	Existing Wetland Buffer Removed
	Wetland Buffer Addition
	Residential Usable Open Space (RUOS)
	Unqualified Open Space (OS)
	Private Open Space



EXHIBIT PROJECT AREA

Z:\MUS Investors - Lindsay Annexation Master Planning\Sheets\EI Exhibit Project Area.dwg

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**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727



PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Mer, Alex  
DATE: 11/11/2024  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

11201 SE 8th Street, Bellevue, WA 98004

Lindsay Subarea Plan

7530 172nd St. N.E., Everett, WA 98204  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXHIBIT PROJECT AREA - PENDING PROJECT

SHEET  
E1 of E1

24x36

25 109347 LDA

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MAKING A WAY OUT OF NO WAY