



October 6, 2022

Keystone Land, LLC
Attn: Joe Long
13805 Smokey Point Blvd, #102
Marysville, WA 98271

RE: Critical Area Reconnaissance Report for Olympic Vista, 4128 Sunnyside Blvd, Marysville, WA; Parcel Number: 29050300102200

Wetland Resources, Inc. (WRI) performed a site reconnaissance on December 21, 2021, to locate wetlands and streams on and near the subject property. The site is located at 4138 Sunnyside Boulevard, in the city limits of Marysville, Washington. The Public Land Survey System (PLSS) locator for the subject property is Section 3, Township 29N, Range 5E, W.M. It is situated within the Snohomish Watershed, Water Resources Inventory Area (WRIA) 7.



Figure 1 – Aerial photograph of subject property.

The project site is a 5.46-acre parcel, currently developed with a single-family residence and outbuildings in the eastern portion, with maintained pasture across the remainder. Surrounding

land use is primarily single-family residential with high-density developments to the north, south, and east. Olympic View Park is located adjacent to the west of the site, which borders Ebey Slough and the associated floodplain.

Site topography slopes moderately to the west. On-site vegetation consists of ornamental species around the residence and managed pasture grasses across the rest of the site. Soils underlying the property are very dark brown (10YR 2/2) to very dark grayish brown (10YR 3/2) in the upper layer with a dark brown (10YR 3/3) to dark yellowish brown (10YR 4/4) sublayer. Soils are a gravelly loam throughout the profile and were moist at the surface during our December 2021 investigation, during a period that was wetter than normal. No hydric soil indicators are met on the site.

REVIEW OF EXISTING INFORMATION

Prior to conducting the on-site investigation, public resource information was reviewed to gather background information on the study area and surrounding areas regarding wetlands, streams, and other critical areas.

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory:
(<http://www.fws.gov/wetlands/Data/mapper.html>)
The National Wetland Inventory (NWI) identifies a linear riverine feature approximately 300 feet off-site to the west. A large wetland complex is also mapped approximately 300 feet off-site to the west. No other features depicted on or near the subject property.
- WDFW Priority Habitat and Species (PHS) Interactive Map:
(<http://wdfw.wa.gov/mapping/phs/>)
The Priority Habitats and Species Map maps a wetland complex and associated fish stream approximately 300 feet off-site to the west. The stream is depicted as an Occurrence/Migration priority area for the following species: Fall Chinook (*Oncorhynchus tshawytscha*), Coho (*O. kisutch*), Fall Chum (*O. keta*), Winter Steelhead (*O. mykiss*), Odd-Year Pink (*O. gorbuscha*), and Dolly Varden/ Bull Trout (*Salvelinus malma* and *S. confluentus*).
- WDFW SalmonScape:
(<http://apps.wdfw.wa.gov/salmonscape/map.html>)
SalmonScape identifies a stream approximately 300 feet off-site to the west with presumed presence of Fall Chinook (*Oncorhynchus tshawytscha*), Coho (*O. kisutch*), Fall Chum (*O. keta*), Winter Steelhead (*O. mykiss*), Odd-Year Pink (*O. gorbuscha*), and Dolly Varden/ Bull Trout (*Salvelinus malma* and *S. confluentus*). No other features are mapped on or near the subject parcel.
- WDNR Forest Practices Application Mapping Tool (FPAMT):
(<https://fortress.wa.gov/dnr/protectiongis/fpamt/index.html#>)
FPAMT maps a Type N stream approximately 300 feet off-site to the west. No other features are mapped on or near the subject site.

- City of Marysville – Critical Areas Interactive Mapper
(<https://marysvillewa.maps.arcgis.com/apps/webappviewer>)
This resource does not map any wetlands or streams on the site. A Category I wetland is shown approximately 150 feet off-site to the west. Additionally, a Category III wetland is mapped approximately 400 feet off-site to the east. The Ebey Slough floodplain is mapped approximately 300 feet off-site to the west. No other features are depicted on or near the subject property.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey:
(<http://websoilsurvey.nrcs.usda.gov/app/>)
The Web Soil Survey identifies the soils underlying the site as Tokul gravelly medial loam, 0 to 8 and 8 to 15 percent slopes. Tokul is not rated as a hydric soil.

METHODOLOGY

Wetland areas were determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010) as required by Marysville Municipal Code (MMC) 22E.010.060. Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

The presence of the ordinary high water marks (OHWM) of streams was determined using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et. al. 2016). Streams are classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030, and MMC 22E.010.210.

FINDINGS

Based on our examination of the site, no critical areas or buffers are located on the subject property. Wetlands located within Olympic View Park adjacent to the west of the site were mitigated as part of the City’s development of the park, so buffers do not extend onto the subject property from those wetlands. No other wetlands or streams are located close enough to cast buffers onto the site.

USE OF THIS REPORT

This Critical Area Reconnaissance Report is supplied to Keystone Land, LLC, as a means of determining the presence of on-site and adjacent critical areas, as required by the City of Marysville. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



John Laufenberg, PWS
Principal Ecologist

Attachments: Wetland Determination Data Forms
Critical Area Reconnaissance Map

SOIL

Sampling Point: S1

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

Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-5	10YR 3/2	100					sil	Dry
5-18	10YR 3/4	100					grl	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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)	Indicators for Problematic Hydric Soils³:
<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)

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

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) (except 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"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <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:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

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

Remarks:

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

Project/Site: Olympic Vista City/County: Marysville Sampling Date: 12/21/21
 Applicant/Owner: Keystone Land LLC State: WA Sampling Point: S2
 Investigator(s): JL Section, Township, Range: S3, T29N, R5E W.M.
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): <5
 Subregion (LRR): LRR-A Lat: 48.033854 Long: -122.148680 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

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"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions prior to site visit were "Wetter Than Normal" prior to site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	Notes
Tree Stratum (Plot size: 5m radius)					
1. None		0			
2.					
3.					
4.					
		0	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. None		0			
2.					
3.					
4.					
5.					
		0	= Total Cover		
Herb Stratum (Plot size: 1m radius)					
1. <u>Agrostis capillaris</u>		60	Y	FAC	
2. <u>Poa pratensis</u>		30	Y	FAC	
3. <u>Cirsium arvense</u>		10	N	FAC	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
		100	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)					
1. None		0			
2.					
		0	= 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 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 *Maintained Pasture

SOIL

Sampling Point: S2

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

Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-4	10YR 3/2	100					grl	Dry
4-12	10YR 3/3	100					grl	Dry
12-18	10YR 4/4	100					grl	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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)	Indicators for Problematic Hydric Soils³:
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<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
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2 cm Muck (A10)
 Red Parent Material (TF2)
 Very Shallow Dark Surface (TF12)
 Other (Explain in Remarks)

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

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

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) (except 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"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <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:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

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

Remarks:

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

Project/Site: Olympic Vista City/County: Marysville Sampling Date: 12/21/21
 Applicant/Owner: Keystone Land LLC State: WA Sampling Point: S3
 Investigator(s): JL Section, Township, Range: S3, T29N, R5E W.M.
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 5%
 Subregion (LRR): LRR-A Lat: 48.033854 Long: -122.148680 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

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"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions prior to site visit were "Wetter Than Normal" prior to site visit.	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: 5m radius)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>	0			Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
	0	= Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: 3m radius)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
1. <u>None</u>	0			
2. _____				
3. _____				
4. _____				
5. _____				
	0	= Total Cover		
<u>Herb Stratum</u> (Plot size: 1m radius)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Agrostis capillaris</u>	90	Y	FAC	
2. <u>Poa pratensis</u>	10	N	FAC	
3. <u>Ranunculus repens</u>	10	N	FAC	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	100	= Total Cover		
<u>Woody Vine Stratum</u> (Plot size: 1m radius)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. <u>None</u>	0			
2. _____				
	0	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				
Remarks:				

CRITICAL AREA RECONNAISSANCE MAP

OLYMPIC VISTA

PORTION OF SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.



LEGEND

— SUBJECT PROPERTY

○ S1 DATA SITE

Scale 1" = 100'

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

CRITICAL AREA RECONNAISSANCE MAP
OLYMPIC VISTA
MARYSVILLE, WA

Keystone Land, LLC
13805 Smokey Pt Blvd, #102
Marysville, WA 98271

Sheet 1/1
WRI #: 21382
Drawn by: JL
Date: 10.06.2022