

19 October 2023

Cornerstone Homes  
Mr. Joe Long  
13805 Smokey Point Blvd.  
Marysville, WA 98271

via email: joe@CornerstoneHomes.com

**Re: *Property at 3209-83<sup>rd</sup> Ave NE; Marysville, WA***

Dear Mr. Long,

On 18 October 2023, a field reconnaissance was performed of the Feizbakhsh Property (herein referred to as, "The Property") at 3209-83<sup>rd</sup> Avenue NE, Marysville, WA to determine the presence of critical areas protected by City of Marysville Critical Areas Management (Chapter 22.E010). Prior to the site visit, a GIS-based aerial photograph of the parcel and a City of Marysville critical areas map were reviewed to determine the presence of any documented critical areas. No sensitive areas were discovered. This letter describes results of the field reconnaissance.

The ~2.0-acre property was inspected for critical areas specific to wetlands and fish and wildlife habitat conservation areas. Vegetation was assessed and shallow soil pits were excavated to inspect soils and subsurface hydrology. The holes were excavated in depressions and/or within vegetation that indicates the potential presence of wetlands.

The Property is currently bordered to the north and south by parcels in the early or later stages, respectively, of single-family development. The Property itself does not contain any standing residential structures. Vegetation on the western half of the parcel indicates prior clearing and grading activity. Remnants of a prior residence are also present. Further east the property transitions into more natural vegetation typical of upland forest. Forested areas contain well-developed tree and sapling/shrub strata. Tree canopy is dominated by red alder, western red cedar, and Douglas fir. The sapling/shrub layer includes, but is not limited to, salmonberry, sword fern, vine maple, red elderberry and Indian plum. Invasive species consist mostly of Himalayan blackberry and reed canary grass, most common along property margins or disturbed ground. English holly is also present in forested areas. Observed vegetation is typical of assemblages found in temperate forest and/or disturbed areas (Pojar and MacKinnon 1994).

Soil pits in some areas revealed surface layers of very dark brown soil (matrix value of 2 with chroma of 2), with no hydric soil indicators. Most soil pits showed dark brown or more yellowish-brown soil. All soils were loose and dry. No subsurface hydrology was observed in any soil pit.

No wetland soils or vegetation usually found in wetlands was documented on the Property on the date of the reconnaissance. Furthermore, no regulated watercourse or habitat for species of local importance was observed. A small (<0.5 acre) Category IV wetland exists on an adjacent parcel to the east. A description of this wetland is below.

### **Off-Site Wetland on Parcel 8904110539 to the east**

The initial wetland delineation on Parcel 8904110539 was performed by Wetland Resources, Inc. in 1996. The delineation is summarized in a Critical Areas Report prepared as per Snohomish County Critical Areas Regulations, Amended Ordinance No. 96-011 and submitted to Snohomish County. The wetland was rated as a Rural Category IV wetland and was considered to have low function and value. The wetland's small size (<0.5 acre), sole function (stormwater detention) and low wildlife habitat (only 1 vegetation class, lack of shrubby vegetation, little edge habitat) contributed to the low rating (Wetland Resources, 1996). Category IV wetlands in Snohomish County required a 25-foot buffer in 1996.

Per Marysville Municipal Code (City of Marysville 2023), wetlands are currently rated using Ecology's Washington State Wetlands Rating System-Western Washington: 2014 Update (Hruby 2014). As described in a Critical Areas Report prepared in 2021 for an adjacent parcel, the off-site wetland has similar characteristics and still scores as a Category IV wetland using the prevailing rating system. A category IV wetland in the City of Marysville requires a 35-foot buffer.

As observed from the Property, a dense growth of soft rush is the dominant feature of the off-site wetland to the east. Field measurements estimate the western edge of the soft rush patch is at least 70 feet from the east edge of the Property. This distance suggests the wetland is adequately buffered within the parcel and its functions and values should not be impacted by any proposed development of the Property assuming adherence to current building and construction permit conditions.

### **CONCLUSION**

Given physical characteristics observed on 18 October, the Feizbakhsh Property contains no wetlands or fish and wildlife habitat conservation areas protected by Marysville Critical Area Regulations. A Category IV wetland, which requires a 35-foot buffer, is present on parcel 8904110539 to the east. Given the upland buffer between the wetland edge and the eastern property line, the functions and values of the off-site wetland will be sufficiently protected from any proposed development of the Property.

If you have any questions related to the site reconnaissance or this letter, please call me at (206) 953-6904.

Sincerely,



Kvam Aquatic Sciences, LLC  
Bruce Kvam  
Principal Biologist