



January 6, 2022

Huseby Homes
13110 NE 177th Place, #228
Woodinville, WA 98072

Re: Critical Area Reconnaissance Report for 17909 25th Avenue NE, Marysville, WA (Parcel # 31052000301500)

Wetland Resources, Inc. performed a site investigation on December 15, 2021, on the 1.96-acre parcel referenced above (Section 20, Township 31N, Range 5E, W.M.). The purpose of this investigation was to locate and classify any wetlands or streams on or near the subject property.



Figure 1: Aerial photograph of the subject property. No scale.

Access to the site is from the west via a paved driveway from 25th Avenue NE. The western half contains a single-family residence and associated infrastructure. The site is primarily maintained lawn. The eastern portion of the site is forested with a mix of native and invasive species. Site topography is nearly flat. NRCS maps the underlying soils are mapped as Lynnwood loamy sand, 0 to 3 percent slopes. The surrounding area is composed of rural and high-intensity residential.

Vegetation in the western portion of the site is primarily maintained lawn. The forested portion of the site contains a canopy of Douglas fir (*Pseudotsuga menziesii*), paper birch (*Betula papyrifera*), bitter cherry (*Prunus emarginata*), and red alder (*Alnus rubra*). The understory is vegetated with Himalayan blackberry (*Rubus armeniacus*), vine maple (*Acer circinatum*), Scotch broom (*Cytisus scoparius*), English holly (*Ilex aquifolium*), Oregon grape (*Mahonia aquifolium*), salal (*Gaultheria shallon*), bracken fern (*Pteridium aquilinum*), and sword fern (*Polystichum munitum*).



Figure 2: Photograph of eastern portion of the site, looking north.

Soils inspected on site displayed a color of very dark grayish brown (10YR 3/2) sandy loam in the upper five inches, underlain with brown (7.5YR 4/4) loamy sand to sixteen inches, consistent with the description for the Lynnwood series. The upper 18 inches of the soil was dry at the time of investigation, during a period of normal precipitation. Lynnwood is not listed as a hydric soil and the soils encountered do not meet any hydric soil indicators

No wetlands or streams are located within the property boundaries or within close proximity. The nearest wetlands mapped on the City of Marysville Critical Areas Map are over a half mile to the southwest, south of 172nd Street NE. The closest wetland mapped by the National Wetlands Inventory (NWI) is over 750 feet to the west. Snohomish County PDS maps a wetland complex approximately 550 feet off-site to the northwest. The closest stream is mapped over a quarter mile west of the site. None of these features are close enough to cast buffers onto the subject property.

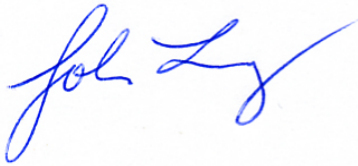
Use of this Report

This Critical Area Reconnaissance Report is supplied to Huseby Homes, as a means of determining on-site critical area conditions. 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. Reports may be adversely affected due to the physical condition of the site and the difficulty of access, which may lead to observation or probing difficulties.

The laws applicable to wetlands 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.

The work for this report has conformed 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
Principal Ecologist
Professional Wetland Scientist



Alexander Heck
Associate Ecologist