



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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Mike,

On October 14, 2021 Soundview Consultants LLC (SVC) conducted a reconnaissance-level site investigation of the 3.45-acre property located at 3920 Densmore Road in the City of Marysville (Snohomish County Tax Parcel Numbers 00590700024400 and 00590700023501). The purpose of the site investigation was to help determine the feasibility for potential future residential development of the subject property. Below is a summary of our findings.

Prior to the site investigation, SVC staff conducted background research using the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, the WDFW SalmonScape map, Washington Department of Natural Resources (DNR) stream typing map, Snohomish County Critical Areas map, City of Marysville Critical Areas map, and the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). No critical area inventories identified any potentially regulated wetlands, streams, or priority habitats or species, on or within 300ft of the subject.

Two soil series were mapped onsite: Tokul gravelly medial loam, 0 to 8 percent slopes and Tokul gravelly medial loam, 8 to 15 percent slopes. Both soil series are determined to be non-hydric with approximately 5 percent hydric soil inclusions.

Onsite wetland investigations were made using observable vegetation and hydrology in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, the Natural Resources Conservation Service (NRCS) Soil Survey, and various ortho-photographic resources. The site investigation was performed by qualified SVC staff in October of 2021. The investigation consisted of a walk-through survey of the subject property for potentially regulated wetlands, fish and wildlife habitat, and/or priority habitat species, and a visual survey of all accessible areas adjacent to the subject property.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Marysville Municipal Code (MMC) Chapter 22E.010– Critical Areas Management, and subject to restricted uses/activities under the same title. Wetland presence/absence was determined in accordance with MMC 22E.010.060 and as outlined in the U.S. Army Corps of Engineers' *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, 2018).

Wetlands were classified using both the hydrogeomorphic (Brinson, 1993) and Cowardin (Cowardin, 1979) classification systems. Following classification and assessment, wetlands were rated and categorized using the *Washington State Wetlands Rating System for Western Washington—Washington Department of Ecology, 2014, Publication No. 04-06-029* (Hruby, 2014) per MMC 22E.010.060.

The subject property consists of one single-family residence with associated infrastructure and undeveloped pasture area with scattered trees to the east and west. Vegetation is dominated by non-native invasive Himalayan blackberry (*Rubus armeniacus*), trailing blackberry (*Rubus ursinus*), Idaho fescue (*Festuca idahoensis*), narrowleaf plantain (*Plantago lanceolata*), curly dock (*Rumex crispus*), and non-native invasive reed canarygrass (*Phalaris arundinacea*). Topography onsite generally slopes west to east towards Densmore Road.

The site investigation did not identify any wetlands on the subject property. Test pits taken throughout the site did not meet criteria for hydric soils and primary or secondary hydrologic indicators were not observed on the majority of the site. Depressional areas with reed canarygrass were observed at low points adjacent to Densmore Road; however, hydric soil criteria was not observed and vegetation was dominated by non-native invasive species (reed canarygrass and Himalayan blackberry).

Standing snags and willows were observed through the tree canopy offsite to the southwest; however due to a dense understory of Himalayan blackberry at the property boundary, the offsite area could not be investigated further.

Once you have had a chance to review this information, please let me know if you would like to discuss.

Sincerely,



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