



July 21, 2022

Natural 9 Holdings, LLC
c/o Land Pro Group, Inc.
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258

**RE: Critical Area Reconnaissance Report for Kallicott Plat; 8507 87th Avenue NE;
Parcels 00590700016201 and 00590700016202**

SITE DESCRIPTION

Wetland Resources, Inc. (WRI) performed a site reconnaissance on December 14, 2022, to evaluate wetland and stream conditions on and near the parcels referenced above. The subject property is composed of two parcels, located in the city limits of Marysville, Washington. The Public Land Survey System (PLSS) locator for the property is Section 36, Township 30N, Range 5E, W.M. The property is situated within the Sunnyside Sub-basin of the Snohomish Watershed, Water Resources Inventory Area (WRIA) 7.

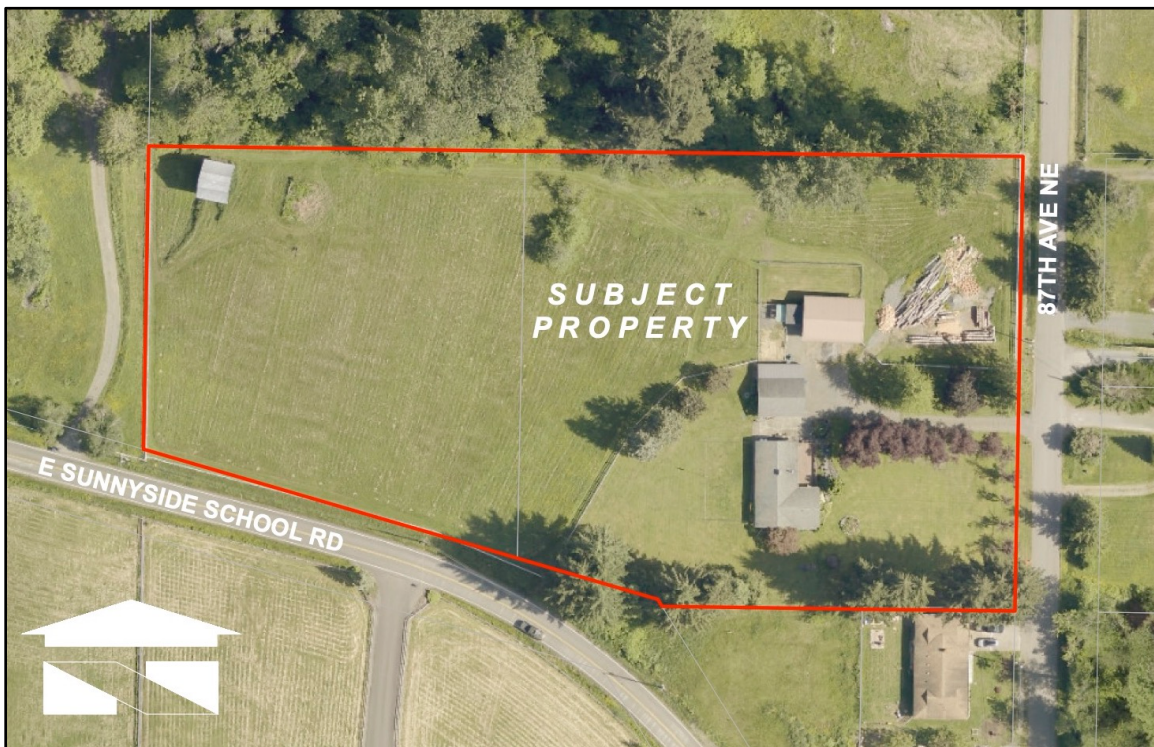


Figure 1 – Aerial Photograph of the Subject Property

The 4.2-acre parcel assemblage is located in a residential setting, east of 87th Avenue NE and north of East Sunnyside School Road. The eastern parcel along 87th Avenue NE is developed with a single family residence, associated outbuildings, maintained lawn, landscaping, and pasture area to the north and west. The western parcel along East Sunnyside School Road is mostly pasture, with a barn structure located in the northwest corner.

Vegetation in the vicinity of the house is maintained lawn with some scattered trees and ornamental landscaping. The remainder of the site is maintained pasture, dominated by velvetgrass, colonial bentgrass, tall fescue, dandelion, and other common pasture species. Topography exhibits a gentle slope to the west and southwest. The NRCS Web Soil Survey indicates that the site is underlain by Tokul gravelly medial loam, 0 to 8 percent slopes. Soils sampled across the site are generally dark grayish brown (10YR 3/2) on the surface, breaking to dark brown (10YR 3/3) gravelly loam within six to eight inches below the surface. All soil pits were dry to slightly moist and no redoximorphic features were observed. The observed soils do not meet any hydric soil indicators.

PUBLIC INFORMATION

Prior to conducting the site reconnaissance, publicly available information was reviewed to gather background information on the subject property and the surrounding area in regard to wetlands, streams, and other critical areas. These sources include the following:

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI)

No wetlands or streams are mapped by this source on the site. The closest mapped feature is a freshwater, emergent (PEM1A) wetland, located approximately 170 feet off-site to the southwest, south of East Sunnyside School Road. A linear, riverine (R5UBH) feature is mapped over 400 feet west of the site, flowing to the southwest.

- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey

The NRCS Web Soil Survey indicates that the site is underlain by Tokul gravelly medial loam, 0 to 8 percent slopes. Tokul is not listed as a hydric soil.

- WDFW Priority Habitat and Species (PHS) Interactive Map

No wetlands or streams are mapped by this source on the site. The closest feature is a freshwater, emergent wetland located approximately 170 feet off-site to the southwest, south of East Sunnyside School Road.

- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System

No fish-bearing waters are mapped by this source on the site. The closest fish-bearing stream is located approximately 460 feet west of the site, flowing to the southwest.

- WDNR Forest Practices Application Mapping Tool (FPAMT)

No wetlands or streams are mapped by WDNR on the site. The nearest feature is a Type F stream located approximately 450 feet off-site to the west, flowing to the southwest.

- Snohomish County PDS Map Portal

No wetlands or streams are mapped on the site by Snohomish County. The closest mapped feature is a freshwater, emergent wetland, located approximately 170 feet off-site to the southwest, south of East Sunnyside School Road. A non-fish habitat stream is mapped over 400 feet west of the site, flowing to the southwest.

- City of Marysville Critical Areas Map

No wetlands or streams are mapped on or near the site by City of Marysville. The closest wetland is a small Category 3 wetland mapped over 1,000 feet off-site to the northwest. The closest streams are mapped with “unknown” classifications over 1,400 feet off-site to the west.

METHODOLOGY

The presence of wetlands was 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). 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 ordinary high water marks (OHWM) of streams and waterbodies were evaluated using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016).

FINDINGS

No wetlands, streams, or buffers are located on or near the site.

Wetland and stream conditions were evaluated within 300 feet of the project boundaries. A Category III wetland is located off-site to the west, approximately 250 feet from the western property boundary. Category III wetlands receive 75-foot buffers, so the buffer from this wetland does not reach the subject property. A Type Ns stream is located within the off-site wetland described above. Type Ns streams receive 50-foot buffers, so the stream buffer does not reach the subject property. Another Category III wetland is located approximately 190 feet southwest of the site, on the south side of East Sunnyside School Road. The 75-foot buffer associated with this wetland does not reach the site. Development of the subject property will not impact any critical areas or buffers.

USE OF THIS REPORT

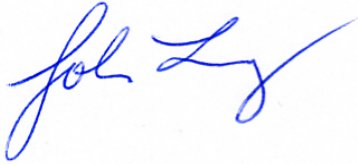
This Critical Area Reconnaissance Report is supplied to Natural 9 Holdings, LLC, as a means of determining the presence critical areas on and near the subject property. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions.

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 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

Attachments

Wetland Determination Data Forms
Critical Area Reconnaissance Map

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

Project/Site: Kallicott Plat City/County: Marysville Sampling Date: 12.14.2021
 Applicant/Owner: Natural 9 Holdings, LLC State: WA Sampling Point: S1
 Investigator(s): JL / SB Section, Township, Range: S36, T30N, R5E W.M.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 2
 Subregion (LRR): LRR-A Lat: 48.037891° Long: -122.115128° Datum: WGS84
 Soil Map Unit Name: Tokul medial gravelly loam, 0-8 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:	

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 sp</u>		100	Y	*FAC	
2.					
3.					
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: 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 = 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>

Remarks:
 Agrostis species is conservatively rated as "Facultative".

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			
0-6	10YR 3/2	100					grl	slightly moist
6-16	10YR 3/3	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: Kallicott Plat City/County: Marysville Sampling Date: 12.14.2021
 Applicant/Owner: Natural 9 Holdings, LLC State: WA Sampling Point: S2
 Investigator(s): JL / SB Section, Township, Range: S36, T30N, R5E W.M.
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 2
 Subregion (LRR): LRR-A Lat: 48.038106° Long: -122.115871° Datum: WGS84
 Soil Map Unit Name: Tokul medial gravelly loam, 0-8 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:	

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>2</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>67</u> (A/B)
2. _____				
3. _____				
4. _____				
	0	= Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: 3m radius)				
1. <u>None</u>	0			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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
<u>Herb Stratum</u> (Plot size: 1m radius)				
1. <u>Agrostis sp</u>	50	Y	*FAC	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.
2. <u>Holcus lanatus</u>	25	Y	FAC	
3. <u>Festuca arundinacea</u>	20	Y	FACU	
4. <u>Taraxacum officinale</u>	5	N	FACU	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	100	= Total Cover		
<u>Woody Vine Stratum</u> (Plot size: 1m radius)				
1. <u>None</u>	0			Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
	0	= Total Cover		
<u>% Bare Ground in Herb Stratum</u> <u>0</u>				

Remarks:
 Agrostis species is conservatively rated as "Facultative".

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			
0-8	10YR 3/2	100					grl	slightly moist
8-16	10YR 3/3	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"/> 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)	Indicators for Problematic Hydric Soils³: <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)
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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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

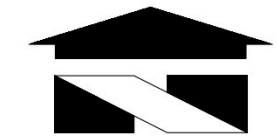
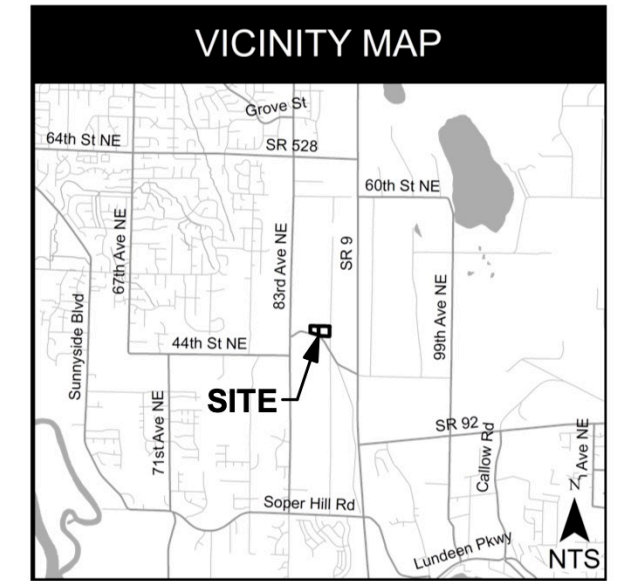
HYDROLOGY

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): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

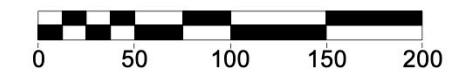
CRITICAL AREA RECONNAISSANCE MAP

KALLICOTT PLAT

PORTION OF SECTION 36, TOWNSHIP 30N, RANGE 5E, W.M.



Scale 1" = 100'



LEGEND	
	APPROX. WETLAND
	APPROX. STREAM
	SUBJECT PROPERTY
	DATA SITE

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
KALLICOTT PLAT
 MARYSVILLE, WA

Natural 9 Holdings, LLC
 c/o Land Pro Group, Inc.
 10515 20th Street SE, Ste 202
 Lake Stevens, WA 98258

Sheet 1/1
 WRI #: 21344
 Drawn by: JL
 Date: 07.21.2022