



October 30, 2023

Todd McFarlane
Kendall Development Group
3449 E Copper Point Dr.
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RE: Kendall Site Commercial Development Re-evaluation of NE road access, Marysville, WA – Addendum to the Camnel Site Commercial Development Wetland and Stream Determination, Marysville, WA dated November 21, 2017, and the November 3, 2022

Project No: _____

Tax ID: 31052800301200, 31052800300300, 31052800300600, SW corner of 31052800300100

Project Name: Kendall Development Group - Smokey Point Blvd. Commercial Development

Project Area/Location: – 16100 Smokey Point Blvd, Marysville, Snohomish County, WA

Project Area Size: ~ 18.02 acres

Introduction

Gribble Environmental Consulting Co. (GECCO) was hired to determine the presence and classification of wetlands in the southeastern corner of the subject property located at, 16100 Smokey Point Boulevard, Marysville, in Snohomish County, Washington (S28/T31N/R5E, W.M.). The on-site investigative work was performed by GECCO on October 27, 2023. The site was previously evaluated by GECCO in 2017 and 2022, a portion of the property was evaluated by Sound Ecological Solutions in July of 2016, and the adjacent parcel to the east (parcels 31052800300100 and 31052800302200) was evaluated by Wetland Resources dated February 15, 2021. This re-evaluation is an addendum to the Camnel Site Commercial Development Wetland and Stream Determination, Marysville, WA provided by GECCO dated November 21, 2017, and the addendum dated November 3, 2022.

Stream and Wetland Determination

The site was previously evaluated in 2016 by Sound Ecological Solutions, LLC. Per the Wetland Reconnaissance letter dated July 24, 2016, no wetlands or streams were observed during their 2016 evaluation. During that evaluation, vegetation was observed to be dominated by upland species, and lacked hydrologic or hydric soil criteria to qualify as wetland habitat.

The entire site was evaluated again in 2017 by GECCO, and the eastern portion of the site was evaluated again by GECCO in 2022, both evaluations included the area of the proposed southeast corner access road from 39th Avenue NE. During the 2017 evaluation, the entire site was evaluated for indicators of hydrophytic vegetation, hydric soil and wetland hydrology, and data was collected as five specific soil log locations. The site was evaluated following an extended period of precipitation and no indicators of wetland hydrology were observed on the site. Ponding was observed off-site to the east in areas of compaction on a dirt road, but does not extend beyond the road, is man-made, and dissipated within 2 days during the site evaluation, and therefore, did not meet wetland hydrology criteria. The soil observed on the site consisted of sand and loamy sand, with a matric chroma of dark yellowish brown (10YR 4/6) to very dark grayish brown above grayish brown to light olive brown soil. Indicators of hydric soil were not observed on the site, and the vegetation within the forest habitat was dominated by Facultative-Upland species. Douglas spirea, a wetland indicator species, was observed in quantities more than “scattered” mainly in areas continuously disturbed within the powerline easement, or in areas also disturbed by frequent unauthorized camping at that time, and was accompanied by dense evergreen blackberry, salal and pacific trailing blackberry, all upland indicator species. Pacific trailing blackberry, an upland indicator species, was found growing densely throughout the site, with the exception of areas disturbed by frequent unauthorized camping. Based on the upland vegetation dominance throughout the site, the lack of hydric soil and hydrology indicators, no wetlands were observed on the site during the 2017 on-site evaluation.

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In February of 2021, the adjacent parcel to the east was evaluated by Wetland Resources, during which time a wetland was identified in the southwestern portion of the adjacent parcel, extending onto the subject parcel, but did not include wetlands in the southwestern corner within the powerline easement. The map provided did not include soil log locations, so it is unknown by GECCO if data was collected on the subject parcel. The map provided indicates the wetland extends more than 250 feet into the subject parcel west of the dirt road located near the east property boundary, however, further investigation of the eastern portion of the site, including the southeastern corner of the site where the 39th Avenue NE access would be located, was performed in November of 2022. During this time, Wetland Resources delineation flags were observed more than 300 feet from the southeast property corner, and more than 100 feet from the proposed 39th Avenue NE access road. During the 2022 re-evaluation by GECCO, the on-site eastern portion of the site identified by Wetland Resources as wetland, insufficient indicators of wetland soil and hydrology, and vegetation indicators were marginal, consisting of a mix of FAC and FACU species.

The southeast corner of the site was again re-evaluated by GECCO on October 27, 2023 in the location of the proposed 39th Avenue NE road access. This area now consists of a cul-de-sac at the end of 39th Avenue NE, and the adjacent parcel to the southeast of the subject property is under construction, indicating that off-site wetlands are not present in that area. The subject parcel is currently under construction, and a roadbed has been partially constructed in the area of concern. This area was previously evaluated and found to be upland habitat. During the recent re-evaluation of this portion of the site, soils, vegetation and hydrology indicators were evaluated directly adjacent to the proposed road access. The vegetation on-site is dominated by red alder (*Alnus Rubra*, FAC) and evergreen blackberry (*Rubus laciniata*, FACU). The off-site area to the east consists of an old roadbed, and disturbed emergent vegetation dominated by reed canary grass (*Phalaris arundinacea*, FACW) with scattered Douglas spirea (*Spirea douglasii*, FACW). The soil was found to be brown to dark brown (10YR 4/3-3/3) with few redoximorphic features (mottling), consistent with the 2017 soil log data points in the same area (soil log data points #3 and #4), and are lacking hydric soil indicators. No indicators of primary or secondary wetland hydrology were observed at this time.

Conclusions

Based on the recent re-evaluation of the southeast corner of the subject parcel, as well as previous evaluations in 2017 and 2022, no wetlands are present in the vicinity of the proposed 39th Avenue NE access road.

Disclaimer

It should be recognized that the delineation/determination of wetland boundaries and functional values are inexact sciences. Individual professionals will often disagree on the precise location of wetland or stream boundaries, or the functional values of a specific habitat. The final determination of wetland and stream boundaries is the responsibility of the resource agencies that regulate activities in and around wetlands and streams. Accordingly, all wetland and stream delineations performed for this study, as well as the conclusions drawn in this report, should be reviewed by the appropriate regulatory agencies prior to any detailed site planning or construction activities.

Within the limitations of schedule, budget, and scope-of-work, we warrant that this study was conducted in accordance with generally accepted environmental science practices, including the technical guidelines and criteria in effect at the time this study was performed. The results and conclusions of this report represent the authors' best professional judgment, based upon information provided by the project proponent in addition to that obtained during the course of this study. No other warranty, expressed or implied, is made.

If you have any further questions, please contact Karin Gribble at (360) 422-5144.

Sincerely,



Karin L. Gribble
Gribble Environmental Consulting Company (GECCO)