



CRITICAL AREA RECONNAISSANCE REPORT

FOR

WESTLAKE ASSOCIATES, INC.
WHITEHORSE LLC – NORTH EBEBY ISLAND
MARYSVILLE, WA

Wetland Resources, Inc. Project #19272

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EXECUTIVE SUMMARY

The subject property is composed of four tax parcels that together total approximately 98 acres. The majority of the site contains an estuarine wetland and floodplain associated with Ebey Slough. Approximately nine (9) acres of upland area is located in the northwest corner of Parcel 30053300200400, along the east side of northbound SR-529. This relatively flat, elevated portion of the site has a gravel surface with remnant concrete slabs from past uses. The site is located within shoreline jurisdiction in the City of Marysville's Shoreline Master Program (SMP). The wetland is designated as an Urban Conservancy shoreline and the upland area adjacent to the wetland is designated as High Intensity in the SMP. Pursuant to Chapter 3, Section C of the SMP, non-water-oriented commercial, recreational, and industrial development requires a 70-foot setback from the wetland/ordinary high water mark, including a 50-foot strip of native vegetation plantings and a 20-foot public access easement. The usable upland area outside of the 70-foot shoreline setback is approximately six (6) acres.

1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) performed site evaluations in October, 2019, to identify wetlands and streams on and near a 98-acre parcel assemblage located on North Ebey Island, in southwest Marysville, Washington. The assemblage includes four parcels that flank Interstate 5 (I-5) and State Route 529 (SR-529), between Ebey Slough and Steamboat Slough. The Snohomish County parcel numbers include: 30053300200400, 30053300300400, 30053300300100, and 30053300203800. The site is located by the Public Land Survey System (PLSS) within a portion of Section 33, Township 30N, Range 05E, W.M.



Figure 1 - Aerial view of the subject property (not to scale)

2.0 SITE DESCRIPTION

The site is composed of four tax parcels that total approximately 98 acres. The majority of the site contains an estuarine wetland and floodplain associated with Ebey Slough. Approximately nine (9) acres of upland area is located in the northwest corner of Parcel 30053300200400, along the east side of northbound SR-529. This relatively flat, elevated portion of the site has a gravel surface with remnant concrete slabs from past uses. A variety of grasses, weeds, and small shrubs are growing through the gravel in various patches. No buildings are present.



Figure 2 - Upland area located on Parcel 30053300200400.

Around the north, east, and south sides of the upland area, the site slopes steeply down to the estuarine wetland. The slopes are covered primarily by dense Himalayan blackberry (*Rubus armeniacus*) with sporadic patches of willow, teasel, Scot's broom, and reed canarygrass. The west side of the graveled area fronts along SR-529 with the exception of the southwest corner, where a finger of the estuarine wetland extends along the frontage.

Outside of the upland area described above, the only part of the site that is not wetland is a 20-foot wide road that crosses the central portion of parcel 30053300300100. The road provides a connection between SR-529 and the Tulalip Landfill west of the site.

Ebey and Steamboat Sloughs are designated as Shorelines of Statewide Significance. Ebey slough abuts the eastern property line and a side channel of the slough extends along the east side of the upland area. Pursuant to Marysville Municipal Code (MMC) 22E.010.220, Ebey Slough is designated a 25-foot protective buffer (see below). Steamboat Slough is designated a 200-foot protective buffer. The on-site wetland is part of a large wetland system that extends well off-site to the east and west. Under the 2014 Wetland Rating System for Western Washington, the on-site wetland receives a Category I classification based on special characteristics (estuarine, >1 acre). Pursuant to MMC 22E.010.100, wetlands associated with Ebey Slough are typically designated 25-foot protective buffers (see below).

The site is located within shoreline jurisdiction in the City's Shoreline Master Program (SMP). The wetland is designated as an Urban Conservancy shoreline and the upland area adjacent to the wetland is designated as High Intensity in the SMP. Pursuant to Chapter 3, Section C of the SMP, non-water-oriented commercial, recreational, and industrial development requires a 70-foot setback from the wetland/ordinary high water mark, including a 50-foot strip of native vegetation

plantings and a 20-foot public access easement. **The 70-foot shoreline setback supersedes the 25-foot wetland and Ebey Slough buffers, so it is the applicable buffer/setback for the upland area of this site. The usable upland area outside of the 70-foot shoreline setback is approximately six (6) acres.**

3.0 REVIEW OF EXISTING INFORMATION

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject site and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory, NRCS Web Soil Survey, Snohomish County PDS Map Portal, City of Marysville online Critical Areas map, WDFW SalmonScape mapping tool, DNR FPARS interactive mapping tool, and WDFW Priority Habitat and Species (PHS) Interactive Map.

3.1 USFWS NATIONAL WETLANDS INVENTORY

The National Wetlands Inventory (NWI) displays several habitat types throughout the site, including:

- Palustrine, Aquatic Bed/Emergent, Persistent, Semi-permanently Flooded, Diked/Impounded
- Palustrine, Aquatic Bed, Permanently Flooded, Diked/Impounded
- Palustrine, Emergent, Persistent, Seasonally Flooded-Fresh Tidal
- Estuarine, Intertidal, Emergent, Persistent, Regularly Flooded
- Estuarine, Intertidal, Emergent, Persistent, Irregularly Flooded
- Estuarine, Subtidal, Unconsolidated Bottom, Subtidal

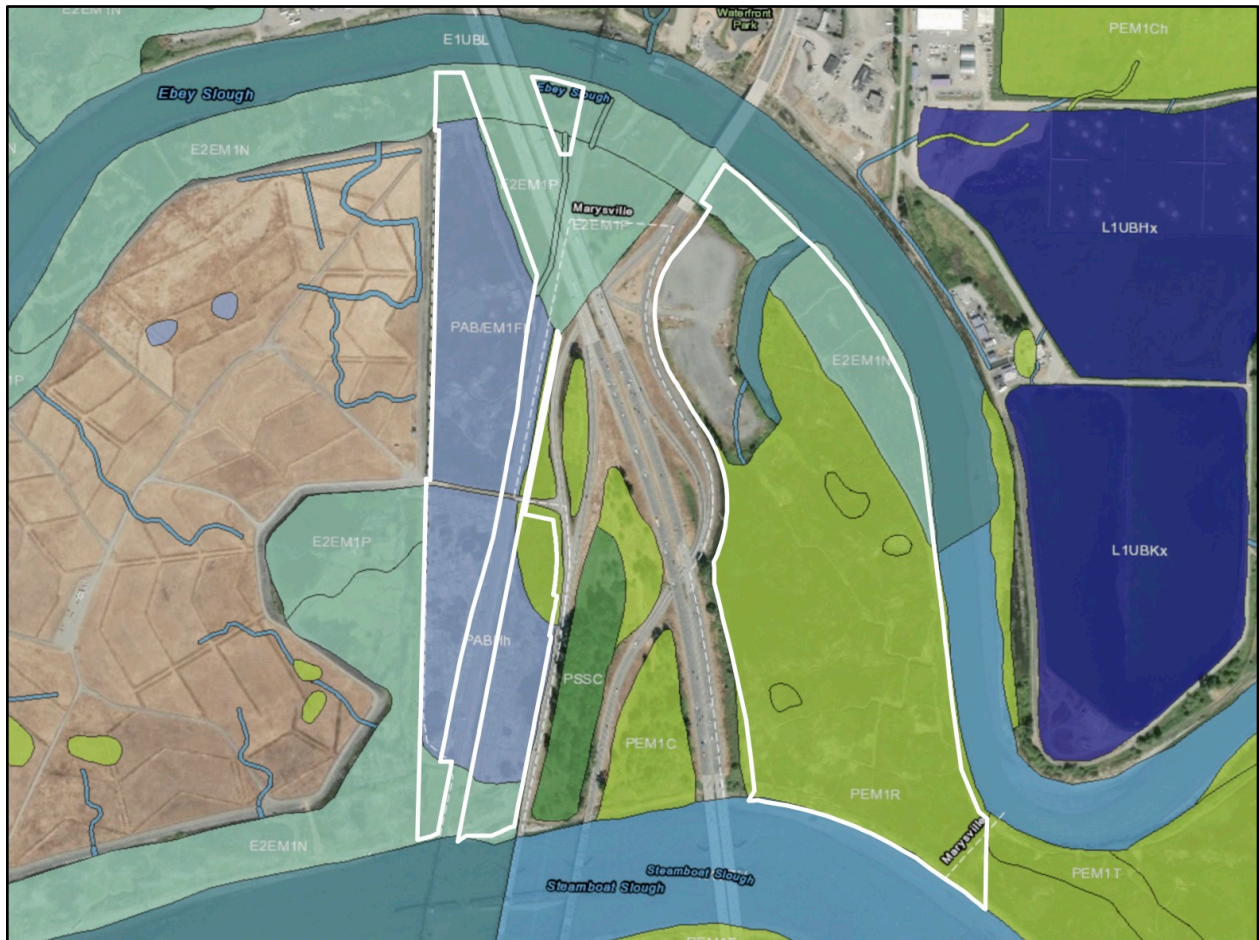


Figure 3 - National Wetlands Inventory Map

3.2 NRCS WEB SOIL SURVEY

The NRCS Web Soil Survey displays four units on-site:

- Puget silty clay loam (55) – listed as a hydric soil
- Urban land (78) – not listed as a hydric soil
- Xerorthents, nearly level (82) – listed as a hydric soil
- Water (83)



Figure 4 - Soil Survey Map

3.3 SNOHOMISH COUNTY PDS MAP PORTAL

Snohomish County PDS Map Portal displays similar wetland areas mapped by the National Wetlands Inventory. The upland area is not mapped as wetland.



Figure 5 - Snohomish County PDS Map

3.4 CITY OF MARYSVILLE ONLINE CRITICAL AREAS MAP

The City of Marysville online Critical Areas map displays a delineated wetland (green) on the 30053300200400 parcel and also depicts Ebey and Steamboat Sloughs.

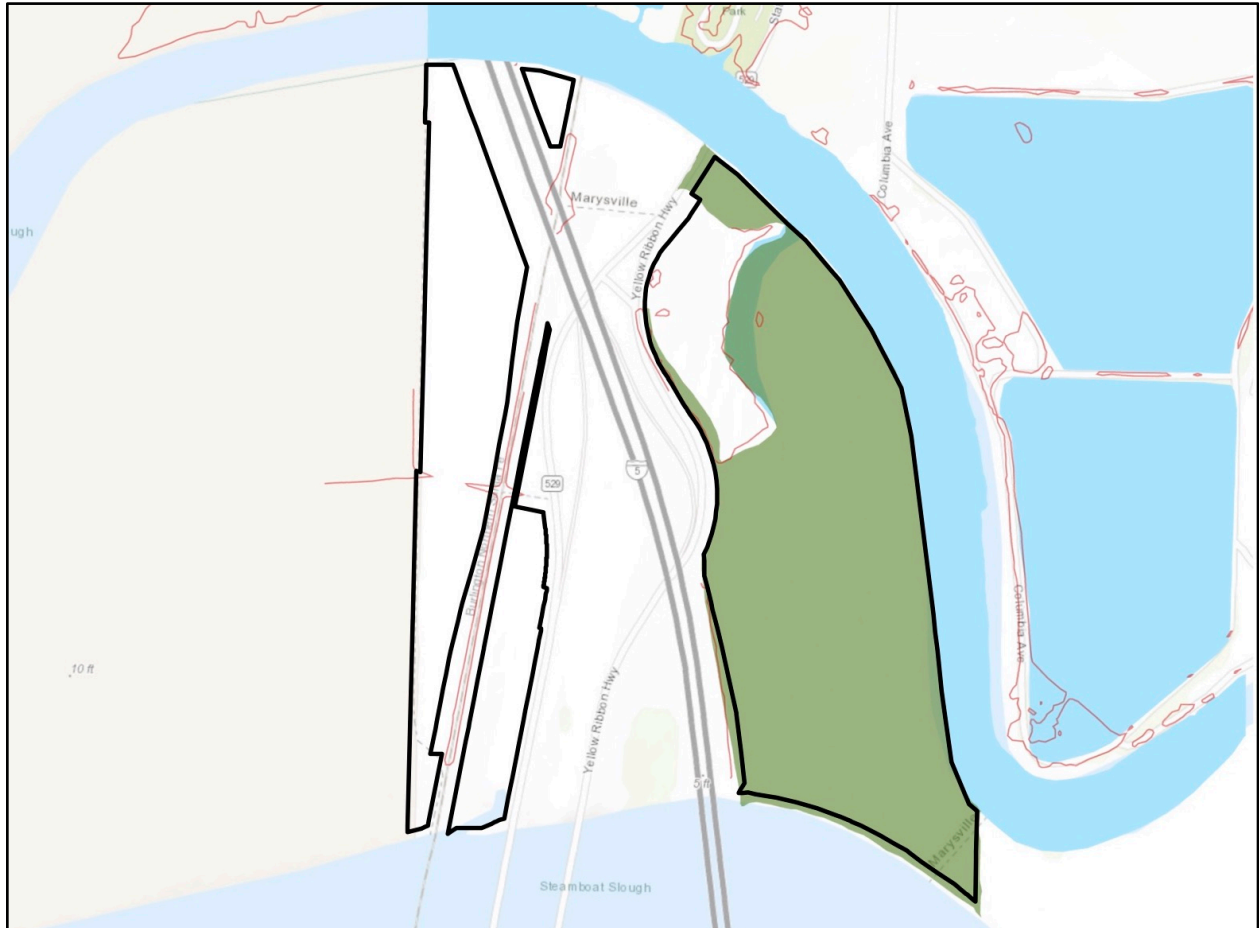


Figure 6 - City of Marysville Online Critical Areas Map

3.5 CITY OF MARYSVILLE SHORELINE MASTER PROGRAM (SMP)

The City of Marysville's Shoreline Master Program maps the upland portion of the site as High Intensity and the remainder of the site as Urban Conservancy.



Figure 7 - City of Marysville SMP Map

3.6 WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS & SPECIES

Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) database indicates the presence of wetlands and waterfowl concentrations across the site and surrounding areas. Ebey and Steamboat Sloughs are mapped as habitat for Steelhead Trout, Resident Coastal Cutthroat Trout, Bull Trout/Dolly Varden, Pink Salmon, Chum Salmon, Coho Salmon, Sockeye Salmon, and Chinook Salmon. Steelhead Trout, Bull Trout, and Chinook Salmon are listed federally as threatened species.

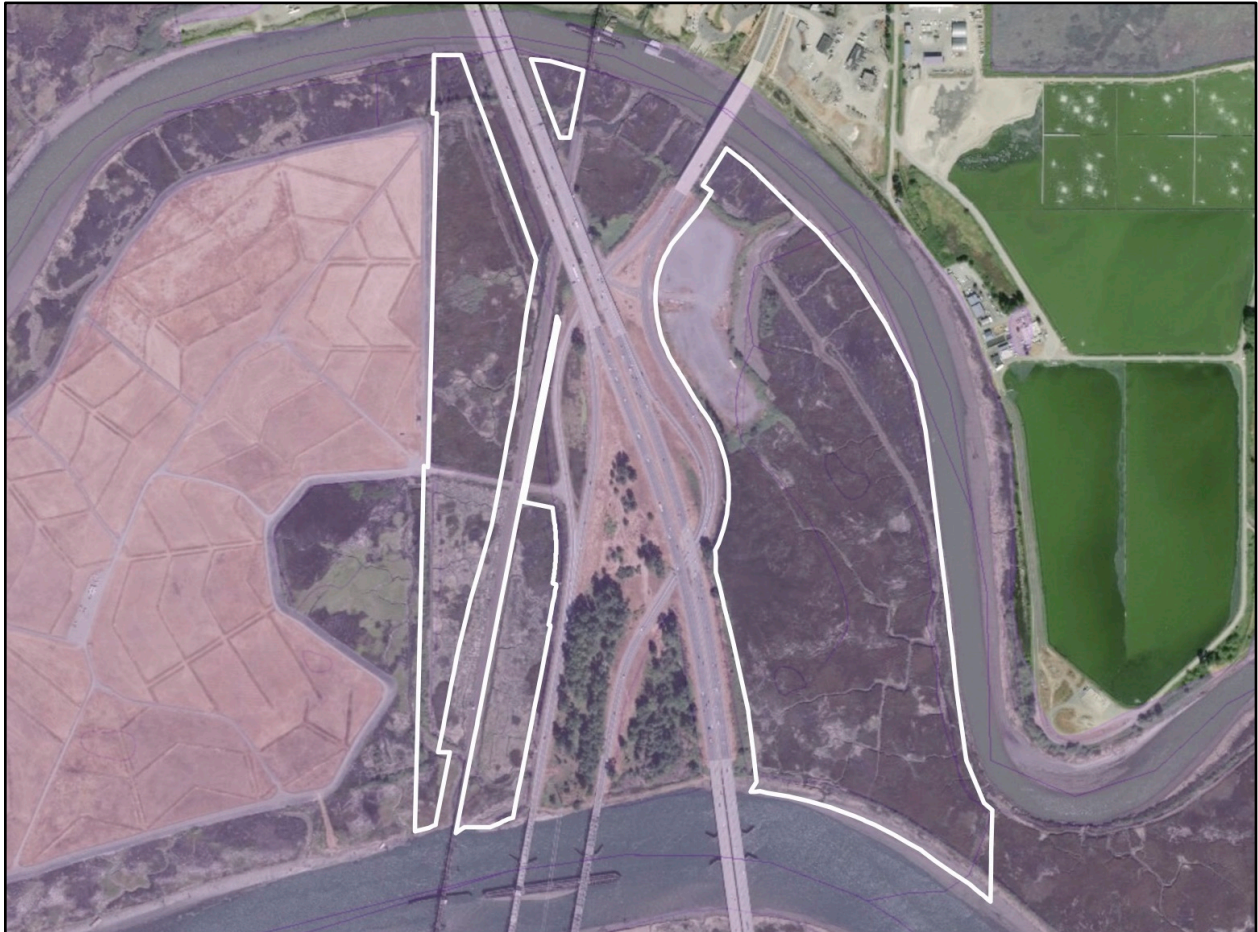


Figure 8 - WDFW Priority Habitats and Species Map

3.7 WASHINGTON DEPARTMENT OF FISH AND WILDLIFE SALMONSCAPE

Washington Department of Fish and Wildlife SalmonScape depicts salmonid use in Ebey and Steamboat Sloughs and in several side channels in the vicinity. The following species are known to use these waters: Steelhead Trout, Resident Coastal Cutthroat Trout, Bull Trout/Dolly Varden, Pink Salmon, Chum Salmon, Coho Salmon, Sockeye Salmon, and Chinook Salmon. Steelhead Trout, Bull Trout, and Chinook Salmon are listed federally as threatened species.



Figure 9 - WDFW SalmonScape Map

3.8 WASHINGTON DEPARTMENT OF NATURAL RESOURCES FPAMT

Washington Department of Natural Resources Forest Practices Application Management Tool (FPAMT) depicts numerous streams on and near the site. Waterbodies shown in red indicate shorelines and fish use (S, F) and those in green indicate non-fish use (N). Streams shown in blue are undetermined (U) for fish use.

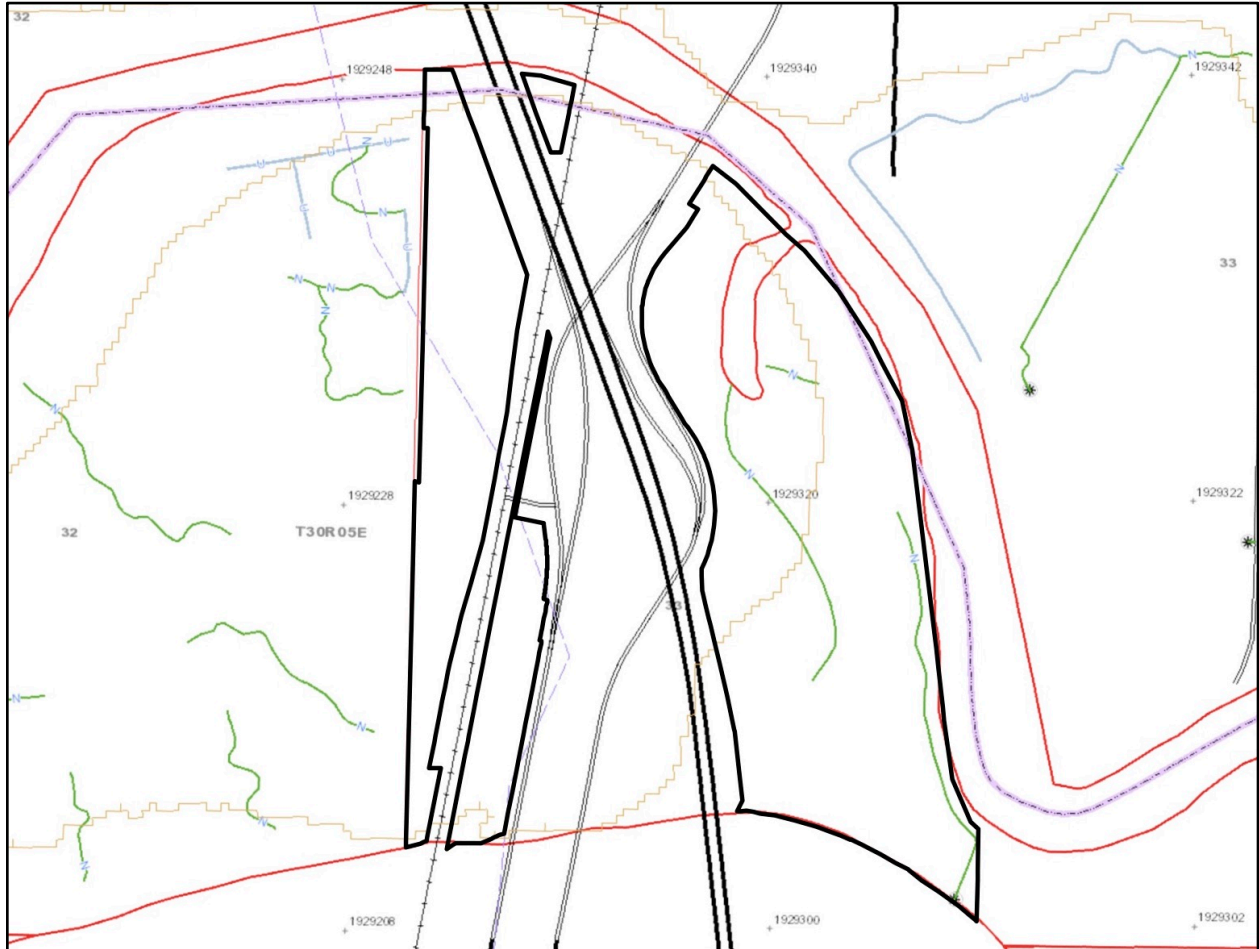


Figure 10 - WDNR Forest Practices Application Management Tool Map

4.0 WETLAND AND STREAM DETERMINATION 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 identified using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016). Streams and other waterbodies were classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030 and Marysville Municipal Code (MMC) 22E.010.210.

4.1 WETLAND AND STREAM CLASSIFICATIONS

4.1.1 Cowardin Classifications

According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, the classifications for the wetlands and streams associated with this site are:

Wetland

- Palustrine, Aquatic Bed/Emergent, Persistent, Semi-permanently Flooded, Diked/Impounded
- Palustrine, Aquatic Bed, Permanently Flooded, Diked/Impounded
- Palustrine, Emergent, Persistent, Seasonally Flooded-Fresh Tidal
- Estuarine, Intertidal, Emergent, Persistent, Regularly Flooded
- Estuarine, Intertidal, Emergent, Persistent, Irregularly Flooded

Ebey and Steamboat Sloughs

- Estuarine, Subtidal, Unconsolidated Bottom, Subtidal
- Riverine, Tidal, Unconsolidated Bottom, Permanently Flooded-Fresh Tidal

4.1.2 City of Marysville Classifications

Pursuant to MMC 22E.010.060, wetlands are classified according to the Department of Ecology (DOE) 2014 Wetland Rating System for Western Washington. Protective buffers are assigned to wetlands based upon this classification (MMC 22E.010.100). Per MMC 22E.010.210, stream classifications are established in accordance with the water typing rules contained in WAC 222-16-030. Protective buffers are assigned to streams based upon this classification (MMC

22E.010.220). On this site, the wetland and stream buffers provided in MMC Chapter 22E.010 are superseded by the City of Marysville’s Shoreline Master Program.

Wetland – Category I: This wetland is classified as a Category I wetland based on special characteristics (estuarine, >1 acre). MMC 22E.010.100 requires a 25-foot buffer for this wetland, but the SMP requires a 70-foot shoreline setback for non-water-dependent commercial, recreational, or industrial uses in the High Intensity zone. Since the SMP setback is larger than the wetland buffer, the SMP setback is the applicable protective width for this wetland. The required setback could be different depending upon the proposed use of the property. In general, water-dependent and water-related development have smaller setback requirements than non-water-dependent residential, commercial, recreational, industrial, or parking lot uses in the High Intensity zone.



Figure 11 - Portion of Wetland A on Parcel 30053300300100

Ebey Slough – Type S: Ebey Slough is designated as a Shoreline of Statewide Significance with a Type S classification. MMC 22E.010.200 requires a 25-foot buffer for this stream, but the SMP requires a 70-foot shoreline setback for non-water-dependent commercial, recreational, or industrial uses in the High Intensity zone. Since the SMP setback is larger than the stream buffer, the SMP setback is the applicable protective width for this stream. The required setback could be different depending upon the proposed use of the property. In general, water-dependent and

water-related development have smaller setback requirements than non-water-dependent residential, commercial, recreational, industrial, or parking lot uses in the High Intensity zone.

Steamboat Slough – Type S: Steamboat Slough is designated as a Shoreline of Statewide Significance with a Type S classification. MMC 22E.010.200 requires a 200-foot buffer for this stream. The stream is more than 200 feet from the upland area, so the 70-foot shoreline setback from the wetland for non-water-dependent commercial, recreational, or industrial uses in the High Intensity zone supersedes the stream buffer.

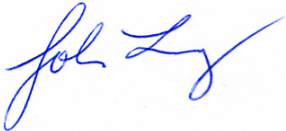
5.0 USE OF THIS REPORT

This Critical Area Reconnaissance Report is supplied to Westlake Associates, Inc., as a means of determining wetland and stream conditions 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 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



APPROXIMATE CRITICAL AREA RECONNAISSANCE MAP WHITEHORSE LLC - NORTH EBEBY ISLAND

PORTION OF SECTION 33, TOWNSHIP 30N, RANGE 5E, W.M.



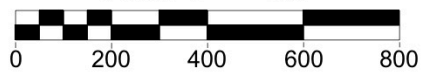
PLEASE NOTE: THIS MAP IS **APPROXIMATE** FOR PLANNING AND DISCUSSION PURPOSES ONLY. THIS DOES NOT REPRESENT A DELINEATION OR SURVEY. ALL WETLANDS, STREAMS, SETBACKS, AND PROPERTY LINE LOCATIONS ARE **APPROXIMATE**. THE LOCATIONS SHOWN ON THIS MAP SHOULD **NOT** BE USED TO CREATE A FORMAL SITE LAYOUT.

LEGEND

-  APPROXIMATE WETLAND
-  PROPERTY BOUNDARY
-  70' SHORELINE SETBACK
-  APPROXIMATE USABLE



Scale 1" = 400'



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 Seattle, WA 98109 Date: 11.06.2019

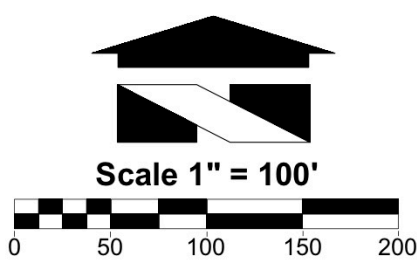
APPROXIMATE CRITICAL AREA RECONNAISSANCE MAP WHITEHORSE LLC - NORTH EBEBY ISLAND

PORTION OF SECTION 33, TOWNSHIP 30N, RANGE 5E, W.M.



LEGEND	
	APPROXIMATE WETLAND
	PROPERTY BOUNDARY
	70' SHORELINE SETBACK
	APPROXIMATE USABLE
	50-FEET VEGETATED STRIP
	20-FEET PUBLIC ACCESS EASEMENT

PLEASE NOTE: THIS MAP IS **APPROXIMATE** FOR PLANNING AND DISCUSSION PURPOSES ONLY. THIS DOES NOT REPRESENT A DELINEATION OR SURVEY. ALL WETLANDS, STREAMS, SETBACKS, AND PROPERTY LINE LOCATIONS ARE **APPROXIMATE**. THE LOCATIONS SHOWN ON THIS MAP SHOULD **NOT** BE USED TO CREATE A FORMAL SITE LAYOUT.



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