CITY OF
MUKILTEO

REQUEST FOR COMMENTS

DATE: March 15, 2018

	Alderwood Water District – (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office *(Ordinances Only)*
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")		Snohomish Co. Planning & Dev. Srvc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(Postcard/Notice only)		Snohomish Co. Public Works (Shannon Flemming)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes – (Zachary Lamebull)
X	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (*Shoreline Only)*	X	Washington Dept. of Ecology (Peg Plummer)
X	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (Postcard/Notice only)	X	WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)		WSDOT Ferries(Kojo Fordjour) (*Shoreline Only)*
X	Mukilteo Tribune (Editor) (Postcard/Notice only))	X	WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission *(Postcard Only)*
	National Marine Fishery Service		Adjacent Property Owners
X	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person *(Notice Only)*
	Ogden, Murphy, Wallace (Angela Summerfield) *(Ordinances Only)*	X	Parties of Interest
	Pilchuck Audubon Society (President)		Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300' *(Postcard/Notice Only)*
			Other:

FILE NO.: SP-2017-003

PROPONENT: Mike Daffron on behalf of Daniel Daffron

PROJECT NAME: Daffron Short Plat

PROJECT DESCRIPTION: Development of a 4-lot Short Plat on 1.39 acres zoned RD12.5 with associated grading, drainage improvements, landscaping, and street frontage improvements.

FILE NO.: SP-2017-003

PROPONENT: Mike Daffron on behalf of Daniel Daffron

PROJECT NAME: Daffron Short Plat

ATTACHED IS:

X	Notice of Application	X	Plat Map (Reduced)
	DNS ( )		Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
	Narrative Statement(s)	X	Other: Critical Areas Report

NOTE: _____

_____

****

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Wednesday, April 4, 2018 to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.

Linda Ritter — 3/13/18

Linda Ritter
Senior Planner

Date

****

RESPONSE SECTION:

_____ Comments Attached _____ No Comments

COMMENTS: _____

_____

_____ _____

Signature Date

_____

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION YES __ NO __

CITY OF
MUKILTEO

11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application
for Daffron Short Plat at 9018 53rd Avenue W. by Mike Daffron on behalf of Daniel Daffron

Mike Daffron on the behalf of **Daniel Daffron** applied for a Short Plat with the City of Mukilteo on December 28, 2018. The application became complete on March 7, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. SP-2017-003).

Description of Proposal: Development of a 4-lot Short Plat on 1.39 acres zoned RD12.5 with associated grading, drainage improvements, landscaping, and street frontage improvements.

Location of Proposal: Section 16 Township 28 Range 4 Quarter NW WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 - PAR A CITY OF MUK LLA REC AFN 201606300224 & AS DELINEATED ON ROS REC AFN 201606305002 BEING A PTN OFLOTS 159 & 166 SD PLAT; otherwise known as 9018 53rd Avenue W., Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Critical Areas Report prepared by Wetlands & Wildlife, Inc. dated February 14, 2018

List of Required Permits:

- Preliminary Short Plat Approval
- Engineering Permit
- Any State and Federal Permits if applicable

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- ☐ Possession Shores Master Plan
- ☒ Comprehensive Plan, Shoreline Master Plan
- ☒ International Building Code (2015 Edition)
- ☒ International Fire Code (2015 Edition)
- ☐ Sector Plan & Amendments
- ☒ Mukilteo Municipal Code
- ☒ City of Mukilteo Development Standards

Comment Period
The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Senior Planner at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Wednesday, March 21, 2018

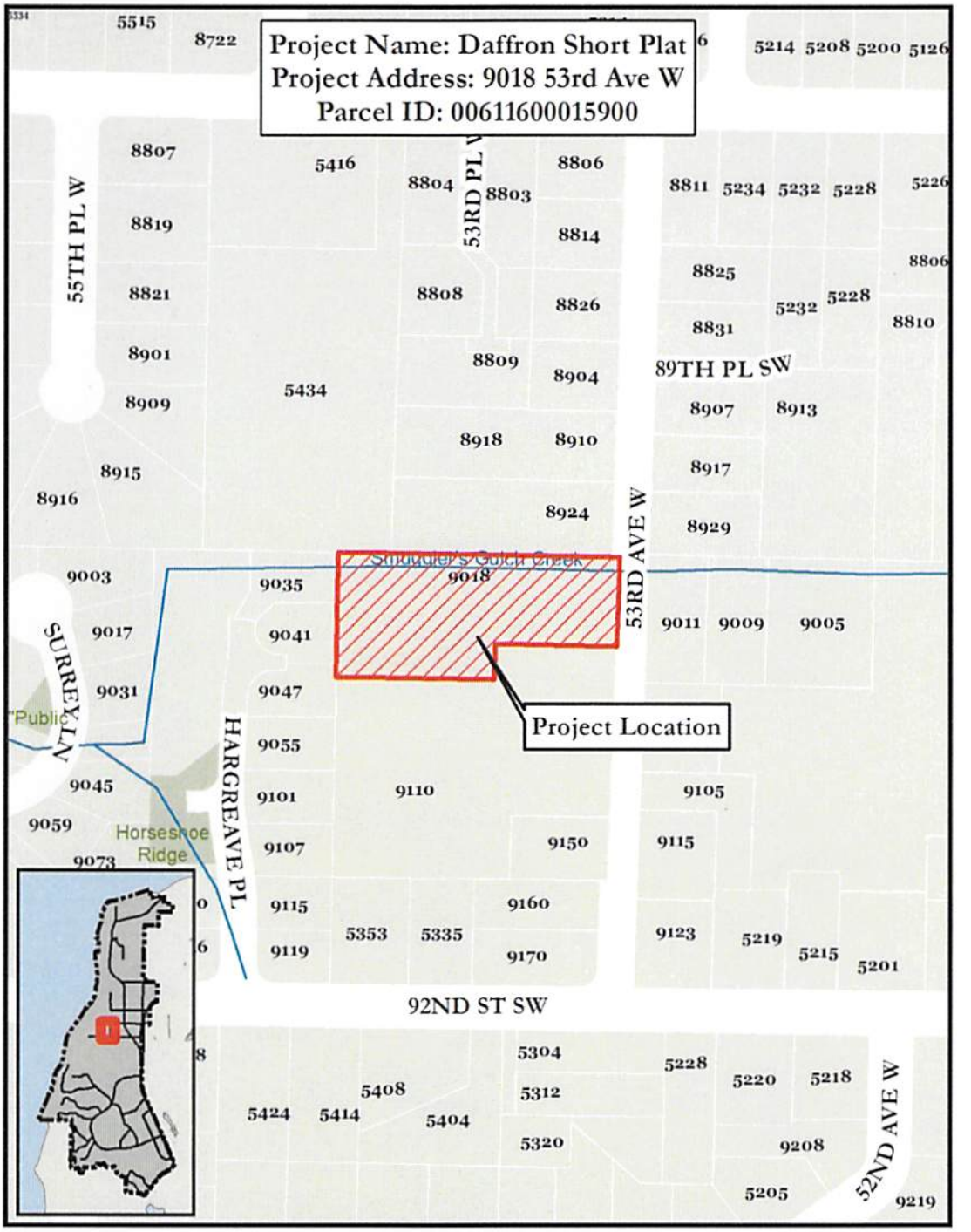
End of Comment Period: Wednesday, April 4, 2018

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Appeals
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Linda Ritter, Senior Planner (425) 263-8043

Signature: Linda Ritter Date: 3/13/18
Linda Ritter, Senior Planner

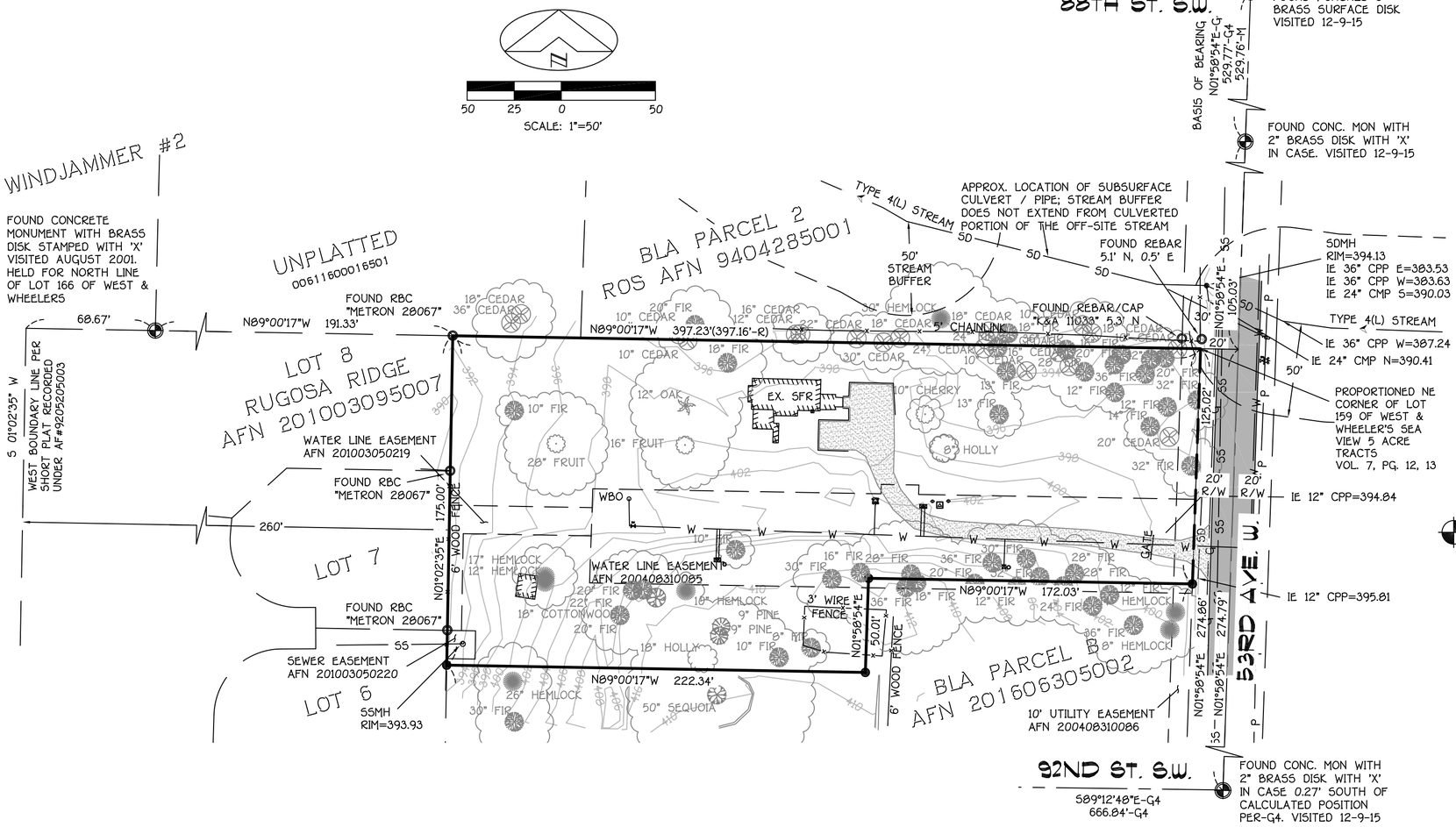


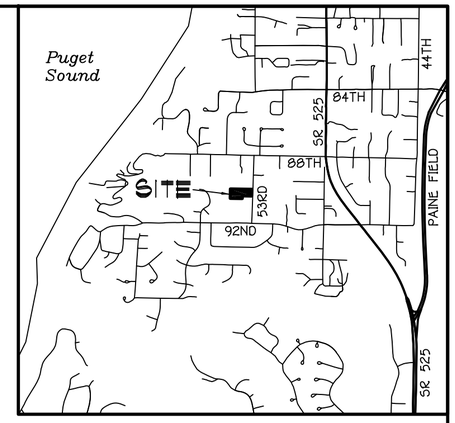
Location Map

Date Issued: Wednesday, March 21, 2018
Date Advertised: Wednesday, March 21, 2018
End Comment Period: Wednesday, April 4, 2018

pc: Applicant/Representative
Reviewing Agencies
Interested Parties
CDD Director
Permit Services Supervisor
Permit Services Assistants (2)
Property File

A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
EXISTING CONDITIONS





VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION
PARCEL A OF CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LLA2016-004 RECORDED UNDER AUDITOR'S FILE NUMBER 201606305002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING
N01°58'54"E BETWEEN FOUND MONUMENTS IN CENTERLINE OF 53RD AVE W PER SHORT PLAT RECORDED UNDER AF#9205205003, AS SHOWN.

DATUM NAVD 88
BENCHMARK
THE CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF 53RD AVE WEST APPROXIMATELY 105' NORTH OF THE NE CORNER OF THE PROJECT SITE.
ELEV. = 395.64' USING GPS METHODS WITH AN OPUS BASED SOLUTION

REFERENCE SURVEYS
WW - WEST AND WHEELERS SEAVIEW FIVE ACRE TRACTS , VOL. 7, PG.12 AND 13

G4 - SHORT PLAT RECORDED UNDER AF#9205205003

SHORT PLAT NO. 97-04 RECORDED UNDER AFN 9801145002

CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LLA2008-01 RECORDED UNDER AFN 200903130301 AND SHOWN ON RECORD OF SURVEY AFN 200903135044

HORSESHOE RIDGE RECORDED UNDER AF#200106125002

McCOYS ACRES, VOL. 38, P. 175

R - PLAT OF RUGOSA RIDGE RECORDED UNDER AFN 20103095007

RECORD OF SURVEY AFN 9404285001

RECORD OF SURVEY AFN 7807070284

LEGEND
- MONUMENT, AS NOTED
- FOUND IRON PIPE OR REBAR AND CAP (RBC), AS NOTED
- SET 24" X 1/2" REBAR WITH CAP STAMPED "32441"
- SET MAG NAIL & WASHER STAMPED "32441"
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WV WATER VALVE
- —SS— SEWER LINE
- —X— FENCE
- —W— WATER LINE
- —OHP— OVERHEAD POWER LINE
- BSBL BUILDING SETBACK LINE
  FRONT = 25'
  SIDES = 5' MINIMUM/15' TOTAL
  REAR = 25'
  CORNER = 20'

SITE DATA

SITE ADDRESS:	9018 53RD AVE. W. MUKILTEO, WA 98275
TAX PARCEL NUMBERS:	006116-000-159-00
EXISTING ZONING:	RD 12.5
GROSS SITE AREA:	60,663 SF (1.39 ACRES)
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
WATER PURVEYOR:	PUBLIC/CITY OF MUKILTEO
SEWAGE PURVEYOR:	PUBLIC/CITY OF MUKILTEO
FIRE DISTRICT:	MUKILTEO FIRE DISTRICT
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT NO. 6

PROJECT NOTES
1. THE NEAREST FIRE HYDRANT IS LOCATED ON SITE.
2. NO DUPLEX LOTS ARE PROPOSED.
3. EXISTING SINGLE-FAMILY RESIDENCE TO REMAIN.
4. 4 FEET OF THE STREAM BUFFER FROM ACROSS 53RD AVE. W ENCUMBERS 20 SF OF THE AREA TO BE DEDICATED TO THE CITY OF MUKILTEO UPON RECORDING OF THE SHORT PLAT.

DRAINAGE CALCULATIONS
SEE DRAINAGE PLANS & REPORT COMPLETED BY OMEGA ENGINEERING, INC. FOR DETAILS.

SURVEY NOTES
EQUIPMENT: LEICA 1" TOTAL STATION

METHOD: FIELD TRAVERSE

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

OWNER
DANIEL L. DAFFRON
9018 53RD AVE. W.
MUKILTEO, WA 98275
(425) 508-8736

APPLICANT
MIKE DAFFRON
P.O. BOX 240
MUKILTEO, WA 98275
(425) 508-8736

CONTACT
ANDREW S. LOFSTEDT
5205 S 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

MATTHEW J. SCHNEIDERS STATE OF WASHINGTON 32441 REGISTERED PROFESSIONAL LAND SURVEYOR

A.S.P.I.
LAND SURVEYING AND PLANNING
5205 S 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

DANIEL L. DAFFRON

PRELIMINARY SHORT PLAT

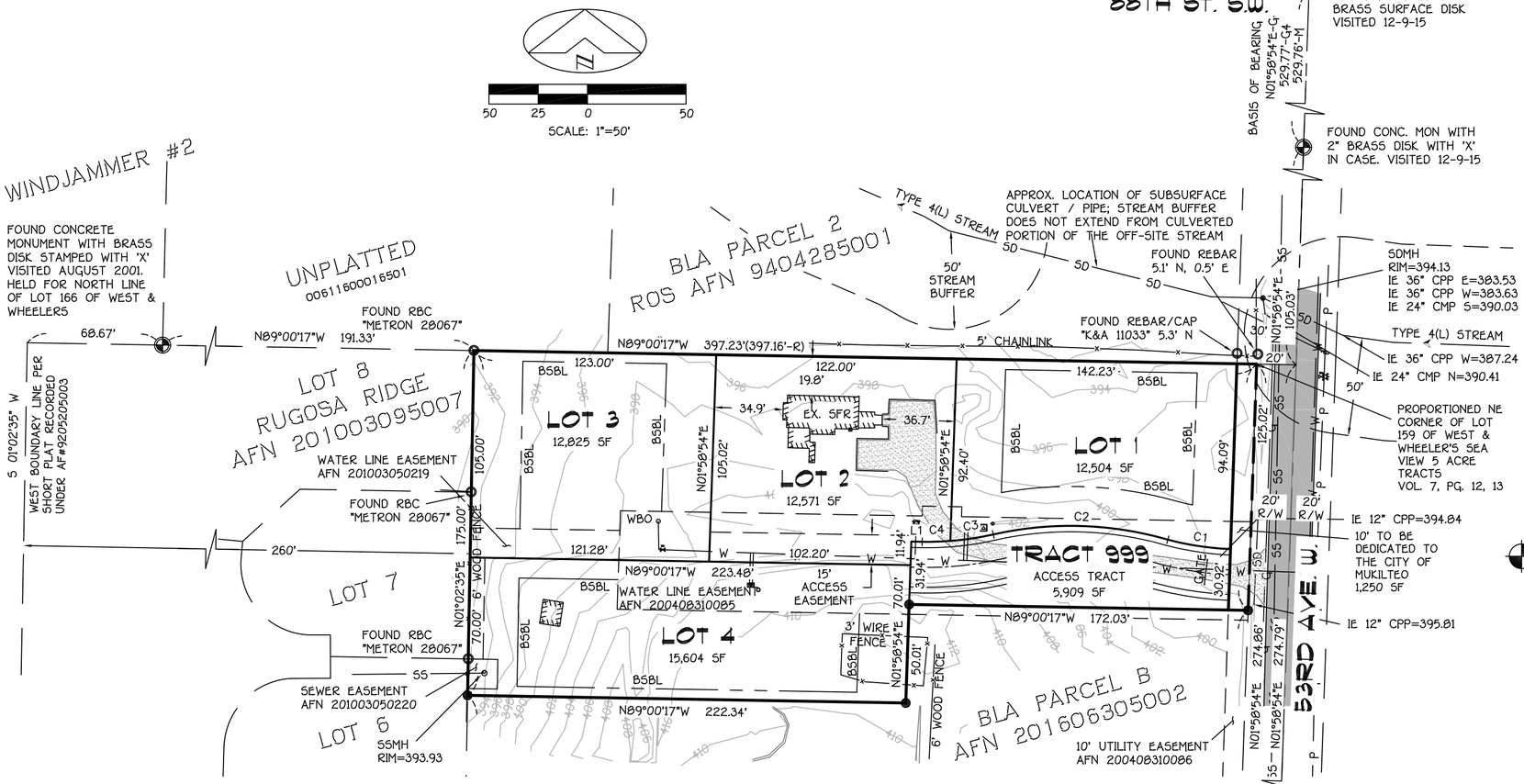
SP2017-003

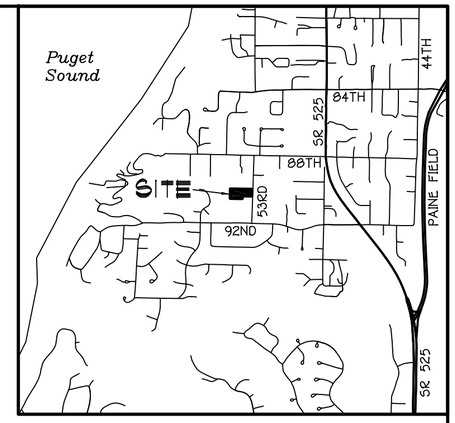
A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

PREP:	10-31-2017
REV:	02-14-2018
	ASL
	MJS
	1 OF 2
	215171

A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
PROPOSED CONDTIONS





VICINITY MAP
SCALE: 1" = 2,000'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	151.22'	12°12'42"	32.23'
C2	177.67'	28°53'01"	89.57'
C3	152.00'	8°17'58"	22.02'
C4	152.00'	5°24'01"	14.33'

LINE	BEARING	DISTANCE
L1	N89°00'17"W	5.50'

LEGAL DESCRIPTION

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OWNER

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(425) 508-8736

APPLICANT

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DANIEL L. DAFFRON

PRELIMINARY SHORT PLAT

SP2017-003

A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

PREP:	10-31-2017
REV:	02-14-2018
	ASL
	MJS
	2 OF 2
	215171

11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant:	Mike Daffron	Owners:	Daniel Daffron
Address:	P.O. Box 240	Address:	9018 53rd Ave. W.
	Mukilteo, WA 98275		Mukilteo, WA 98275
Phone:	425-508-8736	Phone:	425-508-8736

DEC 13 2017

Project Address: 9018 53rd Ave. W. Mukilteo, WA 98275

Legal Description of Property: See Attached

Key Contact Person: Andrew S. Lofstedt Phone: 425-252-1884

Email: andrewl@alphasub.com

Project Type:

☐ Commercial	☐ Preliminary Subdivision*	☐ Special Use Permit*
☐ Multi-Family	☐ Final Subdivision*	☐ Reasonable Use
☐ Industrial	☒ Preliminary Short Plat*	☐ Lot Line Adjustment*
☐ Shoreline* (JARPA)	☐ Final Short Plat*	☐ Grading*
☐ Conditional Use*	☐ Sector Plan Amendment	☐ Binding Site Plan
☐ Variance*	☐ Waterfront Development	☐ Project Rezone
	☐ Single Family Residence	☐ Other, Specify_____

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: Single-Family Residential

Proposed Use: Single-Family Residential

Total Site Area: 60,663 SF (1.39 acres)

Landscaping Area: N/A

Building Foot Print Area: 5,722 SF*

Water District: Mukilteo

Lot Coverage: 9%*

Sewer District: Mukilteo

Parking Provided: 2 stalls/unit

# of Proposed Units: 3 proposed, 1 existing

Building Height: Unknown*

Comp Plan Designation: SFR-L

Gross Floor Area by Uses: 10,000 SF*

Zoning: RD 12.5

*Combined approximate areas for the existing SFR on Lot 2 and three new SFR's on Lot 1, 3 & 4.

Pre-application Meeting Held: (Y/N; date) Yes;

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Michael Daffron — 11-27-'17

Applicant/Authorized Agent Signature **Date**

Dan Daffron — 11/27/17

Owners Signature **Date**

DEC 1 8 2017

CITY OF MUKILTEO

11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000
Fax (425) 212-2068

Supplemental Application Form

☐ Formal Subdivision ☒ Short Subdivision ☐ Cottage Development

☐ Lot Line Adjustment ☐ Binding Site Plan

Date: _____ Application Number: _____

Fee Received: $_____ ☐ Cash ☐ Check ☐ Other Receipt #: _____

1. Name of Project: Daffron Short Plat
2. Applicant is: ☐ Owner ☒ Authorized Agent for Owner

   Name: Mike Daffron

   Address: P.O. Box 240

   Mukilteo, WA 98275

   Phone: 425-508-8736

3. Licensed Land Surveyor: Matthew J. Schneiders

   Address: 5205 S 2nd Ave., Suite A

   Everett, WA 98203

   Phone: 425-252-1884

   License Number: 32441

4. Legal Description of Subdivision (may be attached): See Attached

5. Assessor's Tax Number of all property involved in the application:
   006116-000-159-00

6. Existing Zoning: RD 12.5 Number of Acres: 1.39 acres

7. Lots per Acre: 2.88 lots/acre Approx. Size of Lots in Acres: 0.31 acres

8. Number of Proposed Lots/Units: 4 lots/units

9. Current Use of Property: Single-Family Residential

10. Amount of fill and/or excavation expected for the completed project: 970 CY (SEPA review may be required as part of the project's review for fill and excavation exceeding exempt levels.)

11. Dedications to Public:
    A. Streets in lineal feet: 10 LF In Acres: 0.03 acres
    B. Parks in Acres: N/A
    C. Waterfront Access in lineal feet: N/A
    D. Other: N/A

12. Show method of handling utilities:
    A. Check one: Public Water (X)-Mukilteo Other _____
    B. Check one: Public Sewer (X)-Mukilteo Other _____

13. Describe the methodology used in the design of the stormwater detention / water quality system proposed for the development: Infiltration rate provided by Geotech. Infiltration found infeasible. Bioretention area proposed.

14. Describe the type and size of the stormwater facility used in the proposed development: Bioretention area on Lot 1. 863 SF. Swale in 53rd Ave. ROW.

This project is submitted to the City of Mukilteo for the purpose of obtaining its approval in accordance with the Laws of the State of Washington, Chapter 271, extraordinary session of the 1969 Legislature, and Ordinance No. 350 of the City of Mukilteo.

The information given is said to be true under the penalty of perjury by the Laws of the State of Washington.

Signatures: Owner* Dar Daffron Date 11/27/17

Owner* _____ Date _____

Agent for Owner Adam Lehman Date 11/29/2017

Engineer (Surveyor) Matthew J. Schneider Date 11/29/17

License Number 32441

Stamp - Land Surveyor or Civil Engineer:

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

Legal Description

PARCEL A OF CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LLA2016-004 RECORDED UNDER AUDITOR'S FILE NUMBER 201606305002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

WETLANDS & WILDLIFE
Environmental Consulting

CRITICAL AREAS REPORT
PROPOSED 4-LOT SHORT PLAT
INCORPORATED CITY OF MUKILTEO, WASHINGTON
CURRENT TAX PARCEL NUMBER 00611600015900

PREPARED FOR:
Mr. Mike Daffron
(Primary Contact)
9018--53rd Avenue West
Mukilteo, WA 98275

PREPARED BY:
Wetlands & Wildlife, Inc.
19410--179th Court NE
Woodinville, WA 98077
(425) 337-6450

February 14, 2018

TABLE OF CONTENTS

INTRODUCTION AND BRIEF SITE DESCRIPTION

The subject property is located at 9018--53rd Avenue West in the incorporated City of Mukilteo, Washington. The current tax parcel number for the project site follows: 00611600015900. A boundary line adjustment (BLA; AFN# 201606305002) involving the subject parcel and the parcel to the south (tax parcel number #00611600015901) was completed in 2016. Per this recent action, the subject parcel currently encompasses approximately 1.39 acres. Existing development on the property includes a single-family house and gravel driveway, along with other infrastructure normal to residential development.

Wetlands & Wildlife, Inc. was retained by Mr. Mike Daffron to conduct a detailed Critical Areas evaluation of the subject property. The primary purpose of our evaluations was to determine whether the regulations outlined in the City of Mukilteo Municipal Code (MMC) Chapter 17.52 (Critical Areas Regulations) affect the subject property and the proposed short plat. *Wetlands & Wildlife, Inc.* conducted site visits to the subject property on October 27, 2016 and January 25, 2018 to conduct detailed Critical Areas evaluations on the project property, pursuant to the MMC and professional ecological industry standards.

The applicant is proposing a 4-lot short plat on the subject property. Please view the attached Critical Areas Overview Map (Map Sheet CA1.00) for a depiction of the current property boundary and the proposed boundaries via the proposed short plat.

STATEMENT OF QUALIFICATIONS TO CONDUCT THIS CRITICAL AREAS EVALUATION

Per requirements outlined in the City of Mukilteo's Municipal Code, a qualified professional is required to perform Critical Areas evaluations and write accompanying reports for submittal. Therefore, the following provides a brief overview of my experience and credentials to conduct the detailed evaluations on the subject property in accordance with Chapters 17.52B and 17.52C of the Mukilteo Municipal Code. I am the Founder, Owner, and Principal Wetland and Wildlife Ecologist of *Wetlands & Wildlife, Inc.* I attended the University of Montana where I graduated cum laude with a degree in Wildlife Biology. As of 2018, I have 17 years of direct experience as a professional Biologist / Ecologist in western Washington and 21 years of overall experience completing natural resource assessments among many different ecosystems across the western United States. I have worked as a professional Biologist/Ecologist for federal, state, and county environmental agencies, as well as several private environmental consulting firms with specialties in wetlands, streams, rivers, lakes, and wildlife habitat. In my 21 years of experience, I have specialized in review of proposed land use and building development permit applications as they pertain to Critical Areas (wetlands, rivers, streams, lakes, and habitats of protected fish and wildlife species). Much of that experience came as a Senior Reviewing Ecologist for King County DDES and a Regulatory Biologist for Snohomish County PDS.

I am listed on several Preferred / Qualified Consultant Rosters throughout western Washington. I am highly experienced with the required U.S. Army Corps of Engineers and Washington State wetland delineation methods. In addition to the wetland delineation certification, I am trained by the Washington Department of Ecology and have 13 years of experience in the use of the required Wetland Rating Form for western Washington (since its inception). I am trained by the Washington Department of Ecology to determine

Ordinary High Water Mark (OHWM) locations for rivers, streams, and lakes. In addition to my expertise related to wetlands and streams, I have many years of experience conducting surveys of special-status wildlife species in the western U.S. I received certifications from the Washington Department of Fish and Wildlife for terrestrial wildlife habitat assessments and wildlife surveys of special-status wildlife species.

I have conducted over 1,700 biological / ecological assessments in different capacities on properties with many habitat types and zoning designations, from small, urban properties (0.25 acres) to large, rural properties (up to 2,000 acres in size). I have been selected by several local city jurisdictions to provide on-call 3rd-party environmental reviews of proposed development projects for compliance with local Critical Areas Ordinances and the FEMA Floodplain Habitat Assessment and Mitigation document.

BRIEF DESCRIPTION OF PROPOSED PROJECT

The applicant is proposing a 4-lot short plat on the subject property, as depicted on the project's Site Plan and attached Map Sheet CA1.00. A stream is located off-site and the applicant is proposing for all of the proposed residential lots to be located outside of the buffer that extends on-site associated with the stream. Please review the attached Critical Areas Overview Map (Map Sheet CA 1.00) which depicts the site features mentioned above, and please see the RESULTS AND FINDINGS OF CRITICAL AREAS EVALUATION section of this report for further information regarding the findings of our detailed Critical Areas evaluation.

METHODOLOGIES OF CRITICAL AREAS EVALUATION

Wetlands & Wildlife, Inc. used methodologies described in Determining the Ordinary High Water Mark on Streams in Washington State to make a determination regarding any Ordinary High Water Marks (OHWMs) on the subject property.

The routine methodologies described in the Washington State Wetlands Identification and Delineation Manual were used to make a determination regarding the presence of any regulated wetlands, as required by the City of Brier. In addition, *Wetlands & Wildlife, Inc.* evaluated the site using the U.S. Army Corps of Engineers Wetland Delineation Manual produced in 1987 and the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region produced in May 2010 (hereinafter referred to as "the Corps Regional Supplement"). The Corps Regional Supplement is designed for concurrent use with the 1987 Corps Wetland Delineation Manual and all subsequent versions. The 2010 Regional Supplement provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act. Where differences in the two documents occur, this Regional Supplement takes precedence over the Corps Manual for applications in the Western Mountains, Valleys, and Coast Region.

According to the federal and state methodologies described above, identification of wetlands is based on a three-factor approach involving indicators of hydrophytic vegetation, hydric soils, and presence or evidence of persistent hydrology. Using the aforementioned manuals, the site characteristics for making a wetland determination include the following:

1.) Examination of the site for hydrophytic vegetation (species present/percent cover);
2.) Examination for the presence of hydric soils in areas where hydrophytic vegetation is present; and
3.) Examination to determine if adequate hydrology exists for sufficient durations during the early part of the growing season in the same locations as the previous two steps.

Except where noted in the manuals, the three-factor approach discussed above requires positive indicators of hydrophytic vegetation, hydric soils, and wetland hydrology to make a determination that an area is a regulated wetland.

Wetlands & Wildlife, Inc. examined the entire subject site and nearby public rights-of-way in the project vicinity, in accordance with professional ecological industry standards. *Wetlands & Wildlife, Inc.* also visually assessed adjacent properties to the maximum extent possible without entering adjacent private properties. While a detailed assessment of Critical Areas on all adjacent properties was not possible due to lack of legal access, *Wetlands & Wildlife, Inc.* conducted a review of all available information to assess the presence of off-site Critical Areas within approximately 300 feet of the subject property. This review is necessary to determine if any regulated Critical Areas exist off-site which would cause associated buffers to extend onto the property and affect the development proposal.

In addition to on-site field reviews, *Wetlands & Wildlife, Inc.* examined aerial photographs and topographical data (elevation contours) on Snohomish County's PDS Map Portal map system. Soil survey maps produced by the Natural Resources Conservation Service (NRCS), National Wetlands Inventory (NWI) maps produced by the U.S. Fish and Wildlife Service (USFWS), Priority Habitats and Species (PHS) maps produced by the Washington Department of Fish and Wildlife (WDFW), and fish distribution maps produced by the WDFW (SalmonScape), Pacific States Marine Fisheries Commission (StreamNet) and Washington Department of Natural Resources (DNR; Forest Practices Application Mapping Tool [FPAMT]) were also evaluated as part of this project review.

One stream is located entirely off-site to the east and north of the subject parcel. The off-site stream was not delineated because it is located off-site, but the culvert inlet that the stream flows into was surveyed by *Alpha Subdivision Pros, Inc.*, a professionally licensed land survey company. Remaining portions of the off-site stream were mapped based on field observations from available access points, topographic maps, and aerial images. The measurements of the off-site stream and the surveyed culvert inlet were transferred to a computer-aided drawing (CAD) program to depict the relevant stream OHWM and associated buffer locations in relation to the property boundary and other existing site features as shown on Map Sheet CA1.00. Please view Map Sheet CA1.00 which is associated with this report for a depiction of the off-site stream.

RESULTS AND FINDINGS OF CRITICAL AREAS EVALUATION

Based on our detailed Critical Areas evaluations on the subject property, no wetlands, streams, or other fish and wildlife habitat conservation areas are located on the property. However, one off-site stream exists to the east and north of the subject property, and the buffer from that off-site stream extends slightly onto the northeastern corner of the subject property. See below for more detailed information regarding our findings.

Cowardin Classifications:
According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, the classification for the subject stream follows:

Off-site Stream A: Riverine, Upper Perennial, Unconsolidated Bottom, Cobble-Gravel (R3UB1)

City of Mukilteo Classifications:
Pursuant to Chapter 17.52C of the City of Mukilteo's Critical Areas Regulations, the off-site stream is classified as follows:

Off-site Stream A flows generally east to west and is located entirely off-site to the east and north of the subject property, as shown on the attached Map Sheet CA1.00. Off-site Stream A enters a culvert pipe on the east side of 53rd Avenue West and hydrology associated with the stream is conveyed within the subsurface pipe northwest for approximately 210 feet from the pipe inlet (see Map Sheet CA1.00). The outlet of the pipe is located approximately 63 feet off-site north of the subject parcel. Per the MMC Section 17.08.020, regulated streams in the City of Mukilteo are defined as 'open natural watercourses' and do not include 'wholly artificial watercourses' such as an underground pipe. Therefore, the portions of Off-site Stream A that are within an open natural watercourse are the portions where the protective buffer is applied. Off-site Stream A is a tributary to Smugglers Gulch but this stream reach is not identified by hydrology / stream maps produced by DNR (FPAMT), WDFW (SalmonScape), or the City of Mukilteo's Streams and Watersheds map. However, the City of Mukilteo classifies Smugglers Gulch as a perennial non-fish bearing stream (Type 4), per MMC Section 17.52C.080.A, and our field evaluations of the stream provided no indication of high mass wasting among the stream. Therefore, this reach of the subject stream is a low mass wasting (L) stream. Per table 1 shown in MMC Section 17.52C.090, Type 4 (L) streams require standard 50-foot protective buffers. **Therefore, the standard buffer width required for this stream equals 50 feet, measured from the OHWM of the stream (measured from portions of the stream that are open and not within the culvert pipe).** Please see the attached Map Sheet CA1.00 for a depiction of Off-site Stream A and the on-site portion of the 50-foot protective buffer.

Natural Resource Conservation Service Soils Description:
The Natural Resources Conservation Service (NRCS) mapped the subject property as being underlain by the following soil series: Alderwood-Urban land complex (2 to 8 percent slopes), Alderwood-Urban land complex (8 to 15 percent slopes), and Mukilteo muck.

Alderwood-Urban land complex (2 to 8 percent slopes) is mapped among the eastern portion of the property. Alderwood-Urban land complex is typically formed in till plains with a parent material of basal till. The depth to the restrictive feature is typically between 20 to 40 inches below the surface. This soil series is moderately well drained, the frequency of flooding and ponding is none and the available water capacity is in the soil profile is low. The typical soil profile is gravelly ashy sandy loam 0 to 7 inches, very gravelly ashy sandy loam from 7 to 35 inches and gravelly sandy loam from 35 to 60 inches. Minor components include McKenna soil series (2 percent), Norma soil series (2 percent), and Terric soil series (2 percent).

Alderwood-Urban land complex (8 to 15 percent slopes) is mapped among the western portion of the property. Alderwood-Urban land complex is typically formed in till plains with a parent material of basal till.

The depth to the restrictive feature is typically between 20 to 40 inches below the surface. This soil series is moderately well drained, the frequency of flooding and ponding is none and the available water capacity is in the soil profile is low. The typical soil profile is gravelly ashy sandy loam 0 to 7 inches, very gravelly ashy sandy loam from 7 to 35 inches and gravelly sandy loam from 35 to 60 inches. The Norma soil series (5 percent) is a minor component of this soil type.

A small portion of the northeastern corner of the site is mapped as Mukilteo muck. Mukilteo muck is typically formed in depressions from parent material of herbaceous organic material. The depth to the restrictive layer in this soil type is typically more than 80 inches. Mukilteo muck soils are generally very poorly drained and ponding is frequent. The available water capacity in the soil profile is very high. The typical profile of this soil is characterized as muck (0 to 4 inches below the soil surface), mucky peat (4 to 54 inches below the surface) and fine sandy loam (54 to 60 inches below the surface). Minor inclusions noted for this soil are Terric Medisaprists (3 percent) and Orcas (peat; 3 percent) soil series.

EXISTING ECOLOGICAL FUNCTIONS AND VALUES ASSESSMENT

The methodologies for this ecological functions and values assessment are based on professional opinions developed through past field analyses and interpretations. This assessment pertains specifically to the off-site stream, but is typical for assessments of similar systems throughout western Washington.

Although this reach of the off-site stream does not provide habitat for fish species, the off-site stream provides important ecological functions to the surrounding environment such as hydrological transport, transport of solids (suspended and dissolved), and important wildlife habitat features, among other functions. Areas adjacent to streams are increasingly important to manage appropriately as these areas aid in water quality and hydrologic control, resulting in cleaner water entering the stream's channel. The established vegetation among this riparian corridor provides very important ecological functions. In addition to providing direct habitat for wildlife species, the overhanging vegetation among the riparian corridor provides valuable shade, and the shade provided by the vegetation aids in cooler water temperature for the species that use the in-stream habitat. The overhanging vegetation present among the riparian corridor also aids in the recruitment of future large woody debris and organic matter to the stream channel.

In addition to the functions mentioned above, Critical Areas and associated buffer areas often provide aesthetic value, recreational opportunities, and educational opportunities.

PROJECT'S IMPACT DETERMINATION RELATED TO CRITICAL AREAS

It is the professional opinion of *Wetlands & Wildlife, Inc.* that the proposed short plat described in this report and depicted on Map Sheet CA1.00 will not result in any adverse ecological impacts to the off-site stream or associated protective buffer which extends slightly onto the northeast corner of the subject property as long as all future project proposals are located outside of the standard 50-foot protective stream buffer. Therefore, no compensatory mitigation efforts are proposed or required for this project.

LIMITATIONS AND USE OF THIS REPORT

This Critical Areas Report is supplied to Mr. Mike Daffron as a means of determining whether any wetlands, streams, and / or other fish and wildlife habitat conservation areas regulated by the City of Mukilteo's Critical Areas Regulations exist on the site or within close proximity of the site which would affect the permit requirements of the proposed development on the site. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the regulations currently in effect.

The work for this report has conformed to the standard of care employed by professional ecologists in the Puget Sound region. No other representation or warranty is made concerning the work or this report. 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. If such conditions arise, the information contained in this report may change based upon those conditions. Please note that *Wetlands & Wildlife, Inc.* did not provide detailed analysis of other permitting requirements not discussed in this report (i.e. structural, drainage, geotechnical, or engineering requirements).

The laws applicable to Critical Areas are subject to varying interpretations. While *Wetlands & Wildlife, Inc.* upheld professional industry standards when completing this review, the information included in this report does not guarantee approval by any federal, state, and/or local permitting agencies. Therefore, the work associated with this proposal shall not commence until permits have been obtained from all applicable agencies.

If any questions arise regarding this review, please contact me directly at (425) 337-6450.

Wetlands & Wildlife, Inc.

Scott Spooner
Owner / Principal Wetland & Wildlife Ecologist

REFERENCES AND LITERATURE REVIEWED

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Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 wetland ratings. Phytoneuron 2016-30: 1-17. Published 28 April 2016.

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SalmonScape. Interactive Mapping website administered by the Washington Department of Fish and Wildlife. http://wdfw.wa.gov/mapping/salmonscape/index.html.

StreamNet. Fish Data for the Northwest. Administered by the Pacific States Marine Fisheries Commission. http://www.streamnet.org/.

U.S. Army Corps of Engineers (2010). "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)," ERDC/EL TR-10-3, U.S. Army Engineer Research and Development Center, Vicksburg, MS.

U.S. Fish and Wildlife Service. National Wetlands Inventory Wetlands Mapper. http://107.20.228.18/Wetlands/WetlandsMapper.html#.

Washington State Wetlands Identification and Delineation Manual. Washington State Department of Ecology. Publication #96-94. March 1997.

Web Soil Survey. United States Department of Agriculture. Natural Resources Conservation Service. http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm.

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

Project/Site: Parcel #00611600015900 (see Map Sheet CA1.00) City/County: Incorporated City of Mukilteo Sampling Date: 10/27/2016

Applicant/Owner: Mike Daffron (Primary contact) State: WA Sampling Point: DP1

Investigator(s): Scott Spooner (Wetlands & Wildlife, Inc.) Section, Township, Range: S16, T28N, R04E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 2

Subregion (LRR): LRR-A Lat: 47.916771° Long: -122.306012° Datum: WGS84

Soil Map Unit Name: Alderwood-Urban land complex (2 to 8 and 8 to 15 percent slopes) NWI classification: N/A

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 _ __ No _ ✓ __	Is the Sampled Area within a Wetland? Yes _____ No _✓__
Hydric Soil Present?	Yes _ __ No _ ✓ __	
Wetland Hydrology Present?.	Yes _____ No _✓__	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. Prunus emarginata	40	YES	FACU
2.			
3.			
4.			
	40	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 feet)			
1. Prunus emarginata	40	YES	FACU
2. Ilex aquifolium	20	YES	FACU
3. Sambucus racemosa	15	NO	FACU
4. Rubus spectabilis	10	NO	FAC
5. Sorbus sitchensis	5	NO	FAC
	90	= Total Cover	
Herb Stratum (Plot size: 10 feet)			
1. Polystichum munitum	10	YES	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10	= Total Cover	
Woody Vine Stratum (Plot size: 10 feet)			
1. Rubus armeniacus	45	YES	FAC
2. Rubus ursinus	10	NO	FACU
	55	= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

Prevalence Index is ≤3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No _✓__

Remarks:

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 2/2	100					GRSALO	SLIGHTLY MOIST DURING INVESTIGATION
2-12	10YR 4/6	95	10YR 5/3	5			GRSALO	SLIGHTLY MOIST DURING INVESTIGATION

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators 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)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

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: South of Parcel #00611600015900 (see Map Sheet CA1.00) City/County: Incorporated City of Mukilteo Sampling Date: 10/27/2016

Applicant/Owner: Mike Daffron (Primary contact) State: WA Sampling Point: DP2

Investigator(s): Scott Spooner (Wetlands & Wildlife, Inc.) Section, Township, Range: S16, T28N, R04E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): LRR-A Lat: 47.916095° Long: -122.305899° Datum: WGS84

Soil Map Unit Name: Alderwood-Urban land complex (2 to 8 and 8 to 15 percent slopes) NWI classification: N/A

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 _____ No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes _____ No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	25	YES	FACU
2. Alnus rubra	20	YES	FAC
3.			
4.			
	45	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30 feet)			
1. Oemleria cerasiformis	25	YES	FACU
2. Rubus spectabilis	20	YES	FAC
3. Sambucus racemosa	20	YES	FACU
4. Sorbus sitchensis	10	NO	FAC
5. Vaccinium parvifolium	5	NO	FACU
	80	= Total Cover	
Herb Stratum (Plot size: 10 feet)			
1. Polystichum munitum	15	YES	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15	= Total Cover	
Woody Vine Stratum (Plot size: 10 feet)			
1. Rubus ursinus	55	YES	FACU
2.			
	55	= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 29 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

Prevalence Index is ≤3.0[1]

Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 2/2	100					GRSALO	DRY DURING INVESTIGATION

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- Other (Explain in Remarks)

[3]Indicators 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)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

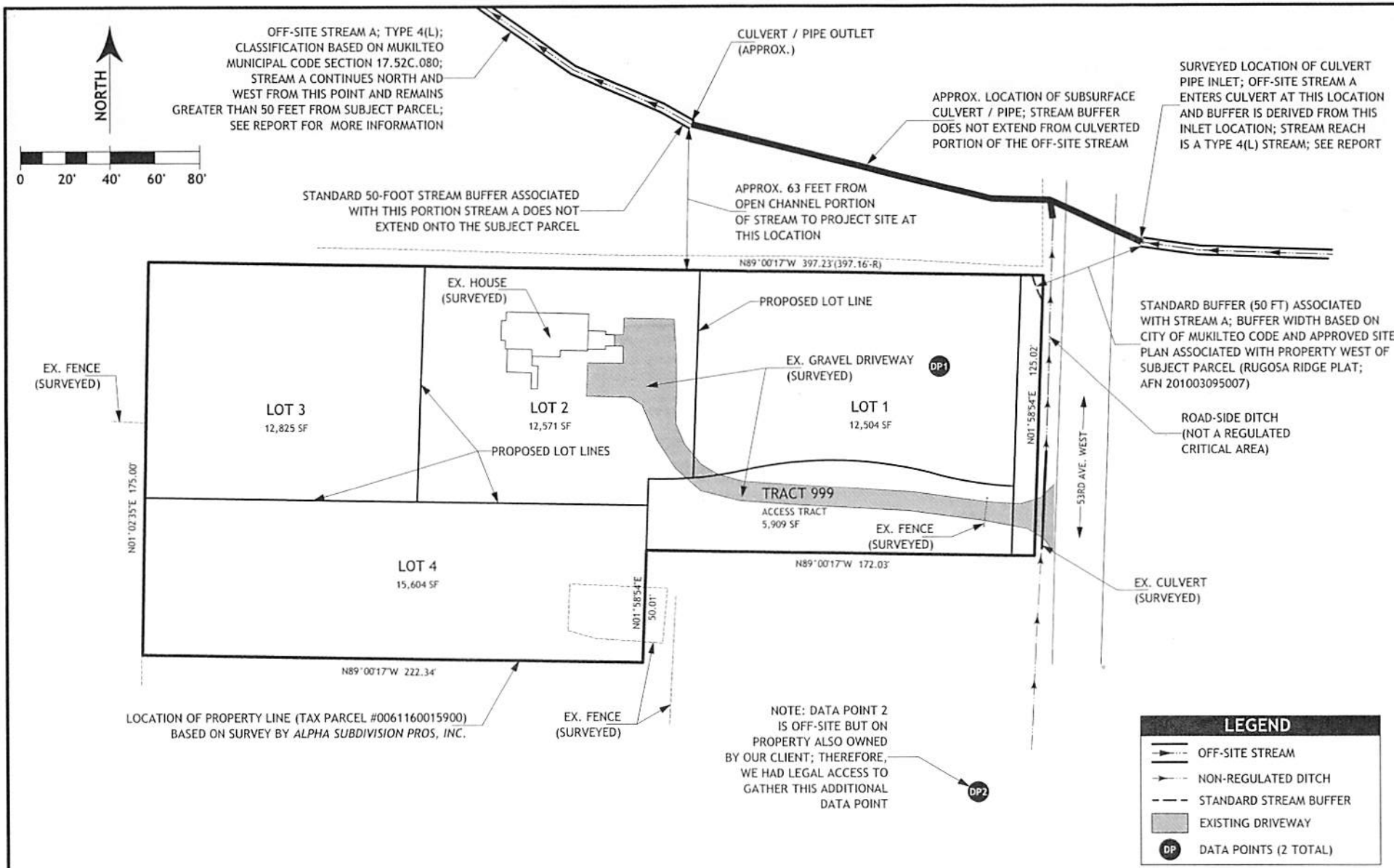
Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



PLEASE NOTE: THE ON-SITE FEATURES AND OFF-SITE CULVERT LOCATION ON THE EAST SIDE OF 53RD AVENUE WEST DEPICTED ON THIS MAP WERE SURVEYED BY *ALPHA SUBDIVISION PROS, INC.* (A LICENSED PROFESSIONAL LAND SURVEY COMPANY). THE OFF-SITE STREAM LOCATION IS APPROXIMATE ONLY DUE TO LACK OF ACCESS ONTO ADJACENT PROPERTIES, BUT THE OFF-SITE STREAM DEPICTION IS DERIVED FROM FIELD OBSERVATIONS AND MEASUREMENTS. THIS MAP IS INTENDED TO BE INCLUDED AS PART OF THE APPLICATION PACKET SUBMITTED TO THE CITY OF MUKILTEO FOR THEIR REVIEW. NO OTHER USE OF THIS MAP IS INTENDED. FOR MORE DETAILS REGARDING THE PROPOSAL AS IT RELATES TO THE OFF-SITE STREAM, PLEASE VIEW THE CRITICAL AREAS REPORT PREPARED BY *WETLANDS & WILDLIFE, INC.* IF ANY QUESTIONS ARISE REGARDING THIS MAP, PLEASE CONTACT *WETLANDS & WILDLIFE, INC.* DIRECTLY.

CRITICAL AREAS OVERVIEW MAP

DAFFRON--PROPOSED 4-LOT SHORT PLAT
INCORPORATED CITY OF MUKILTEO, WA
TAX PARCEL NUMBER 00611600015900

W&W Job: N1803
Drawn By: Adam Weybright & Scott Spooner
Date: 2/14/18
Revision #: N/A

MAP SHEET: CA1.00

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