



December 31, 2024

South Lake Ridge LLC
Attn: Patrick McCourt
c/o Land Pro Group Inc
10515 20th Street SE, #202
Lake Stevens, WA 98258

RE: Wetland and Stream Determination for Snohomish County Tax Parcel #'s 28063600101300, and 28063600200600

Wetland Resources, Inc. (WRI) conducted a site investigation on December 23, 2024, at the tax parcels referenced above in the city of Monroe, Washington. The parcels are located at 18614 and 18718 134th St SE, Monroe, WA. These properties are mapped by the Public Land Survey System within Section 36, Township 28N, Range 06E, W. The purpose of this investigation was to evaluate this 9.77-acre site and surrounding area for the presence of wetlands and streams.



Figure 1 – Aerial photography of the site and surrounding area.

SITE DESCRIPTION

The 9.77-acre parcel assemblage is developed with two single-family residences, accessory structures, gravel driveways, and associated improvements. The parcels are accessed from the north, via 134th St SE. Site topography generally has a moderate southerly aspect. The eastern parcel is routinely maintained and vegetated with pasture grasses and mature landscaping near the existing development. The western parcel is partially maintained. The area near the existing development is vegetated with lawn and mature landscaping. The central and southern portions of the western parcel are overrun with dense Himalayan blackberry. A network of maintained trails provide access from the homesite to southern portions of the parcel. A small copse of trees is present in the southeast corner of the western parcel. Plant species observed on site include Douglas fir, Alaska-cedar, big-leaf maple, and red alder in the overstory with Himalayan blackberry, reed canarygrass, and sword fern in the understory. Surrounding land use consists primarily of high-density single-family residences. No wetlands or streams were identified on or near the site.



Figure 1 – Looking west in the southeast corner of the site.

REVIEW OF EXISTING INFORMATION

Before conducting the on-site investigation, public resource information was reviewed to gather background information on the study area and surrounding areas regarding wetlands, streams, and other critical areas.

- United States Fish and Wildlife Services (USFWS) National Wetlands Inventory (NWI): NWI does not depict any wetlands or streams on or near the parcel assemblage. The closest mapped feature is located approximately 620 feet south of the site.

- The USDA/NRCS Web Soil Survey: The Web Soil Survey indicates the soil underlying the site as Tokul gravelly medial loam (zero to eight percent slopes) in the north and Tokul gravelly medial loam (eight to fifteen percent slopes) in the south.
- Snohomish County PDS Map Portal (PDS): This resource does not depict any wetlands or streams on site. The closest mapped feature is a PDS inventoried wetland located approximately 360 feet southwest of the assemblage.
- Washington Department of Fish and Wildlife (WDFW) SalmonScape Mapping Tool: This resource does not depict any streams on or within 300 feet of the subject properties on site.
- WDFW Priority Habitat and Species (PHS) Interactive Map: This resource does not depict any wetlands or streams on or near the subject properties.
- Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT): This resource does not depict any wetlands or streams on or within 300 feet of the subject property.

METHODOLOGY

Wetland areas, if present, were 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) as required by the City of Monroe. 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 mark (OHWM) of streams, if present, was determined using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et. al. 2016). Streams are classified according to the water typing system provided in the Washington Administrative Code (WAC) section 222-16-030, Snohomish County Code (SCC) 30.91S.640, and SCC 30.62A.230.

FINDINGS

No wetlands or streams are located on site. The on-site plant communities can be divided into three distinct areas. The northern portions of both parcels are routinely maintained and feature partial canopy coverage, ornamental plants, and mowed pasture grasses. Species observed in this area include Douglas-fir (*Pseudotsuga menziesii*; FACU), big leaf maple (*Acer macrophyllum*; FACU), Himalayan blackberry (*Rubus armeniacus*; FAC), vine maple (*Acer circinatum*; FAC), bracken fern (*Pteridium aquilinum*; FACU), salal (*Gaultheria shallon*; FACU), hairy cat's ear (*Hypochaeris radicata*; FACU), common dandelion (*Taraxacum officinale*; FACU), and unidentified grasses (*Agrostis* and *Poa* spp.; assumed FAC). The central and southern portions of the eastern parcel are vegetated entirely with maintained pasture grasses and other emergent species such as hairy cat's ear, common dandelion, red clover (*Trifolium pratense*; FACU), and white clover (*Trifolium repens*; FAC). The central and southern portions of the western parcel are unmaintained and dominated by Himalayan blackberry. Most of this area is devoid of other vegetation except where reed canarygrass (*Phalaris arundinacea*; FACW) has established along cleared trails. The southeast corner of the parcel features a forested canopy that includes Douglas-fir, red alder, and big leaf maple. The understory in the forested area features Himalayan blackberry, salmonberry (*Rubus spectabilis*; FAC), English holly (*Ilex aquifolium*; FACU), swordfern (*Polystichum munitum*; FACU), and creeping buttercup (*Ranunculus repens*; FAC). Dominant species in each of these areas includes several facultative-upland (FACU) species and therefore these plant communities are not hydrophytic.

Soils across the assemblage are generally very dark grayish brown (10YR 3/2) to dark brown (7.5YR 3/2) in the top layer. Sub soils are generally dark yellowish brown (10YR 3/4) to very dark brown (10YR 2/2). Some areas contained minimal (2 – 4%) dark brown (7.5 YR 3/4) or brown (7.5 YR 4/4) redoximorphic features in the lower layer. The observed soils do not meet the criteria for any hydric soil indicators. All sampled soils were dry at the time of inspection and no wetland hydrology indicators were observed. The absence of wetland vegetation, hydric soils, and wetland hydrologic indicators led to the determination that no wetland areas are present on site.

USE OF THIS REPORT

This Wetland and Stream Determination has been prepared for South Lake Ridge LLC to assist with identifying on-site and nearby critical areas as required by the City of Monroe. 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



Bradley A. Schlottman, WPiT
Associate Ecologist



Eamonn Collins, PWS
Senior Ecologist

Enclosures:

Wetland Determination Data Forms
Wetland and Stream Determination Map

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

Project/Site: 24214 - South Lake Ridge - Monroe West City/County: Monroe Sampling Date: 12/23/2024
 Applicant/Owner: South Lake Ridge LLC State: WA Sampling Point: S1
 Investigator(s): EC Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 8 - 15
 Subregion (LRR): A Lat: 47.87480 Long: -121.97940 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 8 to 15 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: Near SW property boundary	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5 sm)					
1. <u>Alnus rubra</u>		10	Y	FAC	
2. <u>Callitropsis nootkatensis</u>		10	Y	FAC	
3. _____					
4. _____					
		20	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3 sm)					
1. <u>Rubus armeniacus</u>		60	Y	FAC	
2. _____					
3. _____					
4. _____					
5. _____					
		60	= Total Cover		
Herb Stratum (Plot size: 1 sm)					
1. <u>Phalaris arundinacea</u>		100	Y	FACW	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		100	= Total Cover		
Woody Vine Stratum (Plot size: 3 sm)					
1. <u>None</u>		NA	NA	NA	
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: 4 (A)
 Total Number of Dominant Species Across All Strata: 4 (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 No

Remarks:

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 - 11	7.5YR 3/2	100					SaLo	
11 - 16	10YR 3/4	100					SaLo	

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: 24214 - South Lake Ridge - Monroe West City/County: Monroe Sampling Date: 12/23/2024
 Applicant/Owner: South Lake Ridge LLC State: WA Sampling Point: S2
 Investigator(s): EC Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 8 - 15
 Subregion (LRR): A Lat: 47.87480 Long: -121.97940 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 8 to 15 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 type="checkbox"/> No <input checked="" 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: Near S prop line swale	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Notes	
Tree Stratum (Plot size: 5 sm)					
1. <u>Pseudotsuga menziesii</u>	1	Y	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</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>33</u> (A/B)	
2. <u>Acer macrophyllum</u>	1	Y	FACU		
3. _____					
4. _____					
5. _____					
2 = Total Cover					
Sapling/Shrub Stratum (Plot size: 3 sm)					
1. <u>Rubus armeniacus</u>	95	Y	FAC	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: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____	
2. _____					
3. _____					
4. _____					
5. _____					
95 = Total Cover					
Herb Stratum (Plot size: 1 sm)					
1. <u>None</u>	NA	NA	NA		
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
0 = Total Cover					
Woody Vine Stratum (Plot size: 3 sm)					
1. <u>None</u>	NA	NA	NA		
2. _____					
0 = Total Cover					
% Bare Ground in Herb Stratum <u>100</u>					

Remarks:

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 - 16	10YR 2/2	100					SaLo	
16 - 18	10YR 2/2	98	7.5YR 3/4	2	C	M	SaLo	

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

Project/Site: 24214 - South Lake Ridge - Monroe West City/County: Monroe Sampling Date: 12/23/2024
 Applicant/Owner: South Lake Ridge LLC State: WA Sampling Point: S3
 Investigator(s): EC Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 8 - 15
 Subregion (LRR): A Lat: 47.87480 Long: -121.97940 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 8 to 15 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: Near middle of W property boundary	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: <u>5 sm</u>)				Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
1. <u>Pseudotsuga menziesii</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
2. <u>Callitropsis nootkatensis</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)
3. _____				Prevalence Index worksheet:
4. _____				
	<u>10</u>		= Total Cover	OBL species _____ x 1 = <u>0</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>3 sm</u>)				FACW species _____ x 2 = <u>0</u>
1. <u>Rubus armeniacus</u>	<u>80</u>	<u>Y</u>	<u>FAC</u>	FAC species _____ x 3 = <u>0</u>
2. _____				FACU species _____ x 4 = <u>0</u>
3. _____				UPL species _____ x 5 = <u>0</u>
4. _____				Column Totals: <u>0</u> (A) <u>0</u> (B)
5. _____				Prevalence Index = B/A = _____
	<u>80</u>		= Total Cover	Hydrophytic Vegetation Indicators:
<u>Herb Stratum</u> (Plot size: <u>1 sm</u>)				<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
1. <u>Agrostis sp.</u>	<u>60</u>	<u>Y</u>	<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. <u>Ranunculus repens</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 ¹
3. _____				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____				<input type="checkbox"/> Wetland Non-Vascular Plants ¹
5. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
6. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
7. _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. _____				
9. _____				
10. _____				
11. _____				
	<u>80</u>		= Total Cover	
<u>Woody Vine Stratum</u> (Plot size: <u>3 sm</u>)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	
2. _____				
	<u>0</u>		= Total Cover	
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:
 Unable to identify Agrostis species due to lack of inflorescence; assumed FAC for purposes of dominance test.

SOIL

Sampling Point: S3

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 - 13	10YR 2/2	100					SaLo	
13 - 17	10YR 3/4	100					SaLo	

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

Project/Site: 24214 - South Lake Ridge - Monroe West City/County: Monroe Sampling Date: 12/23/2024
 Applicant/Owner: South Lake Ridge LLC State: WA Sampling Point: S4
 Investigator(s): EC Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 8 - 15
 Subregion (LRR): A Lat: 47.87480 Long: -121.97940 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 8 to 15 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: Sample taken in middle property swale	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: <u>5 sm</u>)				Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
1. <u>Acer macrophyllum</u>	<u>40</u>	<u>Y</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
2. <u>Callitropsis nootkatensis</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)
3. _____				Prevalence Index worksheet:
4. _____				
	<u>70</u>	<u>= Total Cover</u>		OBL species _____ x 1 = <u>0</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>3 sm</u>)				FACW species _____ x 2 = <u>0</u>
1. <u>Rubus armeniacus</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>	FAC species _____ x 3 = <u>0</u>
2. _____				FACU species _____ x 4 = <u>0</u>
3. _____				UPL species _____ x 5 = <u>0</u>
4. _____				Column Totals: <u>0</u> (A) <u>0</u> (B)
5. _____				Prevalence Index = B/A = _____
	<u>70</u>	<u>= Total Cover</u>		Hydrophytic Vegetation Indicators:
<u>Herb Stratum</u> (Plot size: <u>1 sm</u>)				<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
1. <u>Agrostis sp.</u>	<u>80</u>	<u>Y</u>	<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. <u>Ranunculus repens</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 ¹
3. _____				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____				<input type="checkbox"/> Wetland Non-Vascular Plants ¹
5. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
6. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
7. _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. _____				
9. _____				
10. _____				
11. _____				
	<u>95</u>	<u>= Total Cover</u>		
<u>Woody Vine Stratum</u> (Plot size: <u>3 sm</u>)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	
2. _____				
	<u>0</u>	<u>= Total Cover</u>		
% Bare Ground in Herb Stratum <u>5</u>				

Remarks:
 Unable to identify Agrostis species due to lack of inflorescence; assumed FAC for purposes of dominance test.

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

Project/Site: 24214 - South Lake Ridge - Monroe West City/County: Monroe Sampling Date: 12/23/2024
 Applicant/Owner: South Lake Ridge LLC State: WA Sampling Point: S5
 Investigator(s): EC Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 8 - 15
 Subregion (LRR): A Lat: 47.87480 Long: -121.97940 Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 8 to 15 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: Sample taken in pasture near SE property boundary	

VEGETATION – Use scientific names of plants.

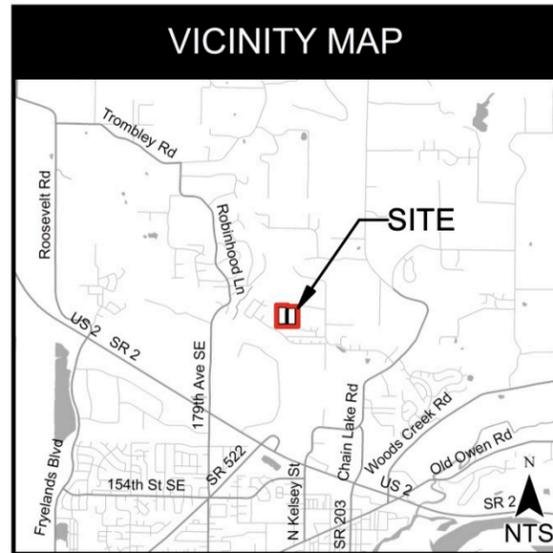
Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: <u>5 sm</u>)				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>3 sm</u>)				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 = _____
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<u>Herb Stratum</u> (Plot size: <u>1 sm</u>)				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.
1. <u>Agrostis sp.</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Grass 1</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>105</u>	= Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>3 sm</u>)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:
 Unable to identify Agrostis species and Grass 1 due to lack of inflorescence; assumed FAC for purposes of dominance test.

WETLAND AND STREAM DETERMINATION MAP

SOUTH LAKE RIDGE - MONROE WEST

PORTION OF SECTION 36, TOWNSHIP 28N, RANGE 6E, W.M.



PLEASE NOTE: THIS MAP IS **APPROXIMATE** FOR PLANNING AND DISCUSSION PURPOSES ONLY. ALL SAMPLE PLOT LOCATIONS, AND PROPERTY LINE LOCATIONS ARE **APPROXIMATE**. THE LOCATIONS SHOWN ON THIS MAP SHOULD **NOT** BE USED TO CREATE A FORMAL SITE LAYOUT.

LEGEND

— PROPERTY BOUNDARY

○ S1 - S5 SAMPLE PLOT LOCATION

Scale 1" = 100'

0 50 100 150 200

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

DETERMINATION MAP
SOUTH LAKE RIDGE - MONROE WEST
 MONROE, WA

South Lake Ridge LLC
 c/o Land Pro Group Inc.
 10515 20th Street SE, #202
 Lake Stevens, WA 98258

Sheet 1/1
 WRI #: 24214
 Drawn by: BAS
 Date: 12/31/2024