



WETLAND AND STREAM DETERMINATION REPORT

FOR

TROMBLEY - 191ST AVE SE
MONROE, WA

Wetland Resources, Inc. Project #25157

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July 10, 2025

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1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) performed site investigations on May 8, 2025, to identify and evaluate wetlands on and near tax parcel 28063600101200. This 7.93-acre site is located at 13224 191st Ave SE, Monroe, WA. The Public Land Survey System (PLSS) locator for the parcel is Section 36, Township 28N, Range 6E, W.M. It is situated within the French Creek basin of the Snohomish watershed, in Water Resources Inventory Area (WRIA) 7.



Figure 1 – Aerial View of the subject property

1.1 SITE DESCRIPTION

Land use on the property is large-lot residential with an equestrian component and related infrastructure. On-site vegetation includes a mix of landscaping around the house, invasive species along the perimeter, and the rest of the property being grazed pasture. Surrounding land use includes high-intensity residential to the west, large lot residential to the north and east, and a city park to the south. The site has a south-facing topography with slight undulations throughout. No wetlands or streams were identified within the boundary of the property or were visible off-site within 300 feet.

2.0 WETLAND AND STREAM DETERMINATION

2.1 REVIEW OF EXISTING INFORMATION

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

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI): The NWI map does not depict any wetlands or streams within the boundary or vicinity of the site.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey: The Web Soil Survey indicates that the subject property is underlain by Tokul gravelly sandy loam 0 to 8 percent slopes. This soil series is not rated as hydric.
- City of Monroe Stream and Wetlands Map: This PDF map does not depict any wetlands or streams on or near the subject property.
- Washington Department of Natural Resources (WA DNR) Forest Practices Application Mapping Tool (FPAMT): FPAMT does not depict any streams on or near the site.
- WDFW Priority Habitat and Species (PHS) Interactive Map: PHS does not identify any priority habitats on or near the site.

2.2 LIMIT OF STUDY

This report relates specifically to tax parcel 28063600101200. Lack of legal access prevents WRI staff from performing wetland and stream determinations in the surrounding areas on adjacent parcels. Wetland and stream boundaries located outside of the subject parcel are based on visual observation from the edge of legal access, publicly available resources, fine-scale elevation contours, and best professional judgment.

2.3 WETLAND AND STREAM DETERMINATION METHODOLOGY

2.3.1 Ordinary High Water Mark Determination Methodology

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 222-16-031

2.3.2 Wetland Determination Methodology

Wetland conditions were evaluated and delineated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report; January 1987)*, except where superseded by the *2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region*

(Version 2.0, referred to as 2008 Regional Supplement). WRI findings are consistent with these manuals. The following criteria descriptions were used in the boundary determination:

- 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

Hydrophytic Vegetation Criteria

The manuals define hydrophytic vegetation as the “sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present”. One of the most common indicators for hydrophytic vegetation is when more than 50 percent of a plant community consists of species rated “Facultative” and wetter on lists of plant species that occur in wetlands.

Soils Criteria

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

Hydrology Criteria

The 2008 Regional Supplement defines wetland hydrology as “areas that are inundated (flooded or ponded) or the water table is less than or equal to 12 inches below the soil surface for 14 or more consecutive days during the growing season at a minimum frequency of 5 years in 10.” During the early growing season, wetland hydrology determinations are made based on physical observation of surface water, a high-water table, or saturation in the upper 12 inches. Outside of the early growing season, wetland hydrology determinations are made based on physical evidence of recent inundation or saturation (i.e., water marks, surface soil cracks, water-stained leaves).

2.4 BOUNDARY DETERMINATION FINDINGS

No wetlands or streams are located on site. The on-site plant community is dominated by actively grazed pasture and, to a lesser extent, by Himalayan blackberry and landscaping. Species observed in the body of the site include Himalayan blackberry (*Rubus armeniacus*; FAC), common dandelion (*Taraxacum officinale*; FACU), bentgrass (*Agrostis* sp., FAC), bluegrass (*Poa pratensis*, FAC), and creeping buttercup (*Ranunculus repens*, FACW). The identified plant species are typical of grazed pastures in western Washington, and as such, they tend towards facultative and are considered hydrophytic.

Soils across the assemblage are generally very dark grayish brown (10YR 3/2) to dark brown (in the top layer. Subsoils are dark brown (10YR 3/3) to dark yellowish brown (10YR 3/4). No redoximorphic features were observed in any of the sampled soils. The observed soils do not meet the criteria for any hydric soil indicators. All sampled soils were dry during the May 8th, 2025, investigation, and no wetland hydrology indicators were observed. The absence of hydric soils and wetland hydrologic indicators led to the determination that no wetland areas are present on the site.

In addition, no bed, bank, or other indications of channelized flow were observed within the boundary of the subject property or 300 feet, and, therefore, no streams are present.

3.0 CONCLUSION

As stated above, no wetlands or streams are located on the subject property. Additionally, no wetlands or streams are close enough to the site to have buffers that extend onto it.

4.0 USE OF THIS REPORT

This Wetland and Stream Determination Report is supplied to PNW Investors, LLC as a means of identifying wetlands and streams on and in the vicinity of the subject property, 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 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.



Scott Brainard, PWS
Principal Ecologist

5.0 REFERENCES

- Anderson, P.S., Meyer, S., Olson, P., and E. Stockdale. 2016. *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. Washington State Department of Ecology. Publication #16-06-029.
- Brinson, M.M. 1993. *A Hydrogeomorphic Classification for Wetlands*. Technical Report WRPDE-4. US Army Engineers Waterways Experiment Station, Vicksburg, MS.
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- U.S. Army Corps of Engineers 2020. *National Wetland Plant List*, version 3.5. U.S. Army Corps of Engineers Engineer Research and Development Center Cold Regions Research and Engineering Laboratory, Hanover, NH. <http://wetland-plants.usace.army.mil/>
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- U.S. Army Corps of Engineers. 1987. *Corps of Engineers Wetland Delineation Manual*. Technical Report Y-87-1. Environmental Laboratory, Vicksburg, MS.
- U.S. Fish & Wildlife Service. 2021. *National Wetlands Inventory (NWI)* online mapper. <http://www.fws.gov/wetlands/Data/Mapper.html>.
- WA Department of Fish & Wildlife. 2021a. *Priority Habitat and Species (PHS)* interactive map. <http://apps.wdfw.wa.gov/phsontheweb/>
- WA Department of Fish & Wildlife. 2021b. *SalmonScope* online mapping application. <http://apps.wdfw.wa.gov/salmonscape/map.html>.
- WA Department of Natural Resources. 2021. *Forest Practices Application Mapping Tool*. <https://fpamt.dnr.wa.gov/default.aspx>

APPENDIX A
WETLAND DETERMINATION DATA FORMS

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

Project/Site: 25157 - Trombley- 191st Ave SE City/County: Monroe Sampling Date: 5.08.2025
 Applicant/Owner: PNW Investors LLC State: WA Sampling Point: S1
 Investigator(s): SB Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Pasture Local relief (concave, convex, none): none Slope (%): ~5
 Subregion (LRR): A Lat: _____ Long: _____ Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: _____	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5 sm)				
1. <u>None</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</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>100</u> (A/B)
2. _____				
3. _____				
4. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: 3 sm)				
1. <u>None</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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: 1 sm)				
1. <u>Agrostis sp.</u>	<u>40</u>	<u>Y</u>	<u>FAC</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.
2. <u>Poa pratensis</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: 3 sm)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
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	10YR 3/2	100					SIL	
11 - 12	10YR 3/4	100					SIL	

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

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Histosol (A1)</td> <td><input type="checkbox"/> Sandy Redox (S5)</td> </tr> <tr> <td><input type="checkbox"/> Histic Epipedon (A2)</td> <td><input type="checkbox"/> Stripped Matrix (S6)</td> </tr> <tr> <td><input type="checkbox"/> Black Histic (A3)</td> <td><input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)</td> </tr> <tr> <td><input type="checkbox"/> Hydrogen Sulfide (A4)</td> <td><input type="checkbox"/> Loamy Gleyed Matrix (F2)</td> </tr> <tr> <td><input type="checkbox"/> Depleted Below Dark Surface (A11)</td> <td><input type="checkbox"/> Depleted Matrix (F3)</td> </tr> <tr> <td><input type="checkbox"/> Thick Dark Surface (A12)</td> <td><input type="checkbox"/> Redox Dark Surface (F6)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Mucky Mineral (S1)</td> <td><input type="checkbox"/> Depleted Dark Surface (F7)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Gleyed Matrix (S4)</td> <td><input type="checkbox"/> Redox Depressions (F8)</td> </tr> </table>	<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<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)	<p>Indicators for Problematic Hydric Soils³:</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> 2 cm Muck (A10)</td> </tr> <tr> <td><input type="checkbox"/> Red Parent Material (TF2)</td> </tr> <tr> <td><input type="checkbox"/> Very Shallow Dark Surface (TF12)</td> </tr> <tr> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> </table> <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>	<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Red Parent Material (TF2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)																				
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<input type="checkbox"/> Very Shallow Dark Surface (TF12)																					
<input type="checkbox"/> Other (Explain in Remarks)																					

<p>Restrictive Layer (if present): Type: _____ Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:																																
<p>Primary Indicators (minimum of one required; check all that apply)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Salt Crust (B11)</td> </tr> <tr> <td><input type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Aquatic Invertebrates (B13)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Surface Soil Cracks (B6)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<p>Secondary Indicators (2 or more required)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> Drainage Patterns (B10)</td> </tr> <tr> <td><input type="checkbox"/> Dry-Season Water Table (C2)</td> </tr> <tr> <td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td> </tr> <tr> <td><input type="checkbox"/> Geomorphic Position (D2)</td> </tr> <tr> <td><input type="checkbox"/> Shallow Aquitard (D3)</td> </tr> <tr> <td><input type="checkbox"/> FAC-Neutral Test (D5)</td> </tr> <tr> <td><input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Frost-Heave Hummocks (D7)</td> </tr> </table>	<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)
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<p>Field Observations:</p> <p>Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)</p>	<p>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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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: 25157 - Trombley- 191st Ave SE City/County: Monroe Sampling Date: 5.08.2025
 Applicant/Owner: PNW Investors LLC State: WA Sampling Point: S2
 Investigator(s): SB Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Pasture Local relief (concave, convex, none): none Slope (%): ~5
 Subregion (LRR): A Lat: _____ Long: _____ Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: _____	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5 sm)				
1. <u>None</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</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>100</u> (A/B)
2. _____				
3. _____				
4. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: 3 sm)				
1. <u>None</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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: 1 sm)				
1. <u>Ranunculus repens</u>	<u>60</u>	<u>Y</u>	<u>FAC</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.
2. <u>Poa pratensis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Agrostis sp.</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: 3 sm)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</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 - 10	10YR 3/2	100					SIL	
10 - 18	10YR 3/3	100					SIL	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Remarks: _____

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply) <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)	Secondary Indicators (2 or more required) <input type="checkbox"/> Water-Stained Leaves (B9) (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)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

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

Remarks: _____

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

Project/Site: 25157 - Trombley- 191st Ave SE City/County: Monroe Sampling Date: 5.08.2025
 Applicant/Owner: PNW Investors LLC State: WA Sampling Point: S3
 Investigator(s): SB Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Pasture Local relief (concave, convex, none): none Slope (%): ~5
 Subregion (LRR): A Lat: _____ Long: _____ Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: _____	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>5 sm</u>)				
1. <u>None</u>				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>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
			= Total Cover	
Sapling/Shrub Stratum (Plot size: <u>3 sm</u>)				
1. <u>None</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 = _____
2. _____				
3. _____				
4. _____				
5. _____			= Total Cover	
Herb Stratum (Plot size: <u>1 sm</u>)				
1. <u>Agrostis sp.</u>	<u>60</u>	<u>Y</u>	<u>FAC</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.
2. <u>Poa pratensis</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Ranunculus repens</u>	<u>10</u>	<u>NA</u>	<u>FAC</u>	
4. <u>Taraxacum officinale</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____			= Total Cover	
Woody Vine Stratum (Plot size: <u>3 sm</u>)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: _____				

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 - 10	10YR 3/2	100					SIL	
10 - 18	10YR 3/3	100					SIL	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

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

Project/Site: 25157 - Trombley- 191st Ave SE City/County: Monroe Sampling Date: 5.08.2025
 Applicant/Owner: PNW Investors LLC State: WA Sampling Point: S4
 Investigator(s): SB Section, Township, Range: S36 T28N R06E
 Landform (hillslope, terrace, etc.): Pasture Local relief (concave, convex, none): none Slope (%): ~5
 Subregion (LRR): A Lat: _____ Long: _____ Datum: WGS84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: _____	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5 sm)				
1. <u>None</u>				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>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: 3 sm)				
1. <u>None</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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
Herb Stratum (Plot size: 1 sm)				
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>Y</u>	<u>FACW</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.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
Woody Vine Stratum (Plot size: 3 sm)				
1. <u>None</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
% Bare Ground in Herb Stratum <u>0</u> = Total Cover				

Remarks: _____

SOIL

Sampling Point: S4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0 - 8	10YR 3/2	100					SIL	
8 - 18	10YR 3/3	100					SIL	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Remarks:
Data taken just outside of the barn area in an unmaintained portion of the pasture.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

APPENDIX B
CRITICAL AREA DETERMINATION MAP

CRITICAL AREAS DETERMINATION MAP
PNW Investors, LLC - TROMBLEY - 191ST AVE SE

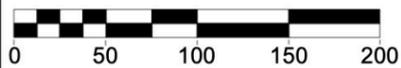
PORTION OF SECTION 25, TOWNSHIP 28N, RANGE 6E, W.M.



PLEASE NOTE: NO WETLANDS OR STREAMS ARE LOCATED ON OR NEAR THE SITE.
 THE DEPICTED PROPERTY LINES ARE APPROXIMATE.



Scale 1" = 100'



LEGEND

- PROPERTY BOUNDARY
- Sn SAMPLE POINT

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
REID DEVELOPMENT - 191ST AVE SE
 CITY OF MONROE

Sheet 1/1
 WRI #: 25157
 Drawn by: BAS
 Date: 07/09/2025

PNW Investors, LLC
 PO Box 1930
 Woodinville, WA 98072