

# Critical Areas Report & Mitigation Plan

The School Project  
Lynnwood, Washington

5 January 2024  
(Revised 6 February 2026)



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**DISCLAIMER**

This report has been prepared by Wet.land, LLC based on our best professional judgment, and is intended for the use outlined in Section 1.3 below. Use of this report or its appendices outside of its intended purpose is a breach of the contract under which this document was prepared.

Any delineations, wetland ratings, stream typings, or general characterizations were completed in accordance with the applicable regulations at the time field work was completed. Where information was provided by Others and not collected directly by Wet.land, LLC, such is stated within the report.

Conclusions presented within this report are based on the information available at the time of report preparation, and are accurate and true to the best of our knowledge. The opinions and conclusions contained within this report are a reflection of our interpretation of applicable regulations and are not final until concurrence is provided by the appropriate agencies.

# 1. Report Purpose

## 1.1 Project Name and Purpose

The School Project proposes to develop a 0.53-acre lot into a multi-phase mixed use anchored by a preschool project. The redevelopment will require restoration of a heavily disturbed stream buffer onsite.

## 1.2 Applicant

The Applicant for The School Project is Rajesh Vasireddy.

Email: [firstsorento@gmail.com](mailto:firstsorento@gmail.com)

## 1.3 Report Purpose

This report has been prepared in accordance with the requirements of the Lynnwood Municipal Code (LMC) Chapter 17.10 *Environmentally Critical Areas*. This report has also been prepared in light of applicable State and Federal regulations.

## 1.4 Preparer Qualifications

Field investigations were previously completed by other consultants (summarized in **Chapter 3** below), and the results of their work are provided within this report. No field delineations were completed by Wet.land, LLC staff. The existing conditions and critical areas present within the Site were verified by Wet.land, LLC (**Appendix A**).

Jennifer Marriott has a Bachelor's Degree and a Master's Degree in Biology from University of Central Florida, and a second Master's Degree in Soil and Environmental Science from the University of Florida. She has over 20 years of experience in wetland delineations and environmental permitting.

## 2. Project Site

### 2.1 Project Location

The Project Site is located along 44<sup>th</sup> Avenue West in Lynnwood, Washington (**Figure 1**). The parcel number is 00372700900701 and the latitude/longitude coordinate for the center of the parcel is 47.8454, -122.2931. The Public Land Survey System location is the NE ¼ of Section 9, Township 27 North, Range 4 East, Willamette Meridian (W.M.).

### 2.2 Project Site Description & Site History

The parcel is 0.53-acre and is bound to the east by 44<sup>th</sup> Avenue West, developed properties to the north and west, and a riparian corridor to the south. The parcel is zoned Multiple Residential (RMM). The property has been developed as a single-family property since at least 1998 to 2006. The Site was vacant until 2020, when paving and site landscaping were installed.

The Site is currently mostly old, dense fill with a level, paved area that occupies well over half the parcel. Little native soil occurs onsite. Native vegetation occurs at the southern and western edges of the parcel. Invasive species are present.

Elevations at the property range from 435 to 455, and the Site slopes downhill from east to west.

More detail on the existing conditions of these parcels is provided below in **Chapter 3**.

### 3. Existing Site Conditions

In-depth analysis of existing conditions within the Project Site is described below.

#### 3.1 Previous Critical Areas Assessment

An evaluation of existing conditions within the Project Site was completed by Paul Tappel, P.E. of Fisheries Engineers, Inc, and includes the following critical areas (**Table 1**). These findings were verified by Wet-land biologists.

*Table 1. Summary of Critical Areas*

Critical Area ID	Stream Type	Standard Buffer (ft) LMC 17.10.071
Tributary to Scriber Creek	Type F	100

#### 3.2 Database Review Summary

An in-depth review of Agency database results for this Project Site follows in **Table 2**, below. Databases were reviewed for features on the site and within 200 feet of the site. Copies of database results are provided in **Appendix C**. Databases referenced include:

- Natural Resource Conservation Service (NRCS), Websoils Survey (NRCS)
- US Fish and Wildlife (USFWS), Wetlands Online Mapper (National Wetlands Inventory, NWI) (USFWS)
- Washington State Department of Ecology (ECY) Water Quality Atlas
- Washington State Department of Fish and Wildlife (WDFW) Priority Species and Habitats
- Washington State Department of Natural Resources (WDNR) Forest Practices Application Mapping Tool (FPAMT)
- Statewide Integrated Fish Distribution (SWIFD) Web Map
- Fish Passage Culverts Map
- Google Earth
- Historic Aerials, [www.historicaerials.com](http://www.historicaerials.com)
- Snohomish County PDS Map Portal

**Table 2.** Summary of Background Review of Publicly Available Databases (all accessed on 11 December 2023).

Database	Agency (Database Manager)	Data Checked
Township, Range, Section Map	WSDOT	NE ¼ of Section 9, Township 27 North, Range 4 East, W.M.
Watershed Boundaries	ArcGIS	HUC 8 (12) – 17110012(0303) WRIA 8, Cedar - Sammamish Watershed: Swamp Creek
NRCS Websoils	NRCS	<b>Figure 2.</b> 5 – Alderwood-Urban land complex, 2 to 8% slopes 6 – Alderwood-Urban land complex, 8 to 15% slopes 17 – Everett very gravelly sandy loam, 0 to 8% slopes None of the soil map units listed as hydric.
National Wetlands Inventory	USFWS	No features located within Study Area.
Map Service Center	FEMA	Property is not mapped within a FEMA floodplain.
Washington State Water Quality Atlas	ECY	No 303(d) waters listed within Study Area. Project located within Swamp Creek Bacteria TMDL and Sammamish River and Tribes Multi-parameter TMDL (in development).
Priority Habitats and Species (PHS)	WDFW	No features located within Study Area.
Forest Practices Application Mapping Tool	WDNR	No features located within Study Area.
Statewide Integrated Fish Distribution (SWIFD) Web Map	NWIFC	No salmonids were mapped within the Study Area.
Washington State Fish Passage	WDFW	A culvert is mapped at the east side of the property and is identified as a total fish blockage (Site ID 922300).
Snohomish County PDS Map Portal	Snohomish County	<b>Figure 3.</b> Unknown and untyped stream mapped off-site to the south.

### 3.3 Field Investigation Results

Critical areas were evaluated by a previous consultant. We evaluated the site, including a review of the previous stream delineation on 8 December 2023. A summary of these findings is provided below. A test plot is included in **Appendix D** and a photodocument is included in **Appendix E**.

### 3.3.1 Wetlands

No wetlands were delineated on or adjacent to the property, nor were any observed near the Site that would extend buffers onto the Site. An upland test plot is included in **Appendix D**.

### 3.3.2 Streams

No streams were delineated on the property. One stream, a tributary to Scriber Creek, was observed south of the property, and flowed to the west (**Appendix B, Figure 4**). The ordinary high water mark (OHWM) ranged from three (3) to five (5) feet wide with 80 – 90% cover of native trees. The stream habitat was primarily run type and several snags were observed in the stream corridor offsite. Based on available physical evidence, a stream type of fish-bearing is most appropriate for this stream based on the physical characteristics observed. Up and downstream connections were not evaluated as part of this study.

### 3.3.3 Native Vegetation

Native vegetation is present onsite along the southern and western parcel boundary. The remainder of the Site is built environment. Within the stream corridor offsite, vegetation was dominated by Douglas fir (*Pseudotsuga menziesii*), black cottonwood (*Populus balsamifera*), and red alder (*Alnus rubra*). The remainder of the Site is maintained as gravel, with landscaping along the north and eastern property lines.

Between the site and stream, invasive species such as English holly (*Ilex aquifolium*), laurel (*Prunus laurocerasus*), Himalayan blackberry (*Rubus armeniacus*), and English ivy (*Hedera helix*) are dominant.

## 3.4 Wildlife

General observations on expected and observed wildlife usage is below.

### 3.4.1 General Wildlife Usage

Common urban wildlife such as small to medium mammals and birds are expected to use the Site, though connectivity for land-based wildlife is poor given the area is surrounded by intense urban development. Opportunities for listed species is very limited given the dearth of available habitat on the Site.

### 3.4.2 Federally Listed Species

No habitat occurs onsite that would support federally listed species.

### 3.4.3 State Listed Species

No state listed species are known or were observed using the Site.

### 3.4.4 Local Species

Common urban wildlife are expected to use the Site, though the City of Lynnwood does not have its own list of local species of importance.

## 4. Regulatory Review

The Site falls under the jurisdiction of the City of Lynnwood, State of Washington, and the US Army Corps of Engineers. A summary of the relevant regulations follows.

### 4.1 Federal Regulations

Waters of the US, including the wetlands and watercourses, occur on or adjacent to the Site and may be subject to applicable Federal regulations. Wetland and stream (watercourse) impacts are regulated at the Federal level by Sections 404 and 401 of the Clean Water Act. The US Army Corps of Engineers (USACE) is responsible for administering compliance with Section 404 via the issuance of Nationwide or Individual Permits for any fill or dredging activities within wetlands under Corps jurisdiction. If no actions are proposed that would directly impact a wetland or stream, then no coordination with the USACE is necessary for Section 404 compliance.

### 4.2 State Regulations

Critical areas on the Site are subject to applicable State regulations. However, City regulations retaining to wetlands and streams are based on state guidelines and will dictate critical areas protections.

#### 4.2.1 Washington State Department of Ecology (ECY)

Any project that is subject to Section 404 permitting is also required to comply with Section 401 Water Quality Certification, which is administered by the Washington State Department of Ecology (ECY). If no actions are proposed that would directly impact a wetland or stream, then no coordination with the USACE is necessary for Section 404 compliance, which would also include Section 401 compliance.

#### 4.2.2 Washington State Department of Fish and Wildlife (WDFW)

WDFW regulates streams and project actions that may affect the bed, bank or flow of a stream. Projects that only proposed buffer modifications and/or vegetative enhancement actions that do not modify the stream channel or add stormwater outfalls or similar would not require coordination with WDFW.

### 4.3 Local Regulations

The Site falls within the City of Lynnwood limits and is subject to the regulations of LMC Chapter 17.10 – *Environmentally Critical Areas*.

#### 4.3.1 Shoreline Jurisdiction

The Site does not occur within Shoreline jurisdiction.

#### 4.3.2 Non-Shoreline Jurisdiction

Critical areas on the Site are subject to the regulations of LMC Chapter 17.10 – *Environmentally Critical Areas*.

#### Wetlands

No wetlands occur onsite or within the Study Area.

### Streams

No streams occur onsite. A stream occurs off-site to the south that was determined to meet the definition of a fish-bearing stream with the potential to contain fish or fish habitat, requiring a 100-foot standard buffer. The buffer over the eastern portion of the Site stops short of the standard 100-foot buffer at the edge of the paved drive aisle, but continues over areas that are gravel and not paved nearer to the center of the site. Despite the standard buffer width, most of the onsite buffer is non-functional due to the onsite gravel and paved areas.

### Building/Structure Setback

The stream buffers require a 15-foot building setback line to prevent encroachment into the critical areas following construction (LMC 17.10.080).

### 4.3.3 Flood Hazard Area

No 100-year floodplains are mapped on or adjacent to the Site.

## 5. Proposed Project

### 5.1 Proposed Project

The School Project proposes to develop the property into a multi-phase mixed use school project with a playground area and parking (**Appendix B, Figure 5 and Appendix F**). Stormwater management will meet current City standards.

Primary access to the Project will be provided through the adjacent lot to the north into the Site in the northwest corner. Secondary access is required and will be provided from the proposed parking area in the northwest corner of the Site to 44<sup>th</sup> Avenue West through the southeast corner of the Site. The proposed Project is the minimum necessary to accommodate the needs of the school and required parking. The buffer will be reduced accordingly to accommodate the Project's proposed footprint with the remainder of the Site provided as mitigation.

### 5.2 Site Development Alternatives

The existing property has already been disturbed with gravel and fill which encompasses the majority of the parcel. The standard stream buffer encumbers the majority of the site, most of which is disturbed by the existing gravel, and any proposed development on this parcel would require stream buffer modification. The proposed development takes advantage of the existing access off 44<sup>th</sup> Avenue West which is the most cost-effective option for this project. The Project is also pushed as far north as feasible to take advantage of the portion of the buffer already disturbed by the existing pavement.

The proposed development will include new stormwater infrastructure and a restored stream buffer.

### 5.3 Reasonable Use Application

The Project can only proceed through a reasonable use request to the City. The below addresses the required elements for the reasonable use request for this Project, as outlined in LMC 17.10.047, items A – J. Responses to each item follow in **bold** text.

*A. A complete application and special study, as required by LMC [17.10.040](#); and*

**A complete application has been prepared and submitted to the City. Special studies have been prepared for the Project, including this critical areas report.**

*B. A map and narrative describing the development proposal, and proposed impacts and reductions being requested; and*

**Please see Figure 5 in Appendix B for a map of the proposed Project. The Project will redevelop the property to accommodate a mixed-use development.**

**The offsite stream extends a 100-foot buffer that encumbers almost 2/3 of the parcel. However, the majority of the parcel is currently a paved parking lot. The existing stream buffer onsite is in poor condition from the existing gravel, asphalt, structures, and the lack of native vegetation. The**

standard stream buffer encumbers a total of 12,612 square feet on-site, of which only 3,569 square feet of which can be considered functional (vegetated) (Figure 4 and 5). The standard 100-foot stream buffer will be reduced by 6,458 square feet for a maximum stream buffer width of 50 feet to accommodate the Project with full restoration of the remaining buffer (Figure 5). Functional buffer onsite will increase to 6,236 square feet, of which 5,463 square feet will be densely planted with native woody species. This is an increase of functional buffer by 2,667 square feet over the existing forested area onsite.

*C. A mitigation plan specifying the measures taken to mitigate for the impacts; and*

**A total of 5,463 square feet of stream buffer will be restored as part of the mitigation for this project. Another 773 square feet within the upper limits of the onsite buffer restoration area will be stormwater pond. The mitigation areas will be enhanced through the removal of fill, addition of native soils and/or soil amendments, and planting of native woody plants. There is an existing native canopy present offsite and in some portions of the onsite mitigation area at the edges that will be retained and planted around as part of the mitigation actions. Any invasive species present onsite will be removed and managed long-term. Hydroseed will be applied around the edges of the stormwater pond where required by the stormwater regulations. Woody plants will be added everywhere else within the mitigation area. Additionally, the invasive species management long-term within the post-construction buffer will be a significant improvement over the current condition.**

*D. A map showing the other setbacks required by other standards of the zoning code and any modification to those standards being requested; and*

**See Figure 5, Appendix B.**

*E. An analysis of the impact that the proposed development would have on the environmentally critical area(s) and/or their buffer(s); and*

**While the standard buffer for the stream is 100 feet, the majority of this buffer is disturbed with a pre-existing developed use that cannot provide normal buffer functions. The vegetated portions of the buffer onsite are heavily infested with invasive species, primarily Himalayan blackberry, that further reduce the effectiveness of these buffers. Application of the full buffer makes the parcel undevelopable, which ensures that the buffer remains mostly disturbed and non-functional. The project proposes to reduce the buffer, but targets the paved portions of the buffer. In return for the accommodation to reduce the stream buffer width beyond what the code typical allows, the Project will restore and enhance the buffer such that the post-construction buffer will be both larger and function at an improved capacity than if the project did not occur.**

*F. A design of the proposal so that the amount of development proposed as “reasonable use” will have the least impact practicable on the environmentally critical area(s), including a narrative as to why the applicant believes this is so; and*

**The Site has a small area of steep slope along the eastern boundary that dictates the driveway entering the Site. The entry will be collocated with the current driveway entry onto the Site. The stormwater infrastructure was located at the upper limits of the reduced buffer. The Site layout was designed to keep the development as near the northern and eastern parcel limits as possible while meeting the minimum requirements of the proposal – the buildings, minimum parking, required drive aisles, and the necessary stormwater.**

*G. A description of the design modifications proposed by the applicant in order to minimize impacts on the critical area(s) and buffer(s). This includes, but is not limited to, a description of the modified building footprint, reduced building setback from the buffer, parking modifications, reduced total building square feet, modified location to preserve trees, and any other measures taken by the applicant; and*

**A custom easement agreement was negotiated with the neighboring church to use nine (9) parking spots on that property to reduce the required parking on this Site. This allowed the impervious surface onsite to be reduced which translated directly into buffer protected onsite. Part of this agreement**

*H. A description of the needed modifications to the standards of all applicable chapters to accommodate the proposed development, including chapter citations; and*

**The LMC allows for buffer reductions of Type F streams down to 75 feet through LMC 17.10.077. However, for this Site, that accommodation is not sufficient to allow for redevelopment of this parcel due to the parcel configuration. LMC 17.10.078 allows for stream buffer averaging, which is also not sufficient to accommodate the proposed Project due to the parcel configuration.**

**The Project requires accommodation of LMC 17.10.077 to allow for a reduced buffer beyond the 75 feet listed, particularly in light of the unique onsite conditions where the buffer is fully paved and non-functional over most of its onsite area.**

*I. Any other related projects documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act; and*

**All prepared documents are currently on file with the City. This critical areas report, revised in January 2026, will replace the previously submitted critical areas reports.**

*J. Such other information as the director or hearing examiner determines is reasonably necessary to evaluate the issue of reasonable economic use as it relates to the proposed development. (Ord. 3193 § 2, 2016)*

**The subject parcel is substantially encumbered by the required 100-foot buffer associated with an offsite Type F stream, constraining approximately two-thirds of the property. The remaining unconstrained area is insufficient to accommodate development consistent with zoning, access, parking, and stormwater requirements. Strict application of the standard buffer would therefore render the parcel effectively undevelopable and deny reasonable economic use while leaving the existing disturbed and largely non-functional buffer condition unchanged.**

**The proposed development represents the minimum level of development necessary to allow reasonable economic use of the property. The project does not seek to maximize building area but instead proposes a modest mixed-use development anchored by a preschool use serving neighborhood needs.**

**Lynnwood has been identified by the Washington State Department of Children, Youth, and Families as a childcare desert. The proposed preschool would add approximately 50 or more licensed childcare slots and create approximately 6 to 10 full-time jobs within walking distance of established and growing residential areas.**

**The Site's location along a primary arterial roadway with an existing transit stop directly adjacent to the property allows families and employees to access the facility by transit or walking, reducing vehicle trips and supporting efficient land use within an already developed urban corridor.**

**Impacts are focused within existing paved and disturbed portions of the buffer. In exchange, the remaining buffer will be restored or enhanced, resulting in a significant improvement of buffer functions compared to existing site conditions without increasing stress on the stream or associated aquatic resources. The stormwater facility will also ensure that any runoff from paved surfaces will be routed through the required treatment, as opposed to the direct runoff the stream is receiving in the existing condition.**

**Without the requested accommodation, no feasible development scenario exists that would allow reasonable economic use of the parcel while meeting applicable development standards. Approval of the reasonable use permit therefore allows reasonable economic use of the property while improving ecological conditions onsite and providing a needed community-serving use.**

## 6. Critical Areas Impacts

### 6.1 Assessment of Development Impacts

No direct, permanent impacts to any wetlands or streams will result from this Project, though stream buffer modifications will be necessary to accommodate the Project as the stream buffer encumbers most of the parcel.

#### 6.1.1 Stream Buffer Impacts

The existing stream buffer onsite is in poor condition from the existing gravel, asphalt, structures, and the lack of native vegetation. The standard stream buffer encumbers a total of 12,612 square feet on-site, of which only 3,569 square feet of which can be considered functional (vegetated) (**Figure 4 and 5**). The standard 100-foot stream buffer will be reduced by 6,458 square feet to accommodate the Project with full restoration of the remaining buffer (**Figure 5**). A total of 5,463 square feet of stream buffer will be restored as part of the mitigation for this project. Another 773 square feet within the upper limits of the onsite buffer restoration area will be stormwater pond. The mitigation areas will be enhanced through the removal of fill, addition of native soils and/or soil amendments, and planting of native woody plants. There is an existing native canopy present offsite and in some portions of the onsite mitigation area at the edges that will be retained and planted around as part of the mitigation actions. Any invasive species present onsite will be removed and managed long-term. Functional buffer onsite will increase to 6,236 square feet, of which 5,463 square feet will be densely planted with native woody species. Hydroseed will be applied around the edges of the stormwater pond where required by the stormwater regulations. Woody plants will be added everywhere else within the mitigation area. This is an increase of 2,667 square feet over the existing forested area onsite. Additionally, the mitigation areas will be managed for invasive species so the quality of the buffer will be a significant improvement over the current condition.

*Table 3. Summary of Stream Buffer Impacts and Mitigation.*

Stream Buffer Location	Stream Buffer Reduction	Proposed Mitigation
On-site	6,458 sf	5,463 sf
Stormwater Pond	0 sf	773 sf
Total	6,458 sf	6,236 sf

#### 6.1.2 Listed Species Impacts

The project is expected to have a net positive impact to state and federally listed species that use downstream waters through the buffer enhancement and restoration proposed and the upgrade of the onsite stormwater facilities to meet current standards.

The Project is not likely to adversely affect listed species.

## 7. Proposed Mitigation Plan

### 7.1 Agency Policies and Guidance

The proposed mitigation plan was designed in accordance with the policies and guidance provided in the following documents:

- LMC, Chapter 17.10 – Environmentally Critical Areas;
- The Washington State Department of Ecology (ECY) Publication #21-06-003, Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 2), and Part 2 (Publication #06-06-011b): Developing Mitigation Plans (Version 1), dated March 2006 (Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10 2006a, 2006b); and
- The Federal Compensatory Mitigation for Losses of Aquatic Resources Final Rule (33 CFR Parts 325 and 332, April 10, 2008), effective June 9, 2008 (U.S. Army Corps of Engineers Seattle District and U.S. Environmental Protection Agency Region 10 2008).

All proposed mitigation shall be based on best available science and shall demonstrate no net loss of critical area functions and values.

### 7.2 Mitigation Sequencing

Mitigation sequencing has been applied to the proposed project pursuant to the mitigation definition and preferred sequence definition outlined in LMC 17.10.030, and as required by the USACE. The City mitigation sequencing requirements are as follows, and are consistent with the USACE requirements:

1. Avoiding impacts altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree of magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating or restoring the affected critical area;
4. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
5. Compensating for the impact by replacing, enhancing, or providing substitute critical areas; or
6. Monitoring the impact and taking appropriate corrective measures.

All direct, permanent impacts to streams have been avoided with the current Site Plan. Modification of the stream buffer will be required to accommodate this project as the standard buffer extends over most of the Site, despite its heavily disturbed condition. The stream buffers will be fully restored (or enhanced) as part of the mitigation for this Project that will provide a net gain of over 2,600 square feet of functional buffer from the current condition. Restoration will occur onsite where fill will be removed prior to plantings with soil amendments added where necessary.

## 7.3 Proposed Mitigation Components

The mitigation plan includes the following elements to compensate for the project impacts to critical areas:

### 7.3.1 Buffer Restoration

A planting plan is provided in **Appendix B**. Proposed buffer restoration measures include:

1. Removing fill, gravel, and any remaining structures;
2. Clearing and grubbing all invasive, non-native weedy species in the mitigation areas;
3. Decompacting soils, scarify and amend with topsoil or compost;
4. Installing 3 inches of bark mulch in all bare soil areas;
5. Planting a variety of native deciduous and evergreen tree and shrub species; and
6. Spray hydroseed throughout mitigation area where targeted;
7. Installing critical area fencing and signs at buffer boundaries where required.

## 7.4 Mitigation Design Elements

### 7.4.1 Irrigation

A temporary irrigation system will be provided for the proposed mitigation areas that will provide head-to-head coverage at least twice a week through the summer months.

### 7.4.2 Plantings

All plantings will only be native species typical for the region that have been site located based on that species' tolerances for light, water, and soil type. A variety of tree and shrub species will be chosen with the intent to provide structural and species diversity within the mitigation areas. It is expected that natural recruitment of species occurring in the area will also occur and contribute to the species diversity and cover in the mitigation area.

## 7.5 Mitigation Goals, Objectives, and Performance Standards

The primary goal of the mitigation is to compensate for impacts to buffers and restore the impacted buffers. To accomplish these goals, the proposed project will:

- Buffer Restoration/Enhancement **5,463 square feet**

Mitigation actions will be evaluated through the following objectives and performance standards. See **Chapter 9** for a full description of the monitoring methods that will be used to evaluate the approved performance standards. Mitigation monitoring will be performed by a qualified biologist.

### **Objective A: Create structural and plant species diversity in all of the mitigation areas.**

**Performance Standard A1:** Percent survival of all installed species must be at least 90% at the end of Year 1, and 80% at the end of Year 2.

**Performance Standard A2:** Hydroseed coverage will be at least 75% by the end of Year 1. Where hydroseed coverage is lacking by the fall of Year 1 event, these areas will be supplementally overseeded in the fall of Year 1 by hand-casting native seed over areas not meeting the coverage requirement.

**Performance Standard A3:** At least 4 species of desirable native plant species will be present in the buffer restoration and enhancement areas. Species may be comprised of both planted and naturally colonized vegetation.

**Objective B: Remove and control invasive plants to less than 10% cover in mitigation areas.**

**Performance Standard B1:** After construction and throughout the 5-year monitoring period, aerial coverage by non-native invasive plant species shall be maintained at 10% or less throughout the mitigation site. These species include, but are not limited to: Scot's broom, Himalayan and evergreen blackberry, purple loosestrife, hedge bindweed, and bittersweet nightshade.

## 8. Construction Sequencing

### 8.1 Mitigation Construction Sequencing

The following provides the general sequence of activities anticipated to construct this mitigation project. Some of these activities may be conducted concurrently as the project progresses.

1. Conduct a site meeting between the Contractor, project Biologist or Ecologist, and the Owner's Representative to review the project plans, staging/stockpile areas, and material disposal areas.
2. A pre-construction meeting with City staff will be required in advance of beginning any construction activities.
3. Survey clearing limits.
4. Install silt fence and any other erosion and sedimentation control BMPs necessary for work in the project areas.
5. Install tree protection measures as determined necessary.
6. Clear and grub designated buffers to remove non-native, invasive species and any existing fill, structures, and infrastructure.
7. Ensure a minimum of 12" of suitable soil is present within areas where fill was removed. Import appropriate soil, as needed.
8. Plant cleared and grubbed areas per the planting typical/plans.
9. Mulch all grubbed and cleared areas and provide a three-inch-deep mulch ring around all container-planted material outside of wetland.
10. Install irrigation system. Ensure that the system is capable of head-to-head coverage.
11. Spray hydroseed throughout mitigation area.
12. Install critical area fencing and signs at outer limits of mitigation site.
13. Complete site cleanup.

### 8.2 Post-Construction Approval

Once construction is approved, a qualified wetland ecologist shall conduct a post-construction assessment. The purpose of this assessment will be to establish baseline conditions at Year 0 of the required monitoring period. A Baseline Assessment report including "as-built" drawings will be submitted to all of the required agencies. The as-built plan set will identify and describe any changes in grading, planting, or other constructed features in relation to the original approved plan.

### 8.3 Post-Construction Assessment

The Permittee or representative shall notify the permitting agencies (City) when the mitigation plan has been fully installed and is ready for a final site inspection and subsequent final approval. Once final approval is obtained in writing, and "as-built" plans are approved, the monitoring period will begin.

## 9. Monitoring Plan

Performance monitoring of the mitigation areas will be conducted according to all applicable code/regulatory requirements and permit conditions. Monitoring will be conducted according to LMC 17.10.055 for up to five years for the City. Monitoring will be conducted according to the schedule presented in **Table 3** below, and will be performed by a qualified biologist or ecologist. The performance monitoring period will be complete when the mitigation site meets all performance standards, at which point one can conclude that the goals and objectives for the mitigation site have been met.

*Table 4. Projected Schedule for Performance Monitoring & Maintenance Events*

Year	Date	Maintenance Review	Performance Monitoring	Report Due to Agencies
<b>Year 0</b> <b>As-built and</b> <b>Baseline</b> <b>Assessment</b>	Fall	X	X	X
<b>1</b>	Spring	X	X	
	Fall	X	X	X
<b>2</b>	Spring	X	X	
	Fall	X	X	X
<b>3</b>	Spring	X		
	Fall	X	X	X
<b>4</b>	Spring	X		
	Fall	X	X	X
<b>5</b>	Spring	X		
	Fall	X	X	X*

① \*Final approvals from the City may be requested to facilitate release of any financial guarantees assuming performance criteria are met.

### 9.1 Monitoring Reports

Each monitoring report will adhere to the requirements of LMC 17.10.055. The reports will include: 1) Project Overview, 2) Requirements, 3) Summary Data, 4) Maps and Plans, and 5) Conclusions. Monitoring reports will be submitted to the City Planning Director by December 1st during the years in which monitoring is conducted.

### 9.2 Monitoring Methods

The following monitoring methods will be used to evaluate the mitigation site for compliance with the approved performance standards.

#### 9.2.1 Vegetation Monitoring

Vegetation monitoring methods may include counts; photo-points; random sampling; sampling plots, quadrats, or transects; stem density; visual inspection; and/or other methods deemed appropriate by the permitting agencies.

Vegetation monitoring components shall include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weed cover.

Permanent vegetation sampling plots, quadrats, and/or transects will be established at selected locations to adequately sample and represent all of the plant communities within the mitigation project areas. The number, exact size, and location of transects, sampling plots, and quadrats will be determined at the time of the baseline assessment and shown on a map for use in the baseline assessment report, as well as future annual monitoring reports.

Percent aerial cover of woody vegetation will be evaluated through the use of point-intercept sampling methodology. Using this methodology, a tape will be extended between two permanent markers at each end of an established transect. Trees and shrubs intercepted by the tape will be identified, and the intercept distance recorded. Percent cover by species will then be calculated by adding the intercept distances and expressing them as a total proportion of the tape length.

The established vegetation sampling locations will be monitored and compared to the baseline data during each performance monitoring event to aid in determining the success of plant establishment. Percent survival of shrubs and trees will be evaluated in a 10-foot-wide strip along each established transect. The species and location of all shrubs and trees within this area will be recorded at the time of the baseline assessment and will be evaluated during each monitoring event to determine percent survival.

#### 9.2.2 Photo Documentation

Permanent photo stations will be established at a minimum of three (3) locations within the mitigation site from which panoramic photographs will be taken throughout the monitoring period. Photo-point locations will be shown on a map and submitted with the baseline assessment report and yearly performance monitoring reports. These photographs will document general appearance and relative changes within the plant community. Review of the photos over time will provide a semi-quantitative representation of success of the planting plan.

#### 9.2.3 Wildlife

Direct and indirect observations of wildlife usage will be recorded during scheduled monitoring events. Direct observations entail actual sightings of the animal, while indirect observations include noticing tracks, scat, nests, or other indications of a species using the area.

#### 9.2.4 Water Quality

Water quality will be visually observed during scheduled monitoring events for a qualitative assessment that is only intended to notice obvious discrepancies from expected conditions. No water quality sampling is proposed in conjunction with this parameter. Qualitative water quality assessment parameters include oil sheens (or other surface films); abnormal color or odor of water; stressed or dead vegetation or aquatic fauna, if present; or obvious turbidity.

### 9.2.5 Site Stability

General observations of slope stability in the mitigation site will be made during each scheduled monitoring event. Any observations of unexpected erosion will be recorded and discussed with appropriate Team members or Agency staff to determine any necessary corrective measures.

## 10. Maintenance Plan and Contingency Measures

Regular maintenance reviews will be performed according to schedule presented in **Table 4** as part of the performance monitoring program to address any conditions that could jeopardize the success of the mitigation project. Required maintenance on the site will be implemented within ten (10) business days of submission of a maintenance memo to the maintenance contractor and permittee.

The established performance standards identified in **Section 7.5** (above) will be compared to the yearly monitoring results to evaluate the success of the mitigation. Adjustments to the mitigation will be made as needed based on these regular evaluations to bring the mitigation back on track for success.

The following list includes examples of maintenance (M) actions that may be implemented during the course of the monitoring period. This list is not intended to be exhaustive, and other actions may be implemented as deemed necessary.

- Replace all dead woody plant material during Year One (M).
- Remove/control weedy or exotic invasive plants in a manner consistent with current Agency guidelines and recommendations. Use of herbicides or pesticides within the mitigation area would only be implemented if other measures failed or were considered unlikely to be successful and would require prior agency approval. All non-native vegetation must be removed and disposed of off-site (M).
- Weed all trees and shrubs to the dripline and provide 3-inch-deep mulch rings 24 inches in diameter for shrubs and 36 inches in diameter for trees (M).
- Remove trash and other debris from the mitigation areas twice a year (M).
- Selectively prune woody plants at the direction of Project Ecologist or Biologist to meet the mitigation plan's goal and objectives (e.g., thinning and removal of dead or diseased portions of trees/shrubs) (M).
- Repair or replace damaged structures including signs, or bat/bird boxes (M).

If, during the course of the monitoring period, there appears to be a significant problem with achieving the performance standards, the permittee shall work with the City and other permitting agencies to develop a Contingency Plan in order to get the project back into compliance with the performance standards. Contingency plans can include, but are not limited to, the following actions: additional plant installation, erosion control, bank stabilization, modifications to hydrology, and plant substitutions of type, size, quantity, and/or location. If required, a Contingency Plan shall be submitted to the City by December 1<sup>st</sup> of any year when deficiencies are discovered.

The following list includes examples of contingency (C) actions that may be implemented during the course of the monitoring period. This list is not intended to be exhaustive, and other actions may be implemented as deemed necessary.

- Replace dead plants with the same species or a substitute that meets mitigation plan goals and objectives, subject to project Biologist/Ecologist and agency approval (C).

- Re-plant area after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C).
- After consulting with City staff and other permitting agencies, minor excavations, if deemed to be more beneficial to the existing conditions than currently exists, will be made to correct surface drainage patterns (C).

## 11. Long-Term and Adaptive Management Plans

Long-term maintenance of the Site will be handled in conjunction with the Site landscape management, as determined appropriate. It is anticipated that minimal hands-on maintenance will be required of these natural areas after the 5-year performance monitoring period. However, the mitigation areas will be evaluated periodically for unnatural or non-native disturbances, including, but not limited to, invasive species and human impacts, such as trash.

The maintenance, contingency action, long term- and adaptive management plans are all intended to be adaptive in nature to respond to the changing conditions of the mitigation site. These elements are intended to be broad in nature and allow a wide variety of action depending on what is best for the mitigation site based on the issues at that time. Any action that requires more than minor modifications to the mitigation site would be discussed with appropriate Agency staff prior to action being taken.

## 12. Financial Guarantees

Per LMC 17.10.140, financial guarantees may be required by the City for no less than 125 percent of the estimated cost of the mitigation project.

## 13. Summary

The School Project proposes to develop a 0.53-acre parcel into a mixed use anchored by a pre-school facility. One Type F stream is located off-site to the south which requires a 100-foot standard buffer that will encumber most of the Site. The Project will require a reduction of the standard stream buffer to accommodate the proposed Project. Compensation for the reduced buffer will be provided through the restoration/enhancement of a total of 5,463 square feet plus another 773 of stormwater pond within the upper limits of the buffer. Performance monitoring of the buffer restoration and enhancement areas will continue for up to 5 years for the City of Lynnwood.

## 14. References

1. Anderson, P. S., Meyer, S., Olsen, P., & Stockdale, E. (2016). *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. Lacey, WA: Washington Department of Ecology, Shorelines & Environmental Assistance Program.
2. Cowardin, L. M., Carter, V., Golet, F. C., & LaRoe, E. T. (1979). *Classification of Wetlands and Deepwater Habitats of the United States*. Washington, DC: U.S. Department of the Interior, Fish and Wildlife Service.
3. Environmental Laboratory. (1987). "*Corps of Engineers Wetlands Delineation Manual*," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
4. Hruby, T. (2014). *Washington State Wetland Rating System for Western Washington: 2014 Update* (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.
5. Lichvar, R. (2012). *The National Wetland Plant List*. Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory. Retrieved from [http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=\\$N/1012381](http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=$N/1012381)
6. Lynnwood Municipal Code (LMC) Chapter 17.10 Environmentally Critical Areas (accessed 11 December 2023).
7. U.S. Army Corps of Engineers. (2010, May). *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. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

# APPENDIX A

Jennifer Marriott, PWS - Resume

Jennifer M. Marriott, PWS  
8201 164<sup>th</sup> Avenue Northeast, Suite 200, PMB 141, Redmond, WA 98052  
[jen@wet.land](mailto:jen@wet.land)  
Work: 206-309-8100 | Cell: 813-846-1684



### QUALIFICATIONS

- 🌿 Master of Science, Soil Science, University of Florida, Gainesville, FL, 2010
- 🌿 Master of Science, Biology (Ecology), University of Central Florida, Orlando, FL, 2003
- 🌿 Bachelor of Science, Biology, University of Central Florida, Orlando, FL, 2001
- 🌿 Professional Wetland Scientist (No. 1891)

### FOCUS AND EXPERTISE

- 🌿 Project Management
- 🌿 Project Summaries and Rapid Environmental Due Diligence Reports
- 🌿 Wetland and Stream Delineations/Habitat Evaluation
- 🌿 Wetland (Critical Areas) Permitting
- 🌿 Mitigation Planning
- 🌿 Wetland Functional Assessment
- 🌿 Hydric Soil Determinations
- 🌿 Training and mentoring of Junior staff.

### EXPERIENCE

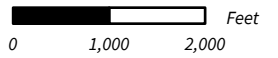
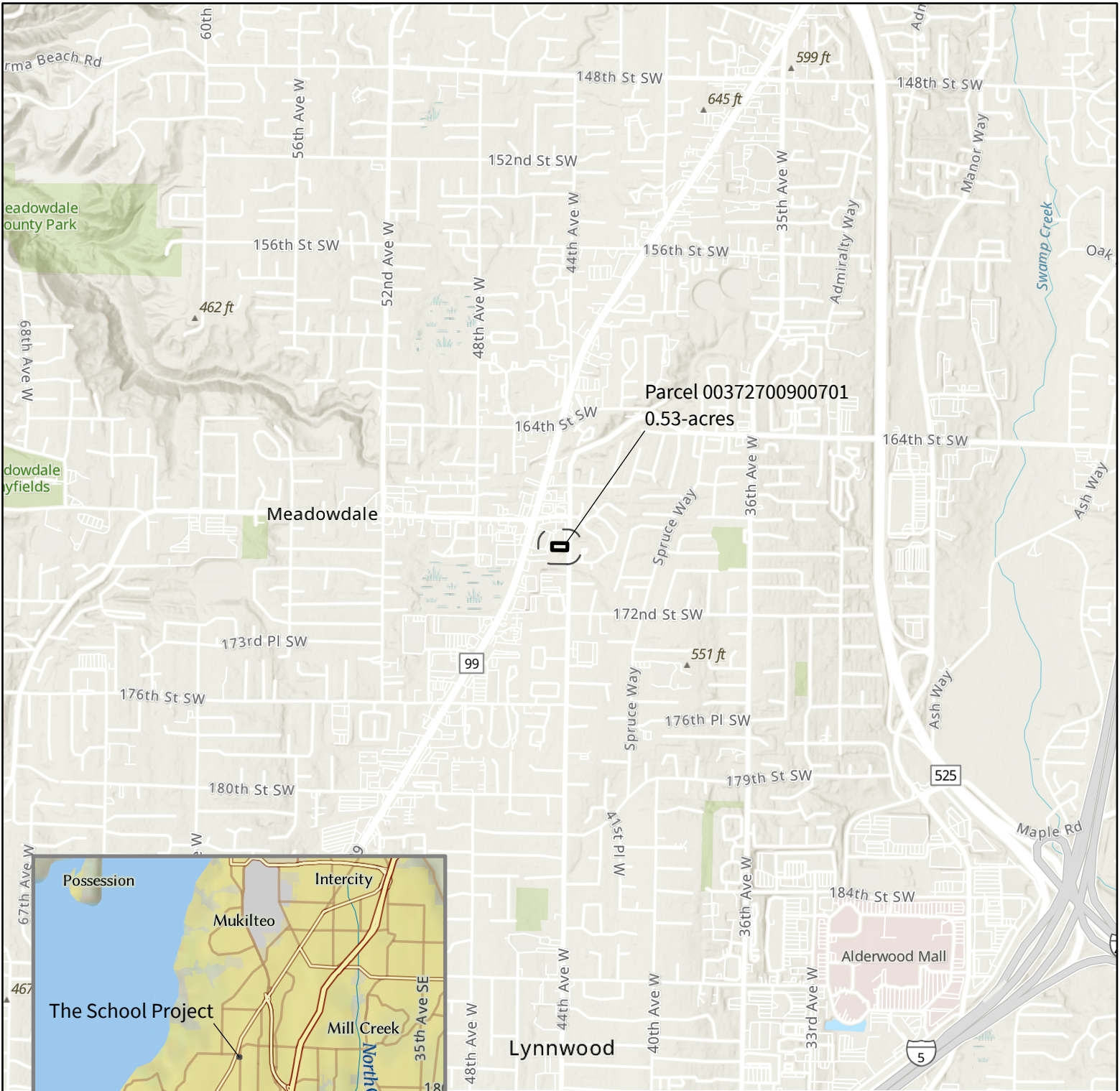
- 🌿 Senior Ecologist/Owner; Wet.land, LLC; March 2020 - Present
- 🌿 Senior Ecologist/Project Manager; Talasaea Consultants, Inc.; June 2015 – March 2020
- 🌿 Senior Project Scientist; BL Companies, Inc.; July 2012 – July 2014
- 🌿 Environmental Scientist 3; RETTEW Associates, Inc.; March 2011 – February 2012
- 🌿 Ecologist; Cardno-ENTRIX, Inc. (formerly known as ENTRIX, Inc., fka Biological Research Associates); July 2003 – March 2011

### SKILLS, TRAINING & PROFESSIONAL MEMBERSHIPS

- 🌿 Washington (Coastal Training Program Workshops)
  - Revised Washington State Wetland Rating System, 2014 (April 2015)
  - Using the Credit-Debit Method for Estimating Mitigation Needs (October 2015)
  - Using Field Indicators for Hydric Soils (November 2015)
  - Grass, Sedge, and Rush Identification for Western WA Puget Lowland Habitats (March 2016)
  - How to Determine the Ordinary High Water Mark (September 2016)
- 🌿 Other Technical Training
  - Soil Workshop, PAPSS, 2011
  - Hydric Soils Workshops, 2004, 2008, 2009
  - FAESS Florida State Certification Short Course, March 12-13, 2009

# APPENDIX B

Figures

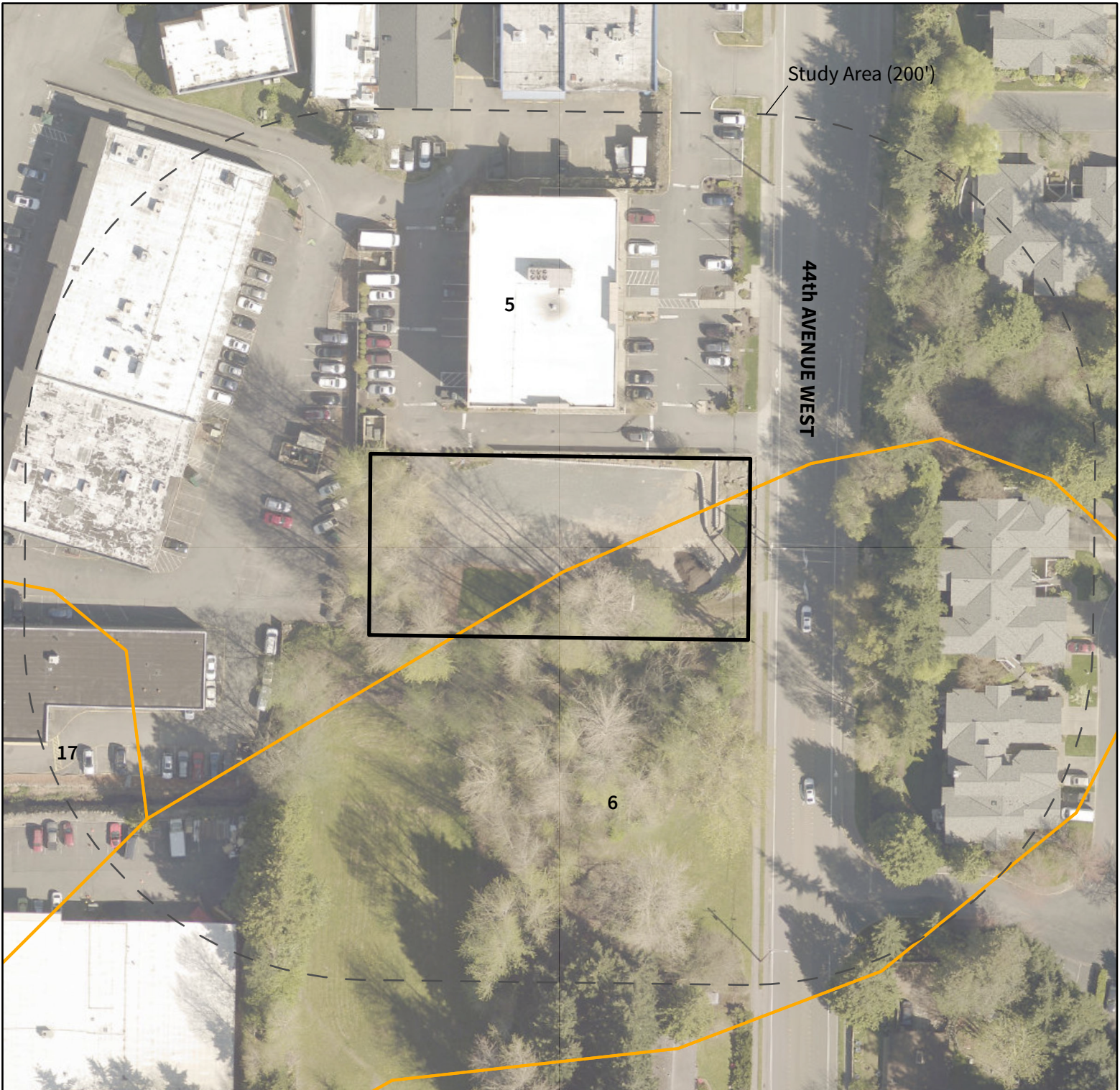


SOURCE: ESRI TOPOGRAPHY AND HILLSHADE



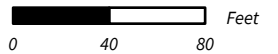
**VICINITY MAP**  
 The School Project  
 Critical Areas Report & Mitigation Plan  
 44th Avenue West, Lynnwood, Washington

#0156  
 DEC 2023  
**FIGURE 1**



**Soil Map Units Within Study Area**

- 5 – Alderwood-Urban land complex, 2 to 8% slopes
  - 6 – Alderwood-Urban land complex, 8 to 15% slopes
  - 17 – Everett very gravelly sandy loam, 0 to 8% slopes
- None of the soil map units listed as hydric.



SOURCE: KING COUNTY AERIAL 2021, WEB SOIL SURVEY GIS

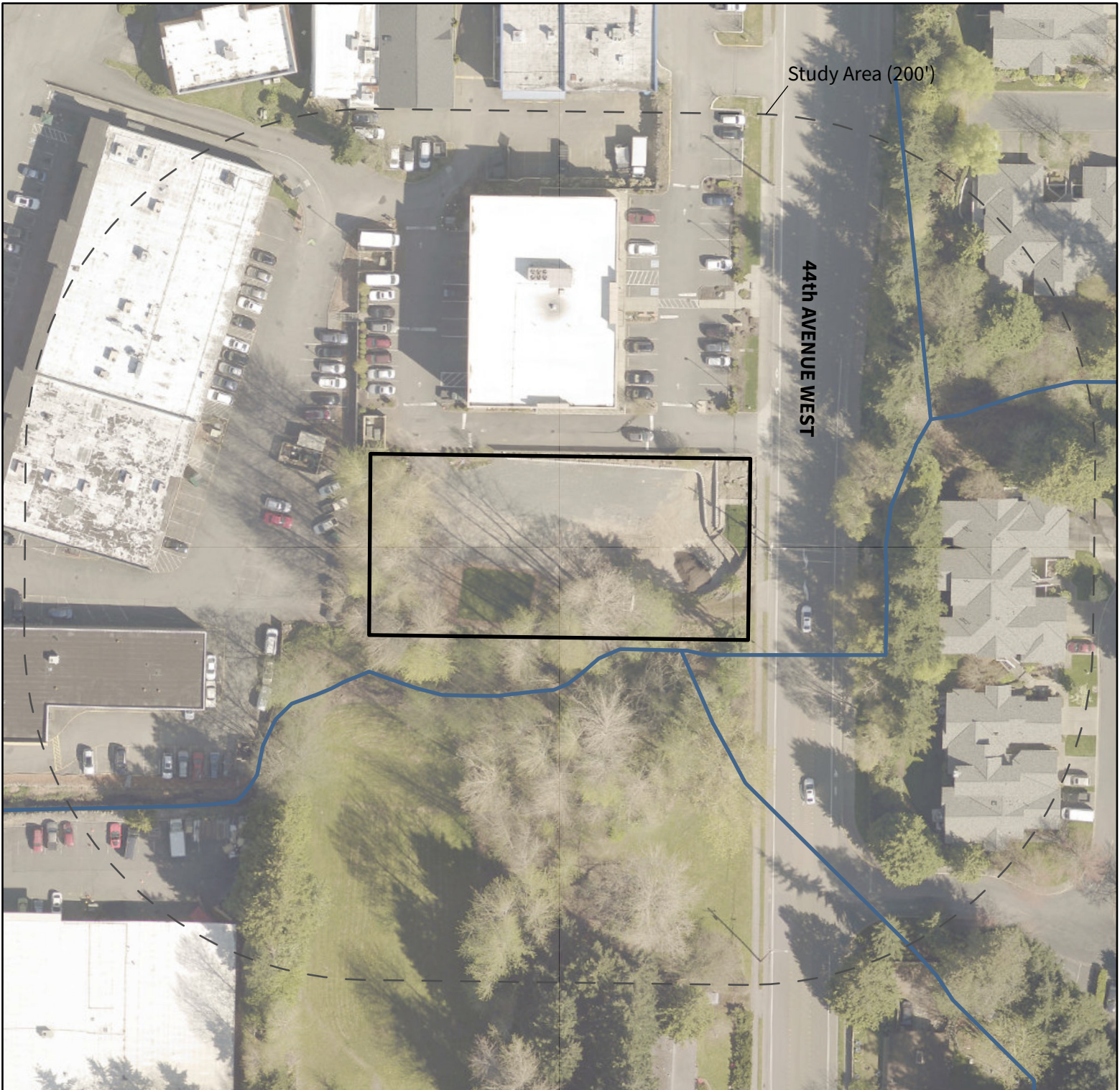


**WEB SOIL SURVEY MAP**




The School Project  
 Critical Areas Report & Mitigation Plan  
 44th Avenue West, Lynnwood, Washington

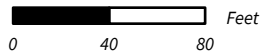
#0156  
 DEC 2023

**FIGURE 2**



**LEGEND**

-  Subject Property
-  Study Area (200')
-  Snohomish County Streams (All Untyped)



SOURCE: KING COUNTY AERIAL 2021, SNOHOMISH COUNTY GIS



**SNOHOMISH COUNTY GIS MAP**  
 The School Project  
 Critical Areas Report & Mitigation Plan  
 44th Avenue West, Lynnwood, Washington

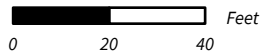
#0156  
 DEC 2023

**FIGURE 3**



**LEGEND**

- |   |  |
|---|--|
|  Subject Property |  Stream Channel       |
|  5-ft Contours    |  OHWM                 |
|  0.5-ft Contours  |  Stream Buffer (100') |
|  Test Plot        |  |



SOURCE: KING COUNTY AERIAL 2021, EXISTING CONDITIONS DRAWING BY FISHERIES ENGINEERS, INC.

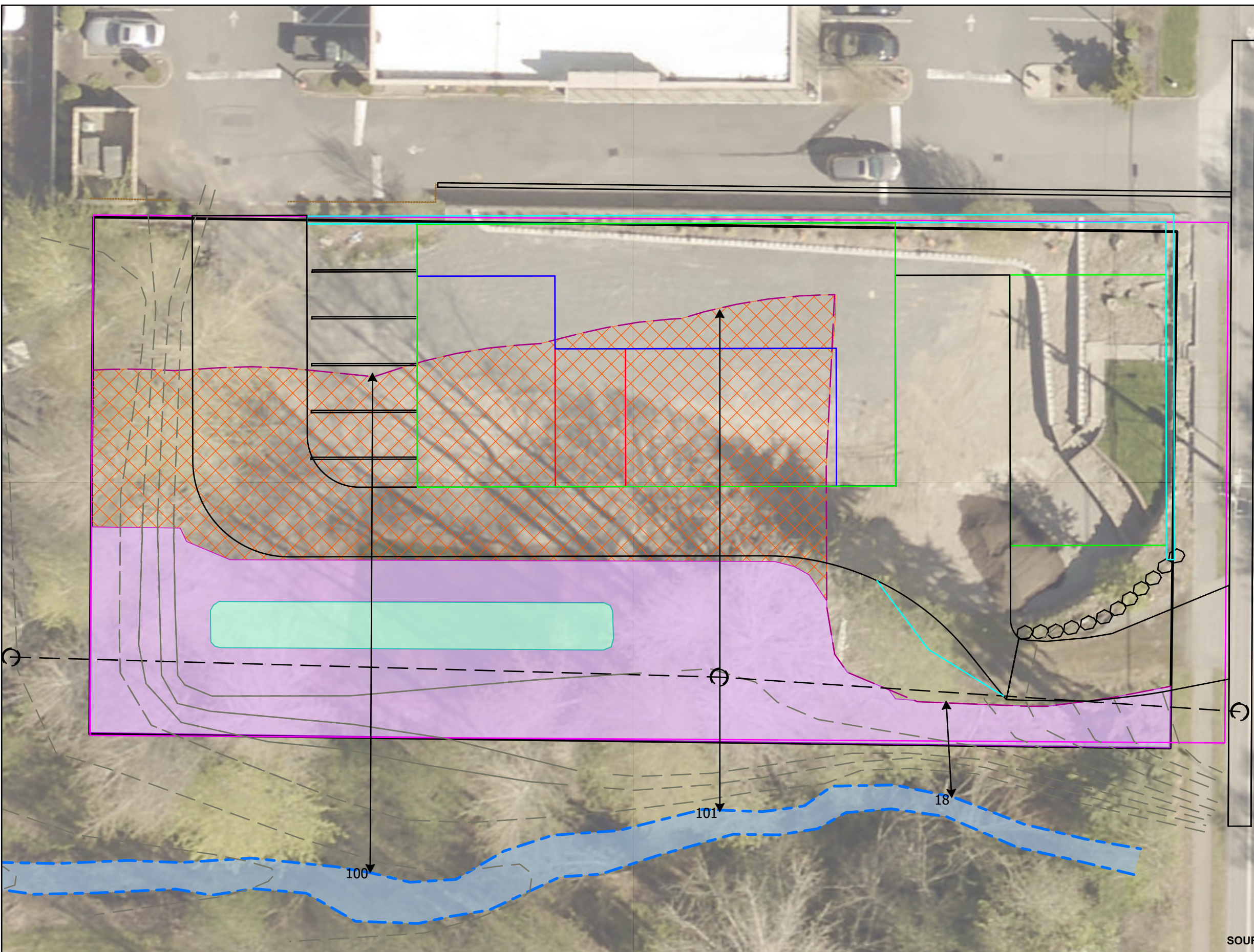


**EXISTING CONDITIONS MAP**

The School Project  
 Critical Areas Report & Mitigation Plan  
 44th Avenue West, Lynnwood, Washington

#0156  
 DEC 2023

**FIGURE 4**



- LEGEND**
- Subject Property
  - OHWM
  - Stream Channel
  - Stream Buffer (100')
  - Buffer Reduction (6,458 SF)
  - Stormwater Pond (773 SF)
  - Buffer Enhancement (5,463 SF)
  - Measurements

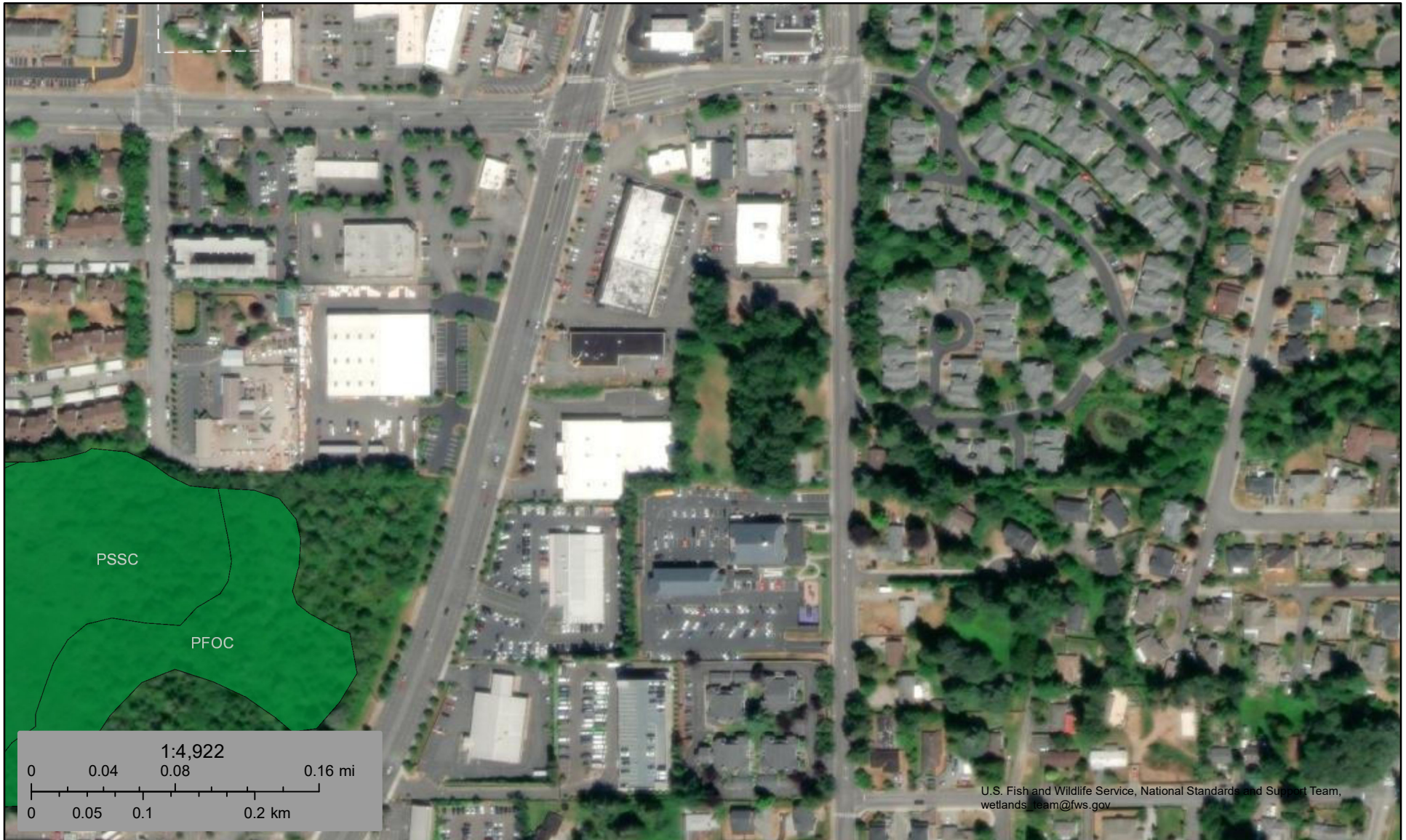
SOURCE: PROPOSED SITE CONDITIONS BY FISHERIES ENGINEERS, INC.

# APPENDIX C

Agency Database Results

## Agency Database Websites








Database	Agency (Database Manager)	Website
Township, Range, Section Map	WSDOT	<a href="https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&amp;layers=97a5ae98d8d04458860f64e201d155c4">https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&amp;layers=97a5ae98d8d04458860f64e201d155c4</a>
Watershed Boundaries	ECY	<a href="https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fhydro.nationalmap.gov%2Farctis%2Frest%2Fservices%2Fwbd%2FMapServer&amp;source=sd">https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fhydro.nationalmap.gov%2Farctis%2Frest%2Fservices%2Fwbd%2FMapServer&amp;source=sd</a>
Websoils	NRCS	<a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>
National Wetlands Inventory	USFWS	<a href="https://www.fws.gov/wetlands/data/Mapper.html">https://www.fws.gov/wetlands/data/Mapper.html</a>
Map Service Center	FEMA	<a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a>
Washington State Water Quality Atlas	ECY	<a href="https://apps.ecology.wa.gov/waterqualityatlas/wqa/map">https://apps.ecology.wa.gov/waterqualityatlas/wqa/map</a>
Priority Habitats and Species (PHS)	WDFW	<a href="https://geodataservices.wdfw.wa.gov/hp/phs/">https://geodataservices.wdfw.wa.gov/hp/phs/</a>
Forest Practices Application Mapping Tool	WDNR	<a href="https://fpamt.dnr.wa.gov/default.aspx">https://fpamt.dnr.wa.gov/default.aspx</a>
Statewide Integrated Fish Distribution (SWIFD) Web Map	NWIFC	<a href="https://geo.nwifc.org/swifd/">https://geo.nwifc.org/swifd/</a>
Washington State Fish Passage	WDFW	<a href="https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html">https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html</a>
Snohomish County PDS Map Portal	Snohomish County	<a href="https://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal">https://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal</a>



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

December 11, 2023

**Wetlands**

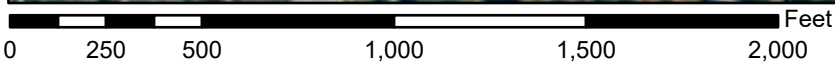
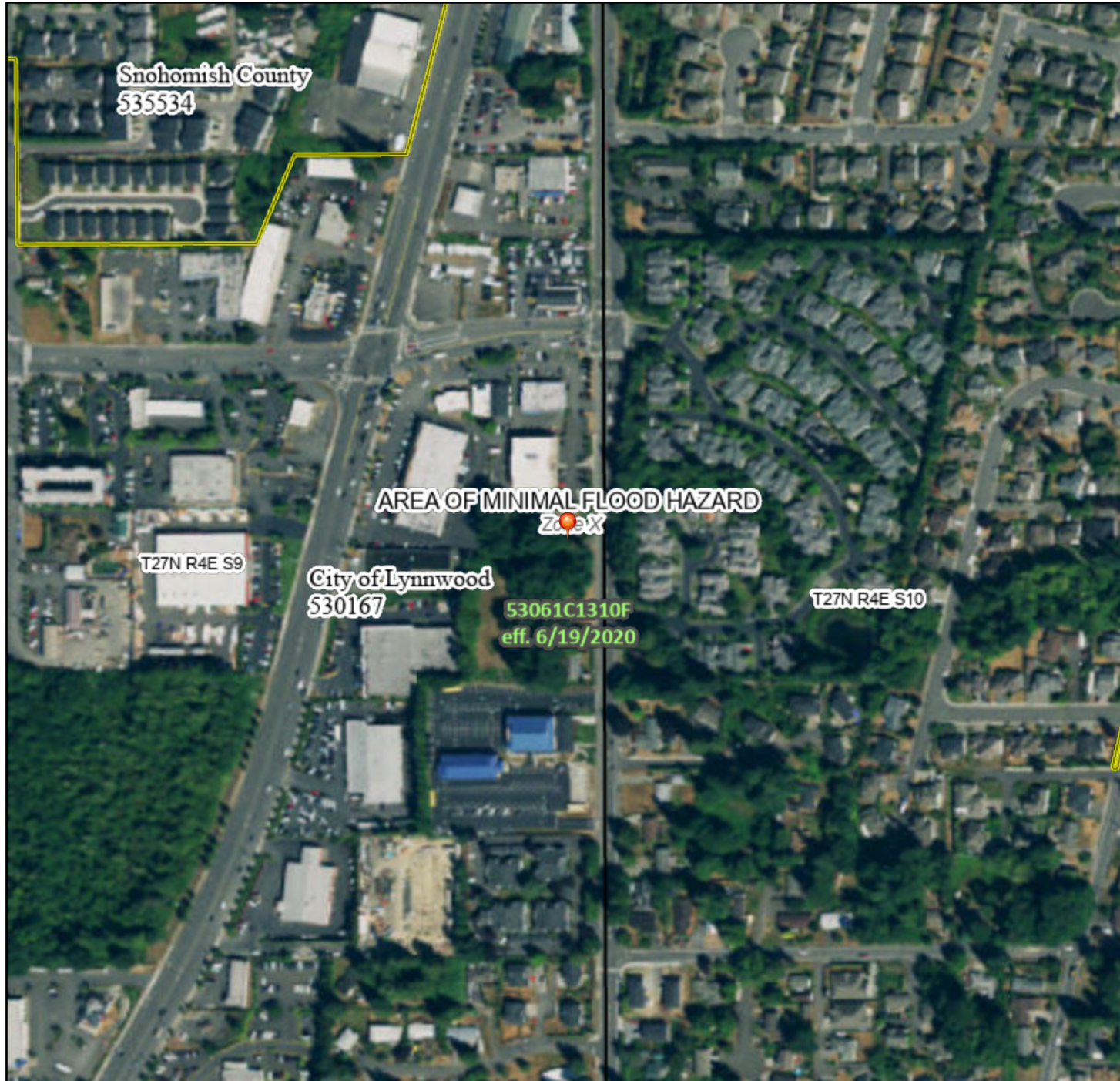
- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# National Flood Hazard Layer FIRMMette



122°17'53"W 47°50'55"N



1:6,000

122°17'16"W 47°50'31"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/11/2023 at 12:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Priority Habitats and Species on the Web



**Buffer radius: 200 Feet**

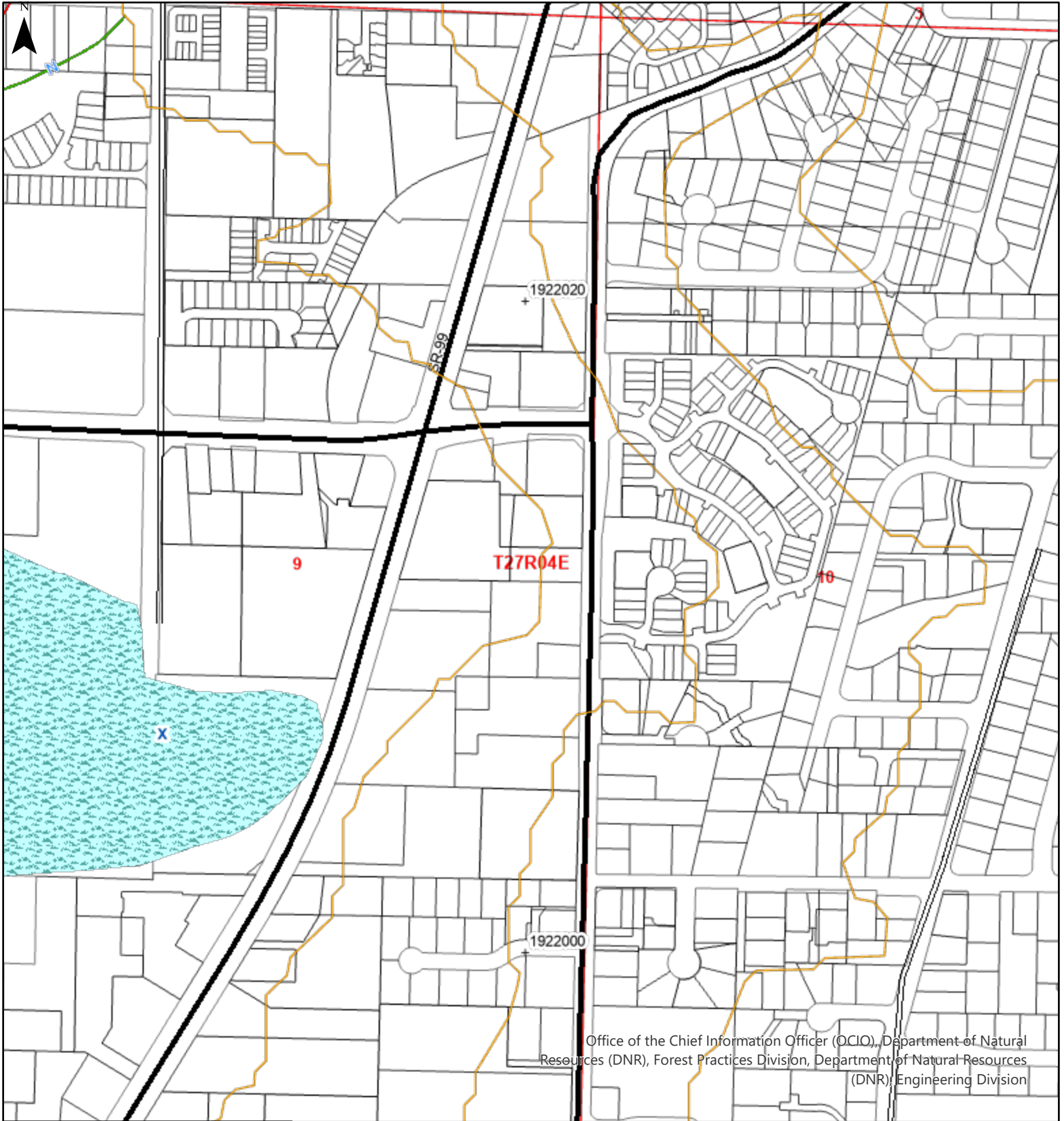
**Report Date: 12/11/2023, Parcel ID: [00372700900701](#)**

**The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.**

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive

surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

# Forest Practices Activity Map - Application # \_\_\_\_\_



Office of the Chief Information Officer (OCIO), Department of Natural Resources (DNR), Forest Practices Division, Department of Natural Resources (DNR) Engineering Division

### Map Symbols

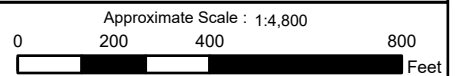
- ~~~~ Harvest Boundary
- Road Construction
- ~ Stream
- RMZ / WMZ Buffers
- Rock Pit
- Landing
- Waste Area
- Clumped WRTS/GRTS
- Existing Structure

### Additional Information

### Legal Description

S09 T27.0N R04.0E, S10 T27.0N R04.0E

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.



Date: 12/11/2023 Time: 9:49 AM



# APPENDIX D

Wetland Determination Data Plot

**WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys and Coast Region**

Project/Site: The School Project City/County: Lynnwood/Snohomish Co Sampling Date: 12/8/2023  
 Applicant/Owner: Rajesh Vasireddy State: WA Sampling Point: 1  
 Investigator(s): KN Section, Township, Range: NE 1/4 S9 T27N R4E  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 3-5+  
 Subregion (LRR): LRR A - Northwest Forests and Coast Lat: 47.845340 Long: -122.293149 Datum: WGS84  
 Soil Map Unit Name: Alderwood-Urban land complex, 8 to 15% slopes NWI Classification: Upland

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

**SUMMARY OF FINDINGS - Attach site map showing sampling point location, transects, important features, etc.**

Hydrophytic vegetation present?	Yes <u>X</u>	No <u>    </u>	<b>Is the sampled area within a wetland?</b> Yes <u>    </u> No <u>X</u>
Hydric soil present?	Yes <u>    </u>	No <u>X</u>	
Indicators of wetland hydrology present?	Yes <u>    </u>	No <u>X</u>	
Remarks: <u>Unpaired plot located along south property line.</u>			

**VEGETATION -- Use scientific names of plants.**

	Absolute % Cover	Dominant Species	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30' r</u> )				<b>Dominance Test Worksheet</b> Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across all Strata: <u>4</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>75%</u> (A/B)
1. <u>Populus balsamifera</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Alnus rubra</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3. <u>    </u>				
4. <u>    </u>				
	<u>55</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>30' r</u> )				<b>Prevalence Index Worksheet</b> <u>Total % Cover of:</u> <u>Multiply by:</u> OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>95</u> x 3 = <u>285</u> FACU species <u>20</u> x 4 = <u>80</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>115</u> (A) <u>365</u> (B) Prevalence Index = B/A = <u>3.17</u>
1. <u>Prunus laurocerasus</u>			<u>UPL</u>	
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5' r</u> )				<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>    </u> <u>3</u> - Prevalence Index is ≤3.0 <u>    </u> <u>4</u> - Morphological Adaptations* (Provide supporting data in Remarks or on a separate sheet) <u>    </u> <u>5</u> - Wetland Non-Vascular Plants <sup>1</sup> <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> <u>    </u> (Explain) <small><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic</small>
1. <u>    </u>				
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
6. <u>    </u>				
7. <u>    </u>				
8. <u>    </u>				
9. <u>    </u>				
10. <u>    </u>				
11. <u>    </u>				
	<u>0</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30' r</u> )				
1. <u>Rubus armeniacus</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Hedera helix</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
	<u>60</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>100</u>				
<b>Hydrophytic vegetation present?</b> Yes <u>X</u> No <u>    </u>				

Remarks:

# APPENDIX E

Photodocument



Panorama of Project Site, facing east.

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Panorama of Project Site, facing northwest.

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Panorama of off-site stream from the southeast corner of Project Site.

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Existing native trees with understory of invasive species.

---



Existing trees onsite along south property line.

---



Photo of stream from Project Site.

---



Riparian corridor vegetation, typical.

---



Riparian corridor vegetation, typical.

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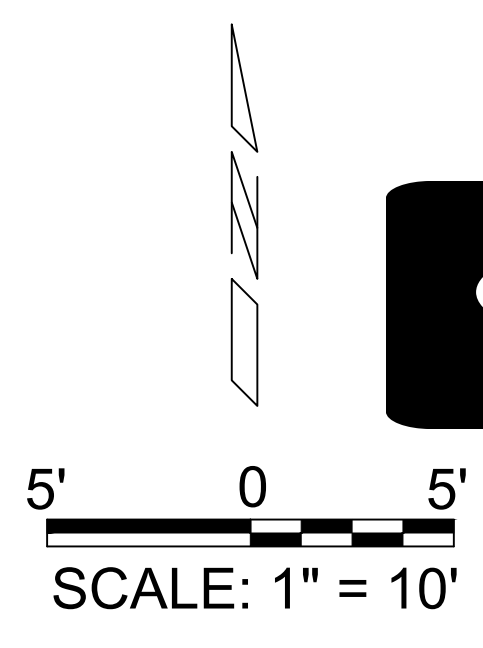


Location of Test Plot 1.

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# APPENDIX F

Site Plan



PROPOSED PARCEL ACCESS ROUTE

20'-WIDE PARCEL ACCESS (EXISTING)

22'-WIDE ACCESS EASEMENT

BLUE DOT TOP CON WALL

REBAR CAP PLS

RAINING WALL

(MIXED USE)

DOUPLEX

LEAS SIDEW

SPHAL

EXISTING

FOUND 1.6' NORTH  
E CORNER

9' x 78' BIORETENTION  
1.5' WATER DEPTH  
1' FREE BOARD  
3:1 SIDE SLOPES

TRIBUTARY TO  
FLOW DIREC

ORDINAR

VASIREDDY SCHOOL

3000 44TH AVE  
SE, WA 98072

