



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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Site Summary

Rockefeller Acquisitions LLC
J.P Harlow
400 University Street, Suite 300
Seattle, Washington 98101

February 12, 2025

On July 18, 2024, and February 5, 2025, Soundview Consultants (SVC) conducted a wetland and fish and wildlife assessment of the 10.00-acre site located at 16512 51st Avenue NE within the City of Arlington, Washington (Snohomish Tax Parcel Numbers 31052800101700 and 31052800101000). The purpose of the site investigation was to assess the presence/absence of critical areas on site and assist in defining development opportunities on the subject property. Below is a summary of our findings and attached is a figure which depicts this summary.

Background information

Prior to the site investigation, SVC staff conducted background research using the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, WDFW and Northwest Indian Fisheries Commission (NWIFC) Statewide Washington Integrated Fish Distribution (SWIFD) Map, Washington Department of Natural Resources (DNR) Stream Typing Map, Snohomish County Stream and Wetland Inventory Map, and the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) database.

The WDFW PHS database, WDFW and NWIFC SWIFD Map, DNR Stream Typing Map, Snohomish County Stream and Wetland Inventory Map, and the USFWS NWI database do not identify wetlands or streams on the subject property. Additionally, the Snohomish County Stream and Wetland inventory Map, the WDFW and NWIFC SWIFD map and DNR Stream Typing Map identifies one stream/roadside ditch offsite to the east of the subject site across the paved rights-of-way (ROW) of 51st Avenue NE. The ditch identified by the above references observed at the time of the February Site visit.

According to the USFWS IPaC mapping database, marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. The stream across the ROW of 51st Avenue to the east is determined to be gradient accessible for Coho (*Oncorhynchus kisutch*), Chinook (*Oncorhynchus tshawytscha*), Chum (*Oncorhynchus keta*), Pink (*Oncorhynchus gorbuscha*), Cutthroat (*Oncorhynchus clarkii*) and Steelhead (*Oncorhynchus mykiss*). No other wetlands, streams, or priority habitats or species are

documented on or within 300 feet of the subject property.

Methods

Critical area determinations were made using observable vegetation, hydrology, and soils, in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, the Natural Resources Conservation Service (NRCS) Soil Survey, and various ortho-photographic resources. Site investigations were performed by qualified SVC staff in July of 2024 and February of 2025. The investigations consisted of a walk-through survey of accessible areas on the subject property for presence/absence of potentially regulated wetlands, fish and wildlife habitat, and/or priority habitat species, and a visual survey of all accessible areas adjacent to the subject property.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Arlington Code of Ordinances (ACO) Chapter 20.93 (Critical Area Ordinance) and subject to restricted uses/activities under the same title. Wetland presence/absence was determined in accordance with ACO 20.93.810 and as outlined in the U.S. Army Corps of Engineers' *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (USDA, 2018).

Results

Onsite conditions

The subject property is located in a highly developed setting. The surrounding area consists of apartment buildings to the north, agriculture fields to the east, and a RV park to the south and a maintained lawn area associated with the RV park to the west. The site is developed with a single family residence, gravel parking area and associated infrastructure on parcel 31052800101000. Parcel 31052800101700 is undeveloped and is cleared of mature vegetation. Vegetation on the subject property consists of pasture within the central portion of the property with shrubs along the perimeter. Dominate vegetation within the pasture area consists of small-fruited bulrush (*Scirpus microcarpus*), tall fescue (*Schedonorus arundinaceus*), non-native invasive Kentucky bluegrass (*Poa pratensis*), American vetch (*Vicia americana*), soft rush (*Juncus effusus*) reed canary grass (*Phalaris arundinacea*) and Canada thistle (*Cirsium arvense*). Dominant vegetation along the perimeter of the property consists of non-native invasive Himalayan blackberry (*Rubus armeniacus*), scotch broom (*Cytisus scoparius*), narrowleaf fireweed (*Chamaenerion angustifolium*) and mountain ash (*Sorbus sp.*). Vegetation near the residence, in the southeast corner of the subject property, consists of maintained lawn species such as non-native invasive Kentucky blue grass, creeping buttercup (*Ranunculus repens*) and dandelion (*Taraxacum officinale*). Vegetation along the perimeter of the gravel pad consists of reed canary grass, non-native invasive Himalayan blackberry, red alder (*Alnus rubra*) and Black locust (*Robinia pseudoacacia*).

The site investigation did not identify any wetlands onsite or within 300-feet of the subject property, as no areas met all three wetland delineation (a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology) criteria according to current wetland delineation methodology. Three data plots (DP 1 – 3) were established onsite within areas where wetland criteria would most likely be found. No hydric soil or wetland hydrology criteria were met for any of the Data Plots. Hydrophytic vegetation criteria was met for all Data Plots, due to the dominance of FAC-neutral species. Species

observed on site are typical for highly disturbed areas. No wetland vegetation was observed within the vicinity of these plots.

Unregulated features

Two non- regulated features, a drainage and a swale, were identified along the south property line on parcel 1052800101000, presumably to convey hydrology west to east through the property.

The drainage appears to have near vertical edges with varying depths though the full length of the drainage. The drainage is vegetated with reed canary grass; however, segments of the drainage are covered by trash and debris. It appears the drainage was excavated to drain hydrology to the south off the gravel pad and remaining areas of the site. Additionally, the drainage enters several small PVC pipes at various depths, the outlets of the PVC pipes are covered with trash and potentially prevent hydrology from flowing through.

The drainage outlets into a wide grass lined swale in the southeastern portion of the site within the maintained lawn area. A formal Data Plot was not collected in the swale due to snow cover, however soils in this area did not meet hydric soil criteria as no depletions or redoximorphic features were observed within 16 inches of the soil surface, however a water table was observed at a depth of 12 inches. As the swale does not meet for hydric soil or hydrophytic vegetation community, and wetland hydrology outside of the growing season this area does not meet wetland criteria. The east end of the swale continues below a cedar fence where a small drainage has been excavated to convey hydrology directly into the roadside ditch and culvert, below the driveway immediately south the subject property.

As the identified drainage lacks defined beds or banks and was artificially created, it does not meet the definition of a regulated stream per the city of Arlington Critical Areas Ordinance (ACRO) 20.93.100, Additionally the swale areas does not meet for all three wetland criteria or as a regulated wetland per ACRO 20.93.100.

Once you have had a chance to review this information, please feel free to call me at 253-514-8952 to discuss our findings.

Sincerely,



Jon Pickett
Principal

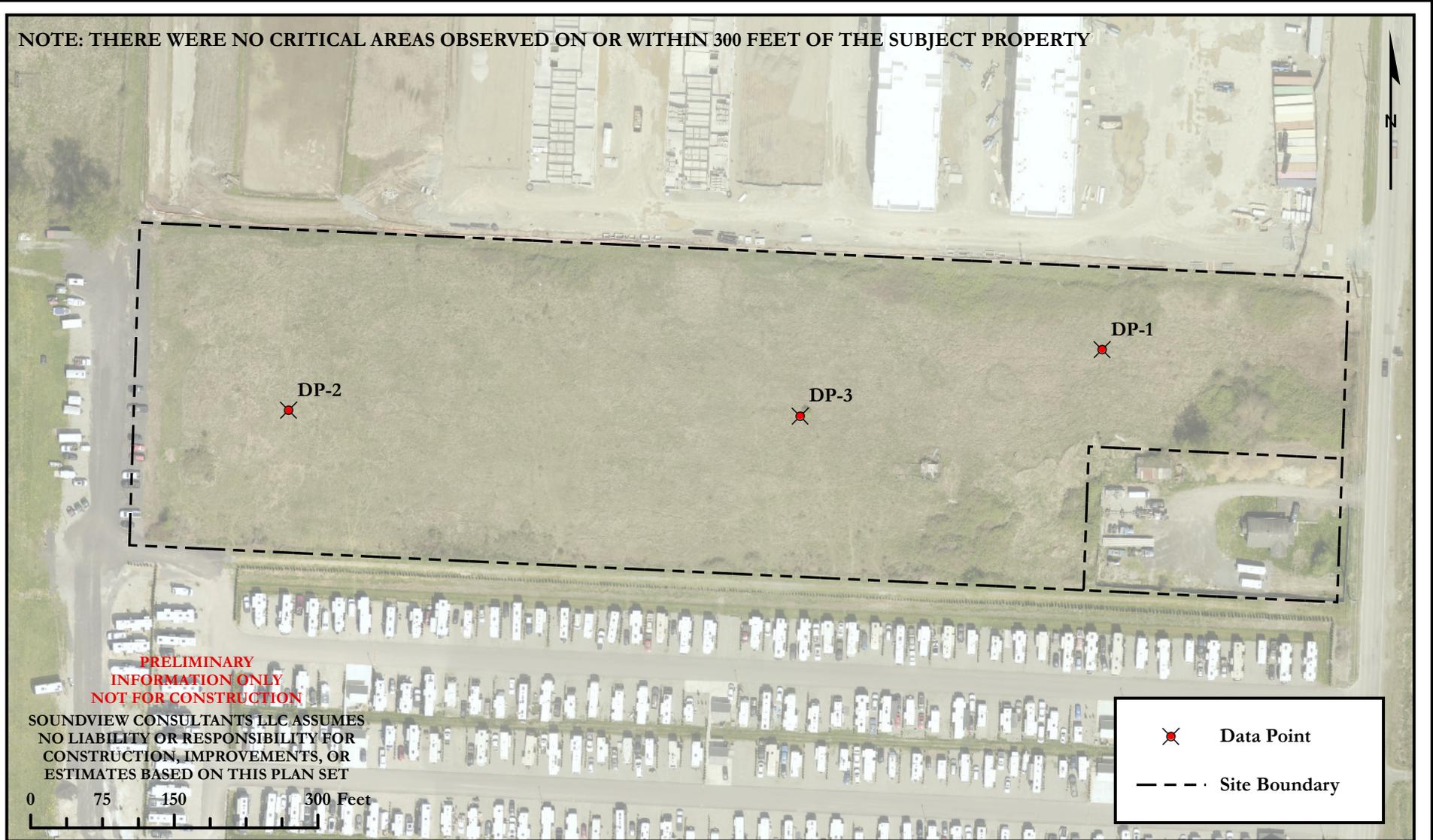
February 12, 2025

Date

Attachment A – Existing Conditions

EXISTING CONDITIONS MAP

NOTE: THERE WERE NO CRITICAL AREAS OBSERVED ON OR WITHIN 300 FEET OF THE SUBJECT PROPERTY



**PRELIMINARY
INFORMATION ONLY
NOT FOR CONSTRUCTION**

SOUNDVIEW CONSULTANTS LLC ASSUMES
NO LIABILITY OR RESPONSIBILITY FOR
CONSTRUCTION, IMPROVEMENTS, OR
ESTIMATES BASED ON THIS PLAN SET

0 75 150 300 Feet

	Data Point
	Site Boundary



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51ST AVENUE NE
ADJACENT WEST/NORTH OF 16512 51ST AVENUE NE
ARLINGTON, WA 98223
SNOHOMISH COUNTY PARCEL NUMBERS:
31052800101700 & 31052800101000

DATE: 2/12/2025
JOB: 2788.0001
BY: MR
SCALE: 1" = 150'
FIGURE NO. 1