

On September 10, 2019, Soundview Consultants (SVC) conducted a formal site investigation of the 2.98-acre property located at 13323 Chain Lake Rd in the City of Monroe, Washington (Snohomish County Tax Parcel Number 28073100202700). The purpose of the site investigation was to support redevelopment feasibility of the site for potential residential development. Below is a summary of our findings which depicts this summary.

Prior to the site investigation, SVC staff conducted background research using the City of Monroe Stream and Wetland Inventory, Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, WDFW Salmonscape map, Washington Department of Natural Resources (DNR) Stream Typing map, Snohomish County Streams and Wetlands Inventory, the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI).

The City of Monroe Stream and Wetland Inventory map, Snohomish Stream and Wetland Inventory map, and DNR Stream Typing map do not identify any potential critical areas on or within 300 feet of the subject property. The USFWS NWI identifies a potential offsite linear freshwater forested/shrub wetland to the north of the subject property. The WDFW does not identify any priority habitats or species present on or within 300 feet of the subject property. Additionally, the WDFW Salmonscape map does not identify any potential salmonids on or within 300 feet of the subject property. No other wetlands, streams, or priority habitats or species are documented within 300 feet of the subject property.

Onsite wetland investigations 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 orthophotographic resources. A brief site investigation was performed by qualified SVC staff in September 2019. The investigation consisted of a walk-through survey of the subject property for 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 Monroe Municipal Code (MMC) Chapter 20.05 and subject to restricted uses/activities under the same title. Wetland presence/absence was determined in accordance with MMC 20.05.030 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). Formal data plots and test pits were excavated at the most likely locations (e.g., topographical low points) on the property to verify wetland absence. To mark the points where data was collected (DP-1 through DP-6), pink surveyor's flagging was alpha-numerically labeled and tied to vegetation at the sampling location. Additional tests pits were excavated throughout the subject property to further confirm wetland absence/presence.

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The subject property is developed with a single-family residence, other outbuildings, driveway, lawn, and forested area in the northeastern portion of the site. Common residential refuse and debris were observed throughout the subject property. The site generally slopes downward to the east. The vegetation observed throughout the forested area on the subject property consisted mostly of red alder (*Alnus rubra*), beaked hazelnut (*Corylus cornuta*), salmonberry (*Rubus spectabilis*), and western swordfern (*Polystichum munitum*). The remainder of the subject property consists of maintained lawn and gravel areas, thick patches of non-native invasive reed canary grass (*Phalaris arundinacea*), and dense shrubs, namely non-native invasive Himalayan blackberry (*Rubus armeniacus*). The NRCS Soil Survey identifies two soil map units onsite: Tokul gravelly medial loam, 8 to 15 percent slopes (73), and Alderwood gravelly sandy loam, 15 to 30 percent slopes (3). The majority of the property is Tokul gravelly medial loam, with a small portion in the northwest corner of Alderwood gravelly sandy loam. NRCS identifies Tokul and Alderwood as partially hydric soils (1-25%).

The site investigation identified no wetlands onsite or within 300 feet of the subject property. Hydrophytic vegetation criteria was met at all 6 data plots, and while soils appeared mixed in some locations, none meet hydric soil requirements. Further, no presence of hydrology was observed anywhere on site. One artificially excavated depression (potential pond) was observed in the central portion of the property. This area was significantly lower than surrounding areas with obvious spoil piles surrounding it, and likely held water at some point, however there was no water present during the time of the investigation. The excavated area had an associated excavated outlet ditch for drainage. This feature is artificially and intentionally created, and therefore likely exempt from regulation by the City of Monroe per MCC 20.05.030 which states that “*Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.*” Additionally, given that it was artificially and intentionally excavated from upland soils, it would also not likely be regulated by the state or Army Corps Engineers as a Waters of the United States.

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

## **Jon Pickett**

Sr. Scientist/Environmental Planner

## **Soundview Consultants LLC**

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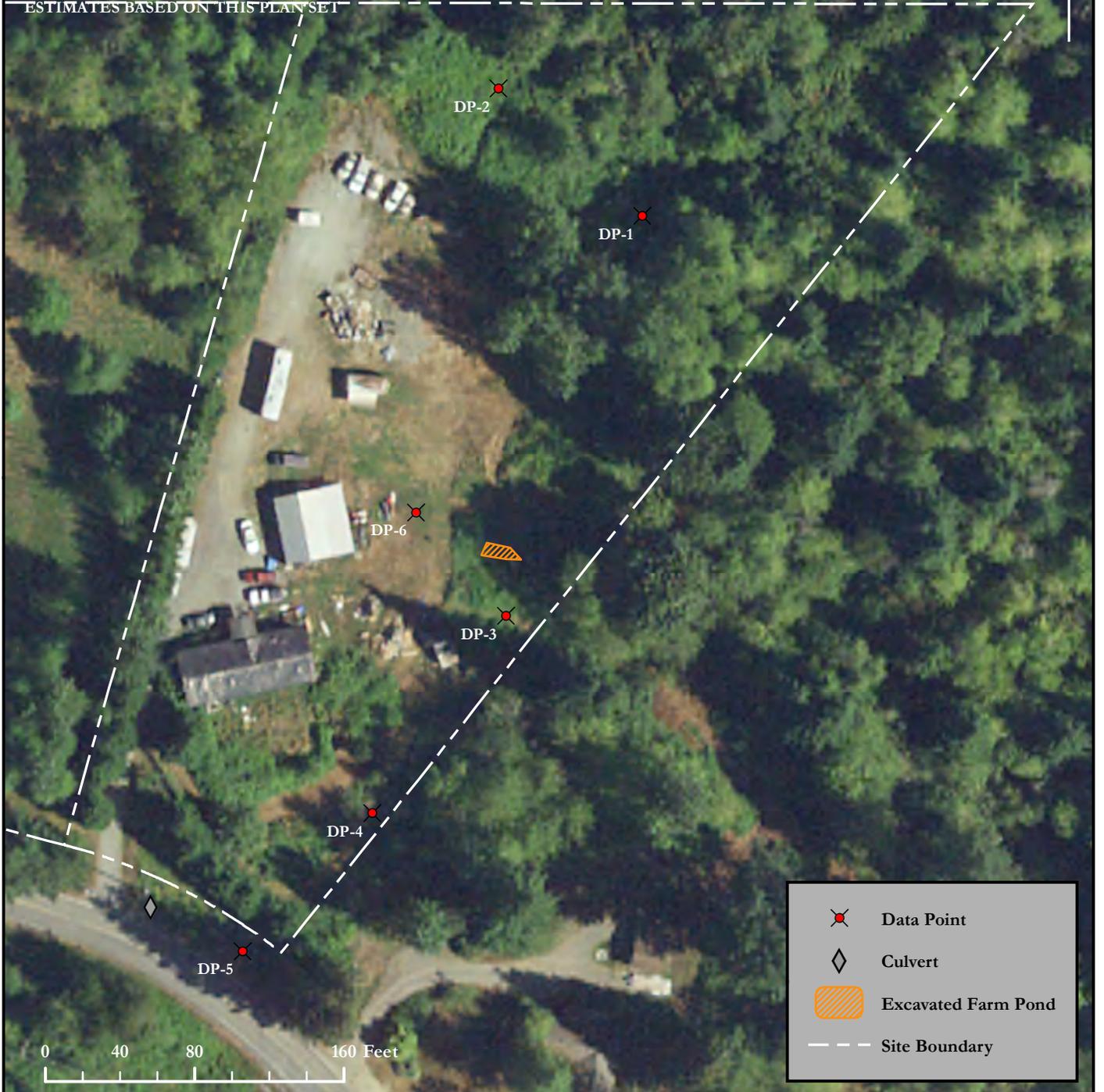
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# CHAIN LAKE ROAD - EXISTING CONDITIONS

**PRELIMINARY  
INFORMATION ONLY  
NOT FOR CONSTRUCTION**

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



	Data Point
	Culvert
	Excavated Farm Pond
	Site Boundary



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Environmental Assessment • Planning • Land Use Solutions

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**CHAIN LAKE ROAD**

13305 CHAIN LAKE ROAD  
MONROE, WA 98272

SNOHOMISH COUNTY PARCEL NUMBER:  
28073100202700

DATE: 9/12/2019
JOB: 1752.0003
BY: DLS
SCALE: 1" = 80'
FIGURE NO. 1