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Wetland Assessment
Fish & Wildlife Assessment

18981 Minnie Road
Burlington, WA 98233

P49384

Section 18, Township 36 North, Range 04

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Introduction

During the early spring of 2026, our firm conducted a wetland delineation and critical areas assessment for a property located on the northern side of the Minnie Road in the Alger neighborhood (Township 36 North, Range 04 East, Section 18) for a proposed home addition on a 2.59 acre property. The purpose of the study was to determine the existence, extent, and regulatory status of any streams, wetlands, or other habitat conservation areas affecting the subject property. We found a single wetland partially within the review area extending offsite to the north within the Skagit County Code dictated review area that was also the headwater of a small seasonal stream that drains west under the adjacent Old Highway 99.

The property is the site of a proposed land development project where a new home addition is to be constructed onsite to augment the existing small home onsite. Found in an area of relatively higher density development along the Old Highway 99 which borders the western side of the property, but backed by more forested properties and larger parcels to the east, the project is not proposing an increased land use intensity (already a developed property), though will increase overall developed impervious area. All available public utilities are already on or adjacent to the property, as is access to a public thoroughfare. A portion of the overall project area is encumbered by critical areas and their associated buffers with the proposed construction within said buffers. There is no feasible alternative for the home expansion other than the proposed, and all of the impacts will be fully mitigated onsite.

The report consists of a delineation/assessment to address the boundaries of the wetland and/or ordinary high water mark (as applicable) as they were physically demarcated in the field, the rating of said wetland, and notation of the proper protection and/or mitigation measures for review purposes and associated land development activities.

Study Area

The subject parcel is located in unincorporated Skagit County. More specifically, the parcel is centrally located north of Burlington and just south of the Alger community. The adjacent parcels on the all sides accommodate single family rural residential development within a large area of similar rural homesites interspersed with small hobby farms and relic forestry parcels. The proposed development will result in the addition of a bedroom to an existing small single family residence that is currently present on the parcel.

Overall the property slopes down slightly from east to west, divided in the middle by a home site accessed via a driveway from Minnie Road which creates the southern property boundary. A small home is found onsite in this middle area along with a small woodshed and the original homestead house (abandoned) that is still utilized only for storage via a small carport attachment. On both sides of the home site is mature woodland that on the northwest portion of the property houses a very small stream and associated wetland that forms immediately offsite from collected (via ditch) water from abutting fields.

Methods

Methodology

The methodology for the wetland portion of this assessment is dictated by the 1987 Corps of Engineers Wetland Delineation Manual supplemented by the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (version 2.0), the Washington State Wetland Rating System for Western Washington (Department of Ecology 2014), the Cowardin Classification System, and Skagit County Critical Areas Ordinance Title 14.24.

Literature Review

Prior to an onsite investigation, a literature review of available resources regarding this property was made with the following results:

- The USDA Soil Survey of Skagit County indicates a lack of potential hydric soils onsite (Skipopa silt loam).
- Review of available aerial photography shows evidence of wetland presence in the immediate vicinity.
- Washington State Department of Natural Resources Forest Practices maps show that the subject parcel property does not contain a waterbody.
- Mapping put forth by the Washington State Department of Fish and Wildlife indicates a stream terminating just across Old Highway 99.
- Mapping as available from the Washington State Department of Fish and Wildlife Priority Habitat and Species Program indicates no such concerns for the project parcel outside of stream and wetland presence adjacent.
- The National Wetland Inventory mapping indicates potential wetland presence onsite and on adjacent parcels to the north.
- Review of Skagit County permitting and recorded document data indicated that the property to the north houses a Category III wetland mosaic.



Criteria for Wetland Classification

To qualify as wetland, three criteria must be met. These criteria refer to the presence of vegetation, soil types, and hydrology that are characteristic of wetland areas.

Vegetation of wetlands consists of plants typically adapted to thrive in areas where anaerobic soil conditions prevail for a long portion of the growing season. Categories based on the likelihood of a particular plant occurring in association with wetland areas are the basis for determining whether a site meets the vegetation criteria. These categories are shown in Table 1 below.

Table 1

Plant Indicator Status Categories*

<u>Indicator Category</u>	<u>Indicator Symbol</u>	<u>Definition</u>
OBLIGATE WETLAND PLANTS	OBL	Plants that almost always occur (estimated probability >99%) in wetlands under natural conditions, but which may also occur rarely (estimated probability <1%) in nonwetlands. Examples: <i>Typha latifolia</i> , <i>Lysichitum americanum</i>
FACULTATIVE WETLAND PLANTS	FACW	Plants that usually occur (estimated probability 67% to 99%) in wetlands, but also occur (estimated probability 1% to 33% in nonwetlands). Examples: <i>Fraxinus latifolia</i> , <i>Cornus stolonifera</i> .
FACULTATIVE PLANTS	FAC**	Plants with a similar likelihood (estimated probability 34% to 66%) of occurring in both wetlands and nonwetlands. Examples: <i>Alnus rubra</i> , <i>Rubus spectabilis</i>
FACULTATIVE UPLAND PLANTS	FACU	Plants that sometimes occur (estimated probability 1% to <33%) in wetlands, but occur more often (estimated probability 67% to 99%) in nonwetlands. Examples: <i>Acer macrophyllum</i> , <i>Rubus discolor</i>
OBLIGATE UPLAND PLANTS	UPL	Plants that rarely occur (estimated probability <1%) in wetlands, but occur almost always (estimated probability >99%) in nonwetlands under natural conditions.

Areas within the property that are dominated (greater than fifty percent) by facultative, facultative wetland, and/or obligate indicator plants meet the wetland criteria for vegetation. These areas also must meet soils and hydrology requirements to be delineated as a wetland.

Soil types that occupy wetlands are hydric soils, or soils that are characteristic of reducing soil conditions. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA NRCS 1995).

The term “wetland hydrology” encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions (US Army Corps of Engineers 1994).

Site Inspection

We walked through the entire study area for a thorough visual coverage in late winter and early spring of 2026, culminating in data collection and mapping on March 30, 2026. We sampled the soils, vegetation, and for indicators of near-surface hydrology to differentiate between wetland and upland conditions. We recorded the data at representative sample plot locations for the wetland present on site utilizing a paired data point methodology. The boundary for the wetland facing the proposed homesite was located and flagged onsite with flagging (A1-A7) location collected via GPS (Juniper Geode). The northern wetland boundary location was collected via GPS only (not flagged) and rectified via LIDAR.

The off-site portions of the stream and wetland were visually inspected at a level congruent with the scope of the project relative to the concern/liability given that express consent of the adjacent property owners was not granted in this situation, but has been inspected previously by Skagit Wetlands staff during permitting activities on that property to the north.

Findings

Wetlands

A narrow riparian corridor is located on the property, dividing the property in a defined depressional ravine with the small stream it is associated with, while also containing segments of a wetland within its bounds that stretches offsite to the north. Only the southern portion of the wetland was delineated with flagging.

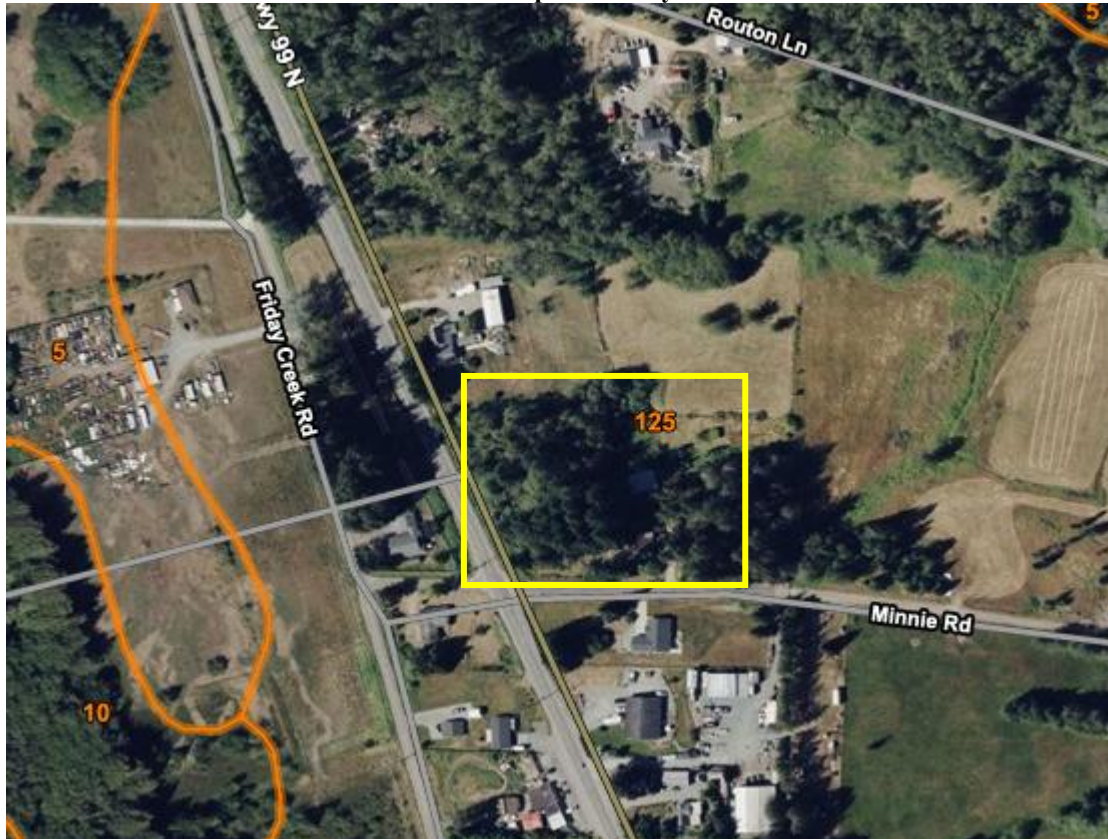
The wetland in this area is a seasonally flooded palustrine scrub shrub wetland that was rated utilizing the most up to date form of the Washington State Department of Ecology Wetland Rating System for Western WA (WADOE 2014). A depressional designation was used (slope + riverine + depressional = depressional) with a final category based on functions being a Category III wetland with a combined score of 18. The rating breakdown was as follows:

- Score for Water Quality Functions: 7
- Score for Hydrologic Functions: 5
- Score for Habitat Functions: 6

Assessment Factors

1) Soils

Soil Map of Vicinity



Subject area bound in yellow
5 – Barneston gravelly ashy loam
16 – Bow gravelly loam
119 – Sehome loam
143 – Terric Medisaprists

The *Soil Survey of Skagit County Area, Washington* published by the U.S.D.A. Soil Conservation Service (now the N.R.C.S.) lists the dominating soil of this property as Skipopa silt loam. The upland area is consistent with the description of Skipopa Soils. The wetland soils do not (although clearly same parent material), and would be considered a hydric inclusion.

Skipopa silt loam is a somewhat poorly drained soil formed in volcanic ash and loess over glaciolacustrine sediment. Skipopa, or variant inclusion, is the soil found in all of our test pits and covers the project vicinity as a whole outside of the depression that houses the small stream onsite. A typical Skipopa silt loam profile has an A horizon to 2 inches with a very dark brown silt loam at a 10YR 2/2 Munsell measurement. The B horizon to 16 inches is a dark yellowish brown silt loam at a 10YR 3/4. The C horizon is a grey, silty clay at 5Y 5/1 found below 16 inches deep. Skipopa soils are Aquandic Haploxerels, in Hydrologic Group D, and are not typically hydric, but hydric inclusions are often found in depressional areas.

Within the wetland area onsite, the immediate indicator used for determination purposes was the soils met criteria F3, depleted matrix, but was not fully inclusive. No other soil types were noted abutting the property. Onsite observations of the wetland soils were those of a dark greyish silt loam over a depleted matrix silty clay. Redoximorphic features were not noted within the upper soil profile. Hydric

soil criteria met was predominantly noted as a depleted matrix where this wetland area Skipopa soils have been reduced via wetland/riparian hydrology.

2) Hydrology

The hydrology indicator used for wetland determination and determination of the wetland boundary was a high water table observed as well as areas of very shallow inundation. Casual observation of water stained leaves as well as drainage patterns were also noted within a shallow depressional area in addition to the actual small stream defined channel. This wet season review would be considered consistent with maximum hydrology recharge within the area soils as personally observed in the immediate vicinity, with the observations assumed to be at or very near the maximum groundwater levels.

In view of the site soils, topography, and observed site conditions, the hydrology appears to be derived mainly from the offsite drainage from the north. Several wetland areas are known to exist to the north on several properties that all drain to this point, helped in large part by drainage ditch system which collects such water and deposits it at a small excavated pond just north of the property boundary. This water then overflows into this wetland area, supplying hydrology.

3) Vegetation

The vegetation of the majority of the property outside of the landscaped/lawn homesite is reflective of past land use where first old growth conifers were cut, then converted to pasture, but then again allowed to be reclaimed by conifers (~40 year old Douglas fir dominate). This vegetation regime is mirrored on none of the adjoining properties where pasture grass dominates in the main. While not entirely inclusive, the upland portions of the abutting the wetland were observed to have dominating and notable populations of the following:

Alnus rubra, Red Alder, FAC
Oemleria cerasiformis, Indian plum, FACU
Rubus spectabilis, Salmonberry, FAC
Sambucus racemosa, Red elderberry, FACU
Rubus ursinus, Trailing blackberry, FACU
Polystichum munitum, Sword fern, FACU
Pseudotsuga menziesii, Douglas fir, FACU
Rubus discolor, Himalayan blackberry FAC
Ranunculus repens, Creeping buttercup, FAC
Thuja plicata, Western Red Cedar, FAC



A view of the narrow wetland dominated by skunk cabbage, lady fern (not yet emergent), and salmonberry with the ground largely bare earth due to the standing winter water. Several young alder trees were noted in wetland area, but lacked sufficient coverage to be considered “forested”.

Vegetation within the wetland area included the following:

Solanum dulcamara, Climbing nightshade, FAC
Lysichiton americanum, Skunk cabbage, OBL
Athyrium filix-femina, Lady fern FAC
Rubus spectabilis, Salmonberry, FAC
Rubus discolor, Himalayan blackberry FAC

Wetland Functions and Values

All wetlands, regardless of type, size, or position in the landscape usually perform a variety of functions and values at some level. These include but are not limited to the following:

a. Functions and Values Related to the Hydrologic Processes

The wetland on site performs important and valuable features that serve as a temporary storage of surface and subsurface water for long periods throughout the year. By storing water, the value of the wetlands is enhanced by the wetland functions. These functions include:

- (i) Replenishing soil moisture.

- (ii) Providing plant and wildlife habitat.
- (iii) Reducing dissolved and particulate loading and helps to maintain and improve surface water quality.
- (iv) Maintaining groundwater storage, base flow, seasonal flows, and surface water temperature.
- (v) Contributing to the nutrient capital of the ecosystem.

b. Functions and Values Related to the Biochemical Process

- (i) Conversion of elements from one form to another through abiotic and biotic processes.
- (ii) The removal of nutrients, contaminants, or other elements and compounds on a short-term or long term basis through burial, incorporation into biomass, or biochemical reactions.
- (iii) The retention of organic and inorganic particulates on a short-term or long-term basis through physical processes.
- (iv) The export of dissolved or particulate organic carbon.

The biochemical values of the wetland on site include:

- (i) Contaminates are removed, or rendered innocuous.
- (ii) Reduced particulate loading helps to maintain or improve surface water quality.
- (iii) Enhances decomposition and mobilization of metals.
- (iv) Supports aquatic microorganism food chains and biochemical processes.

c. Functions and Values Related to Habitat. The habitat functions of the wetland on site include:

- (i) Maintenance of plant and animal communities: the maintenance of plant and animal communities that is characteristic with respect to species composition, and age structure.

The size, location, hydrologic and vegetation regimes of the wetlands on site fill an important niche. Such functions and values include:

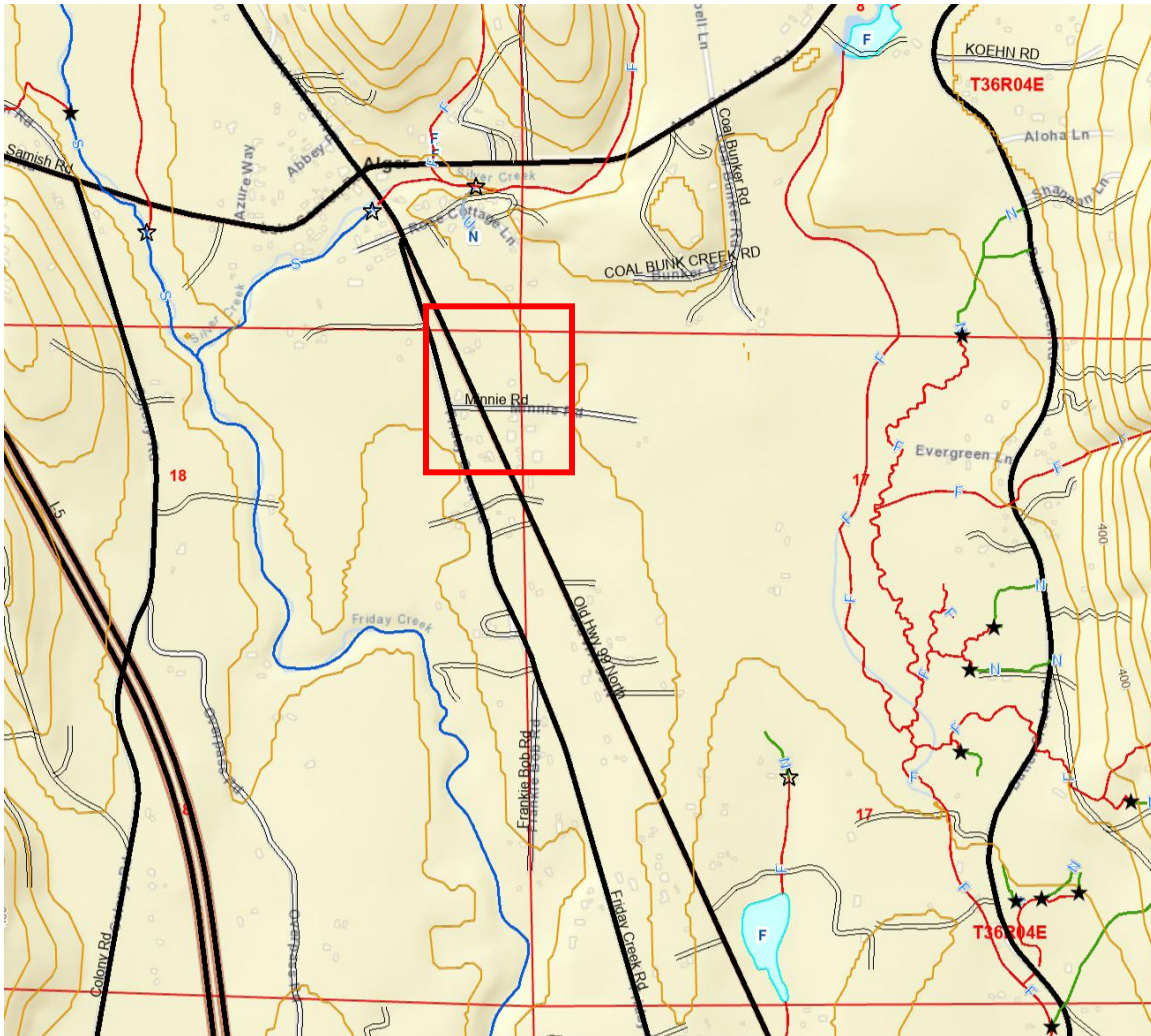
- (i) Maintaining habitat for plant and animals for plant propagation and the source of feed, resting, and nesting for animals along with potentially being a year round water supply for wildlife.
- (ii) Providing aesthetic, recreational, and educational opportunities.
- (iii) Maintaining corridors between habitat islands and landscape/regional biodiversity.

Considering this wetlands location in the local environment and specific watershed, it is likely that the water quality functions it provides are arguably the most important functions and/or values at the present time.

Fish and Wildlife Habitat Conservation Areas

One waterway was identified on the subject property, a small unmapped stream that is ultimately a tributary to Friday Creek. The waterway is not mapped by the Department of Natural Resources (DNR) as shown below, nor Skagit County or WDFW, although WDFW mapping shows stream presence as roadside ditch to immediately adjacent the subject property opposite Old 99.

WA DNR Stream Type Mapping



Project vicinity in red box.

Source: <https://fpamt.dnr.wa.gov/default.aspx#>

The stream is a very small seasonal stream flowing east to west through the northwest portion of the property in a shallow but well defined topographic depression, forming in the previously identified wetland onsite just to the north as a drain to the old man-made pond. This stream is not mapped by any sources, but the depression that houses it is clearly visible on LIDAR imagery. Onsite the streambed is comprised of soils and sediment (no gravels) and is partially vegetated as the stream channel also is home to a wetland that occupies portions of the channel as well. The stream is rather small, with flowing water not consistent for the entire course, and no more than a couple inches deep and ~12-18" wide in the main where it flows unimpeded, but wider onsite near the eastern boundary as it is partially dammed by the County road.

While not identified via mapping as a Type N stream, physical criteria dictates a Type Ns typing being less than 2ft bankfull width and draining a contributing basin less than 52 acres. The stream does not persist upstream past this property, nor is there viable spawning or similar habitat noted onsite.

The ordinary high water mark (OHWM) for the stream is a notable distinct break in topography at the toe of the abutting slope and coincides with the wetland boundary as applicable, both as observed

adjacent to the subject property and onsite, being found readily at the termination of upland vegetation to a mildly cut stream bank and stretching across the narrow depression. The OHWM does correlate to the bankfull width on this stream as well in areas, but with a wider wetland fringe going west to being somewhat impounded against Old 99. Wetland areas are found along and within this stream.



The narrow stream channel of as it approaches the western property boundary. On left for scale is notebook with 7 inch measurement to indicate actual stream width.

Riparian Buffer

The riparian buffer to the onsite stream has been altered in this reach by historic timber harvest activities where the original old growth conifer forest has been logged and converted to pasture historically, but has been allowed to regrow in part and is now largely second growth reforestation; what is present today is a mix of relic second growth with an admixture of native and invasive understory such as blackberry and holly. While the buffer shows some effect from this, full natural restoration of the riparian buffer has occurred outside of the existing home site and will only get better over time, with the present buffer exceeding the regulatory minimum outside of the home site clearing. Where there is not a full conifer canopy, there is thick undergrowth of shrubs and where there is heavy canopy, a mixed regime of shrubs and forest duff dominates. Overall the buffer area provides all potential functions and values at a good level.

Wildlife Observations

No observations of terrestrial wildlife were made directly on the subject property during the site visit. While not observed, the area is known to be welcoming to a variety of wildlife including larger mammals such as blacktail deer, coyote, and raccoon as well as a variety of avian species such as songbirds and incidental raptor visits. No threatened or endangered species are known to inhabit the upland area, nor were any observed onsite, nor evidence of such, similarly for State/County listed Priority species.

Regulatory Analysis

Per Skagit County Code (SCC) 14.24.230(1)a, the standard buffer for a Category III wetland is 150 feet considering a high land use intensity land use intensity with the property less than 5 acres. However, impact has been put forth as moderate at this time utilizing SCC 14.24.230(1)(D) where and optional would dictate a 110ft wetland buffer due to the habitat score of 6. As such, the proposal has been designed in consideration with a 110ft regulated buffer for the wetland.

Skagit County Code (SCC) 14.24.530(c) requires a 100-ft buffer from Type Ns streams as a fish and wildlife habitat conservation area, with 33% added if the buffer is not vegetated. A 100ft buffer is assumed here as all of the property outside of the existing homesite is vegetated to mature forest with the exception of an area north of the home which will be revegetated. As the above wetland buffer is greater than the required stream buffer and with the more restrictive buffer applying as applicable, the above wetland buffer standard is put forth as the applicable restrictive component.

A buffer reduction via buffer averaging cannot accommodate the proposed development, and as such the proposal shall require a Critical Area Variance to proceed as outlined in SCC 14.24.150. Upon any variance approval the applicant shall also record a Protected Critical Areas (PCA) site plan as a notice for a permanent protection measure per SCC 14.24.090. Development, with the future placement of buildings or other structures, may require further review at the time of such proposals for observance of the PCA.

Impacts

The proposal at this time is for construction of an addition to an existing single-family home to add a bedroom to the existing small home. The proposed home will be outside of wetland/buffers onsite even though being constrained by existing buildings, but still complying with the required buffers for the site critical areas when utilizing moderate land use intensity buffers as required by Skagit County Code.



View of the addition area and existing buffer conditions to be impacted.

To comply with SCC 14.24.240(3)(a) the 110ft wetland buffer for moderate land use intensity can be used instead of the 150ft high intensity land use if proper measures are implemented, specifically referencing WA DOE Publication 05-06-008 which in turn makes recommendations for minimizing impacts from the following table:

**Modified to use with the 2014 Washington State Rating System
for Western Washington**

Table 8C-8. Examples of measures to minimize impacts to wetlands from proposed change in land use that have high impacts. (This is not a complete list of measures.)

Examples of Disturbance	Activities and Uses that Cause Disturbances	Examples of Measures to Minimize Impacts
Lights	• Parking lots • Warehouses • Manufacturing • Residential	• Direct lights away from wetland
Noise	• Manufacturing • Residential	• Locate activity that generates noise away from wetland
Toxic runoff*	• Parking lots • Roads • Manufacturing • Residential areas • Application of agricultural pesticides • Landscaping	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft of wetland • Apply integrated pest management
Stormwater runoff	• Parking lots • Roads • Manufacturing • Residential areas • Commercial • Landscaping	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer
Change in water regime	• Impermeable surfaces • Lawns • Tilling	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Residential areas	• Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract
Dust	• Tilled fields	• Use best management practices to control dust
* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.		

Based upon this guidance, the proposal addresses the minimization measures as follows, to be construed as permit conditions measures as needed by Skagit County or the Hearing Examiner:

- Lights. Flood lighting is not be placed onsite in such a fashion to point to wetland.
- Noise. The building is as far away from the wetland as possible with this small site while maintaining existing home improvements. It is a residential home, and excessive noise is not foreseen with this type of project.
- Toxic runoff. All untreated stormwater naturally will infiltrate into the upland soils and be separated from the wetland by an adequate vegetated filter strip (60ft minimum). All stormwater will be routed directly to the pervious soils surrounding the building by splashblock or infiltrators from the building gutter system south where a long vegetated flow path is present.
- Stormwater runoff. As above, the topography is such that the building site drains into pervious, well drained soils, with effects minimized by placement of home addition as far from wetland as possible.
- Change in water regime. As above, all new proposed impervious surfaces will not drain directly to wetland and will not differ greatly from present; all drainage will be infiltrated naturally into

site upland soils, moving as shallow groundwater downslope to eventually infiltrate into the wetland the same as present for the contributing basin.

- Pets and human disturbance. The wetland buffer impacted is currently yard for the home and will be in part revegetated precluding all but casual human use.. This use will not change from the historic baseline. The buffer conditions will be protected by the recording of a PCA agreement, as will the wetland.
- Dust. Not applicable.

Even with utilization of the moderate land use intensity buffer, one simply cannot improve the existing home onsite as the home is still fully within the regulated buffer area. Skagit County allows up to a 25% buffer reduction via buffer averaging, which is also not applicable as the buffer reduction required is approximately 45%, requiring a variance. In considering such a request, standard mitigation sequencing has been applied to consider the project impacts and applicability. Applicable sequencing measures are as follows:

Avoidance. Impacts to the regulated buffer area cannot be avoided to proceed with the proposal as no area of addition would be outside of the buffer, and building up is not structurally feasible in the existing footprint. The proposal is for an addition to a long existing, legally established home. The home is 1176sf, notably smaller than the normal in the area, with 2 bedrooms and one bathroom, with the bedrooms extremely small at roughly 10x10ft. The applicants are nearing retirement age and desire adapting their home for said retirement and older age, with a larger bedroom and bathroom to facilitate such, and making the home a standard 3 bedroom, two bathroom home as is consummate with the neighborhood.

Minimization. The addition has been designed as minimally as possible to still be functional for the homeowners needs. Structurally the home could be added onto on any side with potentially less impact, but adding to the front would also involve needing to add further parking which would create more impact to the property, adding to the rear would be greater encumbrance to the buffer, and adding to the east side would then entail redoing the parking and deck, not judged to be a benefit. All other potential additions would also entail significant interior redesign which would likely be infeasible due to the very small size of the home.

Rectification/Compensation. All impacts are fully mitigated via compensation of loss function at a inequitable amount due to the provisions of Skagit County Code that reflect non-forested area of buffer shall be vegetatively enhanced. As proposed, the impact area that is currently lawn will have a total impact of ~694sf of new development to be compensated by enhancing ~5300sf of wetland buffer adjacent to the home. Regardless of code requirements for same, the ratio (approx.. 8:1) is anticipated to fully compensate for the minor impacts proposed. Mitigation specifications are addressed below (Mitigation).

In addition to spatial impacts to buffers, Skagit County recognizes five basic riparian forest functions that influence in-stream and near-stream habitat quality that shall be addressed: Recruitment of large woody debris (LWD) to the stream, shade, bank reinforcement, runoff filtration, and habitat for riparian dependent species. While the property has been partially built upon, the proposal at hand for a new home addition is reflective of these functions in relationship to habitat, these functions are not foreseen to be adversely affected by the proposed project, discussed individually as follows:

- Recruitment of LWD will not be hampered as no trees or shrubs will be disturbed going forward within the buffer. Long term improvement is foreseen via recording of a PCA agreement.
- The streams are already shaded by the bank and overhanging vegetation. The project will not disturb this and will add to it upon the maturing of the surrounding trees and shrubs in addition to site plantings.
- Bank integrity will not be disrupted as no work will occur in close proximity or be protective via implementation of best management practices.

- Runoff filtration is not a direct issue as there will be an ample water quality buffer between the stream and development area or slope is not conducive (impact area slopes away from creeks). Additionally, erosion and sediment control will be placed prior to work, to remain until site is functionally vegetated and stabilized.
- Riparian habitat is getting more diverse as time goes on, and has expanded from its recent past, nor will the proposed project affect the actual usage which is the same as it has been for many years.

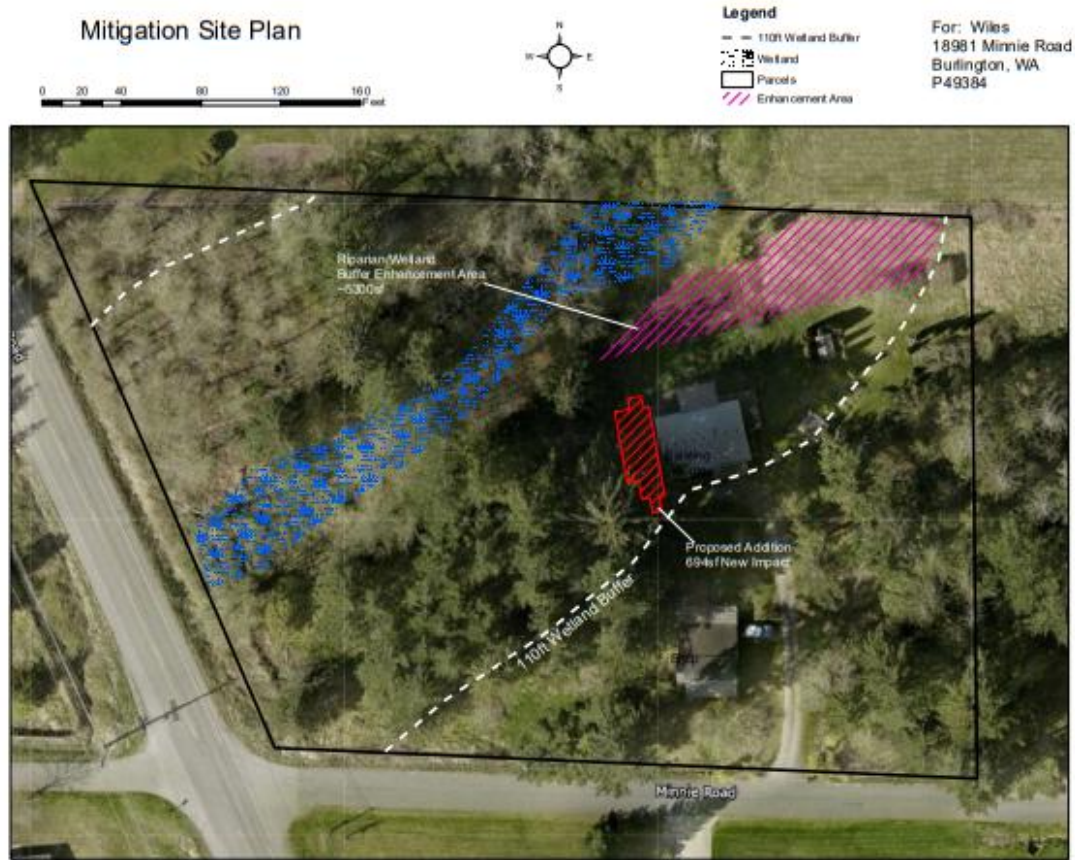
Cumulative impacts that typically are known to occur due to such further development such as light, noise, and trespass, but such is not foreseen with the project being simply an addition to an existing home where the use or intensity of such will not change, although such impacts are addressed in the standards put forth by Skagit County for standard protective buffers and restrictive covenants. Mitigation for such is built into Skagit County Code, provided via the applicant recording a Protected Critical Areas (PCA) site plan as an easement for a permanent protection measure per SCC 14.24.090. Further mitigation shall be required as avoidance of wetland and riparian buffer impacts will not be met at this time. Additional development such as the future placement of buildings or other structures, may require further review at the time of such proposals for observance of the PCA.

Mitigation

Compensatory mitigation has been identified as necessary for any proposal to proceed with buffer averaging having been precluded as not a favorable mechanism for the mitigation of the proposed in lieu of additional vegetative enhancement. This will take place in the form of conversion of an area of lawn and field grass on the north side of the home to that of a buffer of a more natural state, while maintaining a maintenance corridor around the home and established outdoor living area (structures/garden features, ect.). The proposed schema is as shown below.



A portion of the wetland buffer proposed to be enhanced (grassy area)



Goals and Objectives

Upon even cursory site inspection it is obvious that the cleared portions of the wetland buffer could benefit from enhancement of some kind, being dominated by a weedy lawn and field abutted by a young forest to the west; the site and greater watershed would be much better served by an introduction of a mixed canopy to extend the habitat. The goals and subsequent objective for obtaining said goals for this restoration and enhancement are as follows:

- **Goal 1: Restore the area to a more diverse, natural vegetative regime.**
Objective: Plant native trees and shrubs throughout the buffer area where the regulatory buffer is lacking such.
- **Goal 2: Protect the wetland and buffer enhancement areas from future development and impacts.**
Objective: Designate the on-site critical area and buffer as such to be left permanently undisturbed in a substantially natural state in which no clearing, grading, filling, building construction or placement, or road construction of any kind is allowed without proper review.

Planting Schematic

A preliminary plant schedule has been developed for the proposed vegetative enhancement that will be needed. Plants were chosen for hardiness and appropriateness to the area which includes consideration to the local region, value to the water cycle (from a stormwater perspective) being an intermingled wetland/upland area, ability to flourish long term adjacent to a home, and susceptibility to exposure. The

habitat functions of the proposed plantings versus what is present will be the goal and measurable functional lift mitigating for the site impacts, although water cycle functions relating to hydrologic function and water quality will be improved measurably as well.

The buffer area will be planted with the below plant schedule; no tree species will be more than 50% of what is planted, nor more than 25% for shrubs. All plant costs supplied are plants in the ground, installation included. Often in an enhancement or restoration plantings can be extrapolated precisely onto a drawn planting plan. In this case, like many others, however, there are still native trees shrubs within the area to be worked around. Utmost care will be taken to preserve existing plants, but they were not mapped and will dictate the specific density and locations of plantings for the site. The plant schedule gives a total number, but planting density may vary throughout the site as conditions dictate, with plantings placed by an appropriate professional with consideration to wetland fringe and/or buffer location.

Planting is to take place under the supervision of a wetland specialist or native plant restoration specialist for this project. Exact planting areas and numbers of each species to be planted may vary somewhat due to existing site conditions. A drawn plant specific planting plan is therefore is not provided, however, some variations from the plan may be required and are considered acceptable. An as-built including photo documentation and material receipts of the planting performed under supervision will be provided as required by the County upon request. Additions or substitutions as approved by the planting supervision support is allowed so long as it is one native to the area and held to the same performance standards (below).

For the vegetative enhancement area, calculations are based upon a total replanting area of 5300sf which gives a mitigation ration of approximately 8:1 enhancement to impact ratio. A total count calculation of 24 trees by this method has been rounded up to 25 to and 124 rounded to 125 for job lot quantities for purchase based upon a 15ft on center tree planting and an 8ft on center shrub planting

The planting schedule is as follows:

1. All plants will be brought from the nursery in containers labeled by scientific and common names as specified. Fertilization may be required.
2. Planting will be done between November and March unless regular, weekly watering is accounted for.
3. If any soil is mechanically turned or exposed, mulching with wood chips needs to cover open-exposed areas with a layer of 2-3”.
4. Variations to species composition or percent planted is allowed if under the supervision/approval of the supervising planting specialist. No single species will make up more than 50% of the tree stratum plantings unless noted.
5. All plantings will be flagged for future site review.

WETLAND/RIPARIAN BUFFER PLANTING SCHEDULE (TREES) 5300SF TOTAL					
Common Name	Species:	Size	Density	Number	Cost each (installed)
TREES	Choose 25 Total, no more than 50% single species				
Douglas fir	<i>Psuedotsuga menziesii</i>	1 gal	15' center	/	12
Sitka spruce	<i>Picea sitchensis</i>	1 gal	15' center	/	12
Grand fir	<i>Abies grandis</i>	1 gal	15' center	/	12
Cascara	<i>Frangula purshiana</i>	1 gal	15' center	/	12
Total Trees	25				\$300

WETLAND/RIPARIAN BUFFER PLANTING SCHEDULE (SHRUBS) 5300SF TOTAL					
Common Name	Species:	Size	Density	Number	Cost each (installed)
SHRUBS	Choose 125 Total, no more than 25% single species				
Snowberry	<i>Symphoricarpos albus</i>	1 gal	8' center	/	12
Oceanspray	<i>Holodiscus discolor</i>	1 gal	8' center	/	12
Nootka rose	<i>Rosa nookana</i>	1 gal	8' center	/	12
Red osier dogwood	<i>Cornus sericea</i>	1 gal	8' center	/	12
Thimbleberry	<i>Rubus parviflorus</i>	1 gal	8' center	/	12
Osoberry	<i>Oemleria cerasformis</i>	1 gal	8' center	/	12
Total Shrubs	125				\$1500

Cost Analysis

- Total cost of plant material installed:.....\$1800
- Planting supervision and as-built.....\$800

TOTAL COST OF ENHANCEMENT: **\$2600.00**

*Costs are based upon commercial installation including PVC protector. Fencing is not proposed or included at this time.

The work is planned on being performed by the applicant, but commercial rates have been provided for cost analysis purposes. Species quantities have been provided in job lot amounts, but are variable per the applicants discretion and consultation with a qualified wetland or restoration specialist.

A signed contract(s) for enhancement, monitoring, and maintenance will be provided to Skagit County prior to permit issuance **if required**, but bonding is not required as the value of the mitigation is below \$10,000.

Maintenance

Year 1 and 2, three visits during growing season, or as needed. Year 3 through 5, two visits during growing season, or as needed. Invasive plants will be hand weeded or spot sprayed with foliar herbicide depending on species and season within 5 feet of individual plantings.

Monitoring

Performance Standards

Measurements of success for each planting site shall be determined by assessing the rate of survival for the first five years after planting. Success standards shall be as follows:

1. 100% of planted species will survive or be replanted after the first year of planting.
2. An 80% survival rate will be attained during the third and fifth monitoring year.

Annual Inspections

If required by Skagit County, in addition to above specified maintenance, site monitoring will entail annual inspections for 5 years following installation of plant materials. Annual inspections will be performed for years 1-2-3 and 5. A letter report summarizing all monitoring information photographs will be provided by December 1 of each monitoring year upon request. If the results of monitoring Year 5 show that the mitigation area does not satisfy the performance standards set forth above, additional monitoring and mitigation may be required (e.g., replanting, soil amendments, selection of alternative species, etc.).

Contingency Plan

If monitoring results indicate that performance standards are not being attained for any monitoring year, replanting may be necessary. However, some of the planted species may need to be substituted with other species for one reason or another. If more than 20% fail, soil testing will be required to evaluate soil fertility and nutrient availability to the plants and plants analyzed for nutrient uptake at a testing lab. Soil amendments, fertilizers, or inoculants may be required based on testing results.

Conclusions

One Category III wetland exists in the study area that feeds into a fish and wildlife habitat conservation area (Type Ns stream). The wetland feature has a buffer pursuant to wetland standards of Skagit County Code of 110ft, superseding the 100ft buffer required for the waterway where they overlap. A historic combination home and storage buildings is found onsite, and construction of a simple bedroom addition is proposed on the existing small home. The proposed new addition is not able to be placed outside of the regulated buffer of the site critical areas. As such, the current proposal for construction is not consistent with the standards put forth for wetland/HCA protection afforded by Skagit County Code and will require a variance. However, the proposal has no component that will be foreseen to have adverse effect on site critical areas, as proposed, so long as the conditions relevant to the use of a moderate land use intensity wetland buffer are observed as described herein and the mitigation proposal is followed.

Respectfully submitted,



Matt Mahaffie
Skagit Wetlands & Critical Areas, LLC

Disclaimer

This wetland delineation is based upon physical circumstances that are described in manuals and publications utilized by Federal, State, and Local agencies. The wetland delineation methodology used in this report is consistent with the routine on-site determination method prescribed by the 1987 Corps of Engineers Wetland Delineation Manual and by the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coasts Regional Supplement. No guarantees are given that the delineation will concur precisely with those performed by agencies with jurisdiction or by other qualified professionals. This report is provided for the use of the specified recipient only and is not intended for use by other parties or purposes.

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Appendices

Appendix A: Vicinity Map

Appendix B: Wetland Boundary & Delineation Demarcation

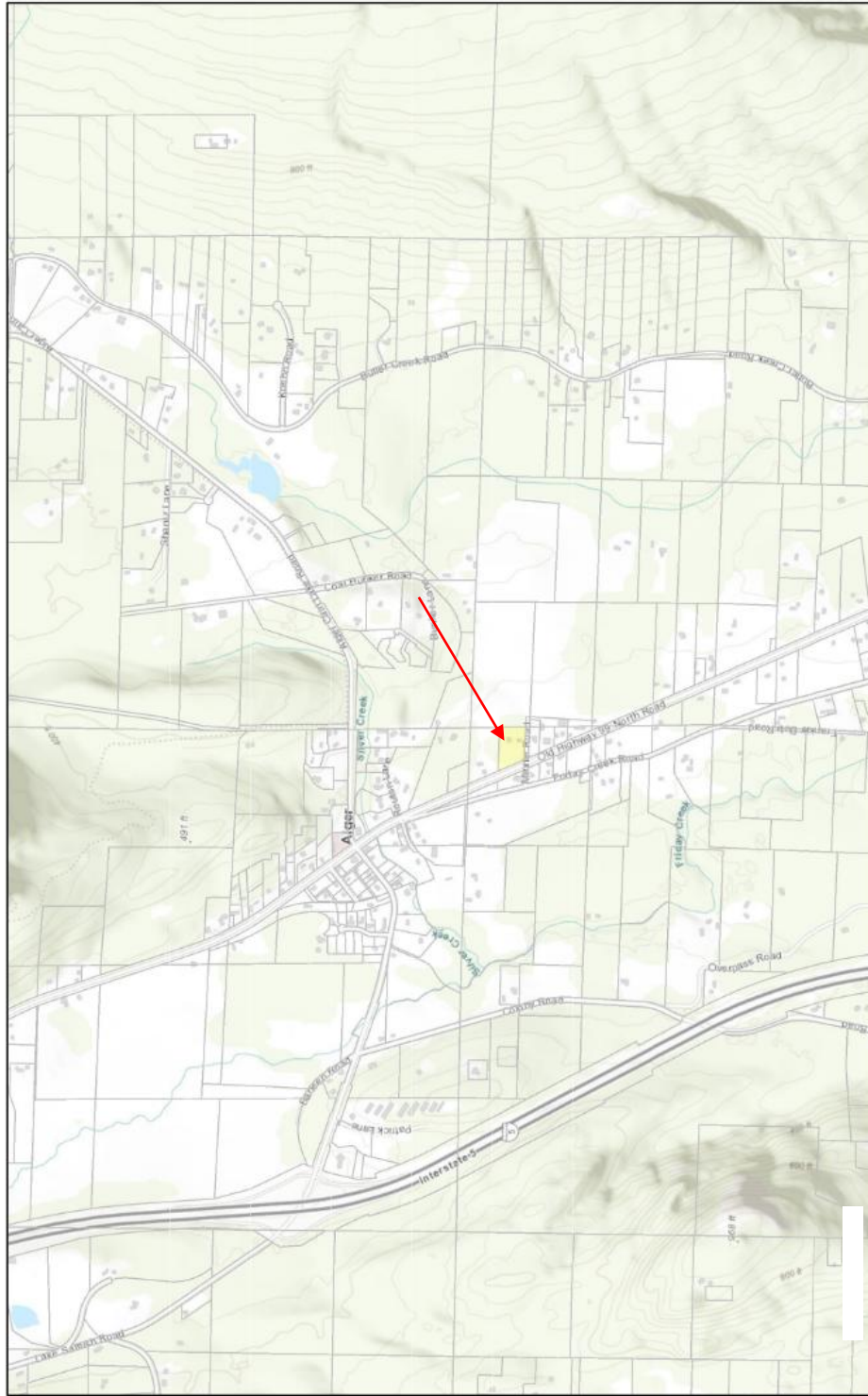
Appendix C: PCA Site Plan

Appendix D: Representative Wetland Data Forms

Appendix E: Wetland Rating Forms

Appendix A: Vicinity Map

Vicinity Map



March 28, 2026

Legend

y Boundary

Tax Parcels

Pre Tax Account Property

1:18,056

0 0.15 0.3 0.5 0.6 mi

0 0.25 0.5 1 km

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

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Appendix B: Wetland Boundary & Delineation Demarcation

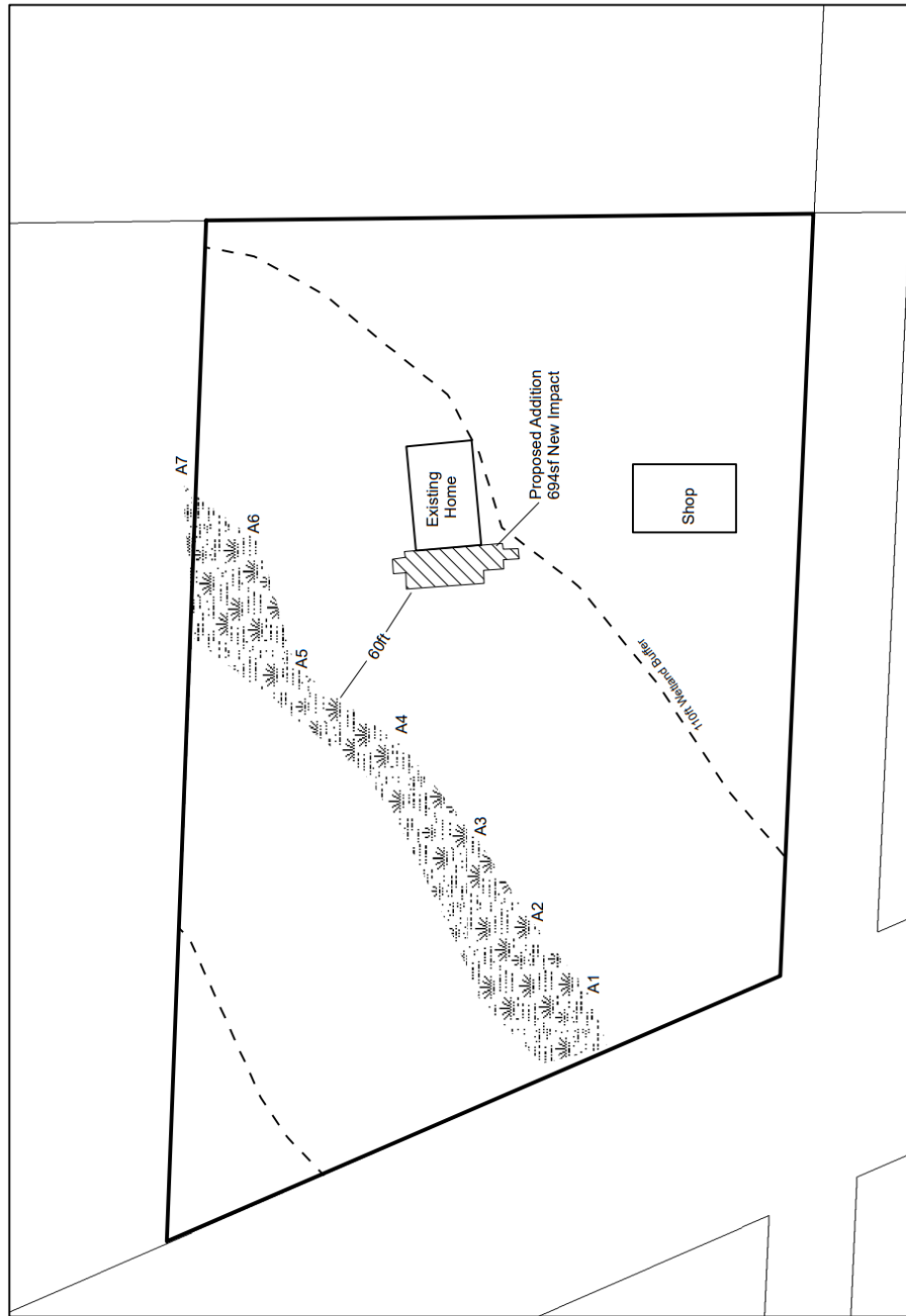
Site Plan with Wetland Delineation



Legend

- 110ft Wetland Buffer
- Wetland
- Parcels
- A1 Delineation Flag

For: Wiles
18981 Minnie Road
Burlington, WA
P49384

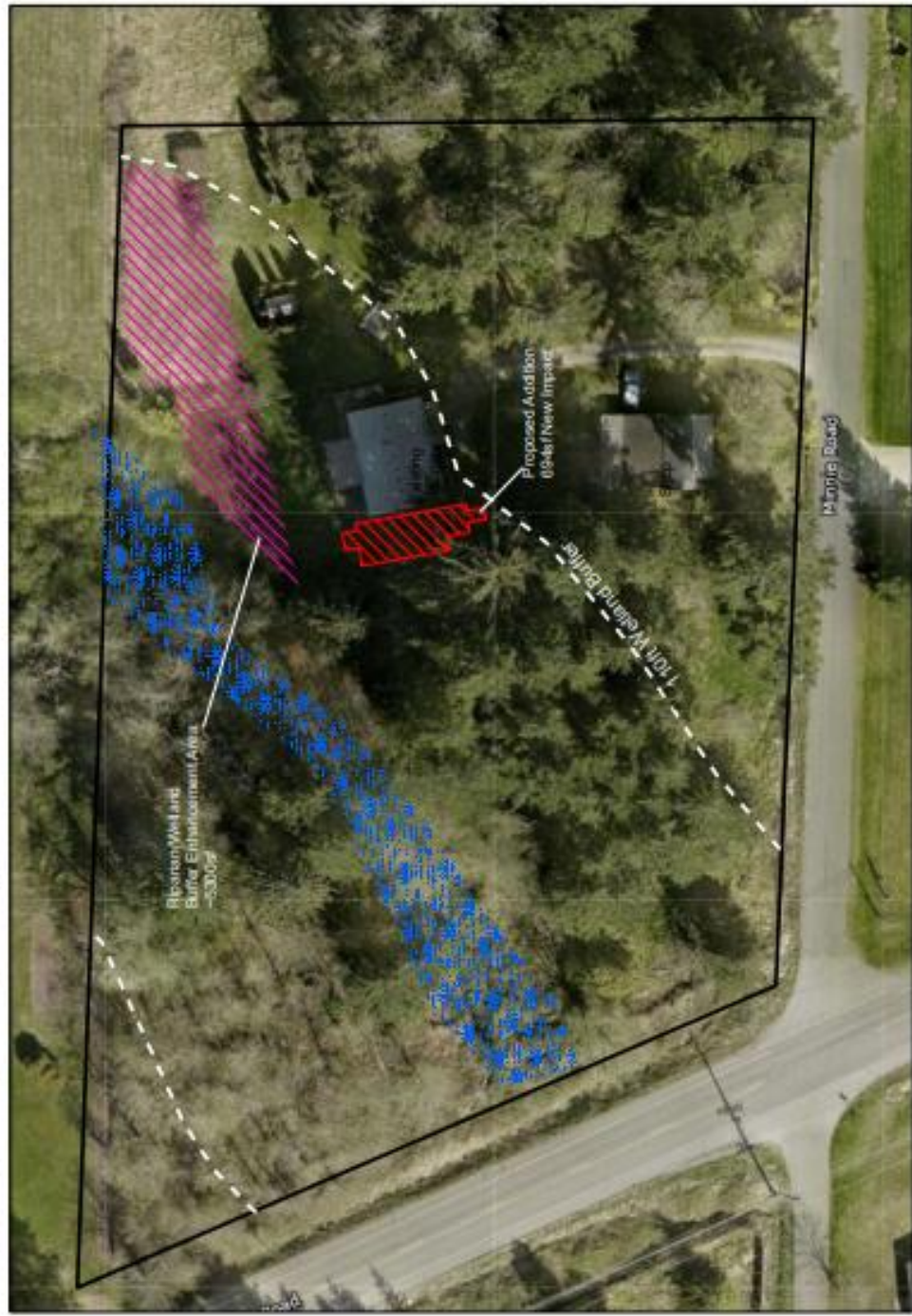


Appendix C: PCA Site Plan

Mitigation Site Plan

For: Wiles
18981 Minnie Road
Burlington, WA
P49384

- Legend**
- 110ft Wetland Buffer
 - Wetland
 - Parcels
 - Enhancement Area



Appendix D: Representative Data Points

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

Project Site: 22699 Bridgewater Road City/County: Sedro Woolley/Skagit Sampling Date: 7/29/24
 Applicant/Owner: Fullerton State: WA Sampling Point: DP1
 Investigator(s): Matt Mahaffie Section, Township, Range: 02/35/04
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): A Lat: Long: Datum: NAD83
 Soil Map Unit Name: Slow gravelly loam 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 ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: <u>DP1 wet side of flag a3 5ft, veg sample 10x30 in depression.</u>			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>
50% = <u> </u> , 20% = <u> </u>	<u>0</u>	= Total Cover	
Sapling/Shrub Stratum (Plot size: <u> </u>)			
1. <u>RUSP</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>
2. <u>SARA</u>	<u>30</u>	<u>yes</u>	<u>FACU</u>
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>
50% = <u> </u> , 20% = <u> </u>	<u>0</u>	= Total Cover	
Herb Stratum (Plot size: <u>3 ft</u>)			
1. <u>LYAM</u>	<u>80</u>	<u>yes</u>	<u>OBL</u>
2. <u>ATP</u>	<u>10</u>	<u>no</u>	<u>FAC</u>
3. <u>MAOI</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>
50% = <u> </u> , 20% = <u> </u>	<u>100</u>	= Total Cover	
Woody Vine Stratum (Plot size: <u>15 ft</u>)			
1. <u>N/A</u>	<u> </u>	<u> </u>	<u> </u>
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>
50% = <u> </u> , 20% = <u> </u>	<u> </u>	= Total Cover	
% Bare Ground in Herb Stratum <u>40</u>			
Remarks: <u>Number of dominant species that are OBL, FACW or FAC exceeds 50%. Does meet prevalence index. Sample only of depression area.</u>			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u> </u>	x1 = <u> </u>
FACW species <u> </u>	x2 = <u> </u>
FAC species <u> </u>	x3 = <u> </u>
FACU species <u> </u>	x4 = <u> </u>
UPL species <u> </u>	x5 = <u> </u>
Column Totals: <u> </u> (A)	<u> </u> (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation

☒ 2 – Dominance Test is >50%

☐ 3 – Prevalence Index is <3.0¹

☐ 4 – Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ 5 – Wetland Non-Vascular Plants¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present?

Yes ☒ No ☐

Project Site: **Bridgewater**

SOIL

Sampling Point: DP1

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR3/2	100					SL	
10-14*	5Y5/2	100	10YR 4/6	5	C	B	SCL	
¹ Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators: (Applicable to all LRRe, unless otherwise noted.)							Indicators for Problematic Hydric Soils ³ :	
☐	Histosol (A1)	☐	Sandy Redox (S5)	☐	2 cm Muck (A10)			
☐	Histic Epipedon (A2)	☐	Stripped Matrix (S6)	☐	Red Parent Material (TF2)			
☐	Black Histic (A3)	☐	Loamy Mucky Mineral (F1) (except MLRA 1)	☐	Very Shallow Dark Surface (TF12)			
☐	Hydrogen Sulfide (A4)	☐	Loamy Gleyed Matrix (F2)	☐	Other (Explain in Remarks)			
☐	Depleted Below Dark Surface (A11)	☒	Depleted Matrix (F3)					
☐	Thick Dark Surface (A12)	☐	Redox Dark Surface (F6)					
☐	Sandy Mucky Mineral (S1)	☐	Depleted Dark Surface (F7)					
☐	Sandy Gleyed Matrix (S4)	☐	Redox Depressions (F8)					
						³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
Restrictive Layer (If present):								
Type:				Hydric Soils Present? Yes ☒ No ☐				
Depth (inches):								
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)			
Primary Indicators (minimum of one required; check all that apply)							
☒	Surface Water (A1)	☒	Water-Stained Leaves (B9)	☐	Water-Stained Leaves (B9)		
☐	High Water Table (A2)	(except MLRA 1, 2, 4A, and 4B)		(MLRA 1, 2, 4A, and 4B)			
☐	Saturation (A3)	☐	Salt Crust (B11)	☐	Drainage Patterns (B10)		
☒	Water Marks (B1)	☐	Aquatic Invertebrates (B13)	☐	Dry-Season Water Table (C2)		
☐	Sediment Deposits (B2)	☐	Hydrogen Sulfide Odor (C1)	☐	Saturation Visible on Aerial Imagery (C9)		
☐	Drift Deposits (B3)	☐	Oxidized Rhizospheres along Living Roots (C3)	☒	Geomorphic Position (D2)		
☐	Algal Mat or Crust (B4)	☐	Presence of Reduced Iron (C4)	☐	Shallow Aquitard (D3)		
☐	Iron Deposits (B5)	☐	Recent Iron Reduction in Tilled Soils (C6)	☐	FAC-Neutral Test (D5)		
☐	Surface Soil Cracks (B6)	☐	Stunted or Stresses Plants (D1) (LRR A)	☐	Raised Ant Mounds (D6) (LRR A)		
☐	Inundation Visible on Aerial Imagery (B7)	☐	Other (Explain in Remarks)	☐	Frost-Heave Mounds (D7)		
☒	Sparsely Vegetated Concave Surface (B8)						
Field Observations:							
Surface Water Present?	Yes ☐	No ☒	Depth (inches):	0			
Water Table Present?	Yes ☐	No ☒	Depth (inches):	0			
Saturation Present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches):	0			
				Wetland Hydrology Present? Yes ☒ No ☐			
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: 22699 Bridgewater Road City/County: Sedro Woolley/Skagit Sampling Date: 7/29/24
 Applicant/Owner: Fullerton State: WA Sampling Point: DP2
 Investigator(s): Matt Mahaffie Section, Township, Range: 02/35/04
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): A Lat: Long: Datum: NAD83
 Soil Map Unit Name: Bow gravelly loam 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 ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: <u>DP2 upland side of flag a3 5ft, veg sample 10x30 above depression, no trees rooted in plot</u>			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</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>50</u> (A/B)
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
50% = <u> </u> 20% = <u> </u>	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u> </u>)				
1. <u>RUSP</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u> </u> x1 = <u> </u> FACW species <u> </u> x2 = <u> </u> FAC species <u> </u> x3 = <u> </u> FACU species <u> </u> x4 = <u> </u> UPL species <u> </u> x5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u>1.5</u>
2. <u>DECE</u>	<u>20</u>	<u>yes</u>	<u>FACU</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
50% = <u> </u> 20% = <u> </u>	<u>0</u>	= Total Cover		
Herb Stratum (Plot size: <u>3 ft</u>)				
1. <u>POMU</u>	<u>40</u>	<u>yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u>UAD</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
50% = <u> </u> 20% = <u> </u>	<u>100</u>	= Total Cover		
Woody Vine Stratum (Plot size: <u>15 ft</u>)				
1. <u>N/A</u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
50% = <u> </u> 20% = <u> </u>	<u> </u>	= Total Cover		
% Bare Ground in Herb Stratum <u>40</u>				
Remarks: <u>Number of dominant species that are OBL, FACW or FAC exceeds 50%. Does meet prevalence index. Sample only of depression area.</u>				

Project Site: **Bridgewater**

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								Sampling Point: <u>012</u>	
Depth (inches)	Matrix		Redox Features				Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²			
0-10	10YR3/3	100					SL		
10-12	2.5Y4/2	100					SL		
12+	5Y5/2	100					SCL		

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.)			Indicators for Problematic Hydric Soils ² :	
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)		
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (TF12)		
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)			
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)			
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)			
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)			

²Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: Depth (inches): Remarks:	Hydric Soils Present? Yes ☐ No ☒
---	--

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)	
Primary Indicators (minimum of one required; check all that apply)					
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)			☐ Water-Stained Leaves (B9)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	(except MLRA 1, 2, 4A, and 4B)		☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)			☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)			☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)			☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)			☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)			☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stresses Plants (D1) (LRR A)			☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)			☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)					
☐ Sparsely Vegetated Concave Surface (B8)					
Field Observations:					
Surface Water Present?	Yes ☐	No ☒	Depth (inches): 0		
Water Table Present?	Yes ☐	No ☒	Depth (inches): 0		
Saturation Present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): 0	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:					
Remarks:					

Appendix E: Wetland Rating Forms

Wetland name or number: A

RATING SUMMARY - Western Washington

Name of wetland (or ID#): A Date of site visit: 03/30/2026

Rated By: Matthew Mahaffie Trained by Ecology? Yes ☒ No ☐ Date of Training: 09/01/2015

HGM Class used for rating: Depressional

Wetland has multiple HGM classes? Yes ☐ No ☒

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map:

OVERALL WETLAND CATEGORY: [Category III] (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

☐ Category I - Total score = 23 - 27☐ Category II - Total score = 20 - 22☒ Category III - Total score = 16 - 19☐ Category IV - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Site Potential	M	L	L	
Landscape Potential	M	M	H	
Value	H	M	M	Total
Score Based on Ratings	7	5	6	18

Score for each function based on three ratings

(order of ratings is not important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	
Wetland of High Conservation Value	
Bog	
Forested	
Coastal Lagoon	
Interdunal	
None of the above	Not Applicable

Wetland name or number: A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	Attached
Hydroperiods	D 1.4, H 1.2	Attached
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	Attached
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	Attached
Map of the contributing basin	D 4.3, D 5.3	Attached
1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	Attached
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	Attached
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	Attached

Wetland name or number: A

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0 Does the site have the potential to improve water quality?		
D 1.1 <u>What are the characteristics of surface water outflows from the wetland?</u>		
Wetland has no surface water outlet.	points = 3	
Wetland has an intermittently flowing, or highly constricted, outlet.	points = 2	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1	
Wetland is a flat depression whose outlet is a permanently flowing ditch.	points = 1	Score: 1
D 1.2 <u>Is the soil 2 in. below the surface a true clay or organic soil?</u>		
Mapped as true clay or organic (muck or peat)	points = 4	
Soil texture identified as clay or organic in field	points = 4	
Soil texture identified as clay or organic by laboratory test	points = 4	
None of the above	points = 0	Score: 0
D 1.3 <u>What are the characteristics and distribution of persistent plants?</u>		
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	
Wetland has persistent, ungrazed, plants > 50% of area	points = 3	
Wetland has persistent, ungrazed plants > 10% of area	points = 1	
Wetland has persistent, ungrazed plants < 10% of area	points = 0	Score: 5
D 1.4 <u>What are the characteristics of seasonal ponding or inundation in the wetland area?</u>		
Area seasonally ponded is > 50% total area of wetland	points = 4	
Area seasonally ponded is equal to or > 25% total area of wetland	points = 2	
Area seasonally ponded is < 25% total area of wetland	points = 0	Score: 0
Total for D 1:		6

Rating of Site Potential

[] 12-16 = H [X] 6-11 = M [] 0-5 = L

Record the rating on the first page

D 2.0 Does the landscape have the potential to support the water quality function of the site?		
D 2.1 <u>Does the wetland unit receive stormwater discharges?</u>		
Yes	points = 1	
No	points = 0	Score: 0
D 2.2 <u>Is >10% of the area within 150ft of the wetland in land uses that generate pollutants in surface runoff?</u>		
Yes	points = 1	
No	points = 0	Score: 1
D 2.3 <u>Are there septic systems within 250ft of the wetland?</u>		
Yes	points = 1	
No	points = 0	Score: 0
D 2.4 <u>Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?</u>		
Yes	points = 1	
No	points = 0	Score: 0

Wetland name or number: A

D 4.3 <u>What is the contribution of the wetland to storage in the watershed?</u>		
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	Score: 3
Total for D 4:		3

Rating of Site Potential

[] 12-16 = H [] 6-11 = M [X] 0-5 = L

Record the rating on the first page

D 5.0 Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1 <u>Does the wetland unit receive stormwater discharges?</u>		
Yes	points = 1	
No	points = 0	Score: 0
D 5.2 <u>Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</u>		
Yes	points = 1	
No	points = 0	Score: 1
D 5.3 <u>Is more than 25% of the contributing basin of the wetland covered with intensive human land uses?</u>		
Yes	points = 1	
No	points = 0	Score: 0
Total for D 5:		1

Rating of Landscape Potential

[] 3 = H [X] 1-2 = M [] 0 = L

Record the rating on the first page

D 6.0 Are the hydrologic functions provided by the site valuable to society?		
D 6.1 <u>Is the wetland in a landscape that has flooding problems?</u>		
Flooding occurs in a sub-basin that is immediately down-gradient of the wetland.	points = 2	
Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the basin.	points = 1	
The existing or potential outflow from the wetland is so constrained that water cannot reach areas that flood.	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	Score: 1
D 6.2 <u>Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</u>		
Yes	points = 2	
No	points = 0	Score: 0
Total for D 6:		1

Rating of Value

[] 2-4 = H [X] 1 = M [] 0 = L

Record the rating on the first page

Wetland name or number: A

HABITAT FUNCTIONS

These questions apply to wetlands of all HGM classes - Indicators that the site functions to provide important habitat

H 1.0 Does the wetland have the potential to provide habitat for many species?**H 1.1** What is the structure of the plant community?

- ☐ Aquatic Bed
☐ Emergent
☒ Scrub-shrub
☐ Forested
☐ Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

4 structures or more points = 4
 3 structures points = 2
 2 structures points = 1
 1 structure points = 0
 No structures present points = 0

Score: 0**H 1.2** What are the hydroperiods that meet the size thresholds in the wetland?

- ☐ Permanently flooded or inundated
☐ Seasonally flooded or inundated
☐ Occasionally flooded or inundated
☒ Saturated only
☒ Permanently flowing stream or river in, or adjacent to, the wetland
☐ Seasonally flowing stream in, or adjacent to, the wetland
☐ Lake Fringe wetland
☐ Freshwater Tidal wetland

4 or more types present points = 3
 3 types present or Lake Fringe / Freshwater Tidal Fringe points = 2
 2 types present points = 1
 1 type present points = 0
 None present points = 0

Score: 1**H 1.3** What is the richness of the plant species in the wetland?

>19 species points = 2
 5-19 species points = 1
 <5 species points = 0

Score: 0

Wetland name or number: A**H 1.4** What is the interspersions of habitats?

High	points = 3	
Moderate	points = 2	
Low	points = 1	
None	points = 0	Score: 0

H 1.5 What are the special habitat features in the wetland?

- ☐ Large, downed, woody debris within the wetland (>4in diameter and 6ft long).
- ☐ Standing snags (dbh >4in) within the wetland
- ☐ Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)
- ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)
- ☐ At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)
- ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)

6 habitats selected	points = 6	
5 habitats selected	points = 5	
4 habitats selected	points = 4	
3 habitats selected	points = 3	
2 habitats selected	points = 2	
1 habitat selected	points = 1	
No habitats selected	points = 0	Score:

Total for H 1:**1****Rating of Site Potential**

[] 15-18 = H [] 7-14 = M [X] 0-6 = L

Record the rating on the first page

H 2.0 Does the landscape have the potential to support habitat functions of the site?**H 2.1** What is the percentage of accessible habitat within 1km of the wetland?

>33% of 1km Polygon	points = 3	
20-33% of 1km Polygon	points = 2	
10-19% of 1km Polygon	points = 1	
<10% of 1km Polygon	points = 0	Score: 1

H 2.2 What is the percentage of total habitat in a 1km polygon around the wetland?

Total habitat is >50% of the Polygon	points = 3	
Total habitat is 10-50% of the Polygon and in 1-3 patches	points = 2	
Total habitat is 10-50% of the Polygon and in >3 patches	points = 1	
Total habitat is <10% of the Polygon	points = 0	Score: 3

Wetland name or number: A**H 2.3** What is the land use intensity in the 1km polygon?

50% of the Polygon is high intensity land use

points = -2

<50% of the Polygon is high intensity land use

points = 0

Score: 0**Total for H 2:****4****Rating of Landscape Potential**

[X] 4-6 = H [] 1-3 = M [] 0 = L

*Record the rating on the first page***H 3.0 Is the habitat provided by the site valuable to society?****H 3.1** Does the site provide habitat for species valued in laws, regulations, or policies?

- ☐ Aspen Stands
☐ Biodiversity Areas and Corridors
☐ Herbaceous Balds
☐ Old-growth/Mature Forests
☐ Oregon White Oak
☒ Riparian
☐ Westside Prairie
☐ Fresh Deepwater
☒ Instream
☐ Nearshore (Coastal, Open Coast, Puget Sound)
☐ Caves
☐ Cliffs
☐ Snags and Logs
☐ Talus

The following criteria automatically score 2 points:

- ☐ The wetland provides habitat for Threatened or Endangered species
☐ The wetland is mapped as a location for an individual WDFW priority species
☐ The wetland is a Wetland of High Conservation Value
☐ The wetland has been categorized as an important habitat site in a local plan

The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value

points = 2

The site has 1 or 2 WDFW priority habitats within 100m

points = 1

The site does not meet any of the criteria for societal value

points = 0

Score: 1**Total for H 3:****1****Rating of Value**

[] 2 = H [X] 1 = M [] 0 = L

Record the rating on the first page

Wetland name or number: A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

SC 1.0 Estuarine Wetlands

SC 1.1 Does the wetland meet all of the following criteria for Estuarine wetlands?

- ☐ The dominant water regime is tidal
- ☐ The wetland is vegetated
- ☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland

**Result: Not an
Estuarine Wetland**

SC 1.2 Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3

Result:

SC 1.3 Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.
- ☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland
- ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland

Result:

SC 2.0 Wetlands of High Conservation Value

SC 2.1 Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2

Result: Go to SC 2.2

SC 2.2 Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value

Result:

Wetland name or number: A

SC 3.0 Bogs

SC 3.1 Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?

Yes - Go to SC 3.3

No - Go to SC 3.2

Result: Go to SC 3.2

SC 3.2 Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?

Yes - Go to SC 3.3

No - Not a Bog Wetland

Result:

SC 3.3 Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?

Yes - Category I Bog Wetland

No - Go to SC 3.4

Result:

SC 3.4 Is an area with peats or mucks forested (>30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?

Yes - Category I Bog Wetland

No - Not a Bog Wetland

Result:**SC 4.0 Forested Wetlands**

SC 4.1 Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?

☐ Old-growth forests☐ Mature forests

Yes - Category I Forested Wetland

No - Not a Forested Wetland

Result: Not a Forested Wetland

Wetland name or number: A

SC 5.0 Wetlands in Coastal Lagoons**SC 5.1** Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

- ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks
- ☐ The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom)
- ☐ The lagoon retains some of its surface water at low tide during spring tides

Yes - Go to SC 5.2

No - Not a Coastal Lagoon Wetland

Result: Not a Coastal Lagoon Wetland**SC 5.2** Does the wetland meet all of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species).
- ☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or ungrazed or un-mowed grassland.
- ☐ the wetland is larger than 0.10ac (4350 sqft)

Yes - Category I Coastal Lagoon

No - Category II Coastal Lagoon

Result:**SC 6.0 Interdunal Wetlands****SC 6.1** Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?

Yes - Go to SC 6.2

No - Not an Interdunal Wetland

Result: Not an Interdunal Wetland**SC 6.2** Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?

Wetland is larger than 1ac in size - Go to SC 6.3

Wetland is a mosaic larger than 1ac in size - Category II Interdunal Wetland

No - Go to SC 6.4

Result:**SC 6.3** Does the wetland score 8 or 9 points for the habitat functions?

Yes - Category I Interdunal Wetland

No - Category II Interdunal Wetland

Result:**SC 6.4** Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?

Yes - Category III Interdunal Wetland

No - Category IV Interdunal Wetland

Result:

Wetland name or number: A

Category of wetland based on Special Characteristics

If you answered No for all types, enter "Not Applicable" on Summary Form

**Special Characteristics
Category: Not
Applicable**

