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February 18, 2019

Peter Kahn
Costco Wholesale
999 Lake Drive
Issaquah, Washington 98027

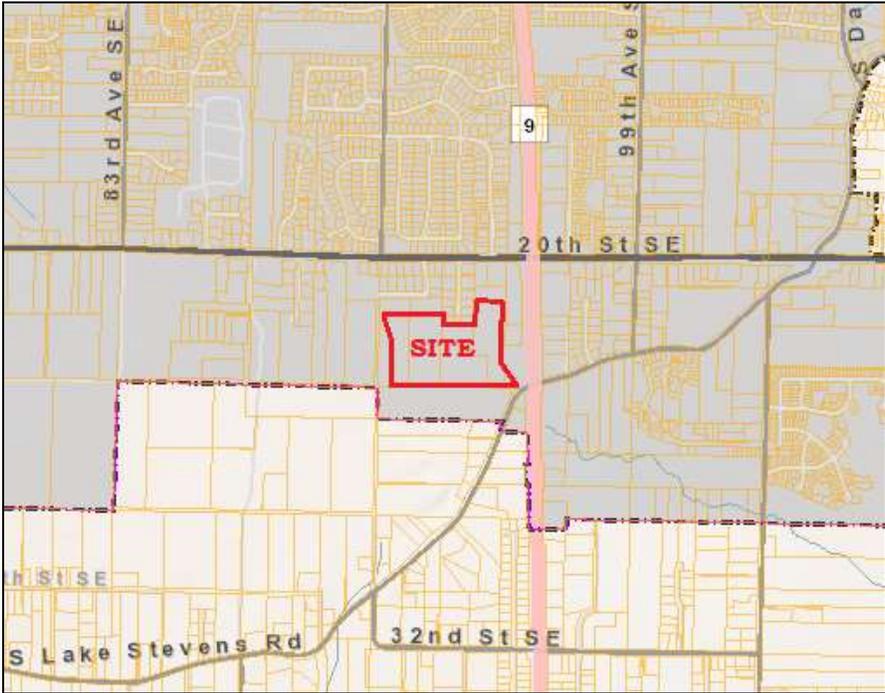
RE: Costco Wholesale Lake Stevens – Habitat Report
CW #17-0230, SWC Job #18-105

Dear Peter,

This report is a review of observations, as well as a review of available data on the use of the site or areas near the site by Federally listed threatened or endangered species on or near the proposed Costco Wholesale warehouse in the City of Lake Stevens, Washington.

1.0 INTRODUCTION

This report describes our observations in regards to federal listed threatened and endangered species on or near the proposed Costco Wholesale warehouse.



Above: Vicinity map of the site



Above: Snohomish County parcel map of the site.

Specifically, the site is a 17.12 acre area consisting of portions of Parcels #00457000002102, 2201, 2304, 2401, 2501 & 2502. The site is currently accessed off SR9, although a future City road called 24th Street SE will provide access to the proposed warehouse. The site is located in Section 25, Township 29 North, Range 5 East of the W.M.

The site is predominantly forested with two single family homes on the east side of the site as well as several gravel roads and large disturbed areas.

2.0 METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. visited the site several times between January and May of 2018. The site was walked to identify any observations or signs of

federally listed threatened or endangered species on or near the site.

A review of the existing data on file with Washington State Department of Natural Resources Natural Heritage Program and the Washington Department of Wildlife Nongame Data Systems was also conducted to identify any sensitive species or habitats known to be on or near the site.

3.0 OBSERVATIONS

3.1 Existing Site Documentation.

3.1.1 Threatened and Endangered Species

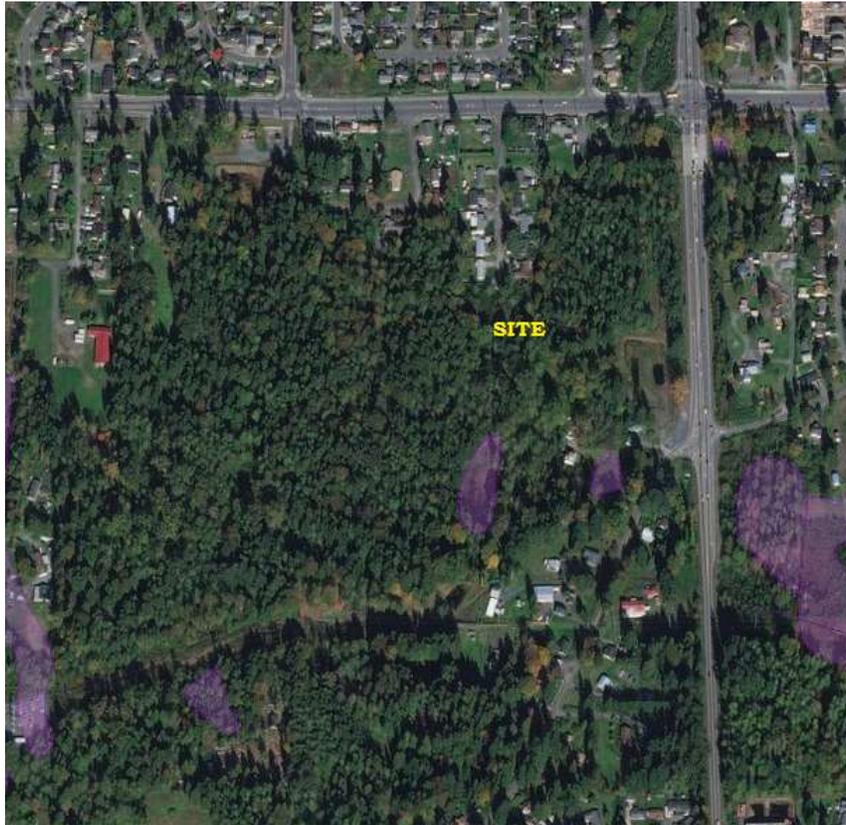
Washington Department of Fish and Wildlife Priority Habitats Data Search

According to the WDFW Priority Habitats mapping website, there are two small wetlands on the south side of the site. These match the wetlands depicted in this area on the NWI Mapping of the site. No other mapped habitats or species are noted on the site or in the area of the site. Several wetlands are depicted off-site to the southeast and southwest of the site. All wetlands are considered priority habitats by WDFW.

3.2 *Field Observations*

3.2.1 General

With the exception of two single family residences on the eastern side of the site, the majority of the site is forested with both deciduous and coniferous forest. The site contains an undulating topography with a topographic high on the northeast and a low on the southwest. The central area of the site to the north and west of the existing homes show evidence of past use as a gravel or borrow pit. Cut slopes, and obvious excavations are present in this area. Chain link fences surround portions of this area as well as dense thickets of Himalayan blackberry. An old logging road passes diagonally through the site, and several excavated ditches are present in the wetlands on the south end of the site.



Above: WDFW Priority Habitats Map of the site.

The site is primarily forested with coniferous species (douglas fir, western red cedar and western hemlock) with the exception of the wetlands and some alder/big leaf maple dominated areas near the center and periphery of the site. Understory species include vine maple, Indian plum, hazelnut, sword fern, salal, elderberry, stinging nettle and Himalayan and cut leaf blackberry. No state or federally listed rare or endangered plants were observed on the site. None would be expected on the site as a result of past disturbance.

Streams

Mosher Creek is present on the western side of the site and west of the proposed 24th Street road extension. Mosher Creek is a fairly pristine channel in this area with a width between OHWM of 8'-10' with a mix of sand and mud bottom substrates. No fish were observed in this stream. There are no obvious barriers to fish passage and as a result it is presumed to be fish bearing, or a Type F water. No state or federally listed fish species were noted in the stream nor would any be expected to be found. It is likely the only occupants of the creek are resident cutthroat trout.

Wetlands

As detailed in the Critical Area's Report, there are a total of 6 wetlands of moderate habitat function on the site

Table 1. Summary of Wetland Ratings

<u>Wetland</u>	<u>Water Quality</u>	<u>Hydrologic</u>	<u>Habitat</u>	<u>Total</u>	<u>Category</u>
A	7	7	6	20	II
B	6	7	4	17	III
C	7	8	4	19	III
D	6	7	7	20	II
F	6	5	5	16	III
M	6	8	6	20	II

None of these wetlands contained rare or unique plant communities.

No unique or unusual habitats or habitat features were noted on or near the site.

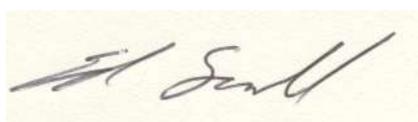
No fish, plant or wildlife species were noted on the site that are state or federally listed as threatened or endangered.

4.0 CONCLUSION

No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they known to use either the site according to WDNR & WDFW data records.

If you have any questions or require any additional information please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetland Ecologist PWS #212