November 9, 2026

PUD No. 1 of Snohomish County
Attn: Jeff Colon
PO Box 1107
Everett, WA 98206-1107

RE: Critical Area Determination Report for Clearview Switching Station
Parcel #27051400101400

The subject property is an undeveloped parcel located east of 7807 184th Street SE, in the Clearview area of unincorporated Snohomish County, WA (Section 14, Township 27N, Range 5E, W.M.). Wetland Resources, Inc. (WRI) inspected the site on August 13, 2025, and November 6, 2026, to examine site conditions relative to wetlands, streams, and buffers.



Figure 1 – Aerial photograph of the subject property (2024).

CURRENT SITE CONDITIONS

The site is sloped with a moderate west aspect. Vegetation is dominated by Himalayan blackberry (*Rubus armeniacus*; FAC) across most of the site. The western half also contains a variety of trees, with species such as Douglas-fir (*Pseudotsuga menziesii*, FACU), red alder (*Alnus rubra*; FAC), black cottonwood (*Populus balsamifera*; FAC), and western red cedar (*Thuja plicata*; FAC). Groundcover is sparse, but includes areas of trailing blackberry (*Rubus ursinus*, FACU), common buttercup (*Ranunculus repens*, FAC), and western sword fern (*Polystichum munitum*; FACU).



Figure 2 – Current site conditions along south property line

Soils underlying the site are mapped as Alderwood gravelly sandy loam, which is not a hydric soil. Soil samples taken on site are similar to the description of the Alderwood series, with a very dark grayish brown (10YR 3/2) upper layer and a dark brown (10YR 3/3) sublayer. No hydric soil indicators are present in the upper soil profile.

No wetlands or streams are present on site or in the immediate vicinity, so no protective buffers are projected onto the site. The adjacent property to the east is developed as landscape nursery, with a variety of indoor and outdoor plant production facilities. As part of that facility, two constructed ponds are located on parcel 27051400101900. Both ponds appear to be constructed from non-wetland sites and are therefore not regulated as wetlands per Snohomish County Code (SCC) 30.91W.060.

SITE DEVELOPMENT HISTORY

The subject property has not been previously developed, but was reviewed by Snohomish County Planning and Development Services in 2024 for a construction storage yard (PFN 24 112266 LDA). As part of the review process, a County biologist determined that no wetlands or streams were present. This information was provided in a 1st Review Completion Letter, dated November 5, 2024. Development of the storage yard was abandoned and Snohomish County PUD No. 1 purchased the property in 2025 for development of an electrical switching station.

PROPOSED DEVELOPMENT

Snohomish County PUD No. 1 intends to construct an electrical switching station on the subject property. No wetlands, streams, or buffers are present on the site, so the proposed development will not cause impacts to any of these features.

USE OF THIS REPORT

This report is supplied to PUD No. 1 of Snohomish County as a means of describing current on-site conditions. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



John Laufenberg, PWS
Principal Ecologist

Enclosures: Wetland Determination Data Forms
Critical Area Determination Map

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

Project/Site: Clearview Switching Station City/County: Snohomish County Sampling Date: 11/6/2026

Applicant/Owner: PUD No. 1 of Snohomish County State: WA Sampling Point: S1

Investigator(s): JL Section, Township, Range: Sec 14, Twp 27N, Rge 5E, W.M.

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 5+

Subregion (LRR): LRR-A Lat: 47.831006˚ Long: -122.126731˚ Datum: WGS84

Soil Map Unit Name: Alderwood gravelly sandy 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 ☐ Hydric Soil Present? Yes ☐ No ☑ Wetland Hydrology Present? Yes ☐ No ☑	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m x 10m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	50	Y	FACU
2.			
3.			
4.			
	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5m x 5m)			
1. Rubus armaniacus	80	Y	FAC
2. Alnus rubra (sap.)	20	Y	FAC
3.			
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 1m x 1m)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	0	= Total Cover	
Woody Vine Stratum (Plot size: 1m x 1m)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 100

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 = 0
FACW species	x 2 = 0
FAC species	x 3 = 0
FACU species	x 4 = 0
UPL species	x 5 = 0
Column Totals: 0 (A)	0 (B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 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.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: S1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					grl	dry
8-16	10YR 3/3	100					grl	dry

[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 LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☐ No ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

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: Clearview Switching Station City/County: Snohomish County Sampling Date: 11/6/2026

Applicant/Owner: PUD No. 1 of Snohomish County State: WA Sampling Point: S2

Investigator(s): JL Section, Township, Range: Sec 14, Twp 27N, Rge 5E, W.M.

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 5+

Subregion (LRR): LRR-A Lat: 47.831261° Long: -122.127222° Datum: WGS84

Soil Map Unit Name: Alderwood gravelly sandy 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:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m x 10m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Thuja plicata	30	Y	FAC
2.			
3.			
4.			
	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5m x 5m)			
1. Rubus armaniacus	70	Y	FAC
2. Rubus spectabilis	10	N	FAC
3. Sambucus racemosa	10	N	FACU
4.			
5.			
	90	= Total Cover	
Herb Stratum (Plot size: 1m x 1m)			
1. Ranunculus repens	80	Y	FAC
2. Rubus ursinus	20	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100	= Total Cover	
Woody Vine Stratum (Plot size: 1m x 1m)			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species		x 2 =	0
FAC species		x 3 =	0
FACU species		x 4 =	0
UPL species		x 5 =	0
Column Totals:	0 (A)		0 (B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
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- ☐ Prevalence Index is ≤3.0[1]
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- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: S2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
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- ☐ Other (Explain in Remarks)

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Type:_____

Depth (inches):_____

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Remarks:

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- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
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Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

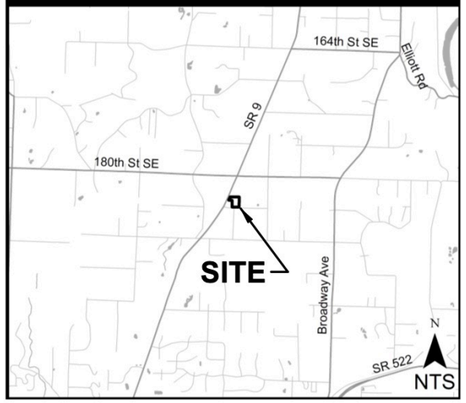
CRITICAL AREA DETERMINATION MAP

CLEARVIEW SWITCHING STATION - 184TH ST SE

PORTION OF SECTION 14, TOWNSHIP 27N, RANGE 5E, W.M.



VICINITY MAP



Scale 1" = 100'

0 50 100 150 200

LEGEND

- SUBJECT PROPERTY
- S1 DATA SITE

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett,Washington 98208
Phone: (425) 337-3174
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DETERMINATION MAP
CLEARVIEW SWITCHING STATION
SNOHOMISH COUNTY, WA

PUD No. 1 of Snohomish Co.
PO Box 1107
Everett, WA 98206-1107

Sheet 1/1
WRI #: 25260
Drawn by: JL
Date: 11/09/2026