EXHIBIT 9
PAGE 1 OF 24

Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA STUDY AND BUFFER MITIGATION PLAN

FOR

VINTERRA

Wetland Resources, Inc. Project #12143

Prepared By:

Wetland Resources, Inc.
9505 19th Ave. SE, Suite 106
Everett, WA 98208
(425) 337-3174

For:

DR Horton
Attn: Jennifer Reiner
12931 NE 126th Pl
Kirkland, WA 98034

December 15, 2012
Revision 2: July 2, 2013

RECEIVED
AUG 27 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

EXHIBIT 9
PAGE 2 OF 24

TABLE OF CONTENTS

SITE DESCRIPTION	1
REVIEW OF EXISTING INFORMATION	1
WETLAND DETERMINATION REPORT	2
BOUNDARY DETERMINATION FINDINGS	3
PROJECT DESCRIPTION	4
COMPLIANCE WITH WMC 21.24.330	4
PROPOSED BUFFER ENHANCEMENT PLAN	5
GOALS, OBJECTIVES AND PERFORMANCE STANDARDS	5
ADAPTIVE MANAGEMENT ACTIONS/CONTINGENCY PLAN	6
MAINTENANCE ACTIVITIES	7
MONITORING PLAN	7
WETLAND FUNCTIONS AND VALUES ASSESSMENT	8
USE OF THIS REPORT	8
REFERENCES	9
CRITICAL AREA STUDY MAP	SHEET 1/2
PLANTING PLAN	SHEET 2/2

ATTACHMENTS:

CORPS DATA SHEETS

SITE DESCRIPTION

On October 8, 2012, *Wetland Resources, Inc.* (WRI) conducted an investigation of the 31.17-acre site located at 15025 124th Ave NE in the City of Woodinville, Washington. The purpose of this site visit was to locate jurisdictional wetlands and streams on and adjacent to the subject property. The site is further located as a portion of Section 16, Township 26N, Range 5E, W.M.

The subject property is currently occupied by a commercial nursery and contains: multiple structures, driveways, rows of nursery stock, and two irrigation recovery ponds. Topography of the site is a moderate west aspect on the eastern third of the property, a moderate east aspect in its central third, and a moderate west aspect on its western third, terminating at 124th Ave NE. A linear depression at the convergence of the west and east aspect slopes forms a natural collection point for irrigation and stormwater runoff. Adjacent land use is comprised of residential properties to the north, south and east with East Norway Hill Park to the west. The southern portion of the site is bordered by an existing gas line right-of-way. This site is highly disturbed and is overlain by fill and years of detritus from routine nursery operations. Vegetation is primarily potted landscape stock with pockets of Douglas fir, Himalayan blackberry, and reed canarygrass along the perimeter of the property.

The two irrigation ponds located within the boundary of subject property **do not** meet the definition of wetland stated in WMC 21.06.710 which states "*Wetland: area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non wetland sites, including, but not limited to,* ***irrigation and drainage ditches*** *(emphasis added), grass lined swales, canals, detention facilities…*" Both on-site ponds were excavated from non-wetland sites and are maintained to reclaim and store irrigation water associated with nursery operations, and as such, they are pumped regularly. There is no natural hydrologic input to these features other than precipitation intercepted by the site's existing catch basin system. Therefore these irrigation ponds **do not** meet the city of Woodinville's definition of wetland and are not regulated. In addition, King County iMap depicts a wetland area located immediately west of the central irrigation pond. An on-site investigation of this area indicated a lack of all three wetland criteria (see data site S5). No streams were observed during the site investigation. In addition, no streams are mapped on site or in the immediate vicinity by King County iMap, the Department of Natural Resources Water Type Maps, or the Washington State Department of Fish and Wildlife Salmonscape Maps.

One wetland was located in the southern portion of the property in a three- to four-foot deep ditch located between the gas pipeline ROW and fill associated with the nursery. This wetland collects hydrology from a combination of uncollected irrigation, precipitation, and seepage from the gas pipeline. This wetland is less than one acre in size, is not forested, and does not contain open water. Pursuant to WMC 21.24.320, wetlands with these characteristics are classified as Class 3. Class 3 wetlands are typically designated 50-foot protective buffers from their flagged boundaries.

REVIEW OF EXISTING INFORMATION

Before conducting the on-site investigation, a literature review was performed to identify records of wetlands within the project area. The following information was collected and examined:

- U.S. Geological Survey (USGS) topographic map for Bothell quadrangle (USGS, 2011)
- National Wetlands Inventory map of project area (online wetlands mapper found at http://www.fws.gov/wetlands/Data/mapper.html)
- *Web Soil Survey* (USDA)
- City of Woodinville Critical Areas Regulations (CAR), Chapter 21.24
- King County Imap Website accessed at http://www5.kingcounty.gov/iMAP/viewer.htm?mapset=kcproperty
- *Hydric Soils List King County Area Washington* (NRCS, 2001)
- National List of Vascular Plant Species that Occur in Wetlands: 1996 National Summary Indicator by Region and Subregion (USFWS, March 2, 1997)
- WDFW Priority Habitats and Species Maps

WETLAND DETERMINATION REPORT

Methodology

Wetland conditions were evaluated using the on-site, routine methodology described in the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), (2010 Regional Supplement), as required by the City of Woodinville. In general, wetland delineation consisted of two tasks: (1) assessing vegetation, soil, and hydrologic characteristics to identify areas meeting the wetland identification criteria, and (2), mapping wetland boundaries using aerial photography and existing survey information.

The following criteria descriptions were used in the boundary determination:

Wetland Vegetation Criteria

The 2010 Regional Supplement defines hydrophytic vegetation as "the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence of the plant species present." Field indicators were used to determine whether the vegetation meets the definition for hydrophytic vegetation.

Wetland Soils Criteria and Mapped Description

The National Technical Committee for Hydric Soils, as described in the 2010 Regional Supplement, defines hydric soils as "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." Field indicators were used to determine whether a given soil meets the definition for hydric soils.

The subject property is mapped in the 1983 Soil Survey of Snohomish County Area Washington as Alderwood gravelly sandy loam (6 to 15% slopes) and Norma sandy loam.

Alderwood gravelly sandy loam is described as a moderately well drained soil on till plains. It is moderately deep over a hardpan. This soil formed in glacial till. Typically, the surface layer is very dark grayish brown gravelly sandy loam about 7 inches thick. The upper part of the subsoil is dark yellowish brown and dark brown very gravelly sandy loam about 23 inches thick. Included in this unit are small areas of soils that have a stony or bouldery surface layer and areas

of McKenna soils, Norma soils, and Terric Medisaprists in drainageways on plains. Also included are small areas of Everett, Indianola, and Ragnar soils on terraces and outwash plains. Included areas make up about 15 percent of the total acreage. Permeability of this soil is moderately rapid above the hardpan and very slow through it. Available water capacity is low. Soils sampled on site appear similar to the description for Alderwood gravelly sandy loam.

Hydrology Criteria

As stated in the 2010 Regional Supplement, 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." It also explains "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."

Additionally, the US Army Corps of Engineers 1987 Wetland Delineation Manual states that "areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days ≥12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas inundated or saturated between 5 and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than 5 percent of the growing season are non-wetlands." Field indicators were used to determine whether wetland hydrology parameters were met on this site.

BOUNDARY DETERMINATION FINDINGS

Wetlands were classified according to the U.S. Fish and Wildlife Service (USFWS) system (Cowardin et al., 1979) and rated, by categories, according to the Washington State Department of Ecology *Washington State Wetland Rating System for Western Washington – Revised* and the City of Woodinville Critical Area Ordinance Chapter 21.24. Buffers are determined by WMC 21.24.330.

Wetland – Class 3

HGM Class: Slope
Cowardin: Palustrine, Non-persistent Emergent, Saturated
Ecology Rating: Category IV
City of Woodinville Rating: Class 3 50' Buffer

Located along the southernmost portion of the site and extending off-site to the south into the gas utility ROW this slope wetland is less than one acre in size, is not forested, and does not contain open water. Pursuant to WMC 21.24.320, wetlands with these characteristics are classified as Class 3. Class 3 wetlands are typically designated 50-foot protective buffers from their flagged boundaries.

Vegetation in this wetland is represented primarily with: reed canarygrass (*Phalaris arundinacea*, FACW) and common horsetail (*Equisetum arvense*, FacW). Soils in this wetland have a Munsell color of dark grayish brown (2.5 YR 4/2) from 0 to 18 inches below the surface with a texture of sandy silt loam. Soil samples showed indication of disturbance throughout the wetland area. Soils sampled in this wetland were saturated to the surface during our site visit.

Non-wetland Areas

Non-wetland areas represent the vast majority of the site. Vegetation in the non-wetland portion of the site is comprised of a combination of potted domestic landscaping stock and pockets of vegetation along the perimeter of the property including: Douglas fir (*Pseudotsuga menziesii*), Himalayan blackberry (*Rubus armeniacus*, FacU), and reed canarygrass (*Phalaris arundinacea*, FacW). Soils throughout the non-wetland area were highly disturbed through filling, grading, and side cast nursery debris. Soils in the non-wetland portions of the site are between very dark grayish brown (10YR 3/2), dark brown (10YR 3/3), and dark yellowish brown (10YR 4/4), with textures ranging between gravelly sandy loam, gravelly silt loam, and sandy loam. Non-wetland soils were moist to dry at the time of investigation.

PROJECT DESCRIPTION

The applicant is proposing a 148-unit residential subdivision with associated infrastructure on this 31.17-acre parcel. As part of this development activity the applicant will reduce the buffer associated with the Class 3 wetland from the designated 50 feet to 25 feet pursuant to the requirements of WMC 21.24.330(1)(d). As part of this reduction, the remaining 25-foot buffer will be enhanced by planting native trees and shrubs. In addition, the irrigation collect and recovery pond located near the central portion of the property will be maintained and incorporated into the projects proposed stormwater facility.

COMPLIANCE WITH WMC 21.24.330

WMC 21.24.330(1)(c) states that "Class 3 wetlands shall have a 50-foot buffer with a 25-foot buffer reduction with enhancment". WMC 21.24.330(1)(d) states the standard buffer width will be established unless the existing wetland buffer is significantly degraded. If the existing wetland buffer is significantly degraded, the applicant may use a reduced buffer as long as enhancement measures are implemented to provide a net improvement in overall wetland and buffer function and value as determined by a qualified biologist. Enhancement measures shall be conducted in accordance with a plan approved by the Development Services Director.

The buffer surrounding the on-site wetlands is currently a combination of an improved utility right of way and associated roadway, an access road running the perimeter of the nursery, and existing potted nursery stock. This buffer is significantly degraded through historic clearing, grading and maintenance and has not rooted native vegetation within its boundary. In order to achieve the allowed 50-foot buffer reduction and meet the requirements established in WMC 21.24.330(1)(d), the applicant will remove the existing nursery stock and perimeter road from the reducted 25-foot buffer and implement the enhancement measures described below. It is the opinion of WRI that the functions and values of the on-site wetland and its associated buffer will be improved by the implementation of this enhancement plan.

PROPOSED BUFFER ENHANCEMENT PLAN

Buffer Enhancement

Buffer enhancement is proposed to consist of removing all potted plants, invasive species, gravel, and then planting the native trees and shrubs listed below and installing a split rail fence along the perimeter of the 25-foot buffer. Prior to planting, the hole for each tree and shrub to be installed should be dug to twice the necessary size and backfilled halfway with quality organic compost. The following native trees and shrubs are proposed for the buffer enhancement area.

BUFFER ENHANCEMENT (4,235 square feet)

Common Name	Latin Name	Size	Spacing	Quantity
Western red cedar	*Thuja plicata*	1 gallon	10'	21
Douglas fir	*Pseudotsuga menziesii*	1 gallon	10'	22
Nootka rose	*Rosa nutkana*	1 gallon	4'	43
Salmonberry	*Rubus spectabilis*	1 gallon	4'	42
Snowberry	*Symphoricarpos albus*	1 gallon	4'	43
Osoberry	*Oemleria cerasiformis*	1 gallon	4'	42

Grass Seed

All disturbed ground within the buffer enhancement area and any other critical areas shall be seeded to the recommended, certified grass seed mixture below. Fertilizer shall only be used when absolutely necessary due to potential runoff into sensitive stream and wetland systems. If deemed absolutely necessary by the consulting biologist and/or a City Representative, a fertilizer such as 16-16-16 shall be applied at 100 pounds per acre.

BUFFER GRASS SEED MIXTURE

Common Name	Latin Name	lbs./1,000 s.f.
Colonial bentgrass	*Agrostis tenuis*	0.6
Annual ryegrass	*Lolium multiflorum*	0.3
White clover	*Trifolium repens*	0.2

GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

The goal of this mitigation project is to enhance the function of the on-site wetland buffer. Specifically, the applicant will improve wildlife habitat and water quality functions. To achieve this goal, two specific goals have been established and are listed below. The buffer enhancement has been designed to create a scrub/shrub and, eventually, forested habitat.

Goal 1. Improve the overall level of wildlife habitat and buffer functions by increasing the native species' richness, diversity, and physical complexity.

- Enhance 4,235 square feet of currently degraded wetland buffer using native trees and shrubs.

Goal 2. Reduce invasive species within the mitigation areas.

- Remove all invasive species, then plant native trees and shrubs and provide five years of maintenance to suppress re-generation of invasive species and ensure the establishment of native plantings.

Performance Standards
Performance standards have been established to assess the success of the mitigation project in achieving the stated goals. Performance standards are as follows:

Year 1 Monitoring

Success Standard: 100 percent survival of planted species
0 percent coverage of invasive species

Year 2 Monitoring

Success Standard: 90 percent survival of planted species
0 percent coverage of invasive species

Year 3 Monitoring

Success Standard: Minimum 50 percent aerial coverage of native species
0 percent coverage of invasive species

Year 4 Monitoring

Success Standard: Minimum 60 percent aerial coverage of native species
Maximum of 10 percent coverage of invasive species

Year 5 Monitoring

Success Standard: Minimum 80 percent aerial coverage of native species and
80 percent survival of the planted species after five years
Maximum 10 percent coverage of invasive species

In any monitored year, naturally occurring native species shall count toward the overall percent coverage of native species. During each site visit, a qualitative assessment of plant vigor, re-colonization, grazing or herbivory effects, and any other indicators of vegetation community health will be provided.

WILDLIFE HABITAT

During each monitoring visit, the presence of any wildlife using the site should be noted.

ADAPTIVE MANAGEMENT ACTIONS / CONTINGENCY PLAN

If it is determined at any time during the monitoring period that the goals of the mitigation plan are not being met, a contingency plan will be devised to improve or alter those elements that are

deficient. If measures beyond standard maintenance are required, a plan containing these measures will be approved by the City of Woodinville prior to implementation. Contingency plans can include, but are not limited to: additional plant installation, erosion control, and plant substitutions of type, size, quantity, and location. Such contingency plans are to be submitted to the Community Development Department by December 31st of any given year when deficiencies are discovered.

MAINTENANCE ACTIVITIES

The purpose of this maintenance program is to ensure the success of the mitigation plantings. The planting area will be maintained in the spring and fall of each year for the five-year monitoring period. Maintenance activities will include the following as necessary:

- Plant inspection and replacement
- Control invasive species (100% removal of all discretely rooted plants (e.g. Himalayan blackberry and Scot's broom)
- Remove trash
- Replace signs
- Replace mulch

Following each monitoring, recommendations will be made for the replacement of plant mortality. Any replanting will be done by the contracted landscaper and should be done during the fall maintenance visit. Maintenance should be done by hand to avoid impacts to establishing plants and existing habitat.

MONITORING PLAN

Annual monitoring reports will be prepared and submitted to the Community Development Department annually for 5 years by September 1st of each monitoring year. Year 1 monitoring will occur the first year *after* the completion of construction.

Vegetation

After installation, permanent photo points and a sufficient number of permanent sampling points to accurately represent the different habitats/planting areas shall be established. Shrubs shall be monitored on 5-meter plots, and trees shall be monitored on 10-meter plots. Vegetation monitoring shall occur in years 1, 2, 3, 4, and 5. For all monitoring years, photographs shall be taken from the photo points, and the general condition of the plantings shall be noted for all emergents, trees, and shrubs. To the extent possible, herbaceous species and estimated cover shall be noted in tree/shrub plots. Observations of the plants should include: size, new growth, presence of disease, harmful insects and yellowed leaves, browsing effects, etc. Dead/dying plants shall be noted as well as the probable cause for the loss. If deemed necessary to satisfy the Performance Standards, adaptive management responses as outlined shall be undertaken.

Non Native Invasive Species

Non-native invasives should be actively controlled by directed maintenance activities. All discretely rooted invasive plants including Himalayan blackberry and Scotch broom shall be removed during each maintenance visit. For rhizomatous colonizing invasives (e.g. Japanese knotweed and its hybrids as well as reed canarygrass), a performance standard of 100% over-

topping with canopy species within 3-5 years and a reduction of vigor or density. Documentation of multi-year maintenance actions shall be used to document achievement of performance standards. Monitoring plots of invasive species should focus on existing and former patches of the invasives, and include the entire patch within the project area. Plots shall be monitored to watch for re-sprouting and/or re-colonization of managed species. In years 1, 2, and 3, invasive monitoring shall occur a minimum of two times per year to ensure that rapid maintenance actions can be undertaken to remove/control invasives before they become re-established. In subsequent years, as long as the Performance Standards are met, invasive monitoring may be reduced to a minimum of one time per year. If invasive presence exceeds the Performance Standards, adaptive management responses to be undertaken should be identified.

FUNCTIONS AND VALUES ASSESSMENT

Methodology

The methodology for this functions and values assessment is based on professional opinion developed through past field analyses and interpretation combined with the results of the Washington State Department of Ecology Wetland Rating Form. This assessment pertains specifically to this site, but is typical for assessments of similar systems common to western Washington.

Existing Conditions

Wetland

This is a slope wetland with a culvert outlet and no persistent vegetation located within its flow path. Hydrology entering this wetland system generally slows little and therefore the wetland's stormwater storage and water quality functions are extremely limited. In addition, the lack of a diverse native vegetation community in both the wetland and its associated buffer further limit the overall function of this feature.

Post Mitigation Condition

As part of this development proposal the applicant will be enhancing the portion of the buffer between the wetland feature and the proposed development activity. This will increase the vegetation density and diversity within the buffer, provide for an increase in the overall water quality, stormwater control, and wildlife habitat of the wetland and surrounding area. An overall increase in functions and values of the on-site wetland feature is expected in its post-developed condition.

USE OF THIS REPORT

This Critical Area Study and Buffer Mitigation Plan is supplied to DR Horton as a means of determining on-site wetland conditions and mitigating for critical area impacts, as required by the City of Woodinville during the permitting process. 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 wetlands 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.

EXHIBIT 9
PAGE 11 OF 24

The work for this report has conformed to the standard of care employed by wetland 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.

Scott Brainard, PWS
Principal Ecologist

EXHIBIT 9
PAGE 12 OF 24

REFERENCES

Cowardin, et al., 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S.D.I. Fish and Wildlife Service. FWS/OBS-79/31. December 1979.

National List of Plant Species that Occur in Wetlands, Northwest Region. 1996. U.S. Department of the Interior, Fish and Wildlife Service. Washington, D.C.

Woodinville Code, Chapter 21.06. Woodinville, Washington. Updated October 2006

Soil Survey of King County Area Washington. November 1973. U.S. Department of Agriculture, Soil Conservation Service. Washington, D.C.

Washington State Wetlands Identification and Delineation Manual. Washington State Department of Ecology. Publication #96-94. March 1997.

CRITICAL AREA STUDY AND BUFFER MITIGATION MAP

VINTERRA

PORTION OF SECTION 16, TOWNSHIP 26, RANGE 05E, WM

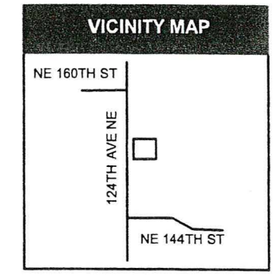
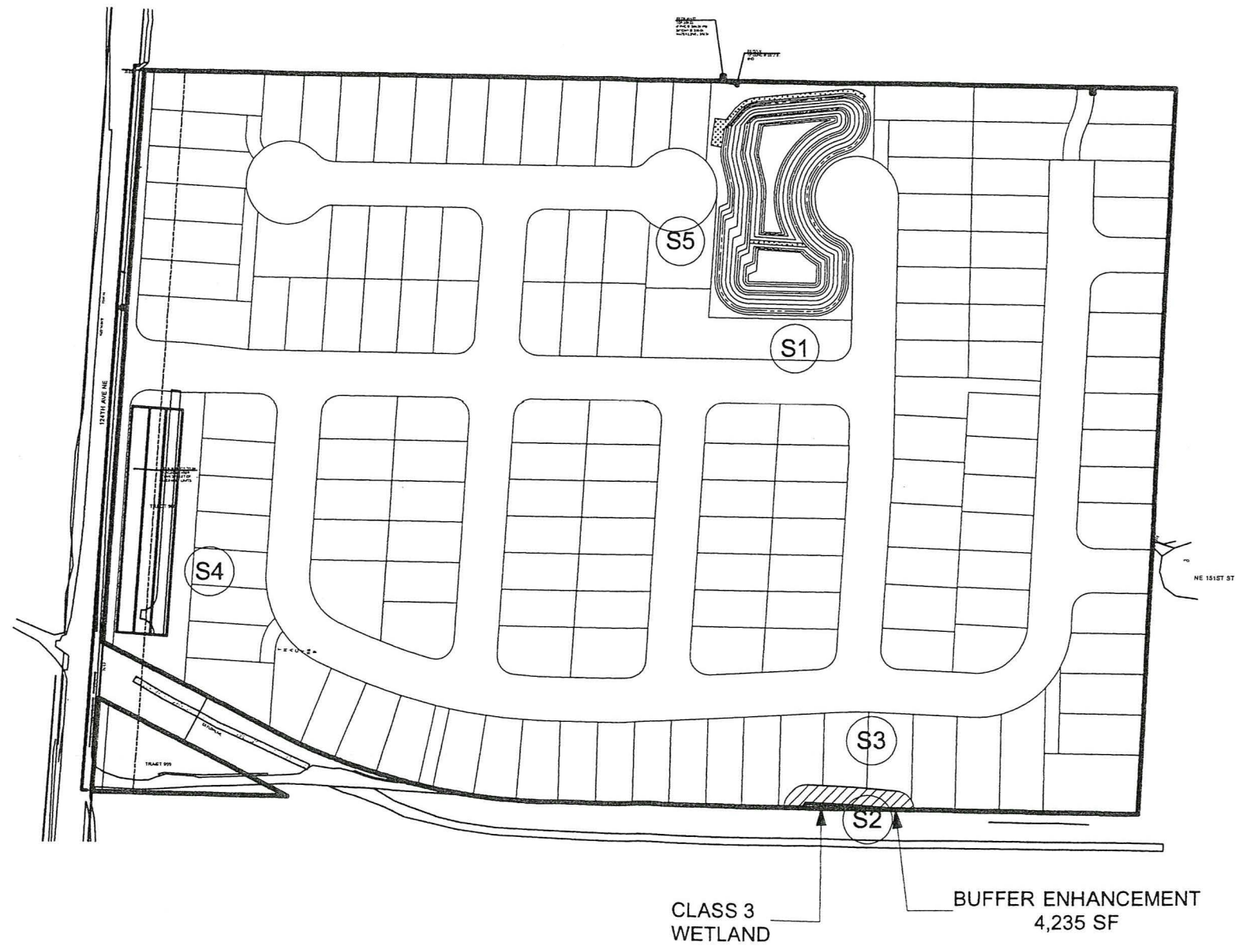


EXHIBIT 9
PAGE 13 OF 24



LEGEND

- WETLAND
- BUFFER ENHANCEMENT
- (S1)-(S5) DATA POINTS

SCALE 1" = 200'

0 100 200 300 400

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

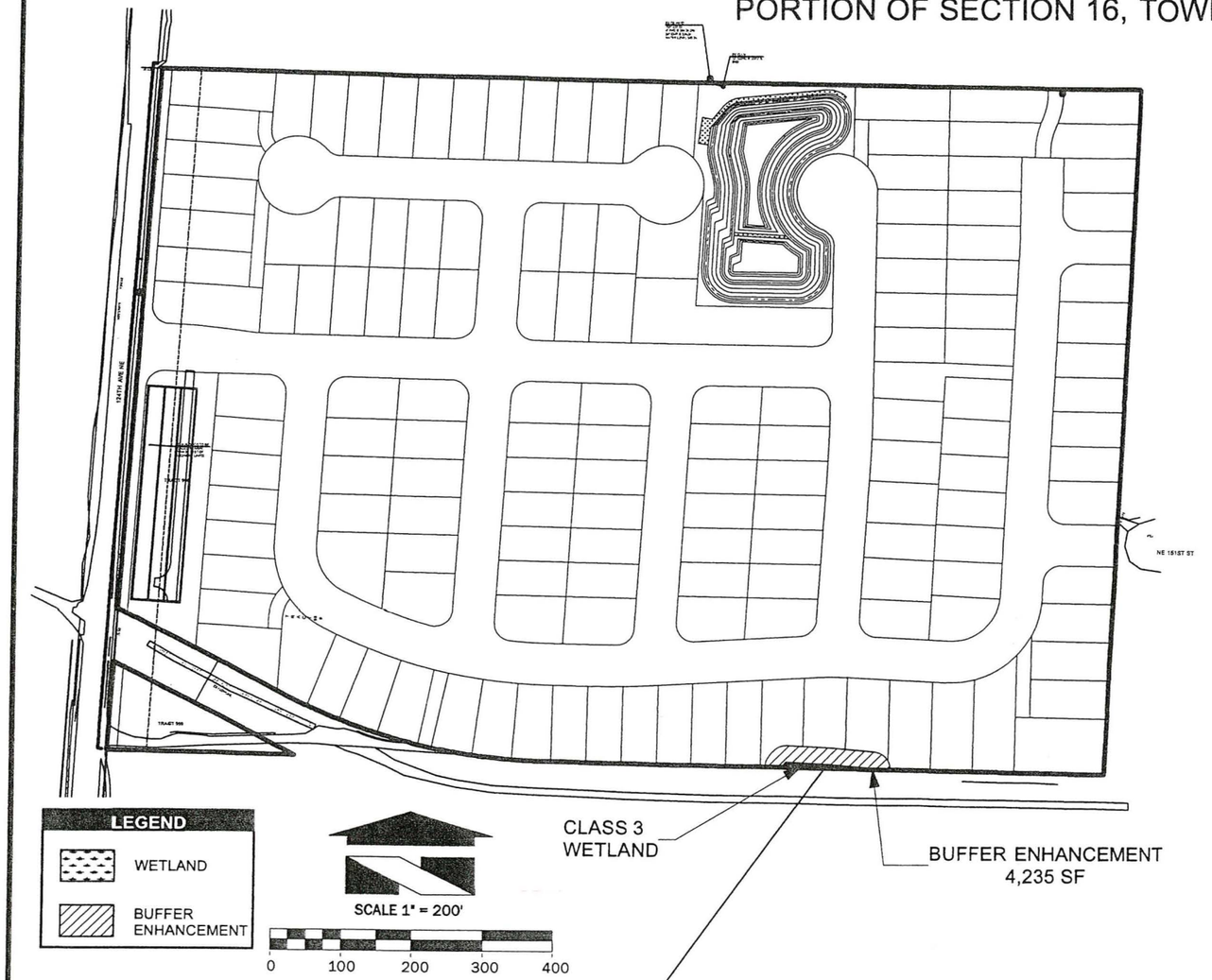
CRITICAL AREA STUDY
AND BUFFER MITIGATION MAP
VINTERRA
WOODINVILLE, WA

Sheet 1/2
WRI Job #12143
Drawn by: SB
Date: 12.17.12
Revision 2: July 2, 2013

DR Horton
Attn: Jennifer Reiner
12931 126th Pl
Kirkland, WA 98034

PLANTING PLAN
VINTERRA
PORTION OF SECTION 16, TOWNSHIP 26, RANGE 05E, WM

EXHIBIT 9
PAGE 14 OF 24

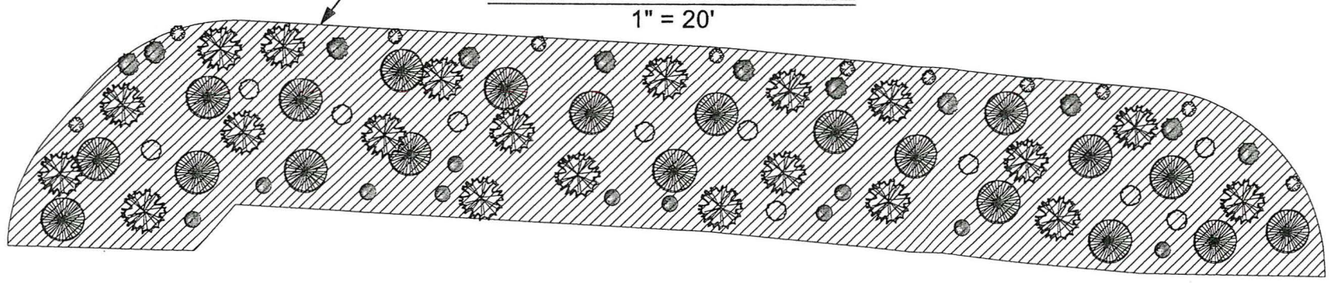


BUFFER ENHANCEMENT (4,235 square feet)

Common Name	Latin Name	Size	Spacing	Quantity
Western red cedar	*Thuja plicata*	1 gallon	10'	21
Douglas fir	*Pseudotsuga menziesii*	1 gallon	10'	22
Nootka rose	*Rosa nutkana*	1 gallon	4'	43
Salmonberry	*Rubus spectabilis*	1 gallon	4'	42
Snowberry	*Symphoricarpos albus*	1 gallon	4'	43
Osoberry	*Oemleria cerasiformis*	1 gallon	4'	42

Note: Each shrub symbol represents groups of 3 to 4 plants

PLANTING PLANT DETAIL
1" = 20'



Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

PLANTING PLAN
VINTERRA
WOODINVILLE, WA

DR Horton
Attn: Jennifer Reiner
12931 126th Pl
Kirkland, WA 98034

Sheet 22
WRI Job #12143
Drawn by: SB
Date: July 2, 2013

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

Project/Site: Vinterra City/County: Woodinville/King Sampling Date: 10/8

Applicant/Owner: DR Horton State: WA Sampling Point: S1

Investigator(s): SB Section, Township, Range: 16, 26N, 6E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): LRR-A Lat: 47.737809 Long: -122.171901 Datum: _____

Soil Map Unit Name: Alderwood NWI classification: N/A

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:

Site has been operated as a nursery for decades, so disturbed condition is the new normal

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 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:

Vegetation is primarily present in pots.

SOIL

Sampling Point: _____

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 %	Type[1]	Loc[2]	Texture	Remarks
0-18"	10YR 3/3	80					Grv	Old fill material

[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)
- 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:

Soils highly disturbed

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:

Catch basins for collecting irrigation and other surface water were noted throughout.

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

Project/Site: Vinterra City/County: Woodinville/King Sampling Date: 10/8

Applicant/Owner: DR Horton State: WA Sampling Point: S2

Investigator(s): SB Section, Township, Range: 16, 26N, 6E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): LRR-A Lat: 47.737809 Long: -122.171901 Datum: _____

Soil Map Unit Name: Alderwood NWI classification: N/A

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:

Site has been operated as a nursery for decades, so disturbed condition is the new normal

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Equisetum arvense	30	Y	FacW
2. Phalaris arundinacea	40	Y	FacW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	70 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

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

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

✓ 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:

Bare dirt present as well as the two noted species

EXHIBIT 9
PAGE 18 OF 24

SOIL

Sampling Point: _____

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 %	Type[1]	Loc[2]	Texture	Remarks
0-18"	2.5Y 4/2	60	10YR 3/4	6	C	M	Grv	disturbed

[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)
- 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:

Soils highly disturbed

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): 2

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): surface

Wetland Hydrology Present? Yes ✓ No ___

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

Remarks:

surface water only noted at culvert

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

Project/Site: Vinterra City/County: Woodinville/King Sampling Date: 10/8

Applicant/Owner: DR Horton State: WA Sampling Point: S3

Investigator(s): SB Section, Township, Range: 16, 26N, 6E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): LRR-A Lat: 47.737809 Long: -122.171901 Datum: _____

Soil Map Unit Name: Alderwood NWI classification: N/A

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:

Site has been operated as a nursery for decades, so disturbed condition is the new normal

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 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:

Vegetation is primarily present in pots.

SOIL

Sampling Point: _____

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 %	Type[1]	Loc[2]	Texture	Remarks
0-18"	10YR 3/3	80					Grv	Old fill material

[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)
- 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:

Soils highly disturbed

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:

Catch basins for collecting irrigation and other surface water were noted throughout.

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

Project/Site: Vinterra City/County: Woodinville/King Sampling Date: 10/8

Applicant/Owner: DR Horton State: WA Sampling Point: S4

Investigator(s): SB Section, Township, Range: 16, 26N, 6E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): LRR-A Lat: 47.737809 Long: -122.171901 Datum: _____

Soil Map Unit Name: Alderwood NWI classification: N/A

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:

Site has been operated as a nursery for decades, so disturbed condition is the new normal

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1. Rubus armeniacus	20	N	FacU
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Phalaris arundinacea	70	Y	FacW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 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:

S4 is located on disturbed slope above 124th Ave NE. Vegetation is typical to disturbed conditions

SOIL

Sampling Point: _____

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 %	Type[1]	Loc[2]	Texture	Remarks
0-18"	10YR 3/3	80					Grv	Highly disturbed

[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)
- 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:

Soils highly disturbed

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:

Soils were dry throughout.

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

Project/Site: Vinterra City/County: Woodinville/King Sampling Date: 10/8

Applicant/Owner: DR Horton State: WA Sampling Point: S5

Investigator(s): SB Section, Township, Range: 16, 26N, 6E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): LRR-A Lat: 47.737809 Long: -122.171901 Datum: _____

Soil Map Unit Name: Alderwood NWI classification: N/A

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:

Site has been operated as a nursery for decades, so disturbed condition is the new normal

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

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

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

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

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 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:

All plants are potted. No vegetation is rooted within the soil.

SOIL

Sampling Point: _____

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 %	Type[1]	Loc[2]	Texture	Remarks
0-18"	10YR 3/3	80					Grv	Highly disturbed

[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)
- 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:

Soils highly disturbed, but maintains natural contour.

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:

Soils were dry throughout.