

**TALASAEA**  
CONSULTANTS, INC.

7 November 2006

TAL-1049

Mr. Randy Forsythe  
Director of Construction and Development  
Stanton Properties LLC  
P.O. Box 2307  
Kirkland, Washington 98083

Reference: Point Roberts Property  
Subject: Preliminary Wetland Assessment

Dear Randy:

This letter presents our preliminary findings pertaining to wetlands on and adjacent to the subject 135-acre property located southeast of the intersection of APA Road and Pauls Road (T40N, R3W, Sections 11 and 12, WM). We understand that Stanton Properties LLC plans to develop the property into single-family residential lots.

**Background Review.** Prior to our site visit, we reviewed available background information, including: a) National Wetland Inventory maps (USF&WS), b) Whatcom County Critical Areas Ordinance maps, and c) the Whatcom County Soil Survey (NRCS). These information sources indicated that most of the property has Everett gravelly sand loam (non-hydric), and that some wetland areas may be present in the central and southeastern portions of the property. The wetland areas indicated on the NWI map correspond to an east-west swale extending through the middle of the property and to depressional areas in the southeastern portion of the property.

**Current and Historical Land Use.** Based on my review of aerial photographs from the 1960s to present, the areas on the property that are presently in grass cover appear to have been continually farmed for at least the past 45 years. Remnants of two old buildings were evident in the western field, and two intact residential structures occur in the eastern portion of the property.

During my site visit in late June this year, I noted that the fields had been mowed and were being cultivated. It was my understanding that the property owner was planning to plant the fields with a mix of clover and pasture grasses to either later harvest and sell the hay or to pasture horses.

According to the farmer I spoke with, a number of old field tiles were brought up to the surface by the disking and/or plowing, and that some of the drain lines had to be repaired. I observed broken clay tiles primarily in the vicinity of the swale and old livestock watering pond at the east end of the field, but found clay tile fragments in other parts of the property as well.

**On-site Review.** On 21 February 2006, Talasaea Consultants conducted a wetland reconnaissance on the entire property, and made visual observations only of adjacent properties from the perimeter of the subject property. We found and delineated seven wetlands. The approximate sizes, shapes, and locations of these wetlands are illustrated on the attached figure (**Figure 1**). All the wetlands were found in a recent second growth alder forest. The ground in this forested area exhibited a hummocky topography, and the wetlands generally occurred in these shallow depressional areas. We later learned from the property owner that this area, as well as the remaining forested area on the property, had been damaged by high winds during a severe wind storm approximately 15 to 20 years ago. The hummocks, he explained, were created as the trees were blown over.

During our reconnaissance, we also found that wetlands occur in association with the old livestock watering pond. No delineation was made at that time, as the outlet of the pond was obstructed and the surrounding area flooded. Also, since this feature was man-made for the purposes of livestock watering, the feature may be exempt from regulation. Nevertheless, we plan to revisit this area in the spring and delineate any wetlands present. The approximate area of wetland was determined during our March site visit and is illustrated on **Figure 1**.

Areas shown as wetland on the USF&WS and County maps in the southeastern portion of the property were not confirmed by our on-site investigation. It is likely that these areas were identified as wetlands based on slight topographic depressions seen during the aerial photo-interpretation and mapping. Typically, only a small percentage of the areas mapped by photo-interpretation are actually confirmed through ground-truthing.

**Summary.** Seven wetland areas were found and the areas delineated. They all occur in a relatively young red alder forest and may have been created following a severe wind storm that uprooted larger trees that left shallow depressions. One additional area near the livestock watering pond was found to support wetland conditions and will be re-visited in the spring to confirm its presence and delineate its boundaries.

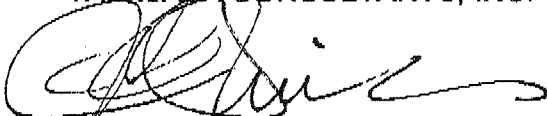
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This letter report summarizes our preliminary wetland assessment on the property. Following our final wetland assessment, we will prepare an existing conditions critical areas report that will include: a final wetland delineation with documentation, a wetland rating for each wetland, a wetlands functional assessment, and a regulatory review. It will also address wildlife habitat and any measures that could be taken to protect and enhance habitat in the natural areas of the site. Once a site plan is available, we will prepare a mitigation plan and report.

I hope you will find this information to be helpful. Should you have any questions or require additional information at this time, please call me at (425) 861-7550.

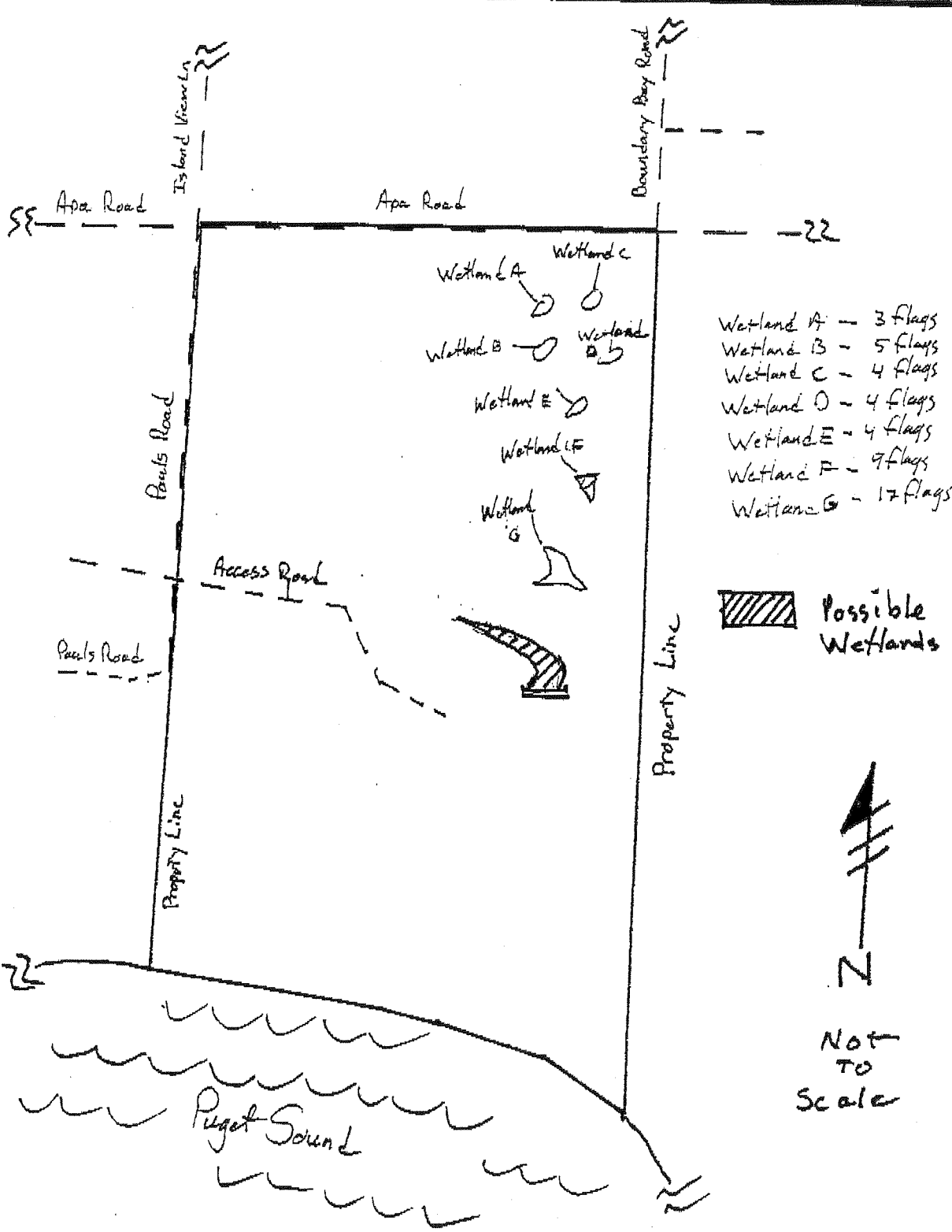
Sincerely,

TALASAEA CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'W. Shiels', written over a horizontal line.

William E. Shiels  
Principal

Attachment.



- Wetland A - 3 flags
- Wetland B - 5 flags
- Wetland C - 4 flags
- Wetland D - 4 flags
- Wetland E - 4 flags
- Wetland F - 9 flags
- Wetland G - 17 flags



**TALASAEA**  
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Wetland Sketch Map  
 Stanton Properties  
 P. Roberts, Washington

DESIGN	DRAWN	PROJECT
	DRT	1049
SCALE		
NTS		
DATE	1	
02-23-06		
REVISED		