

Wetlands Northwest LLC

April 18, 2023

Fadi Alhafez
Purity Medical Spa of Washington LLC
117 15th Avenue SE
Puyallup, WA 98372-3753.

Re: Pierce County Tax Parcel, 779000-0-140
1617 South Meridian Avenue

Dear Mr. Alhafez:

Based on my site visit on April 13, 2023, the subject property is not regulated by Chapter 21.06 Articles IX and X (Wetlands and Fish and Wildlife Habitat Conservation Areas) of the Puyallup Municipal Code.

The property is vacant, occupies approximately 0.80 acres in the GC Zone, measuring 230 feet wide by 135 feet deep and is situated in the Clear/Clarks Creek Sub-basin (see Figure 1). Based on local critical area and soil inventories, there are no on-site wetlands or streams on the property. West of South Meridian is a wetland and stream complex associated with Meeker Creek. According to the Pierce County Soils Survey, the on-site soils are inventoried as Kapowsin gravelly loam and Kitsap silt loam, both are defined as "moderately well drained soils" (see Figure 2). Drainage is conveyed to the west towards South Meridian on 7% average slopes (see Figure 3).

On-site investigation revealed an historical cut slope along the eastern side of the property (see Photo 1). Adjacent to the cut slope is standing water up to 4 inches with established hydrophytic vegetation that includes soft rush (*Juncus effusus*) and willow shoots (*Salix spp.*) (see Photo 2). Based on Google Earth aerial photos, a structure was removed sometime between 2017 and 2018 (see Figures 4 and 5). The ponding and establishment of the hydrophytic vegetation is the result of soil compaction of the foundation where the building once stood. Data Point DP-1 was recorded adjacent to the standing water with no observed saturated soils or water table. The area of standing water was artificially created and has no connection to groundwater. Data Point DP-2 displayed a dry profile, similar to DP-1. The encumbrances of the Meeker Creek wetland and stream complex terminate at the west side of South Meridian and do not come onto the property. The absence of hydrology in both data points confirm there are no naturally occurring on-site wetlands.

Wetlands Northwest LLC upheld professional industry standards when completing this review. The information included in this report constitutes a professional opinion and does not guarantee approval by any federal, state, and/or local permitting agencies.

If you have any further questions, feel free to contact me on my mobile phone at 206-554-1628.

Sincerely,



Robert King, PWS
President/Owner

Figure 1 - Vicinity and Critical Area Inventories



0 1,000 2,000 ft

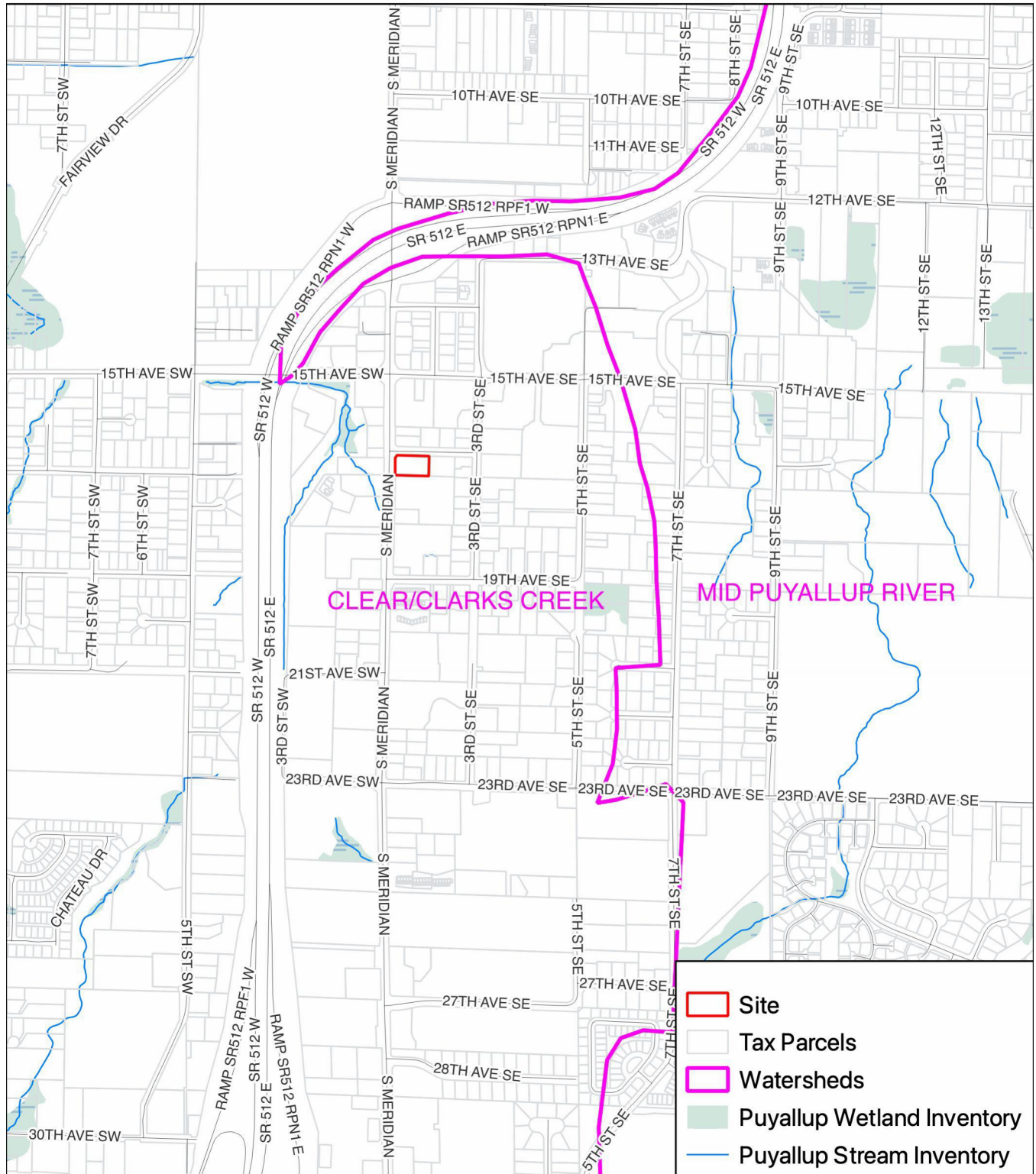


Figure 2 - NRCS Soils

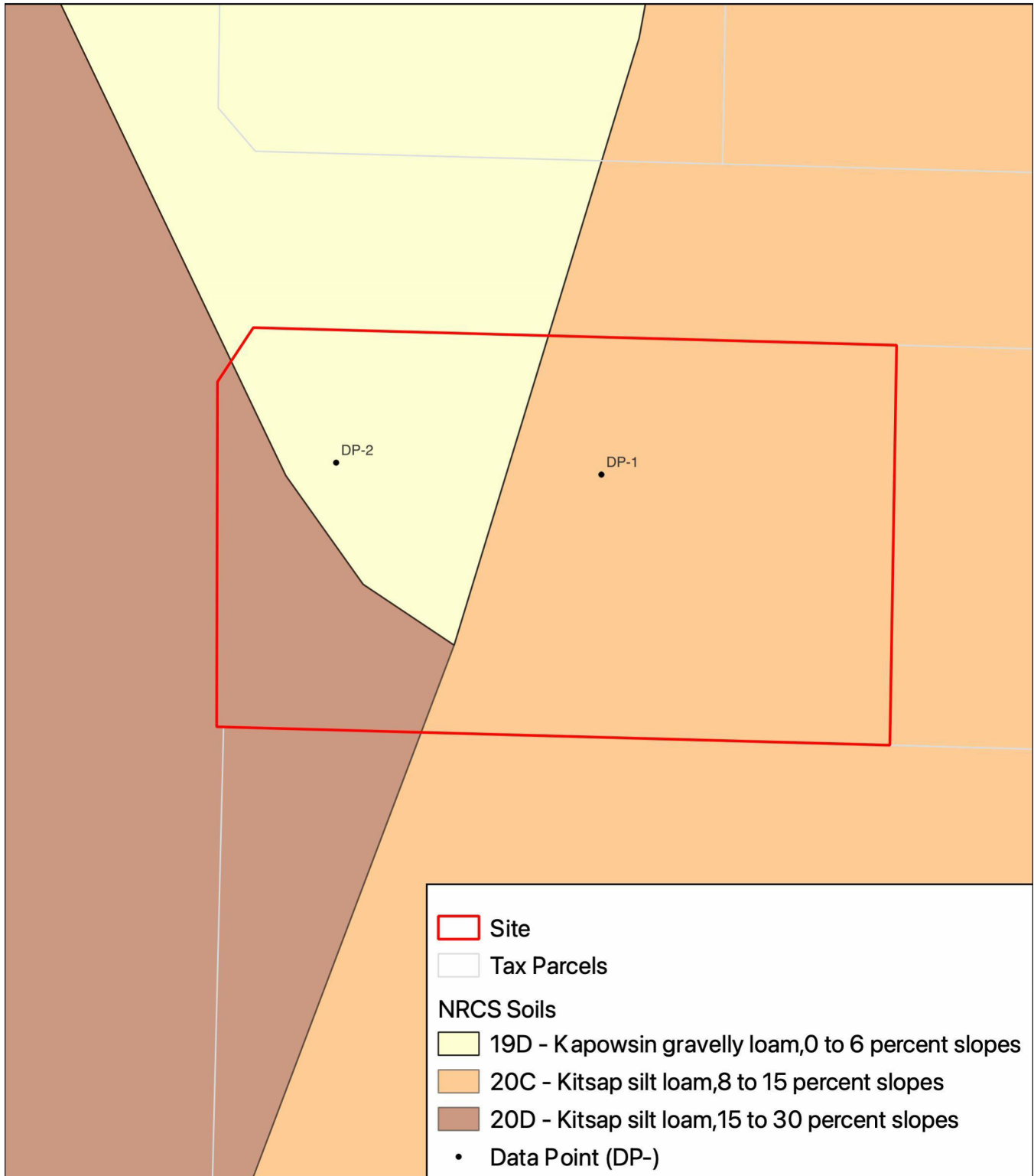
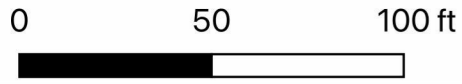


Figure 3 - Google Aerial with 0.5-foot Contours

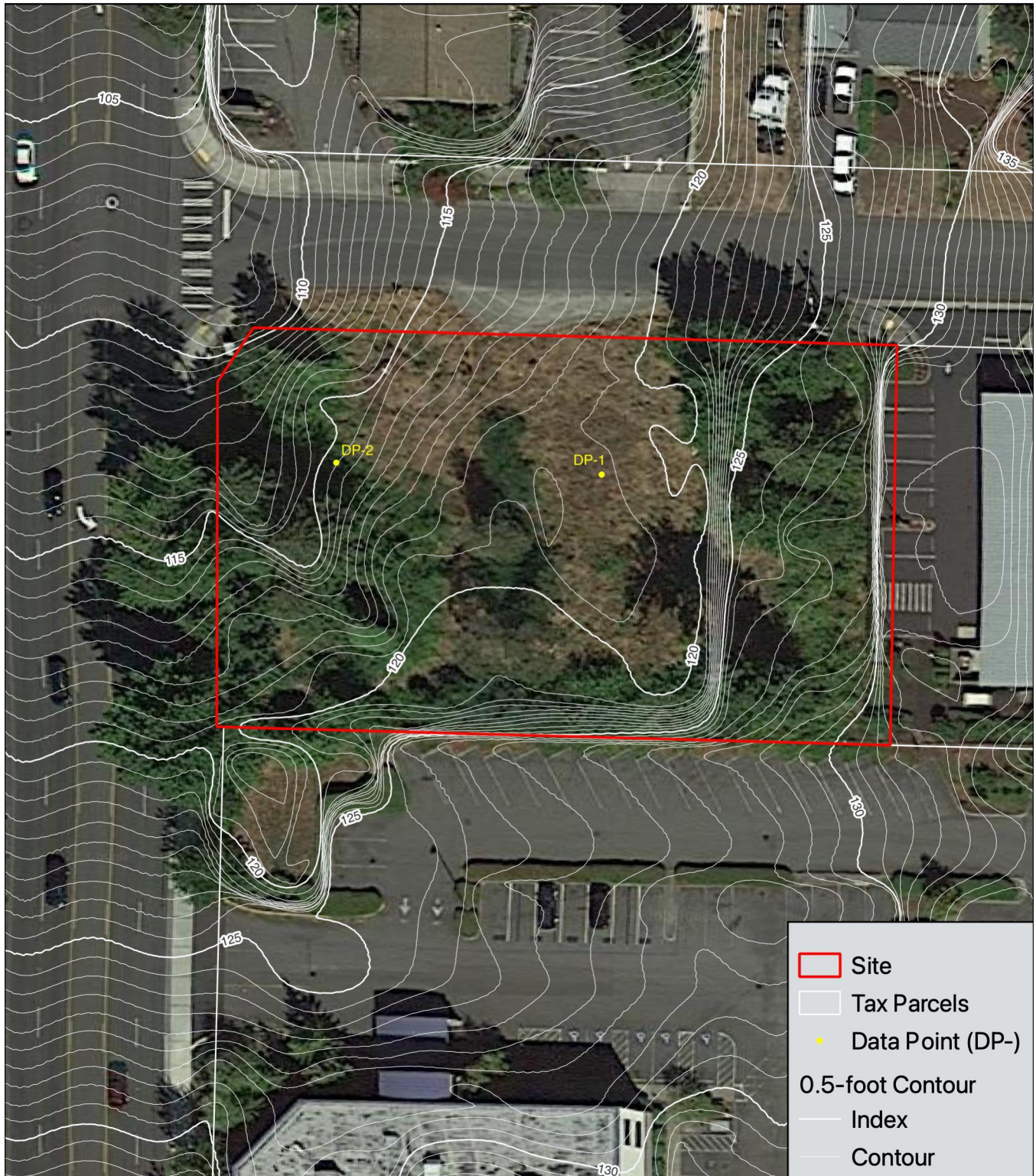


Figure 4 - 2017 Aerial

Date 5/22/2017

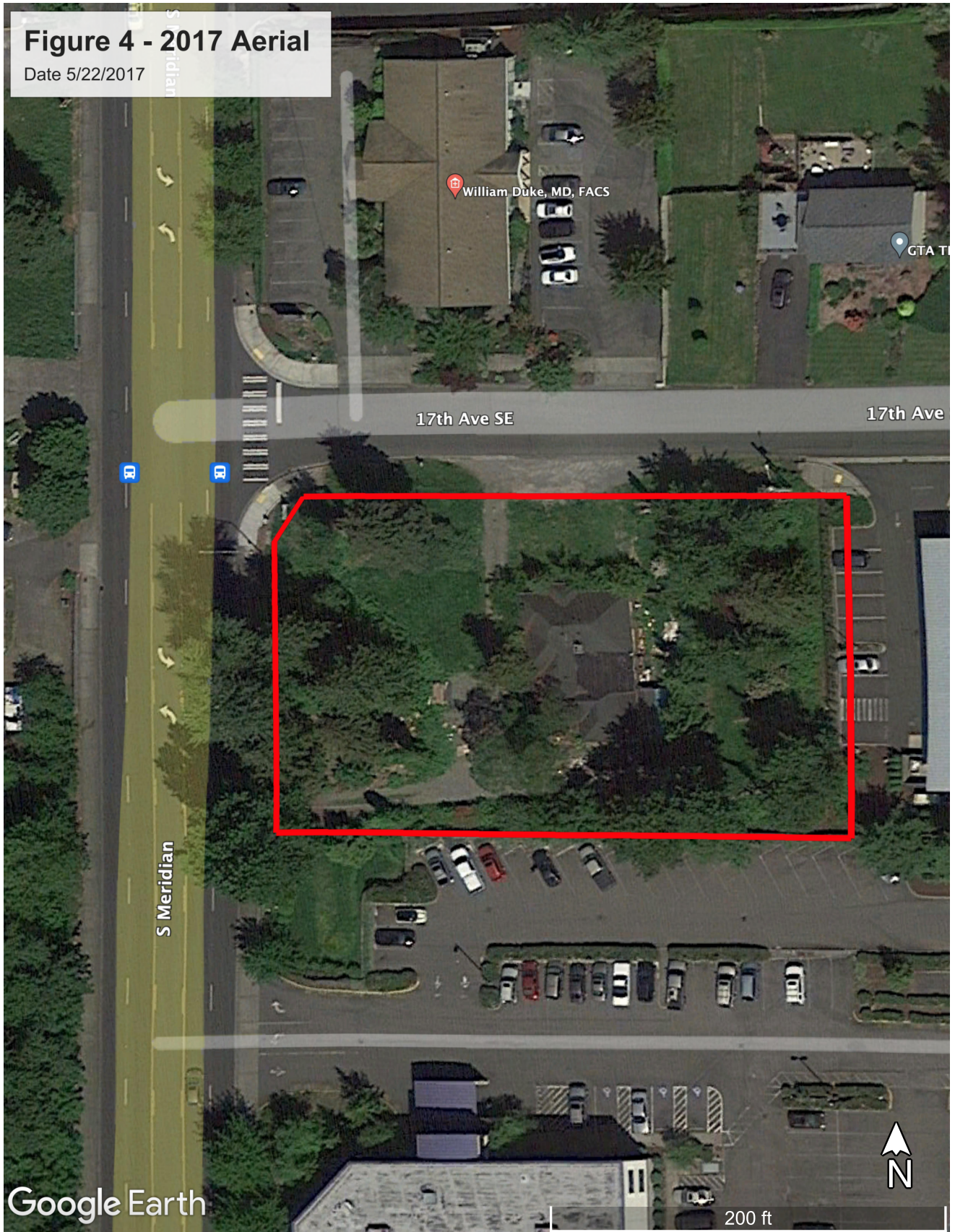


Figure 5 - 2018 Aerial

Date 5/13/2018

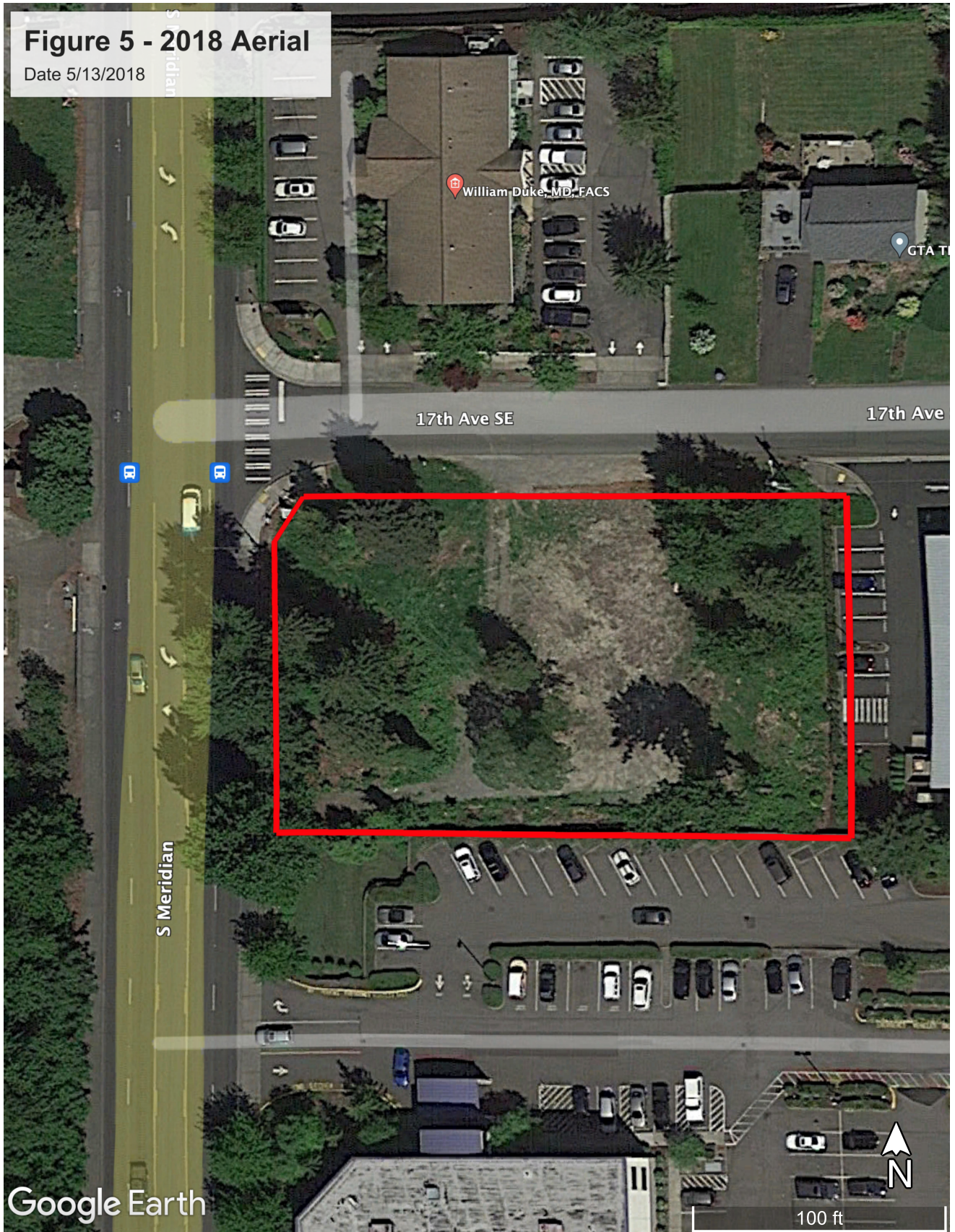


Photo 1



Photo 1 – Historical cut slope



Photo 2 – Hydrophytic vegetation establishment resulting from soil compaction.

Attachments

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

Project/Site: Purity Medical Spa of WA LLC City/County: Pierce Sampling Date: 04-13-2023
 Applicant/Owner: Purity Medical Spa of WA LLC State WA Sampling Point: DP-1,
 Investigator(s): R. King Section, Township, Range: SE ¼ 34, 20N, 04E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 7%
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Kitsap 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	

Remarks: _____

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____					
3. _____					
4. _____					
_____ = Total Cover					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 = _____
Sapling/Shrub Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
_____ = Total Cover					
Herb Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. Gramineae spp.		50	Y	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
_____ = Total Cover					
Woody Vine Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____					Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____					
_____ = Total Cover					
% Bare Ground in Herb Stratum <u>50</u>					

Remarks: _____

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

Project/Site: Purity Medical Spa of WA LLC City/County: Pierce Sampling Date: 04-13-2023
 Applicant/Owner: Purity Medical Spa of WA LLC State WA Sampling Point: DP-2,
 Investigator(s): R. King Section, Township, Range: SE ¼ 34, 20N, 04E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 7%
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Kitsap 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hydic Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Alnus rubra</u>	10	Y	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</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>100</u> (A/B)
2. <u>Thuja plicata</u>	10	Y	FAC	
3. _____				
4. _____				
_____ = Total Cover				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 = _____
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Gramineae spp.</u>	50	Y	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Rubus Armeniacus</u>	5	Y	FAC	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>50</u>				

Remarks:

