

Technical Memorandum

To: Chris Beale, City of Puyallup

File Number: 1273.0009

From: Jon Pickett, Soundview Consultants LLC

Date: March 12, 2025

Re: Response to Third Party Review Comments
2007 Shaw Road, Puyallup, Washington 98327

Dear Mr. Beale,

Soundview Consultants LLC (SVC) has been assisting RH Homes (Applicant) with a wetland and fish and wildlife habitat assessment and conceptual mitigation plan for the proposed residential plat development of the 28.2-acre property located 2007 Shaw Road in the City of Puyallup, Washington. The subject property consists of one parcel situated in the Southeast $\frac{1}{4}$ of Section 35, Township 20 North, Range 04 East, W.M. (Pierce County Tax Parcel Number 0420354039). The City's third-party reviewer, Confluence Environmental Company ("Confluence") reviewed the *Wetland and Fish and Wildlife Habitat Assessment Report* (SVC, 2022) submitted to the City. Confluence completed a site investigation on July 5, 2022, to review the findings detailed in the submitted documents, and provided comments in response to their site investigations in a letter entitled *Normandy Heights Plat Wetland and Fish and Wildlife Habitat Assessment Report – Third Party Review* dated July 18, 2022 (Confluence, 2022).

This Technical Memorandum has been prepared in response to Confluence's comments (Confluence, 2022). This memorandum supersedes any inconsistencies that may remain between the memorandum and the report. Below are Confluence's critical area comments (italicized) that require addressing followed by SVC's responses.

1. Reassess and revise the delineation of Wetland A to include the wetland area to the northeast of the stream and update the field-flagging to extend to the site boundary and wetland boundary flag attached to the fence. Update the report and appendices C, D, and E accordingly.

Wetland flag A-1a and added and flag A-1 was moved to include the areas northeast of the stream. Field work was completed February 11, 2025. Appendix C (Existing Conditions Exhibit) was updated to include this area. Appendix D was updated with a new site photograph of Wetland A flags A-1a and A-1. Updates to the data forms 1 and 2 on species indicator status have been made to Appendix E.

2. Update the Appendix F – wetland rating form sections H1.1 H1.2 and H1.4 for Wetland A as described above. Please note that this may also result in an increase in wetland buffer widths.

The Wetland A rating form, and the associated map has been updated as described. However, this does not change the overall wetland rating and buffer widths.

5. Update the report to provide data on OHWM widths and clarify if the buffer was measured from the centerline or the OHWM. Please include photos showing the OHWM.

Stream Z was originally flagged and surveyed at the centerline. On February 11, 2025, a qualified SVC scientist returned to the site to flag the OHWM along either bank of Stream Z. Flags Z-1b through Z-10b mark the right bank, and flags Z-1a through Z10a mark the left bank. Mapping shows the buffer from the OHWM. Please refer to Appendix D for site photographs.

6. Update the report and change the stream typing from Type III to Type II.

The report has been updated to show a Type II stream and Stream Z buffers have been updated accordingly.

7. Update site plans to depict changes in wetland size, wetland category, stream type, and associated buffers.

Site plans, including reports and mapping, have been updated to include the changes in Wetland A. Stream Z has been updated to a Type II stream and the buffers have been updated accordingly.

Once you've had a chance to review this information, please feel free to call me at 253-514-8952 to discuss our findings.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Pickett", written over a horizontal line.

Jon Pickett
Principal