

HABITAT TECHNOLOGIES

ENVIRONMENTALLY CRITICAL AREAS ASSESSMENT AND STREAM/WETLAND CORRIDOR BUFFER RESTORATION PROGRAM

**PARCELS 0420222028 and 0420222008
212 and 302 Todd Road NE
City of Puyallup, Pierce County, Washington**

prepared for

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A VETERAN OWNED SMALL BUSINESS COOPERATIVE

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INTRODUCTION

The purpose of this document is twofold. First, this documents provides the culmination of activities and onsite evaluations undertaken to complete an assessment and characterization of environmentally critical areas (wetlands, streams, fish and wildlife habitats) as a part of the proposed future development planning within **Parcels 0420222028 and 0420222008** (project site). Second, this document presents the *Stream/Wetland Corridor Buffer Restoration Program* to be implemented as a part of the proposed future development of the project site which is located at 212/302 Todd Road NE within the City of Puyallup, Pierce County, Washington (Figure 1).

The onsite assessment and characterization of specific environmentally critical areas was completed following the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010); the Washington State *Wetland Rating System for Western Washington: 2014 Update* Publication #14-06-029 (Hruby, 2014); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Puyallup – *Chapter 21.06*. This document was designed to accommodate site planning and potential regulatory actions and is suitable for submittal to federal, state, and local authorities for potential wetland, stream/drainage corridor, and critical habitats verification and permitting actions. Please Note - This document does **not** provide an assessment of potential steep slopes, potential erosion hazard areas, potential geotechnical issues, potential septic suitability, potential flood zones, or potential aquifer recharge.

PROJECT SITE DESCRIPTION

The project site was composed of two (2) existing parcels of record, was generally flat, and had a total combined size of approximately 2.0-acres. The project site was located at 212 and 302 Todd Road NE within the City of Puyallup, Pierce County, Washington (part of Section 22, Township 20N, Range 04E, W.M.). The project site has undergone a number of prior land use manipulations over the past several decades. These prior actions have focused on the development and utilization of the project site as a single-family homesites with associated managed yards. Additional onsite actions have included the routine maintenance of the homesite, the development of an access driveway, full perimeter fencing, onsite landscaping, equipment storage, the placement and maintenance of utilities, and adjacent residential and commercial developments. More recently it appeared that utilization of the project site for single-family homesites had converted into utilization as small commercial/storage activities.

The project site was located within a well urbanized area generally converting from existing single-family homesites on moderately sized parcels into more intense

residential communities and commercial usages. A channelized drainage ditch was present offsite to the south/southeast.

Directions to Project Site: Northward on Meridian Avenue North through the City of Puyallup continue north across the Puyallup River and beyond Valley Avenue NE. Turn east onto Spencer Road and remain on Spencer Road and it turns northward to the intersection of Spencer Road and Todd Road East. Turn easterly onto Todd Road East and continue to the project site. The project site is fully fenced such that contact with the owner is required prior to entry.

BACKGROUND INFORMATION

NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI) mapping completed by the U.S. Fish and Wildlife Service was reviewed as a part of this assessment (Figure 2). This mapping resource did **not** identify any wetlands or surface water drainages within the project site. This mapping resource identified a wetland and associated surface water drainage offsite to the south/southeast of the project site. This offsite wetland was defined as palustrine, forested, deciduous, seasonally flooded (PFO1C); and the surface water drainage was defined as riverine, intermittent, streambed, seasonally flooded (R4SBC).

STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES

The State of Washington Priority Habitats and Species (PHS) Mapping was reviewed as a part of this assessment (Figure 3). This mapping resource generally did **not** identify any priority habitats or species within the project site. This mapping resource identified a wetland offsite to the south/southeast of the project site. This offsite wetland was defined as freshwater forested/shrub and was associated with a seasonal drainage.

STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

The State of Washington Department of Fish and Wildlife (WDFW) Mapping was reviewed as a part of this assessment (Figure 4). This mapping resource identified a drainage corridor adjacent to the southeastern boundary of the project site. This drainage corridor was mapped as the upper reaches of Wapato Creek and further defined to provide the documented presence of coho salmon (*Oncorhynchus kitsch*) and steelhead trout (*Oncorhynchus mykiss*), along with gradient accessible habitats for Chinook salmon (*Oncorhynchus tshawytscha*) and pink salmon (*Oncorhynchus gorbuscha*).

STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES

The State of Washington Department of Natural Resources (WDNR) Mapping was reviewed as a part of this assessment (Figure 5). This mapping resource identified the drainage corridor and wetland offsite to the south/southeast of the project site. This mapping resource identified this offsite drainage corridor as the upper reach of Wapato Creek, a Type N Water (non-fish bearing).

CITY OF PUYALLUP INVENTORY MAPPING

The City of Puyallup Inventory Mapping was reviewed as a part of this assessment (Figure 6). This mapping resource identified a field-verified stream and associated wetland offsite to the southeast of the project site.

PIERCE COUNTY SURFACE WATER MAPPING

The Pierce County *Surface Water Mapping* was reviewed as a part of this assessment. This mapping resource identified a surface water drainage directly to the southeast of the project site. This surface water drainage originates well offsite to the east and then continues southwesterly within a series of excavated ditches and buried culverts. Near the intersection of Valley Avenue NW and North Meridian Avenue seasonal flow within this drainage enters a buried culvert system for conveyance into the Puyallup River a short distance downstream (west) of the North Meridian Avenue Bridge.

As a result of the development within the North Meridian Avenue Corridor, the drainage adjacent to the project site does **not** connect to the Wapato Creek System located well west of the project site and has not connected for several decades.

SOILS MAPPING

The soil mapping inventory completed by the Soils Conservation Service (now the Natural Resource Conservation Service - NRCS) was reviewed as a part of this assessment (Figure 7). This mapping resource identified the soil throughout the project site as Puyallup (31A). The Puyallup soil series is defined as well drained, formed in sandy mixed alluvium, and as not listed as a “hydric” soil.

ADJACENT PARCEL ASSESSMENT

An assessment was recently completed for the parcel directly to the east of the project site. A seasonal drainage ditch system (generally managed by Pierce County) was identified directly offsite of the south/southeastern of Parcel 0420222005. This drainage generally followed a remanent, small side-channel along the Puyallup River Valley that was isolated by the development of the Puyallup River revetment system during the late 1800s into the early 1900s. This drainage system was also managed by the Pierce County Stormwater Management Division and entered the Puyallup River a short distance downstream of the Meridian Avenue Bridge.

STREAM: The seasonal drainage through this managed ditch system was defined as a City of Puyallup **Type II Stream**. This drainage exhibited a defined channel created by naturally occurring seasonal stormwater runoff. The standard buffer for a Type II Stream (Type F Water) is 100 feet in width as measured perpendicular from the ordinary high water mark.

WETLAND: The seasonal drainage through this managed ditch system was defined as a City of Puyallup Category III Wetland. This managed ditch system exhibited a well-defined seasonal channel, and the entire wetland area was inundated during periods of heavy seasonal rainfall. The passage of season surface water was in one direction towards a controlled/managed outlet. This wetland area was defined as a “riverine wetland” and exhibited to total functions score of 18 points (4 habitat points) using the *Washington State Wetland Rating System* (Hruby 2014).

WETLAND	CLASSIFICATION (USFWS)	CITY OF PUYALLUP CATEGORY	WDOE TOTAL RATING SCORE	HABITAT RATING SCORE	BUFFER WIDTH (high intensity land use)
A	PFOC	III	18	4	80 feet

FISH AND WILDLIFE HABITAT CONSERVATION AREA: The wetland/stream corridor identified offsite to the south/southeast of Parcel 0420222005 was also defined as a City of Puyallup “habitat of local importance.” Both the wetland and stream corridors were defined as “Waters of the State.”

ONSITE ANALYSIS

CRITERIA FOR ENVIRONMENTALLY CRITICAL AREA IDENTIFICATION

To allow for proposed site planning, the assessment and delineation of specific environmentally critical areas within and immediately adjacent to the project site followed the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010); the Washington State *Wetland Rating System for Western Washington: 2014 Update* Publication #14-06-029 (Hruby, 2014), the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030), and City of Puyallup – *Chapter 21.06*. This assessment did **not** include an assessment of potential steep slope, potential critical aquifer recharge areas, potential floodplain areas, potential erosion hazard areas, or potential geotechnically hazardous critical areas.

WETLANDS: Wetlands are transitional areas between aquatic and upland habitats. In general terms, wetlands are lands where the extent and duration of saturation with water is the primary factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, et al., 1979). Wetlands are generally defined within land use regulations as "areas that are inundated or saturated by surface or groundwater 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" (United States Army Corps of Engineers 1987). Wetlands exhibit three essential characteristics, all of which must be present for an area to meet the established criteria (United States Army Corps of Engineers, 1987 and United States Army Corps of Engineers, 2010). These essential characteristics are:

Hydrophytic Vegetation: The assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence. Hydrophytic vegetation is present when the plant community is dominated by species that require or can tolerate prolonged inundation or soil saturation during the growing season.

Hydric Soil: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper parts. Most hydric soils exhibit characteristic morphologies that result from recent periods of saturation or inundation. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods.

Wetland Hydrology: Permanent or periodic inundation, or surface soil saturation, at least seasonally. Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation to define the area. Wetland hydrology indications provide evidence that the site has a continuing wetland hydrology regime. Where hydrology has not been altered vegetation and soils provide strong evidence that wetland hydrology is present.

STREAMS: A stream is defined by the City of Puyallup as a feature where surface waters produce a defined channel or bed. A defined channel or bed is an area that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not intended to include artificially created irrigation ditches, canals, storm or surface water devices, or other entirely artificial watercourses, unless they are used by salmonids or created for the purposes of stream mitigation.

CRITICAL FISH AND WILDLIFE HABITAT AREAS: The City of Puyallup defines “fish and wildlife habitat conservation areas” as those areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term.

- (a) These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. These areas also include locally important habitats and species as determined by the city.
- (b) “Habitats of local importance” designated as fish and wildlife habitat conservation areas include those areas found to be locally important by the city.
- (c) These areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district, unless these features are documented as being used by salmonids for habitat.

STUDY METHODS

Habitat Technologies completed a series of onsite assessments during May and June 2026. In addition, Habitat Technologies has completed similar assessments for a wide variety of parcels within the area of the project site. The objective of 2026 onsite assessments were to define and delineate potential environmentally critical areas (specifically wetlands, surface water drainage corridors/streams, and critical habitats) within or immediately adjacent to the project area. Boundaries between wetland and

non-wetland areas were established by examining the transitional gradient between wetland criteria. Onsite activities were completed in accordance with criteria and procedures established in the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010); the Washington State *Wetland Rating System for Western Washington: 2014 Update* Publication #14-06-029 (Hruby, 2014); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Puyallup – *Chapter 21.06*.

FIELD OBSERVATION

The project site was accessed along the northern boundary via an existing access driveway connection to Todd Road East. The project site had undergone a number of prior land use manipulations to include clearing and grading, the development and maintenance for an existing single-family homesites with associated outbuildings, the development of access driveways, the placement and maintenance of perimeter fencing, onsite landscaping, equipment storage, the placement and maintenance of utilities, and adjacent residential and commercial developments. Field data (*Wetland Determination Data Form*) are provided in Appendix A.

- **Soils**

As documented throughout the project site the soil exhibited a sandy loam texture and coloration typical of the Pilchuck and Puyallup soil series. However, the surface soil had also been modified by prior homesite and managed yard development. The surface soil exhibited a very dark grayish brown (10YR 3/2) to dark brown (10YR 3/3) coloration and a sandy loam texture. The subsoil to a depth of approximately 20 inches exhibited a dark brown (10YR 3/3) to brown (10YR 4/3) coloration, and a sandy loam to sand texture. This soil was identified as non-hydric in character.

- **Hydrology**

Onsite hydrology appeared to be the result of seasonal stormwater runoff from onsite and from adjacent parcels. The entire of the project site appeared to drain moderately well to well and did **not** exhibit field indicators typically associated with wetland hydrology or the concentrated movement of surface water.

A topographic swale was identified offsite of the south/southeastern boundary of the project site. This topographic swale extended offsite to the east and to the south of the project site. Prior assessments along this drainage corridor completed by Habitat Technologies dating back to the early 1980s have identified that this corridor conveyed

seasonal surface water generally from the area to the east of the project site westerly and then southwesterly by a pattern of open ditches and buried culverts managed and maintained by the Pierce County Stormwater Management Division. The open portions of this topographic swale have been identified to remain damp to saturated following the seasonal movement of surface water.

This topographic swale enters a series of buried culverts associated with the Meridian Avenue Corridor which conveys seasonal surface water runoff into the Puyallup River just downstream of the Meridian Avenue Bridge. As such, this surface water drainage was **not** contiguous with the Wapato Creek Corridor to the west of Meridian Avenue.

- **Vegetation**

The project site exhibited a single, well managed plant community. As noted above, the project site was dominated by an existing single-family homesite, a few outbuildings, and well managed and maintained associated yard areas. The onsite plant community exhibited a few primarily ornamental trees and was generally dominated by once managed lawn with many areas dominated by imported fill materials. The manage lawn areas included a variety of seeded and volunteer grasses and herbs. Observed species included orchard grass (*Dactylis glomerate*), bluegrass (*Poa spp.*), quackgrass (*Agropyron repens*), colonial bentgrass (*Agrostis tenuis*), brome (*Bromus spp.*), fescue (*Festuca spp.*), Canadian thistle (*Cirsium arvensis*), bull thistle (*Cirsium vulgare*), geranium (*Geranium spp.*), morning glory (*Ipomaea purpurea*), plantain (*Plantago major*), common dandelion (*Taraxacum officinale*), daisy (*Bellis perennis*), and clover (*Trifolium spp.*). This plant community was identified as non-hydrophytic in character (typical of uplands). This same plant community was identified within the adjacent managed yard area to the east.

The plant community along the drainage corridor directly offsite to the south/southeast of the project site was dominated by a deciduous forest overstory rooted along the top of the ditched corridor and a generally dense understory dominated by blackberries (*Rubus spp.*) and reed canarygrass (*Phalaris arundinacea*). Observed deciduous tree species included black cottonwood (*Populus trichocarpa*), red alder (*Alnus rubra*), and Oregon ash (*Fraxinus latifolia*). In addition to the dominant reed canarygrass the understory included buttercup, curled dock (*Rumex crispus*), Sitka willow (*Salix sitchensis*), crabapple (*Pyrus fusca*), and iris (*Iris pseudacorus*). This plant community was identified as hydrophytic in character (typical of wetlands) and generally followed along the defined drainage corridor.

- **Wildlife Observations**

Wildlife species observed directly and indirectly within the project site, along with those species previously observed within the area and those species that would reasonably be

expected to use the habitats provided within and immediately adjacent to the project site included red tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), sharp-shinned hawk (*Accipiter striatus*), great blue heron (*Ardea herodias*), American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), rufous-sided towhee (*Pipilo erythrophthalmus*), dark eyed junco (*Junco hyemalis*), Steller's jay (*Cyanocitta stelleri*), Northern flicker (*Colaptes auratus*), mourning dove (*Zenaida macroura*), black capped chickadee (*Parus atricapillus*), chestnut backed chickadee (*Parus rufescens*), black-capped chickadee (*Parus atricapillus*), purple finch (*Carpodacus purpureus*), song sparrow (*Melospiza melodia*), golden crowned sparrow (*Zonotrichia atricapilla*), purple finch (*Carpodacus purpureus*), song sparrow (*Melospiza melodia*), white crowned sparrow (*Zonotrichia leucophrys*), red breasted nuthatch (*Sitta canadensis*), marsh wren (*Cistothorus palustris*), rufous hummingbird (*Selasphorus rufus*), red winged blackbird (*Agelaius phoeniceus*), brewer blackbird (*Euphagus cyanocephalus*), common mallard (*Anas platyrhynchos*), Canada goose (*Branta canadensis*), black tailed deer (*Odocoileus hemionus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), eastern cottontail (*Sylvilagus floridanus*), striped skunk (*Mephitis mephitis*), opossum (*Didelphis virginianus*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex spp.*), mole (*Scapanus spp.*), bats (*Myotis spp.*), Norway rat (*Rattus norvegicus*), eastern gray squirrel (*Sciurus carolinensis*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex spp.*), red-legged frog (*Rana aurora*), Pacific treefrog (*Hyla regilla*), and common garter snake (*Thamnophis sirtalis*).

The drainage along the southeastern boundary of the project site has been documented to exhibit seasonal flow and does not exhibit a passable connection to downstream aquatic habitats. As such, this drainage does not provide suitable habitats for fish species.

Wildlife Movement Corridors: The project site was surrounded by long-term urban residential development that also included a mixture of commercial and multi-family developments. As identified by onsite wildlife trails, small and medium sized mammals appeared to be moving throughout the project site. However, such movement offsite was required to cross developed properties. The project site is also within the general area of the migratory movement of passerine birds and waterfowl.

- **State Priority Species**

Several species identified by the State of Washington as "Priority Species" were observed onsite or potentially may utilize the habitats provided by the project site. Priority species require protective measures for their survival because of population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance.

Game Species: "Game species" are regulated by the State of Washington through recreational hunting bag limits, harvest seasons, and harvest area

restrictions. Observed or documented “game species” within and adjacent to the project site included common mallard, Canada goose, mourning dove, and black tailed deer. As defined by WDFW, the offsite drainage corridor has been documented to exhibit the presence of coho salmon and steelhead trout, along with gradient accessible habitats for Chinook salmon and pink salmon.

State Monitored: State Monitored species are native to Washington but require habitat that has limited availability, are indicators of environmental quality, require further assessment, have unresolved taxonomy, may be competing with other species of concern, or have significant popular appeal. A single State Monitored species – great blue heron – may utilize the habitats associated with the offsite drainage corridor and wetland adjacent to the project site.

State Candidate: State Candidate species are presently under review by the State of Washington Department of Fish and Wildlife (WDFW) for possible listing as endangered, threatened, or sensitive. No State Candidate species would be expected, and none have been documented, within or adjacent to the project site.

State Sensitive: State Sensitive species are native to Washington and are vulnerable to declining and are likely to become endangered or threatened throughout a significant portion of its range without cooperative management or removal of threats. No State Sensitive species were observed as a part of this assessment.

State Threatened: State Threatened species means any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats. The project site did not appear and has not been documented to provide direct critical habitats for State Threatened species.

State Endangered: State endangered species means any species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state. The project site did not appear and has not been documented to provide direct critical habitats for State Endangered species.

- **Federally Listed Species**

No federally listed endangered, threatened, or sensitive species were observed or have been documented to utilize the habitats provided within or immediately adjacent to the project site. A single, federally listed “species of concern” – bald eagle – has been documented to utilize the habitats generally associated the Puyallup River Corridor.

However, the project site did not appear to provide and has not been documented to provide critical habitats for this species. This species may occasionally overfly the project site.

The seasonal drainage corridor has been defined by WDFW to provide documented habitats for coho salmon (a federally listed species of concern) and steelhead (a federally listed threatened species), along with potential habitat for Chinook salmon (a federally listed threatened species).

ASSESSMENT FINDINGS

ONSITE

The entire project site was dominated by an existing single-family homesite (now in the process of conversion into a small office or vacant, associated outbuildings, and well managed yard areas/graveled storage areas. **No** portion of the project site exhibited field characteristics typically associated with a “wetland” or a “stream.” In addition, **no** portion of the project site was identified to exhibit field characteristics associated with a City of Puyallup “fish and wildlife habitat conservation area.”

OFFSITE

With the exception of the area directly offsite to the south/southeast and south, the project site was generally bound by existing or converting commercial developments.

A seasonal drainage ditch system was identified directly offsite of the south/southeast of the project site. This drainage generally follows a remanent, small side-channel along the Puyallup River Valley that was isolated by the development of the Puyallup River revetment system during the late 1800s into the early 1900s. This drainage system is also managed by the Pierce County Stormwater Management Division and enters the Puyallup River a short distance downstream of the Meridian Avenue Bridge (Figure 8).

STREAM: The offsite seasonal drainage has been previously verified as a City of Puyallup **Type II Stream**. This drainage exhibited a defined channel created by naturally occurring seasonal stormwater runoff. The standard buffer for a Type II Stream is 100 feet in width as measured perpendicular from the ordinary high water mark.

WETLAND: The seasonal drainage through this managed ditch system has been previously verified as a City of Puyallup Category III Wetland. This managed ditch system exhibited a well-defined seasonal channel, and the entire wetland area becomes

inundated during periods of heavy seasonal rainfall. The passage of season surface water is in one direction towards a controlled/managed outlet. This wetland area was defined as a “riverine wetland” and exhibited to total functions score of 18 points (4 habitat points) using the *Washington State Wetland Rating System* (Hruby 2014) (Appendix B). The standard buffer for this Category III Wetland adjacent to a proposed high intensity usage is 150 feet in width and adjacent to a proposed moderate intensity usage if 110 feet in width as measured from the wetland boundary.

FISH AND WILDLIFE HABITAT CONSERVATION AREA: The wetland/stream corridor verified offsite to the south/southeast of the project site has also been defined as a City of Puyallup “habitat of local importance.” Both the wetland and stream corridor were also verified as “Waters of the State.”

SELECTED DEVELOPMENT ACTION

The *Selected Development Action* for **Parcels 0420222028 and 0420222008** presently focuses on the re-development of the existing single-family homesites and associated outbuildings into a usable construction company office and associated equipment/vehicle storage facility. This proposed modifications would **not** encroach further towards the offsite stream/wetland complex than present exists onsite. Such future development would be consistent with the City of Puyallup *Comprehensive Plan*, local zoning, *Chapter 21.06*, and would implement Best Management Practices to ensure protection of local water quality and to protect against adverse erosion.

Since the presently managed portion of the project site extends into the standard buffer of 150 feet associated with the offsite Category II Wetland, the overall site development action would implement a *Stream/Wetland Corridor Buffer Restoration Program* to allow for the reduction of the standard buffer from 150 feet to an established buffer width of 110 feet. The established buffer width would also incorporate the standard buffer of 100 feet associated with the offsite Type II Stream (Type F Water). This proposed action would avoid adverse impacts to the offsite stream/wetland corridor while also establishing and restoring a viable onsite buffer adjacent to the offsite stream/wetland corridor consistent with the provision of the City of Puyallup *Chapter 21.06*.

STREAM/WETLAND BUFFER ESTABLISHMENT PROGRAM

Site planning for the project site has focused on the mandated hierarchy of critical areas impact reduction: **1) avoidance, 2) minimization, and 3) compensation**. Direct and indirect potential adverse impacts to the identified Type II Stream and Category II Wetland Corridor located offsite to the south/southeast of the project site would be avoided and no adverse encroachments into this stream/wetland corridor would occur

as a direct result of this proposed action. In addition, to ensure both the short-term and long-term protection of the physical and biological functions and values linked with this offsite stream/wetland corridor the established onsite buffer associated with this offsite stream/wetland corridor would be established and restored through the removal of existing invasive shrubs and grasses followed by the planting of a variety of desirable native trees and shrubs within the area of unavoidable buffer reduction caused on the present location of existing onsite structures.

As noted above, the City of Puyallup may allow for a reduction in the standard buffer width required for a wetland from the “high intensity” buffer to that of the “moderate intensity” buffer when the following are implemented (21.06.930). As such, the standard buffer of 150 feet in width for the offsite wetland would be established at 110 feet in width through this process. The establishment of a protective wetland buffer would also incorporate the standard buffer associated with the offsite Type II Stream.

To ensure consistency with the provisions of 21.06.930, the following measures would be incorporated into the overall site development action.

1. A relatively undisturbed vegetated corridor at least 100 feet in width presently exists along the offsite stream/wetland corridor. This vegetated corridor is bound by existing residential and commercial developments, along with public roadways within the area of the project site. That portion of this corridor within the project site has been managed and manipulated as landscaping and lawn for several decades. That portion of this corridor onsite would be restored and enhanced through the implementation of a buffer project outlined below.
2. A buffer enhancement program would be implemented as a part of proposed site development actions to improve the physical and biological functions of the buffer area to the maximum extent possible.
3. The following measures to minimize the potential impacts of different land uses on stream/wetland corridor habitat functions would be implemented as a part of proposed site development actions.

- **Light and Noise Impact Reduction**

Site development would focus on the re-development of the existing single-family homesites/garage areas into a construction company office and associated equipment/vehicle storage facility. As such, associated lighting and those activities that generate noise would also be concentrated within the northern portion of the project site – away from the identified offsite stream/wetland corridor. Daily ingress and egress would be facilitated via an existing driveway connection to Todd Road NE along the northern boundary of the project site, thus future focusing associated lighting and noise

away from the stream/wetland corridor. In addition, lighting within this area would be placed generally around the outer perimeter boundary and directed inward and away from the offsite stream/wetland corridor.

The southern portion of the project site would be restored and enhanced as outlined in the *Stream/Wetland Corridor Buffer Restoration Program* and would be retained as protective wetland stream corridor buffer.

- **Project Site Stormwater Runoff**

Seasonal stormwater runoff from the developed portions of the project site would be collected and treated consistent with the City of Puyallup stormwater manual and no untreated stormwater runoff would be routed directly into the offsite stream/wetland corridor.

A “spill contaminant kit” would be retained onsite and the onsite staff would be trained with the implementation of preventative actions to address any accidental spill of fuels or equipment fluids.

- **Change in Water Regime**

Seasonal stormwater runoff would be treated, detained, and dispersed to ensure protection of local water quality consistent with best management practices and the City of Puyallup stormwater manual. No untreated stormwater would be released into the established buffer along the south/southeastern portion of the project site or into the offsite stream/wetland corridor.

- **Dust Minimization**

Best management practices would be implemented during site re-development and subsequent site utilization to minimize fugitive dust. The establishment of the vegetated buffer would also assist with the capture of potential dust entry into the offsite stream/wetland corridor.

- **Pet and Human Disturbance Minimization**

A protective buffer with a minimum width of 110 feet as measured from the edge of the offsite Category II Wetland would be established beginning along the existing retained structure in the south/southeastern portion of the project site and continuing to the southwestern boundary of the project site. In addition, the established buffer would be planted with a variety of native trees and shrubs to future provide physical and biological

support for the functions and values of the offsite stream/wetland corridor (Attachment A). The outer boundary of this established buffer would also be fenced with a split-rail (or other fence approved by the City) to restrict future human or pet encroachments. The planted buffer would also provide habitats for wildlife common to the area and support for the offsite stream/wetland corridor food web.

BUFFER ESTABLISHMENT PROGRAM

1. A protective buffer of 110 feet in width would be established beginning along the existing retained structure in the south/southeastern portion of the project site and continuing to the southwestern boundary of the project site and would be associated with the offsite Type II Stream (Type F Water) and Category II Wetland Corridor. Temporary protective silt fencing/orange construction fencing would be installed along the southern and eastern project site boundaries and along the outer boundary of the established buffer prior to any buffer manipulations.
2. The area of the protective buffer is presently dominated by managed lawn and imported fill materials. Existing fill materials would be removed, and the established buffer area would be disced (if required) to reduce soil compaction.
3. The area of the protective buffer established onsite would be planted with a variety of desirable native trees and shrubs. The species selected are common to the local area and identified to provide soil stability, wildlife habitats, stream corridor thermal protection, and detrital inputs for the aquatic environment (Attachment D).
4. The outer boundary of the onsite established onsite buffer would be fenced with a split-rail fence, or other fence approved by City, to limit intrusion into the established buffer. Standard City of Puyallup buffer boundary signs would also be affixed to this fence at 50-foot intervals.
5. All buffer establishment actions would be completed at the direction of the project biologist/landscape architect.
6. Following the completion of the *Stream/Wetland Corridor Buffer Restoration Program* an *Implementation Report* would be prepared and submitted to the City of Puyallup. The *Implementation Report* would include a description of who completed the onsite actions, a description of the scope of work completed, a description of work specifications, and photo documentation. The *Implementation Report* would also include a project evaluation prepared by the project biologist/landscape architect.

7. Following the acceptance of the *Implementation Report* by the City of Puyallup, a **five-year** shoreline plant community monitoring and maintenance program would be undertaken to document the success of the *Stream/Wetland Corridor Buffer Restoration Program*.
8. The established buffer would be identified within a protective covenant established as a part of this project site re-development action.

GOAL OF THE BUFFER RESTORATION PROGRAM

The **GOAL** of the *Stream/Wetland Corridor Buffer Restoration Program* is to ensure that the established final onsite buffer continues to support the physical or biological functions of the offsite stream/wetland corridor. This program would establish a viable plant community composed of native trees and shrubs within an area of prior homesite related lawn/landscaping management and fill placements.

Performance Criterion #A1: As defined by a total counts, 100% of the installed trees and shrubs within the established buffer area would exhibit survival through the end of the first and second growing seasons following initial planting.

Performance Criterion #A2: As defined by a total counts, 90% of the trees and 80% of the shrubs (combined count) planted within the established buffer area would exhibit survival through the end of the third, fourth, and fifth growing seasons following initial planting.

Performance Criterion #A3: As defined by an estimated percent of aerial cover, the presence of invasive shrubs shall **not** adversely impact the survival of desirable vegetation. The enhanced reduced buffer area would not exceed 10% aerial coverage of blackberries or other invasive shrubs at the end of the first, second, third, fourth, or fifth growing seasons following planting.

SELECTED PLANTS

The plants selected for the *Stream/Wetland Corridor Buffer Restoration Program* would be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match present offsite communities, increase wildlife habitats, and enhance the aquatic environment (Appendix D).

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	MINIMUM SIZE
8	Big leaf maple – <i>Acer macrophyllum</i>	2 gallon
8	Black hawthorne – <i>Crataegus douglasii</i>	2 gallon
5	Sitka spruce – <i>Picea sitchensis</i>	2 gallon
7	Bitter cherry – <i>Prunus emarginata</i>	2 gallon
5	Douglas fir – <i>Pseudotsuga menziesii</i>	2 gallon
9	Western red cedar – <i>Thuja plicata</i>	2 gallon
42	TOTAL TREES	
4	Vine maple - <i>Acer circinatum</i>	1 gallon
12	Tall Oregon grape - <i>Berberis aquifolium</i>	1 gallon
12	Oregon grape - <i>Berberis nervosa</i>	1 gallon
12	Hazel nut – <i>Corylus cornuta</i>	1 gallon
12	Oceanspray - <i>Holodiscus discolor</i>	1 gallon
12	Flowering currant - <i>Ribes sanguineum</i>	1 gallon
21	Wild rose - <i>Rosa gymnocarpa</i>	1 gallon
14	Snowberry - <i>Symphoricarpos albus</i>	1 gallon
99	TOTAL SHRUBS	

PLANT COMMUNITY MONITORING

Following the successful completion of the planting of the established and restored buffer a **five-year** monitoring and maintenance program would be undertaken. The purpose of this monitoring and maintenance is to ensure the successful completion of the *Stream/Wetland Corridor Buffer Restoration Program* as measured by an established set of performance criteria.

1. As a part of each monitoring period the project biologist/landscape architect would count the number of live plants which were planted in the reduced buffer area. Plants would be identified to species, and plant conditions shall be noted. To assist with plant counts each initially installed plant would be tagged for identification at the time of planting.
2. As a part of each monitoring period the project biologist/landscape architect would estimate the percent aerial coverage of invasive shrubs (as if the observer were looking straight down from above) and determine if removal actions are required.
3. As a part of each monitoring period the project biologist/landscape architect would take photographs that show the restored shoreline area. During the five-year monitoring period photos would be taken in the same direction and at the same location to provide a series of photos. These photos would show plant growth, plant species, and plant coverage. The locations of the photo points would be depicted in

the *Implementation Report* graphic prepared by the project biologist/landscape architect.

4. Upon the completion of each monitoring period as noted below, the project biologist/landscape architect would prepare a letter report defining the monitoring observations and plant counts - with photos - to be provided to the City of Puyallup.

MONITORING YEAR	PLANT COMMUNITY MONITORING	SUBMITTAL OF MONITORING REPORT
YEAR-1	on or about Sept. 15, 202x+1	report due Oct. 7, 202x+1
YEAR-2	on or about Sept. 15, 202x+2	report due Oct. 7, 202x+2
YEAR-3	on or about Sept. 15, 202x+3	report due Oct. 7, 202x+3
YEAR-4	on or about Sept. 15, 202x+4	report due Oct. 7, 202x+4
YEAR-5	on or about Sept. 15, 202x+5	report due Oct. 7, 202x+5

* initial shoreline planting to be completed in the fall of 202x

BUFFER VEGETATION MAINTENANCE PLAN

Maintenance of the established and restored buffer area may be required. The overall objective is to establish an undisturbed plant community that does **not** require maintenance. Activities may include, but are not limited to, the removal of invasive non-native vegetation and the irrigation of selected areas. Established maintenance activities include the removal of any windblown trash within the established buffer.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native shrubs become necessary, the project biologist/landscape architect would contact the City to establish and define specific contingency actions to be taken. Resultant contingency plan activities would be implemented when the ongoing vegetation monitoring program indicates that invasive shrubs are becoming dominant in the onsite plant community (invasive shrubs greater than 10% aerial coverage). The following invasive vegetation removal program would be implemented to ensure the establishment of a desirable plant community.

MONITORING YEAR	FIRST REMOVAL ACTION	SECOND REMOVAL ACTION	THIRD REMOVAL ACTION
YEAR-1	On or about April 10, 202x+1	On or about June 10, 202x+1	On or about Sept. 15, 202x+1
YEAR-2	On or about April 10, 202x+2	On or about June 10, 202x+2	On or about Sept. 15, 202x+2
YEAR-3	On or about April 10, 202x+3	On or about June 10, 202x+3	On or about Sept. 15, 202x+3
YEAR-4	On or about April 10, 202x+4	On or about June 10, 202x+4	On or about Sept. 15, 202x+4

* initial shoreline buffer planting to be completed in the fall of 202x

CONTINGENCY PLAN

As a contingency, should the proposed *Stream/Wetland Corridor Buffer Restoration Program* fail to meet the performance criteria, the permittee would undertake required remedial actions. Where plant survival is the failing component, the permittee would replant and ensure the success of this subsequent planting which would be held to the same standard of success as measured by threshold criteria and monitoring processes. Where non-native, invasive shrubs exceed 10% aerial coverage the homeowner would undertake removal actions. Such removal actions would be completed using hand tools or pulling the plants by hand to remove the invasive vegetation without disrupting the soil profile. All cut or pulled vegetation would be removed from the restoration area and disposed in an approved location. Herbicides would **only** be used with approval by the City. If used, all herbicide applications **shall** be completed by a licensed professional.

Should additional remedial actions be required, the project biologist/landscape architect would meet with the City to establish and define actions to be taken to meet the desired goal of this restoration program.

TEMPORARY IRRIGATION

The permittee would ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for at least the first two years following initial planting (IF REQUIRED). The calculated amount of required water would include both natural rainfall and temporary irrigation. The need for additional years of irrigation would be determined based on observed site conditions and overall plant survival. The amount of water supplied to the restoration area would be increased if onsite monitoring defines such a need. Irrigation may use a temporarily installed above ground system, or a hand watering system.

PLANTING NOTES

All plant materials utilized within the *Stream/Wetland Corridor Buffer Restoration Program* would be native to the Puget Sound Region. The project biologist/landscape architect would inspect plant materials to assure the appropriate plant schedule, and plant characteristics are met. The permittee would warrant that all plants would remain alive and healthy for a period of one year following completion of planting activities. The permittee would replace all dead and unhealthy plants with plants of the same specifications.

FINANCIAL GUARANTEE

IF REQUIRED the permittee would provide the City of Puyallup with a financial guarantee defined in two parts. Part One (Implementation Guarantee) would be associated with the initial onsite elements of the buffer program. Part Two (Performance Guarantee) would be associated with the maintenance and monitoring elements of the proposed buffer program. These guarantees would be held by the City of and be equal to 125% of the actual estimated costs for identified activities. This increased percentage would allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans. The Implementation Guarantee would be deemed to be released by the City upon the successful completion of the initial onsite compensation elements and the acceptance by the City. The Performance Guarantee would be deemed to be released upon meeting the established threshold criteria and acceptance by the City of the required reporting documents. If applicable, equivalent portions of the Performance Guarantee would be released by the City after each monitoring period.

Implementation Guarantee

TASK	ASSOCIATED COST
Planting area preparation.	\$600.00
Imported compost mulch for planting (10 cy)	\$1,200.00
42 trees with installation (\$25.00/each)	\$1,050.00
99 shrubs with installation (\$12.50/each)	\$1,237.50
Onsite biologist technical oversight (10 hours at \$200/hr)	\$2,000.00
Installation of a temporary irrigation system	\$500.00
Installation of an outer buffer boundary fence and signs	\$2,000.00
Production of <i>Implementation Report</i>	\$2,000.00
SUB-TOTAL	\$10,587.50
25% contingency	\$2,647.00
IMPLEMENTATION GUARANTEE TOTAL	\$13,234.50

Performance Guarantee

TASK	ASSOCIATED COST
Year-One onsite monitoring with expenses Plant community assessment with annual report with photos	\$1,000.00
Year-Two onsite monitoring with expenses Plant community assessment with annual report with photos	\$1,000.00
Year-Three onsite monitoring with expenses Plant community assessment with annual report with photos	\$1,250.00
Year-Four onsite monitoring with expenses Plant community assessment with annual report with photos	\$1,250.00
Year-Five onsite monitoring with expenses Plant community assessment with annual report with photos	\$1,250.00
Temporary Irrigation Program	\$2,000.00

One inch of water per week between June 1 st and October 15 th for years one and two.	
Invasive Vegetation Removal	\$800.00
SUB-TOTAL	\$8,550.00
Required 25% contingency	\$2,137.50
PERFORMANCE GUARANTEE TOTAL	\$10,687.50

STANDARD OF CARE

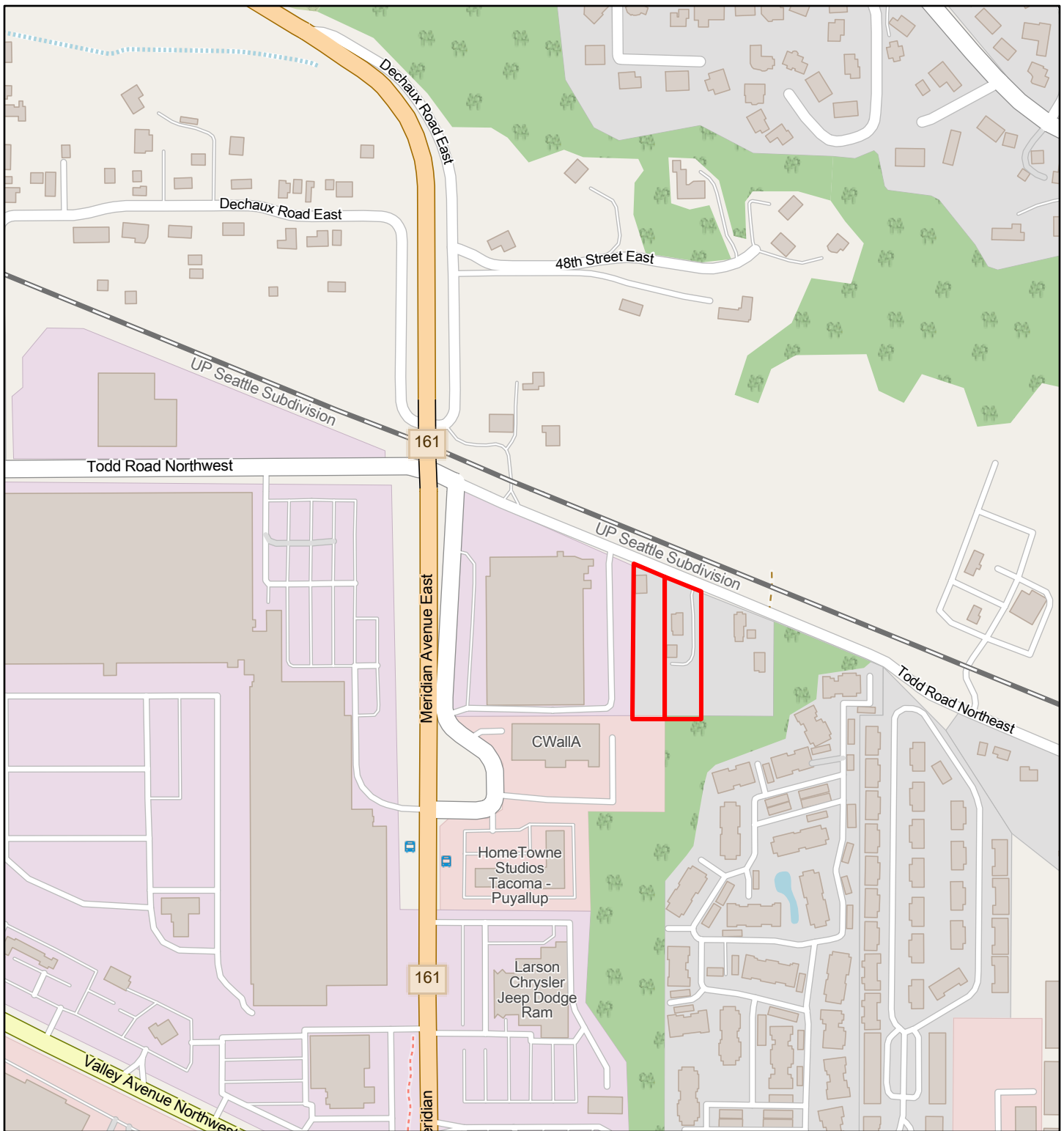
This document has been completed by Habitat Technologies for use by **Ms. Catherine Dwyer**. Prior to extensive site planning the defined critical habitats should be reviewed and verified by the City of Puyallup. Habitat Technologies has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. Habitat Technologies is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Thomas D. Deming

Thomas D. Deming, SPWS
Habitat Technologies
Resume provided in Appendix C

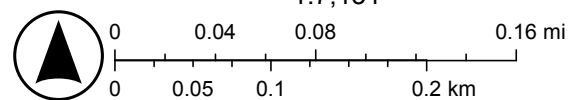
FIGURES

Figure 1 Site Vicinity



6/22/2026

 Project Parcels



Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Figure 2 Wetlands Mapper (USFWS)



June 23, 2026

Wetlands

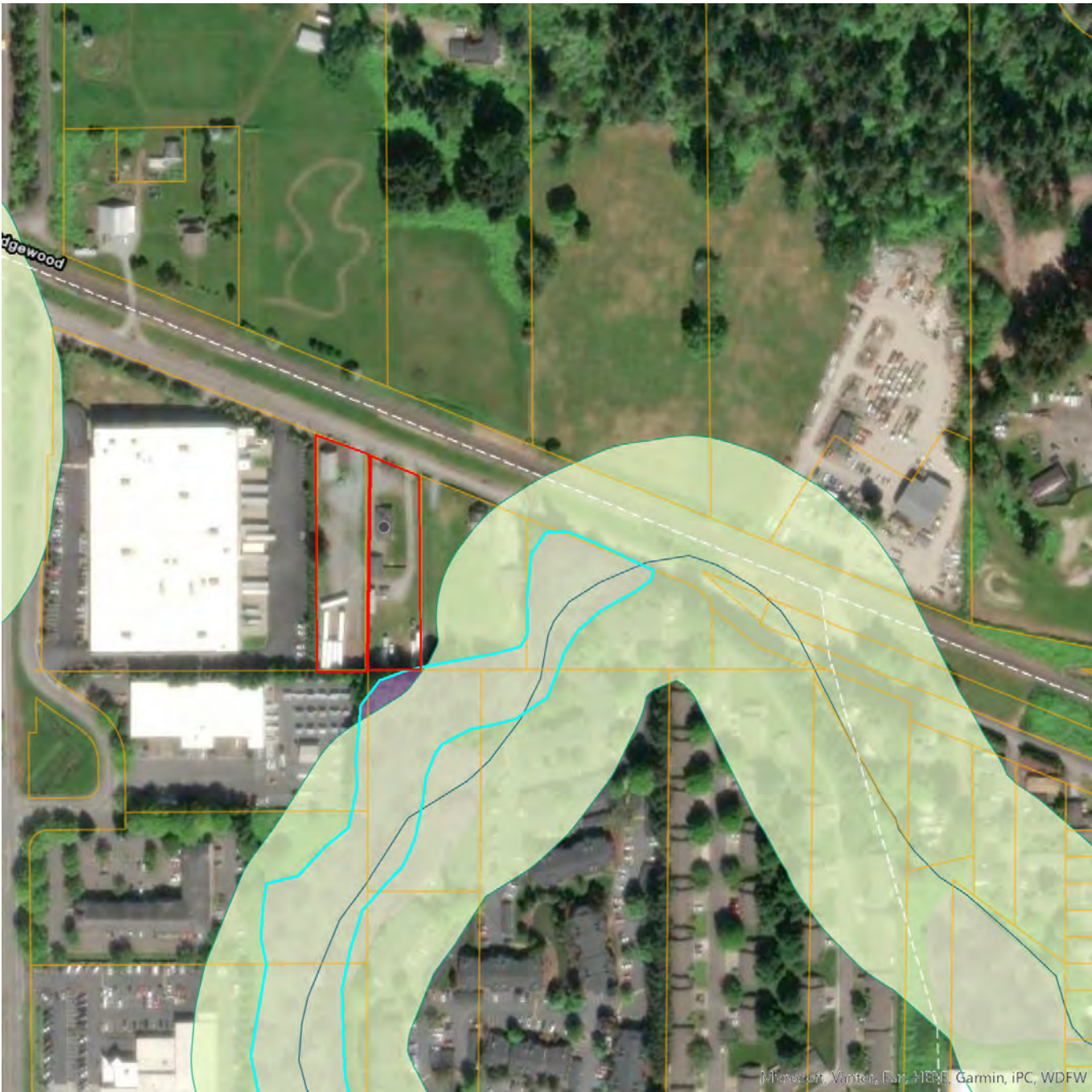
- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Priority Habitats and Species on the Web

Figure 3



Report Date: 06/22/2026

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Freshwater Forested/Shrub Wetland	N/A	N/A	No

Riparian Management Zones, if present, are not included in the Overview table above or the Details below. For RMZ details, please visit ripariandata.wdfw.wa.gov.

PHS Species/Habitats Details:

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PFO1C
Source Dataset	NWIIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	https://ecology.wa.gov/Water-Shorelines/Wetlands
Geometry Type	Polygons

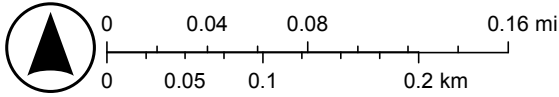
DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Figure 4 WDFW Salmonscape



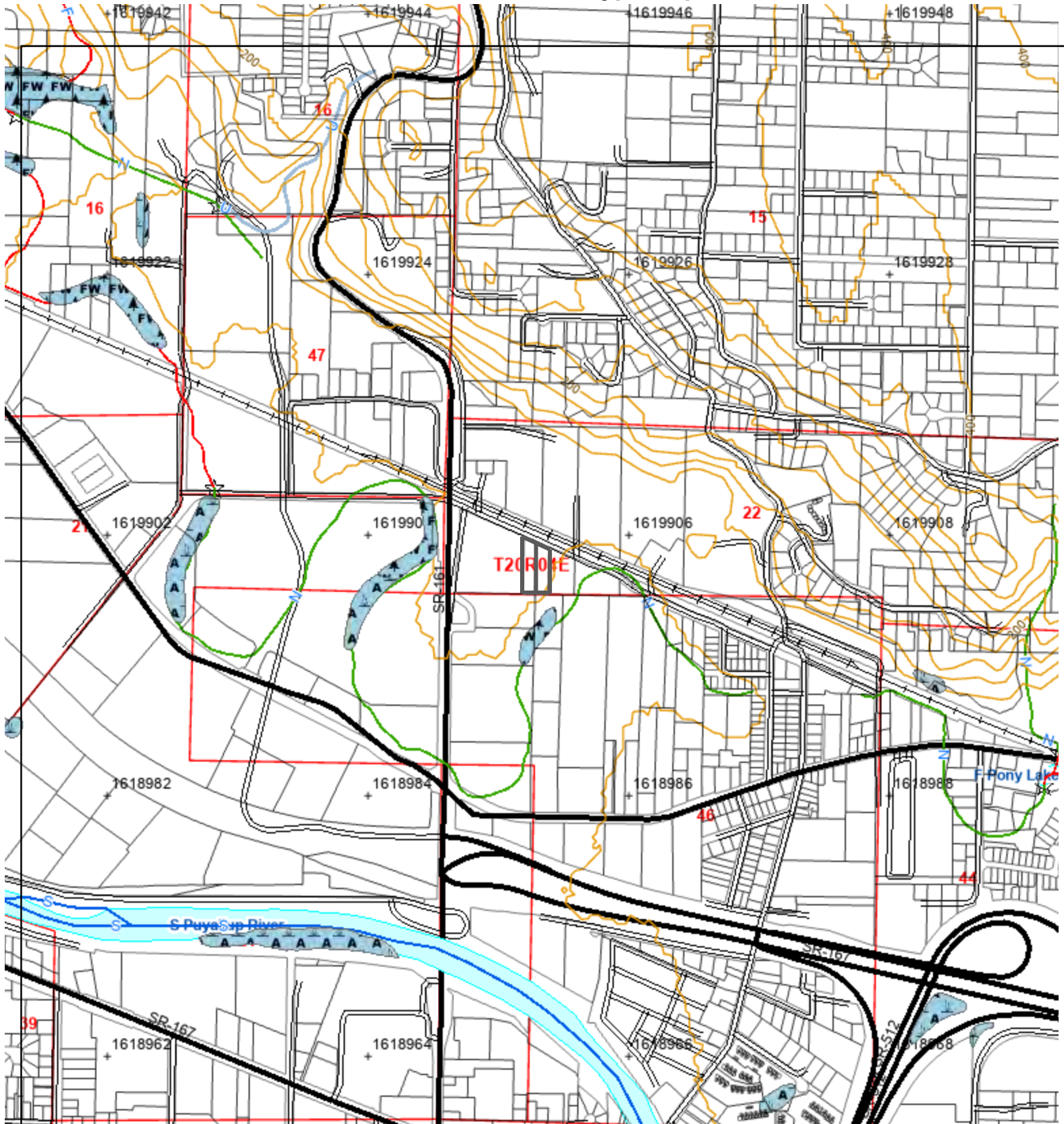
6/22/2026

-  Project Parcels
-  Ice Mass
-  Swamp or Marsh
-  Lake or Pond
-  All SalmonScape Species
-  Reservoir



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

Forest Practices Water Type Map



Map Symbols

- New Stream
- Proposed Water Type
- Stream Removal
- Break between water types
- Start and End Point of Surveyed Reach
- Natural Fish Barrier
- Manmade Barrier
- End of Fish or Last Fish

Additional Information

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

Legal Description

T20-0N R4-0E S15, T20-0N R4-0E DLC47, T20-0N R4-0E DLC44, T20-0N R4-0E S21, T20-0N R4-0E DLC46, T20-0N R4-0E S22, T20-0N R4-0E S16

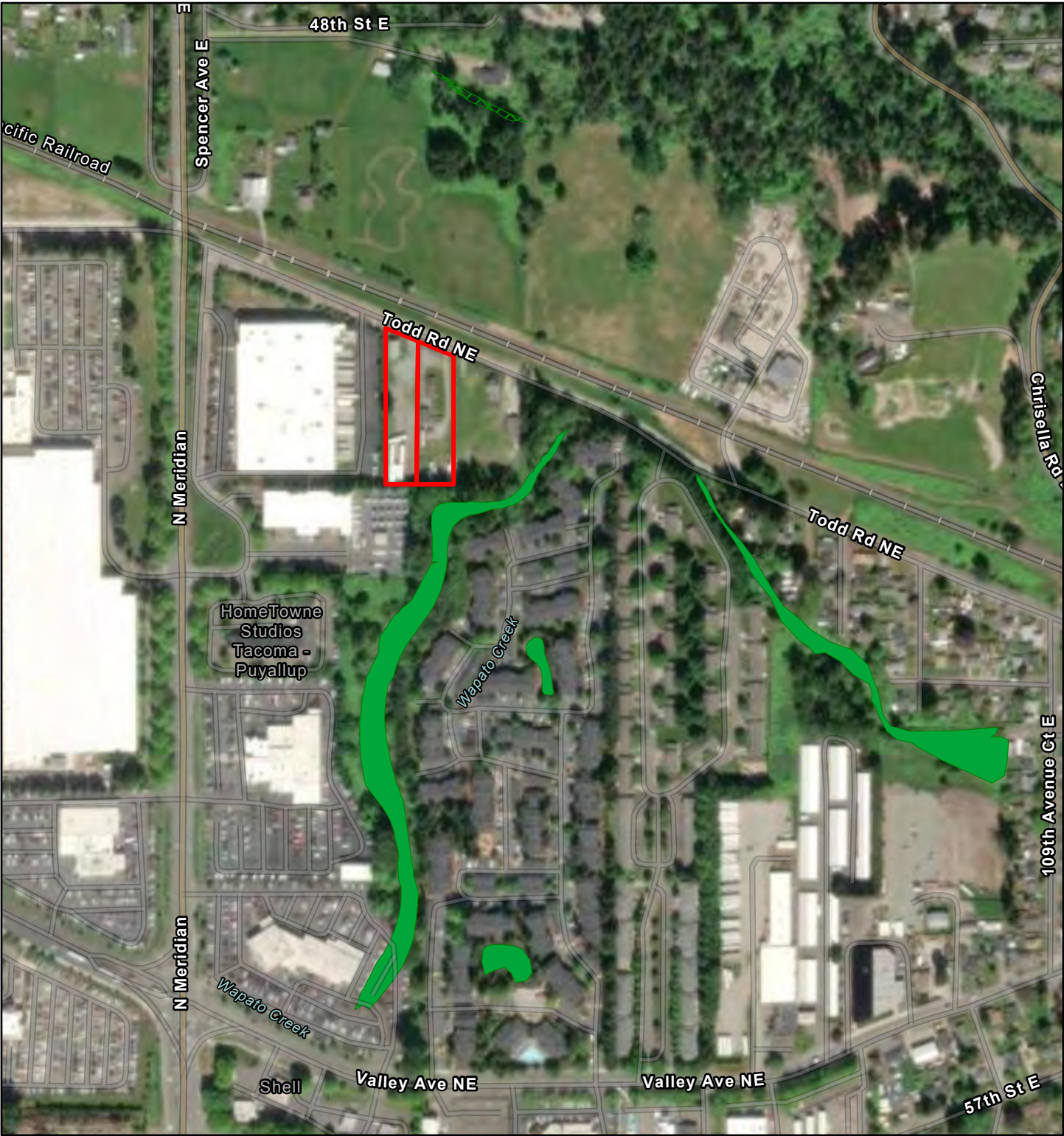


Approximate Scale : 1:12,000
 0 500 1,000 2,000 Feet
 Date: 6/22/2026 Time: 9:33 PM

Legend

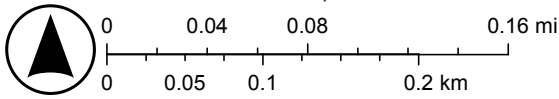
	County Tax Parcels		Type N, Np, Ns		Railroad Grade
	County Boundaries		U, unknown		Modeled
	WTMF - PDFs (FP)		X, non-typed per WAC 222-16		WTMF
	Type A Wetland		Other Impoundments		Paved Road
	Type B Wetland		Open Freshwater		Unpaved Road/Surface
	Forested Wetland		Subject to Inundation		Unknown
	Other Wetland		Glacier / Snowfield		Abandoned
	40 ft. Contours		Wet Area		Orphaned
	WRIA Boundaries		Open Saltwater		Public Land Survey
	WAUs		Artificial Feature		Townships
	Type S		Trail		Map Registration Tics
	Type F		Railroad		Public Land Survey Sections

Figure 6 Wetlands



6/22/2026

- | | |
|--|---|
|  Project Parcels |  Unverified |
| City of Puyallup Wetlands |  Unverified |
|  Field-verified Delineated |  Buffer |
|  Field-verified |  Mitigation Site |
|  Unverified | |

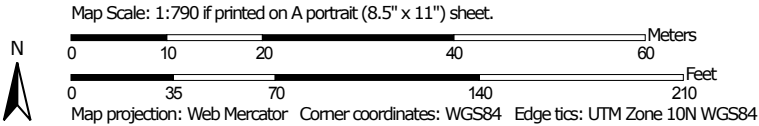


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Jennifer Recco, GIS Coordinator, City of Puyallup; Parametrix, Inc. staff 2002 - 2003; Margaret Clancy, Project Manager, Vantor

Habitat Technologies: PO Box 1088, Puyallup, WA 98371: (253) 845-5119 :

This is not a survey. The map features are approximate and are intended only to provide an indication of said feature. All data is expressly provided "as is" and "with all faults". Data Source: ESRI,

Soil Map—Pierce County Area, Washington
(Figure 7 Soil Survey)



Soil Map—Pierce County Area, Washington
(Figure 7 Soil Survey)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 21, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

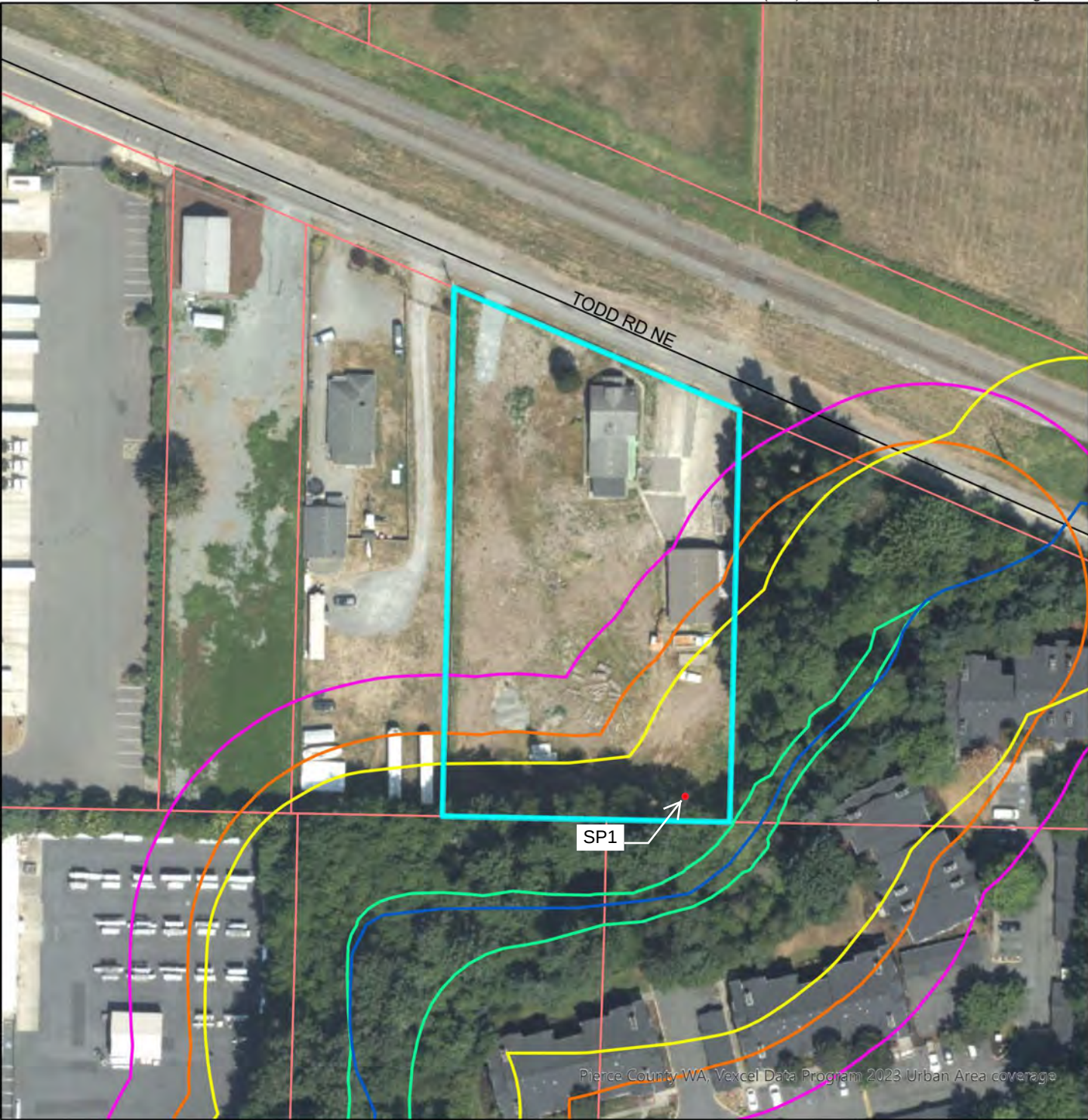
Date(s) aerial images were photographed: Jul 31, 2022—Aug 8, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

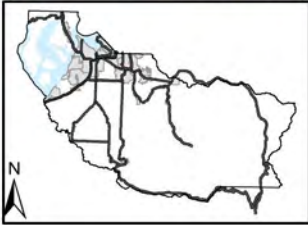
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31A	Puyallup fine sandy loam	1.8	100.0%
Totals for Area of Interest		1.8	100.0%

Figure 8 Site Graphic



Legend

- | | | | |
|-----------------------------------|-------------------------|--------------------|-------|
| 100 Feet Drainage Corridor Buffer | 110 Feet Reduced Buffer | Tax Parcels | Roads |
| 150 Feet Standard Wetland Buffer | Drainage Corridor | Base Parcel | |
| County - 2023 Ortho | Wetland A | Condominium | |
| | | Other | |



1:1,200

0 25 50 100 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

REFERENCE AND BACKGROUND LIST

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Washington State Department of Fish and Wildlife Priority Habitats and Species Maps 2016 <http://wdfw.wa.gov/mapping/phs/>

Washington State Department of Fish and Wildlife SalmonScape Mapping System, 2016 (for fish presence): <http://apps.wdfw.wa.gov/salmonscape/map.html>

Washington State Department of Natural Resources FPARS Mapping System, 2016 (for stream typing): <http://fortess.wa.gov/dnr/app1/fpars/viewer.htm>

APPENDIX A – FIELD DATA FORMS

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

Project/Site: Parcel 0420222008 and 0420222028 City/County: City of Puyallup Sampling Date: 15 JUN 2026
Applicant/Owner: _____ State: WA Sampling Point: SP1
Investigator(s): Habitat Technologies Section, Township, Range: Sec22 Township 20N Range 04 east
Landform (hillslope, terrace, etc.): valley terrace Local relief (concave, convex, none): flat Slope (%): none
Subregion (LRR): A Lat: +47.210388N Long: -122.290911W Datum: WGS84
Soil Map Unit Name: Puyallup NWI classification: well drained

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: well managed lawn area and more recently filled for creation of equipment. fill recently removed.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (A/B)
1. _____	_____	_____	_____	
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: 15ft radius)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: 15ft radius)				
1. <u>Poa spp.</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Agrotis tenuis</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
3. <u>Hypochaeris lanatum</u>	<u>20</u>	<u>yes</u>	<u>FACU</u>	
4. <u>Plantago major</u>	<u><2</u>	<u>no</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: 15ft radius)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>%</u>				

Hydrophytic Vegetation Indicators:
☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤3.0¹
☐ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
☐ Wetland Non-Vascular Plants¹
☐ Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: mix of lawn grasses and lawn weeds in are of prior and ongoing management

SOIL

Sampling Point: SP1

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

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-2	10YR 3/2	100					SL	mixed sandy loam
2-20	10YR 3/3	100					SL	sandy loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

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

Indicators for Problematic Hydric Soils³:

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

³Indicators 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: NO prominent field indicators of hydric soils. area of recent removal of prior placed fill materials.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

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? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)

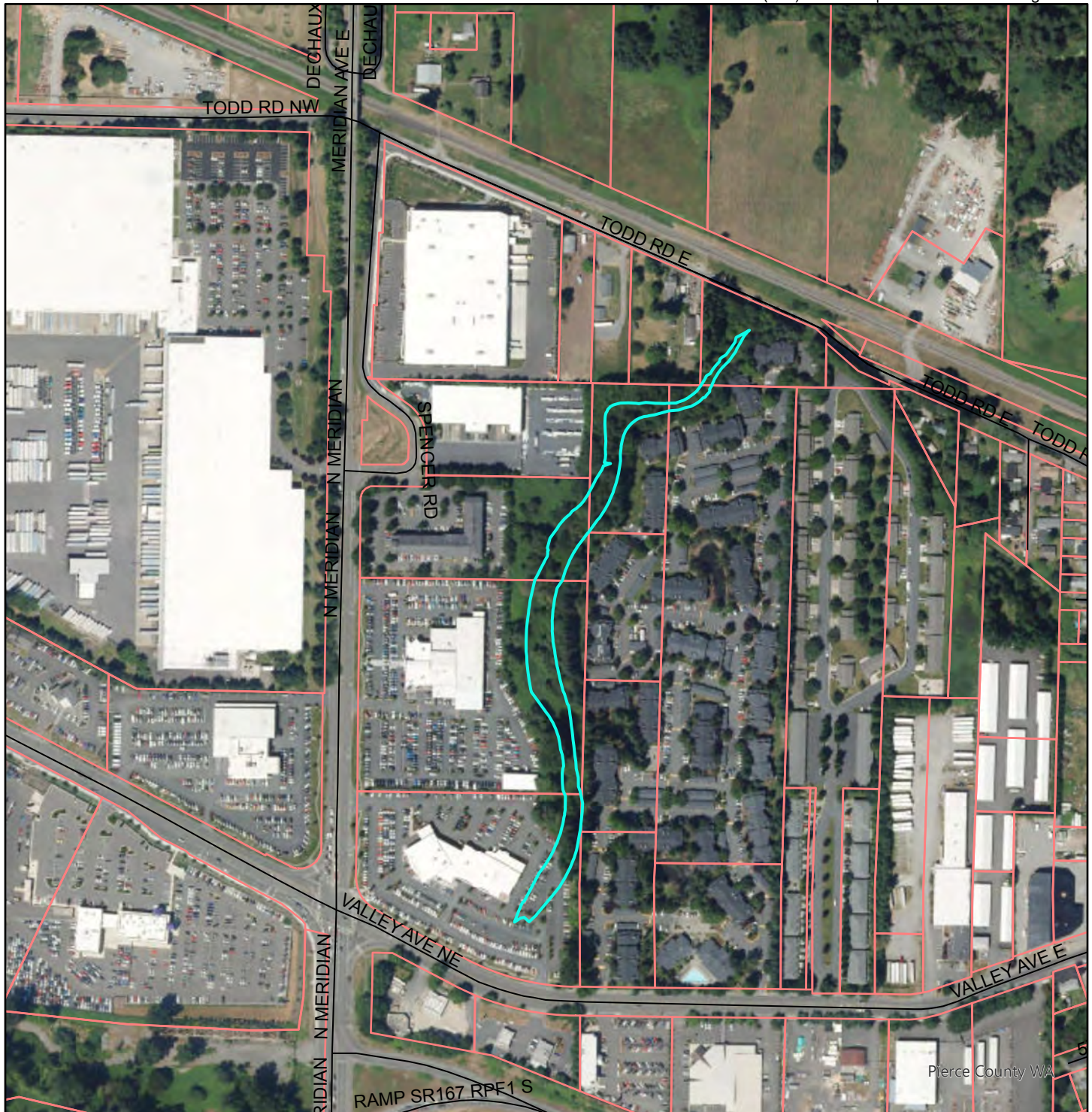
Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: NO prominent field indicators of wetland hydrology. appears to drain well.

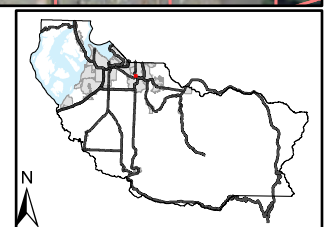
APPENDIX B – WETLAND RATING WORKSHEET

Figure A1



Legend

- | | | |
|--|---|---|
|  Wetland A | Tax Parcels |  Condominium |
|  Roads |  Base Parcel |  Other |



County - 2020 Ortho

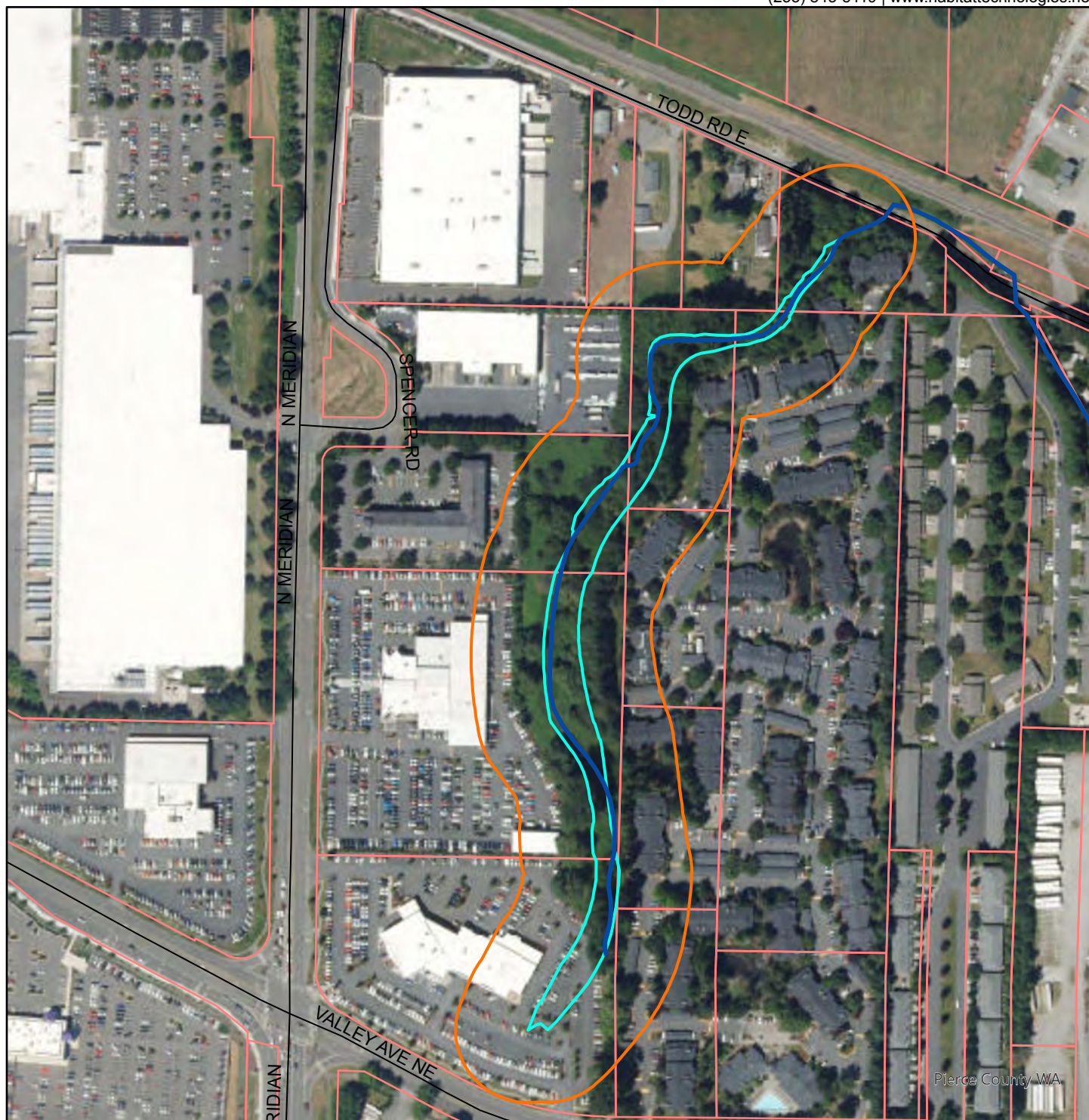
1:4,800

0 105 210 420 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

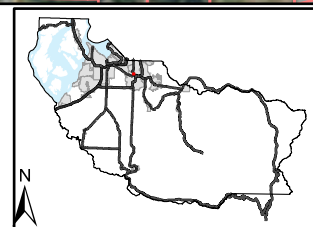
Date: 10/25/2022 10:34 AM

Figure A2



Legend

- | | | |
|--|---|---|
|  150 Feet Boundary |  Roads |  Other |
|  Drainage Corridor | Tax Parcels | |
|  Wetland A |  Base Parcel |  Condominium |
- County - 2020 Ortho



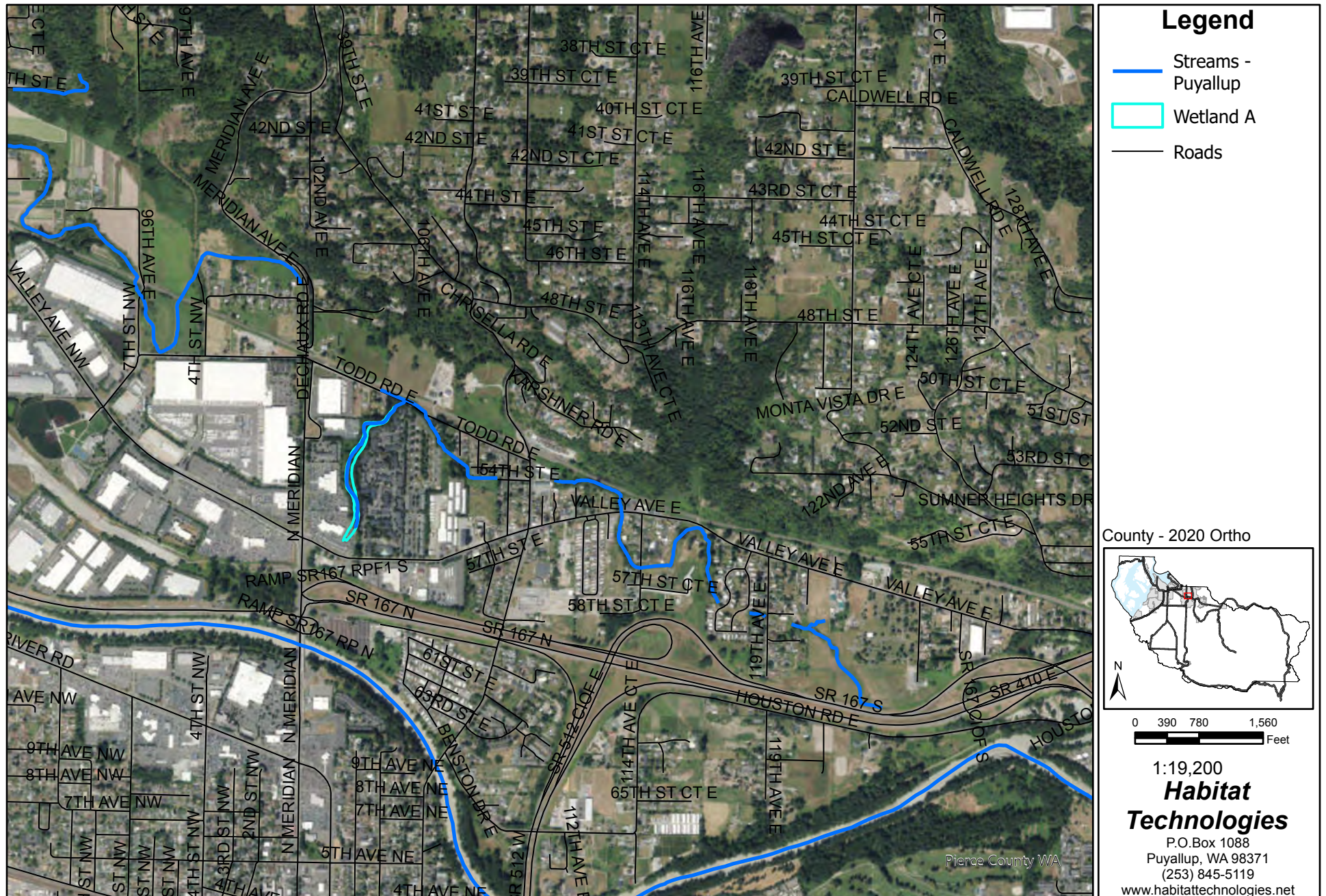
1:3,600

0 80 160 320 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Date: 10/25/2022 10:39 AM

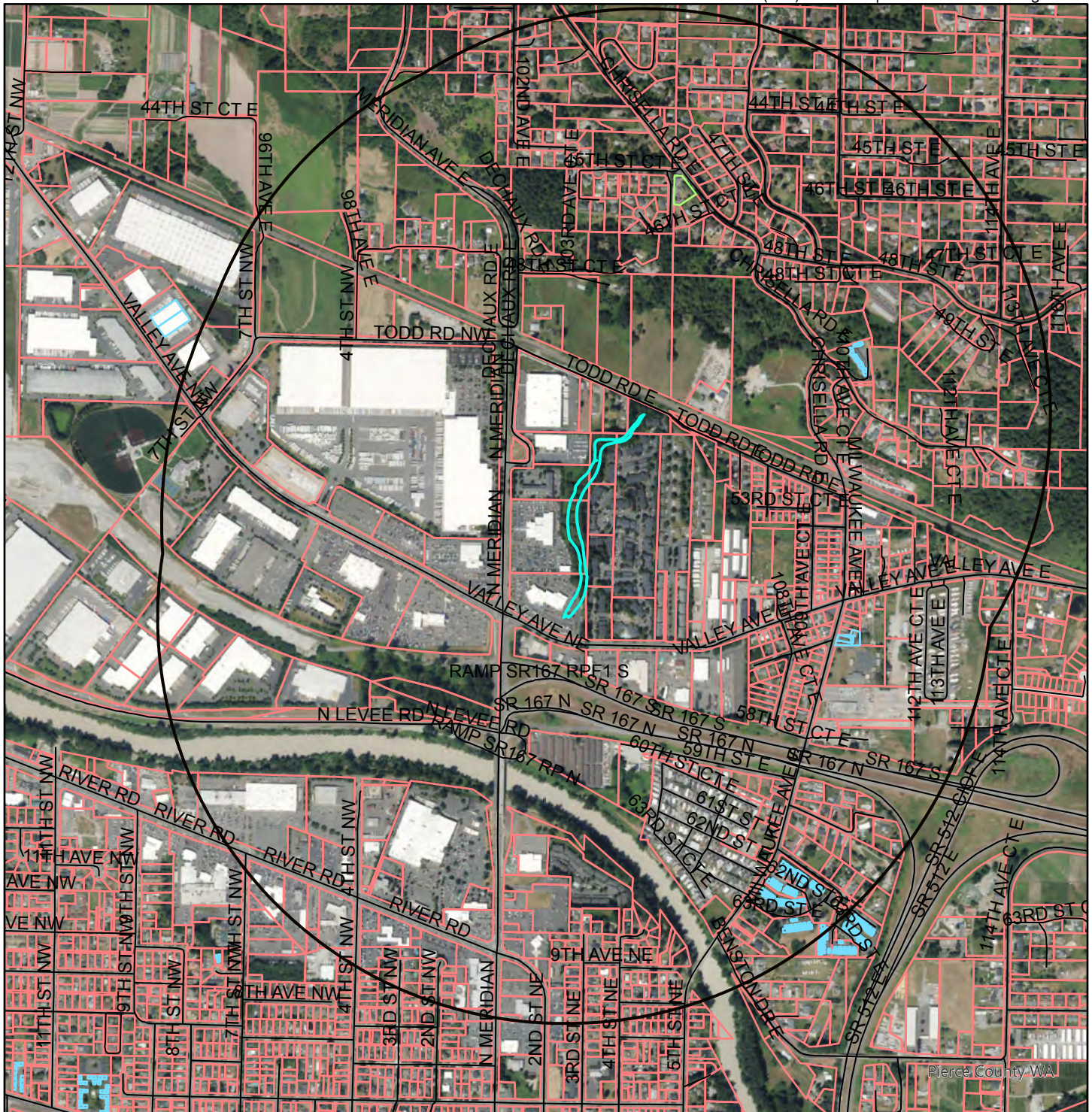
Figure A3



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

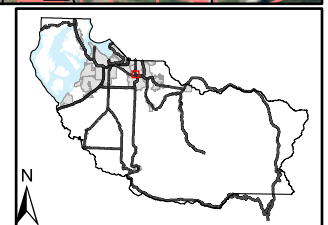
Date: 10/25/2022 10:43 AM

Figure A4



Legend

-  1 KM Boundary
  Wetland A
  Roads
- Tax Parcels**
 Base Parcel
  Condominium
-  Other



County - 2020 Ortho

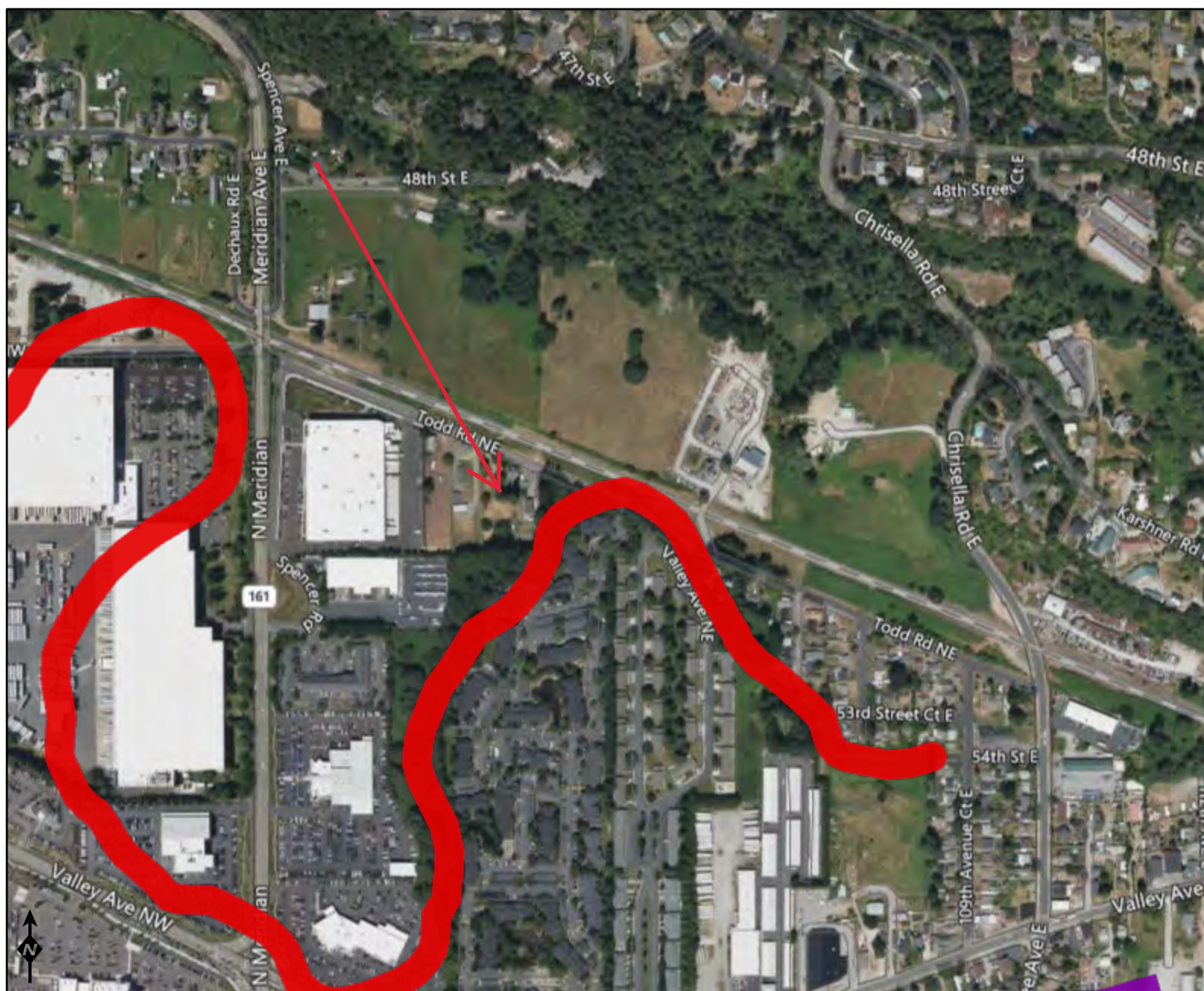
1:14,000

A horizontal scale bar with tick marks at 0, 310, 620, and 1,240 feet. The bar is divided into segments by these tick marks.

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Date: 10/25/2022 10:41 AM

Figure W1

**Assessed Water/Sediment****Water**

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

WQ Improvement Projects

- Approved
- In Development

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Parcels 0420222009 and -2028 Date of site visit: 14 JAN 2025
Rated by Habitat Technologies Trained by Ecology? X Yes No Date of training 2014
HGM Class used for rating Riverine Wetland has multiple HGM classes? Y X N

NOTE: Form is not complete without the figures requested (figures can be combined).
Source of base aerial photo/map Pierce County and Puyallup GIS

OVERALL WETLAND CATEGORY II (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27
X Category II – Total score = 20 - 22
 Category III – Total score = 16 - 19
 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H <u>M</u> L	H <u>M</u> L	H <u>M</u> L	
Landscape Potential	<u>H</u> M L	<u>H</u> M L	H M <u>L</u>	
Value	<u>H</u> M L	H <u>M</u> L	<u>H</u> M L	TOTAL
Score Based on Ratings	8	7	6	21

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	A1
Hydroperiods	H 1.2	A2
Ponded depressions	R 1.1	A2
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	A2
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	A1
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	A2
Map of the contributing basin	R 2.2, R 2.3, R 5.2	A3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	A4
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	W1
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	W1

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – **Saltwater Tidal Fringe (Estuarine)**

YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ___ The wetland is on a slope (*slope can be very gradual*),
___ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___ The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ___ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___ The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6

YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

R 1.0. Does the site have the potential to improve water quality?		
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event: Depressions cover $> \frac{3}{4}$ area of wetland points = 8 Depressions cover $> \frac{1}{2}$ area of wetland points = 4 Depressions present but cover $< \frac{1}{2}$ area of wetland points = 2 No depressions present points = 0	4	
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, not Cowardin classes) Trees or shrubs $> \frac{2}{3}$ area of the wetland points = 8 Trees or shrubs $> \frac{1}{3}$ area of the wetland points = 6 Herbaceous plants (> 6 in high) $> \frac{2}{3}$ area of the wetland X points = 6 Herbaceous plants (> 6 in high) $> \frac{1}{3}$ area of the wetland points = 3 Trees, shrubs, and ungrazed herbaceous $< \frac{1}{3}$ area of the wetland points = 0	6	
Total for R 1 Add the points in the boxes above		10

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L

Record the rating on the first page

R 2.0. Does the landscape have the potential to support the water quality function of the site?		
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0	2	
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0	1	
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0	0	
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1	
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources _____ Yes = 1 No = 0	1	
Total for R 2 Add the points in the boxes above		5

Rating of Landscape Potential If score is: X 3-6 = H 1 or 2 = M 0 = L

Record the rating on the first page

R 3.0. Is the water quality improvement provided by the site valuable to society?		
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi? Yes = 1 No = 0	1	
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens? Yes = 1 No = 0	0	
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which the unit is found) Yes = 2 No = 0	0	
Total for R 3 Add the points in the boxes above		1

Rating of Value If score is: 2-4 = H X 1 = M 0 = L

Record the rating on the first page



Wetland name or number A

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?

R 4.1. Characteristics of the overbank storage the wetland provides:

Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).

If the ratio is more than 20	points = 9
If the ratio is 10-20	points = 6
If the ratio is 5-<10	points = 4
If the ratio is 1-<5	X points = 2
If the ratio is < 1	points = 1

2

R 4.2. Characteristics of plants that slow down water velocities during floods: *Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are NOT Cowardin classes).*

Forest or shrub for $> \frac{1}{3}$ area OR emergent plants $> \frac{2}{3}$ area	points = 7
Forest or shrub for $> \frac{1}{10}$ area OR emergent plants $> \frac{1}{3}$ area	points = 4
Plants do not meet above criteria	points = 0

7

Total for R 4

Add the points in the boxes above

9

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L

Record the rating on the first page

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

R 5.1. Is the stream or river adjacent to the wetland downcut?

Yes = 0 No = 1

1

R 5.2. Does the up-gradient watershed include a UGA or incorporated area?

Yes = 1 No = 0

1

R 5.3. Is the up-gradient stream or river controlled by dams?

Yes = 0 No = 1

1

Total for R 5

Add the points in the boxes above

3

Rating of Landscape Potential If score is: X 3 = H 1 or 2 = M 0 = L

Record the rating on the first page

R 6.0. Are the hydrologic functions provided by the site valuable to society?

R 6.1. Distance to the nearest areas downstream that have flooding problems?

Choose the description that best fits the site.

The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds)	points = 2
Surface flooding problems are in a sub-basin farther down-gradient	points = 1
No flooding problems anywhere downstream	points = 0

2

R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?

Yes = 2 No = 0

0

Total for R 6

Add the points in the boxes above

2

Rating of Value If score is: X 2-4 = H 1 = M 0 = L

Record the rating on the first page

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | |
|---|----------------------------------|
| ☐ Aquatic bed | 4 structures or more: points = 4 |
| ☐ Emergent | 3 structures: points = 2 |
| ☐ Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 |
| ☒ Forested (areas where trees have > 30% cover) | 1 structure: points = 0 |

If the unit has a Forested class, check if:

- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | |
|---|-------------------------------------|
| ☐ Permanently flooded or inundated | 4 or more types present: points = 3 |
| ☒ Seasonally flooded or inundated | 3 types present: points = 2 |
| ☐ Occasionally flooded or inundated | 2 types present: points = 1 |
| ☐ Saturated only | 1 type present: points = 0 |
| ☐ Permanently flowing stream or river in, or adjacent to, the wetland | |
| ☒ Seasonally flowing stream in, or adjacent to, the wetland | |
| ☐ Lake Fringe wetland | 2 points |
| ☐ Freshwater tidal wetland | 2 points |

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

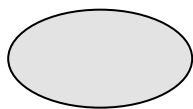
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- | | |
|------------------------------|------------|
| If you counted: > 19 species | points = 2 |
| 5 - 19 species | points = 1 |
| < 5 species | points = 0 |

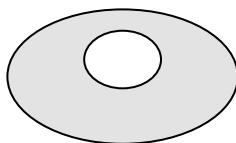
1

H 1.4. Interspersion of habitats

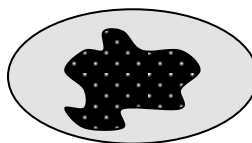
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



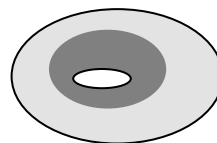
None = 0 points



Low = 1 point

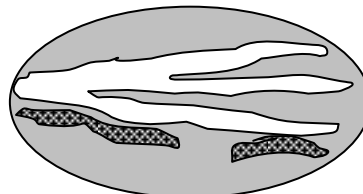
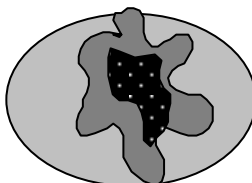
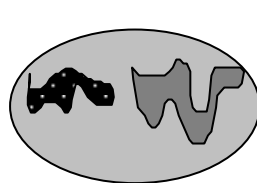


Moderate = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☒ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		4
Total for H 1	Add the points in the boxes above	7

Rating of Site Potential If score is: 15-18 = H X 7-14 = M 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> % undisturbed habitat <u>0</u> + [(% moderate and low intensity land uses)/2] <u>1</u> = <u>1</u> % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat <u>10</u> + [(% moderate and low intensity land uses)/2] <u>12</u> = <u>22</u> % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0		(-2)
Total for H 2	Add the points in the boxes above	0

Rating of Landscape Potential If score is: 4-6 = H 1-3 = M X < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose <i>only the highest score that applies to the wetland being rated</i>. Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0		2

Rating of Value If score is: X 2 = H 1 = M 0 = L

Record the rating on the first page

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☒ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

APPENDIX C – RESUME OF THOMAS D. DEMING

HABITAT TECHNOLOGIES

THOMAS D. DEMING

Senior Professional Wetland Scientist - Certificate #447

EDUCATION

University of Puget Sound, School of Law - <i>Juris Doctor</i>	Tacoma, WA 1987
Oregon State University	Corvallis, OR
<i>Bachelor of Science - Wildlife Science</i>	1978
<i>Bachelor of Science - Fisheries Science</i>	1978

EXPERIENCE

Freshwater and Estuarine Wetlands and Streams

- Evaluation and delineation of freshwater and estuarine wetland areas using federal and state guidelines (1987 Manual with 2010 Supplement, Washington State Wetland Rating System) and the U.S. Fish and Wildlife Service classification systems.
- Conducting wetland function and value analysis evaluations.
- Development of workable wetland and stream impact mitigation programs and habitat restoration and enhancement plans. Included within these programs and plans has been the development and implementation of post-mitigation monitoring programs.
- Completion of onsite technical support and project team coordination during the implementation of mitigation site construction and vegetation planting.
- Coordination of wetland project activities and permitting processes to obtain appropriate and timely permits and project completion within defined timelines.
- Identification and evaluation of plant communities within wetland and buffer areas.

Wildlife and Fisheries

- Completion of Biological Evaluations for Threatened and Endangered Species following USFWS, NMFS, and FEMA guidelines.
- Completion of wildlife and fisheries habitat assessments to determine limiting factors to population dynamics and habitat utilization (both existing and potential).
- Completion of threatened and endangered species and habitat assessments for plants, fish, and wildlife to determine project impacts and restoration/enhancement potential.
- Development, implementation, and monitoring of restoration and enhancement projects within freshwater, estuarine, and upland habitats designed to improve wildlife and fisheries utilization and migration corridors.
- Preparation of wildlife and fisheries management prescriptions for both project-specific areas and basin-level planning processes.
- Development and implementation of hatchery components and operations for Chinook salmon, coho salmon, chum salmon, and steelhead trout culture.
- Coordination of wildlife and fisheries project activities and permitting processes to obtain appropriate and timely permits.

EMPLOYMENT HISTORY

Habitat Technologies (sole proprietorship)	1997 to present
Watershed Dynamics, Inc. (equal owner)	1990 to 1997
Habitat Technologies (sole proprietorship)	1987 to 1990
Puyallup Tribal Fisheries Division (habitat biologist)	1979 to 1989

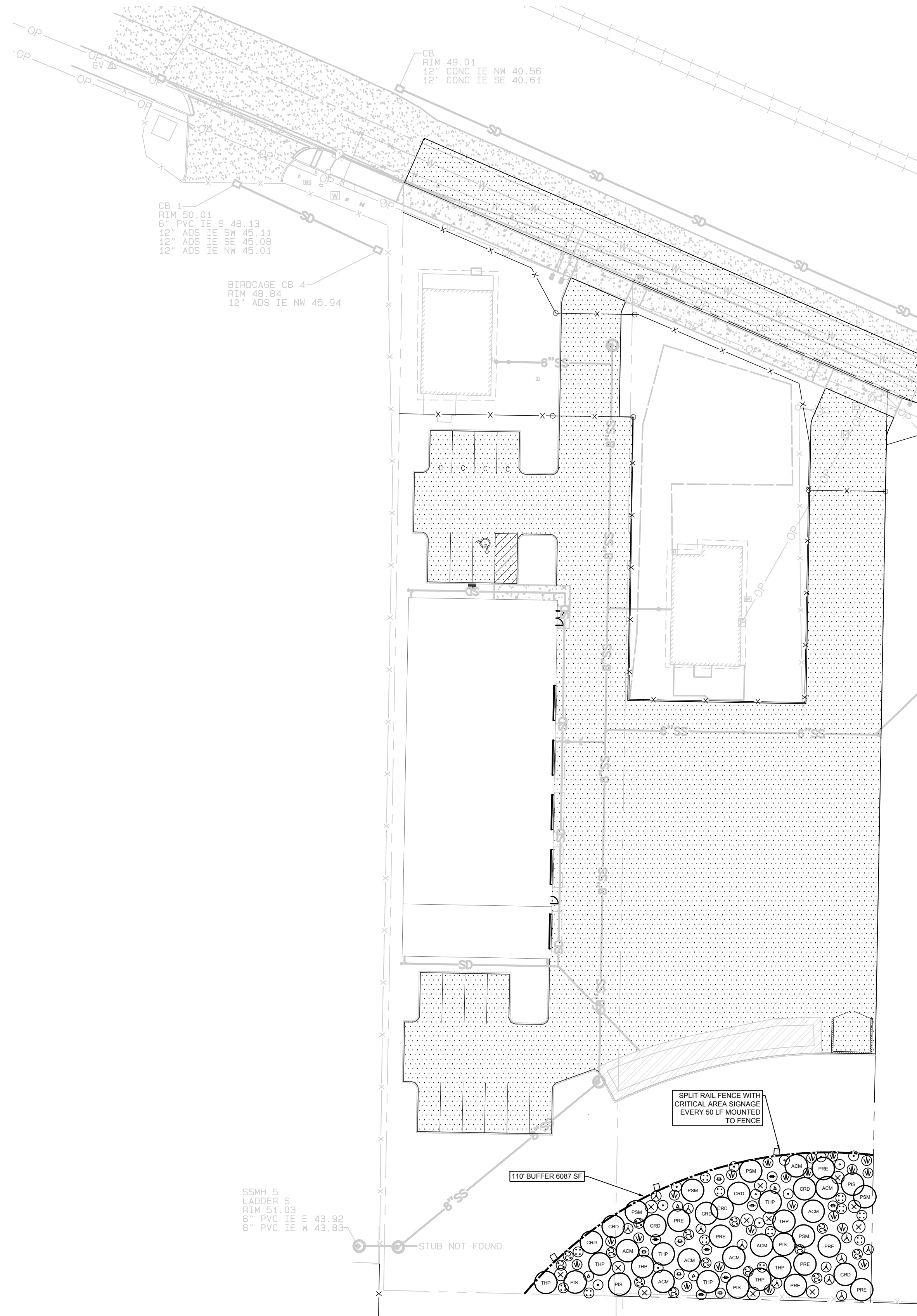
PROFESSIONAL AFFILIATIONS

Washington State Bar Association (retired) - Society of Wetland Scientists (Senior Scientist)

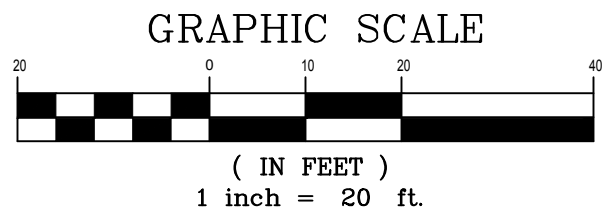
wetlands, streams, fisheries, wildlife – mitigation and permitting solutions
P.O. Box 1088, Puyallup, Washington 98371
253-845-5119 contact@habitattechnologies.net

A VETERAN OWNED SMALL BUSINESS COOPERATIVE

APPENDIX D – BUFFER PLANTING PLAN SHEETS



BUFFER PLANTING PLAN



BUFFER PLANT LIST			
SYMBOL	QTY	DESCRIPTION	SIZE
TREES			
ACM	8	Acer macophyllum Big Leaf Maple	2 Gal. Min.
CRD	8	Crataegus douglasii Western Hawthorne	2 Gal. Min.
PRE	5	Picea sitchensis Sitka Spruce	2 Gal. Min.
PRE	7	Prunus emargenata Bitter Cherry	2 Gal. Min.
PSM	5	Pseudotsuga menziesii Douglas Fir	2 Gal. Min.
THP	9	Thuja plicata Western Red Cedar	2 Gal. Min.
TOTAL	42		
SHRUBS			
Δ	4	Acer circinatum Vine Maple	1 Gal. Min.
Λ	12	Berberis aquifolium Tall Oregon Grape	1 Gal. Min.
○	12	Berberis nervosa Oregon Grape	1 Gal. Min.
⊗	12	Corylus cornuta Hazelnut	1 Gal. Min.
⊕	12	Holodiscus discolor Oceansoray	1 Gal. Min.
⋅⋅	12	Ribes sanguineum Flowering Currant	1 Gal. Min.
W	21	Rosa gymnocarpa Wild Rose	1 Gal. Min.
⊙	14	Symphoricarpos albus Snowberry	1 Gal. Min.
TOTAL	99		

6087 / 43,560 = 0.14 AC
300 TREES PER ACRE = 42 TREES
600 SHRUBS PER ACRE = 84 SHRUBS

WETLAND / BUFFER SIGN AND INSTALLATION DETAIL

ATTACH SIGN TO POST WITH (2) 5/16" GALVANIZED LAG BOLTS WITH WASHERS ONE TOP, ONE BOTTOM

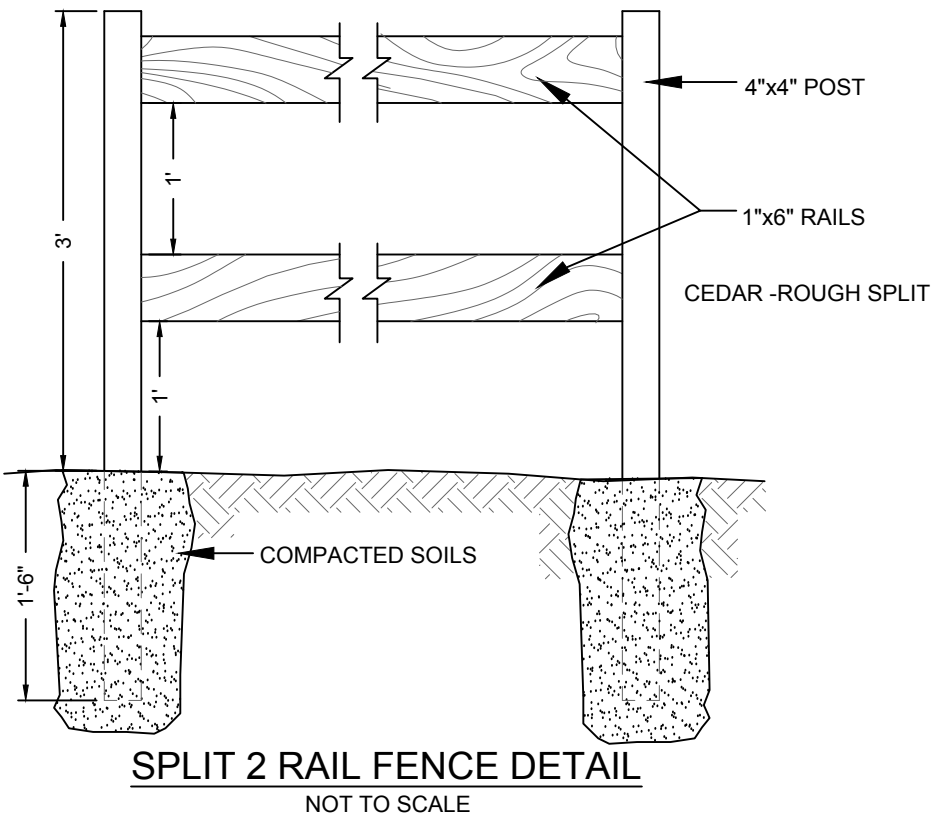
WETLAND BUFFER BOUNDARY

5' TO GRADE

PRE-PRINTED PLASTIC SIGN

8"X 4"X4" CEDAR OR PRESSURE TREATED POST SET 36" DEPTH INTO HOLE

- THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE SENSITIVE AREA BUFFER, SETBACK AREA OR SETBACK TRACT AND THE BUILDING SETBACK AREA.
- ONE SIGN SHALL BE POSTED PER LOT FOR EVERY 50 FEET OF SENSITIVE AREA BUFFER AND SHALL BE STATIONED IN A PROMINENT LOCATION, I.E.: AT THE CLOSEST POINT TO THE PROPOSED DEVELOPMENT. SIGNS MAY ALSO BE ATTACHED TO FENCES.



CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNEE, OR PROJECT PLANNER.

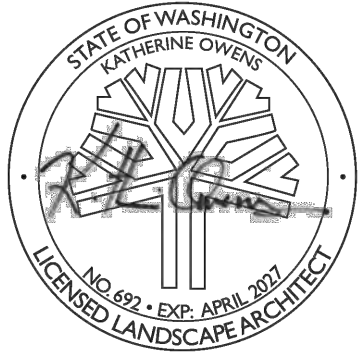
NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root Barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with city standards may result in rejection of installation.



TODD RD BUFFER PLANTING
212 & 302 TODD RD,
PUYALLUP, WA

REVISIONS:

DRAWING ISSUED FOR:
AGENCY
REVIEW
DATE: JUNE 23, 2026



PROJECT NO: 26120
FILE NAME: 26120LSA
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS
BUFFER PLANTING PLAN

DRAWING NO.:

L1

1 OF 1

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.

5. **Grade Preparation:**
- a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
- d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.

6. Mulching of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

19. Plant material selected is drought tolerant or native species. The project proponent (property Owner) shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.

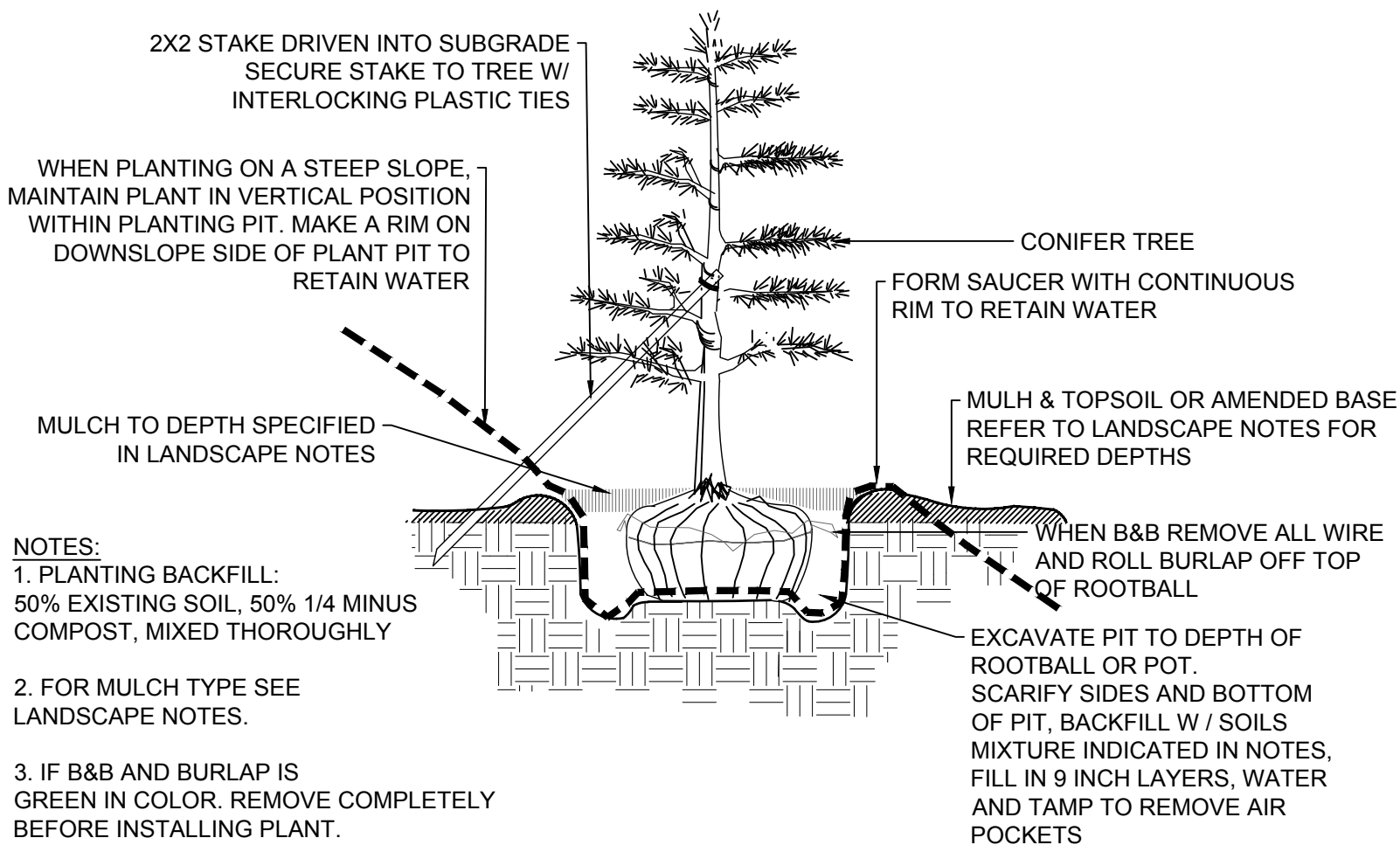
Temporary irrigation shall be provided via TREE GATOR BAGS attached to each tree. The bags shall be filled when $\frac{1}{4}$ empty - approximately 1 time per week and as needed during drought months. The bags will remain on the trees for the establishment period of two summer seasons afterwhich they shall be removed by the owner.

Owner may elect to have the contractor hired to water and warranty the plants for the establishment period. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze.

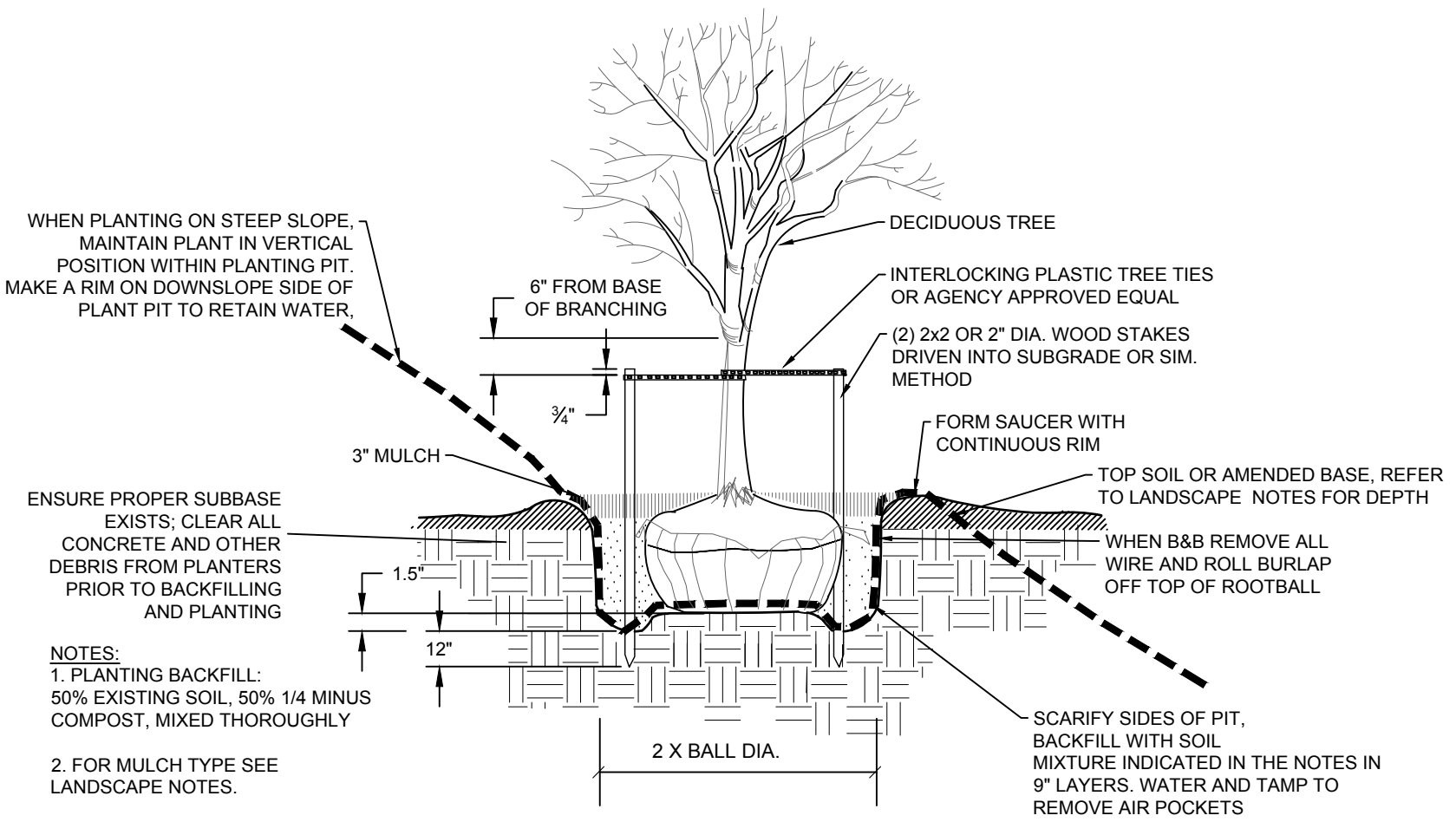
TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of one (1) inch of water is supplied each week to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



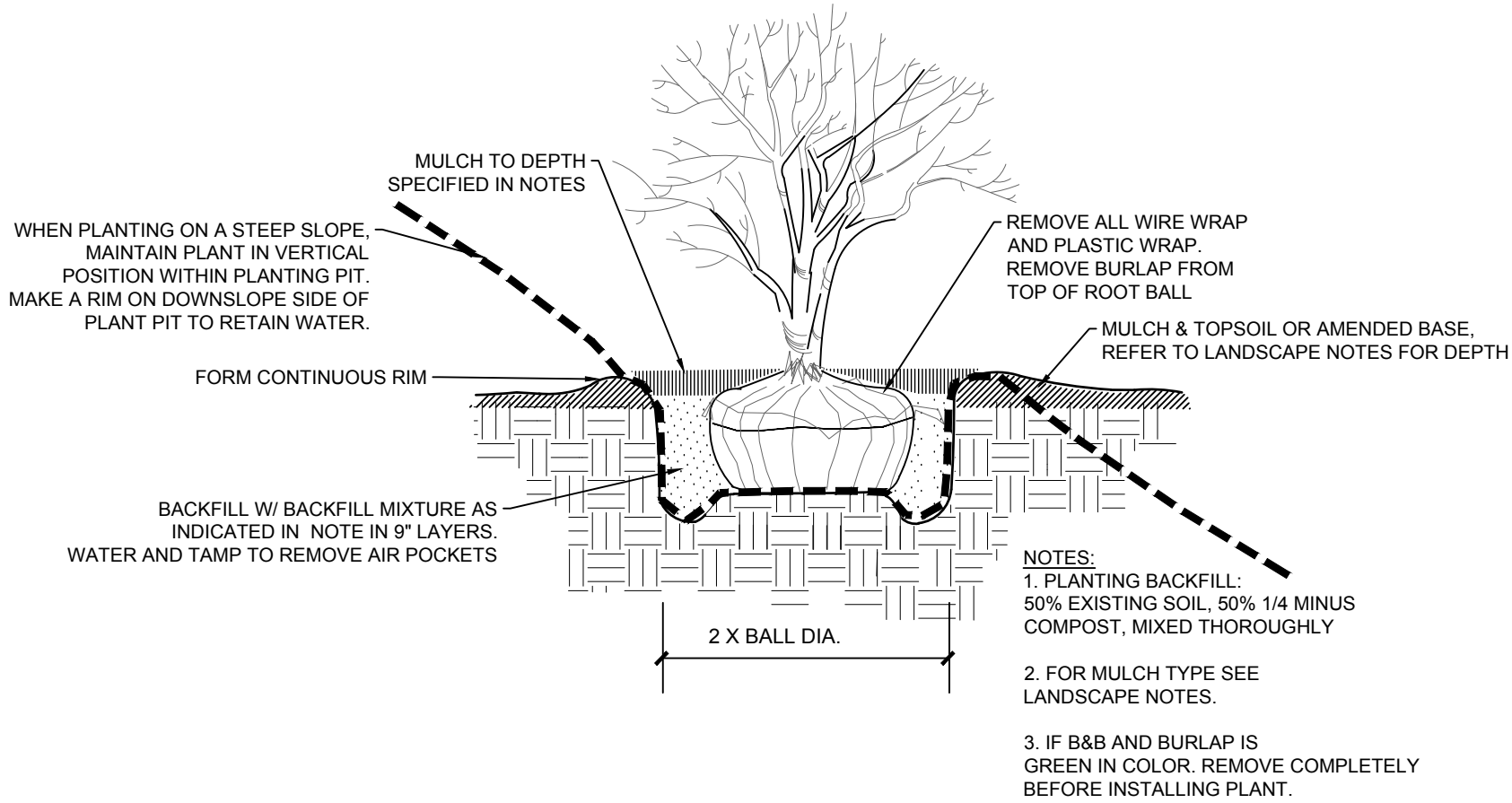
EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



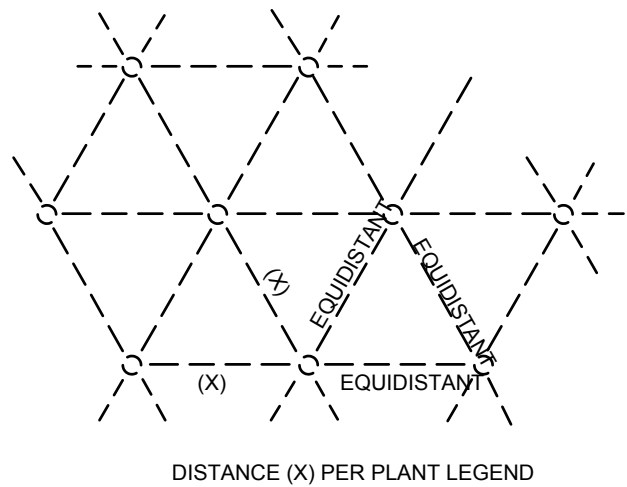
DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUNDCOVER PLANTING DETAIL

No Scale



Know what's below.
Call before you dig.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNER, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root Barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with city standards may result in rejection of installation.

Nature By Design
Landscape Architecture

1329 Alameda Avenue, Suite B, Everett, WA 98006
www.naturebydesigninc.com
253.460.6067

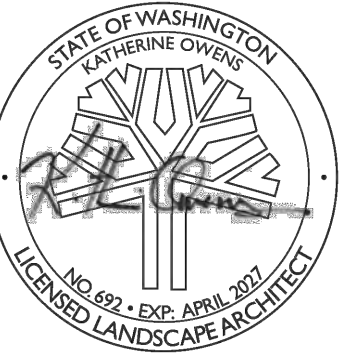
TODD RD BUFFER PLANTING
212 & 302 TODD RD,
PUYALLUP, WA

REVISIONS:

DRAWING ISSUED FOR:

AGENCY
REVIEW

DATE: JUNE 23, 2026



PROJECT NO: 26120
FILE NAME: 26120LSA
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE
DETAILS &
NOTES

DRAWING NO.:

L2