

*HARBOR
ENVIRONMENTAL
REVIEW
SERVICES*

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Wetland Verification Report

RIDGETOP GOLF HEADQUARTERS

PIERCE COUNTY, WASHINGTON

Tax Parcel 0221213045

February 21, 2020

PROJECT DESCRIPTION

Applicant:	Halsan EF & P, LLC PO Box 1447 Gig Harbor, WA 98335
Owner:	Ridgetop Golf 4820 24th ST NW Gig Harbor, WA 98335
Wetland Specialist:	Barbara Best Harbor Environmental Review Services 7603 52 nd Place Gig Harbor, Washington 98335 (253) 851-9221
Description:	Establish the headquarters for Ridgetop Golf, which will include a 6,000-square foot shop, a 10,000-square foot concrete pad, and a large gravel lay-down area. The proposal will be served by Washington Water, Peninsula Light, and on-site septic. The site is located in the Rural 10 (R10) zone classification within the Gig Harbor Community Plan area, at 3218 14th Avenue NW, Gig Harbor, in Council District #7
Purpose:	To verify the continued presence and condition of wetlands and buffers in the project area
Site Address:	3218 14th Avenue NW, Gig Harbor, WA

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PROFESSIONAL DISCLOSURE

Prior to extensive planning or commencement of all on-site activity, the results of this study should be reviewed by the agency(s) regulating the control of natural resources on the subject project site. Wetland determinations must be approved by the regulatory agencies and any other permitting agencies with jurisdiction over the project site.

Services have been performed using best management practices as ordinarily required for the scope of work performed. Because wetlands are dynamic systems and regulatory documents often imprecise, no guarantees are expressed or implied. The consultant is not responsible for any or all future costs relating to the review or development of the project and makes no guarantees regarding wetland approvals.

This document is not meant to provide guidance regarding site stability; storm water control, or conveyance. The author defers to the expertise and authority of; geo-technical or civil engineering guidelines and experts.

Harbor Environmental Review Services

A handwritten signature in black ink, appearing to read 'Barbara Best', with a stylized, flowing script.

Barbara Best
Wetland Specialist

INTRODUCTION

In February 2020, a reconnaissance site visit was conducted to verify the continued presence of a potential off site wetland located under an earlier review at or near the southerly property boundary and to ensure protected 50 foot buffers earlier established had not been recently disturbed. The study was conducted in response to a request from Pierce County staff to facilitate the approval of a proposal to construct a headquarters for the property owner's business

See Location Description; Vicinity Map; and Site Plan attached as *Exhibits A* and *B*. No impacts to buffers were noted on site.

METHODOLOGY

Verification of wetlands typically requires three parameters be met, being:

1. The presence of wetland hydrology
2. The presence of hydric soils
3. The presence of predominately hydrophytic vegetation

Using off site wetland identification methodologies which prevents soils verification outside of mapping and knowledge of earlier studies, a potential offsite palustrine depressional wetland was noted very near the south property boundary. The area was ponded at the time of the site visit and dominated by hydrophytes. Wetland was assumed present and the adjacent buffer area observed and photographed (*Exhibit C*).

RESULTS

One potential palustrine wetland was located in an area that appeared and mapped as being just off site to the south. The property line was not surveyed in this location, so location is approximate. Buffers were intact. No recent activity was noted on site. Vegetation is mature and no ground disturbance was noted. Buffers can be observed on photos attached as *Exhibit C* as well as the attached Orth photograph (*Exhibit D*).

Site Description

The project site is on the southerly edge of the Cushman trail where it intersects with 14th Avenue NW in the Gig Harbor area of Pierce County Washington. The site is wooded with a dominant cover of conifers and understory of shrubs including Sword Fern, Salal and Evergreen Huckleberry. The parcel to the south where wetlands are presumed is developed for use by a landscape firm. Highway 16 lies westerly of the project site. No wetland indicators were noted outside of the presumed system earlier located.

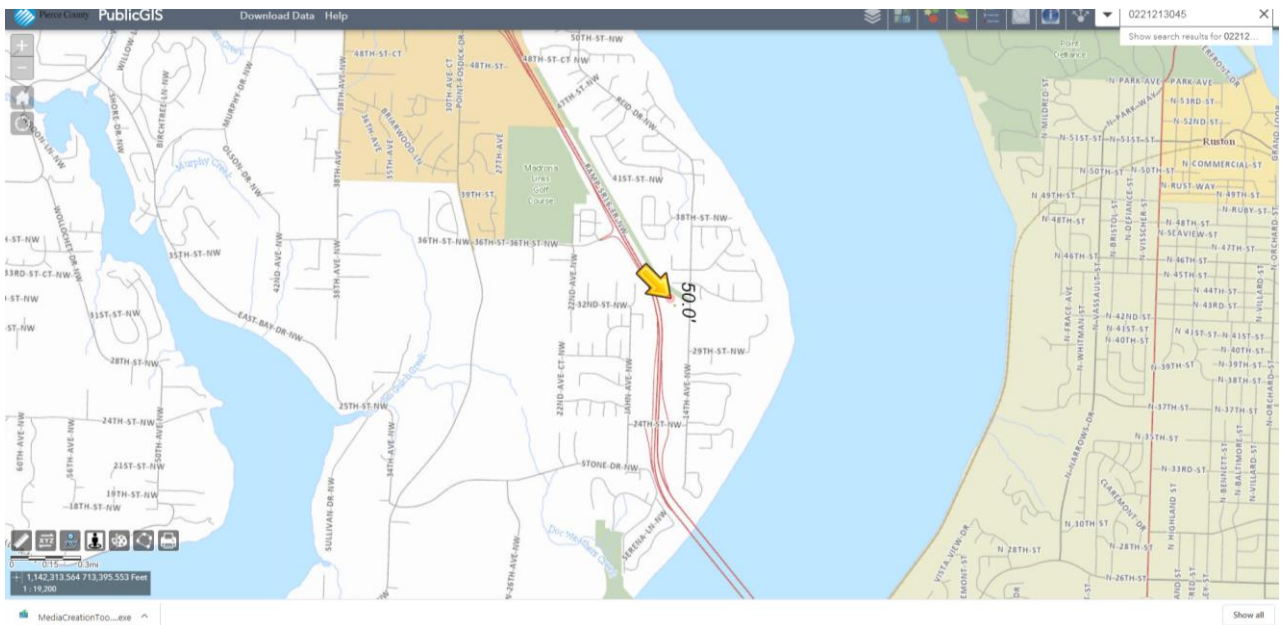
PROPOSAL

The proposal is to construct a commercial shop with outdoor areas to support the activities of Ridgetop Golf. No direct impact to wetland or buffers is proposed.

CONCLUSION

This report has been prepared to respond to a request from Pierce County staff to ensure ongoing protection of critical buffer areas in the southerly portion of the project site. It should be noted no wetland buffer signage was identified during a site visit to verify the presence of a potential wetland and acceptable condition of onsite buffers. Attached for reference are vicinity maps, site plan, and photos.

EXHIBITS



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EXHIBIT B

VICINITY MAP

DATE: 2/21/2020

EXHIBIT C

PHOTOS 2/18/2020

LOOKING TO BUFFER FROM WETLAND

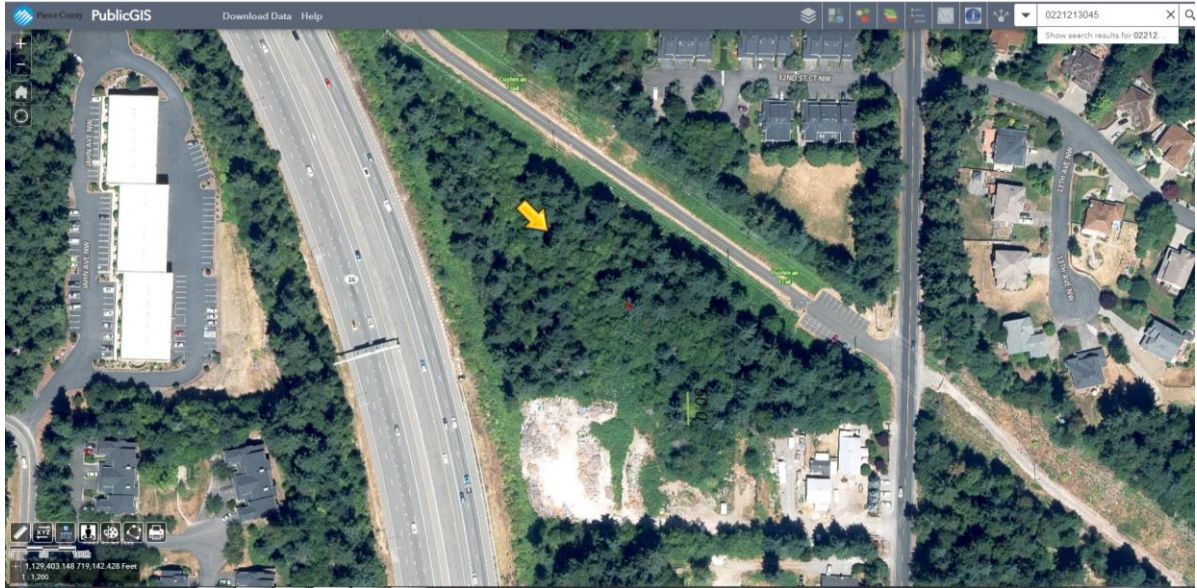


WETLAND



BUFFER





PROJECT SITE



VICINITY 50 FOOT WETLAND BUFFER

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EXHIBIT D

ORTHO PHOTOGRAPH

DATE: 2/18/2020

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