



**Request for Clean Water Act
Section 401 Water Quality Certification
Washington State Department of Ecology**
Phone: (360) 407-6076 or E-mail: ecyrefedpermits@ecy.wa.gov

AGENCY USE ONLY	
Date Received:	10/26/2022
Aquatics ID #:	141838
Team:	NWRO
Valid Request:	10/26/2022

This Section 401 Water Quality Certification (WQC) Request form identifies information that is typically needed in order to review and process a Section 401 WQC request. Please see Ecology's [webpage](#) for more information about the Section 401 Request process.

Submit this Section 401 WQC Request form along with a [Joint Aquatic Resources Permit Application](#) (JARPA) and supporting information to ecyrefedpermits@ecy.wa.gov and copy the federal permitting agency.

A. Federal Permit or License Reference Number, if known:

Department of Ecology (Ecology) Project ID Number, if known:

Project Name: Pahlisch Commercial- The Suton

County: King

B. Project Proponent Name: Kathryn Joseph, Pahlisch Commercial

C. Documentation showing that the pre-filing meeting request was submitted at least 30-days prior to submitting this Section 401 WQC Request: Attached

D. A completed, signed, and dated JARPA should be submitted with this form.

Did you attach a JARPA? Yes No

E. The following is a list of documents typically needed for Ecology's WQC review, along with a brief explanation. Depending on the project, additional information may be requested.

Please let us know what information you are submitting with your WQC request and this form:

- Final State Environmental Policy Act (SEPA) determination
- Project drawings
 - Vicinity map, plan view, and cross-section
- Best management practices and construction methodology
 - This information is not needed if incorporated into a Water Quality Monitoring and Protection Plan (WQMPP)—see below
 - For in-water work (below ordinary high water mark), including wetlands
 - Describe best management practices to be implemented to protect water quality
 - Describe construction sequencing and methodology
- Water Quality Monitoring Plan (WQMP) or WQMPP
 - This is needed when conducting work in a waterbody (e.g., in creek, ditch, river, lake, pond, marine, estuarine)
 - Include water quality parameters such as turbidity, oil sheen, pH (poured in-place concrete), etc.
 - WQMPP is similar to WQMP, but includes best management practices
 - See [State Water Quality Standards for Surface Waters](#) (Chapter 173-201A-200 or -210 WAC)
 - If needed, templates are available

- Erosion and Sediment Control Plan
 - For upland work (above ordinary high water mark)
 - Addresses stormwater (temporary or long-term)
 - May be included in project drawings or selected pages from a Stormwater Pollution Prevention Plan

- Jurisdictional determination
 - Needed for non-federally regulated waters (state waters that are not “waters of the United States”)
 - Determined by [U.S. Army Corps of Engineers](#) or Environmental Protection Agency
 - Ecology regulates state waters (including wetlands) in Washington, regardless of federal jurisdiction. For more information see [state wetland regulations](#)

- Wetland Report
 - Needed when there is a discharge (excavation or fill) to wetlands
 - Report needs to include both a wetland delineation and rating
 - Include delineation data sheets and rating forms
 - For more information see [wetland delineation resources](#) and [hiring a qualified wetland professional](#)

- Mitigation Plan
 - Needed to offset impacts to wetland, stream, marine, or other aquatic habitat
 - Submit a Wetland Mitigation Bank Use Plan when proposing mitigation bank use, or an In-Lieu Fee (ILF) Use Plan when proposing ILF mitigation
 - For more information, see [wetland compensatory mitigation](#)

- Riparian Planting and Monitoring Plan
 - Needed when riparian vegetation is removed or modified
 - May be included in plan set or mitigation plan

- Suitability Determination
 - Needed when sediments will be dredged for maintenance, navigation, other purposes
 - Covers in-water disposal and sediment anti-degradation
 - For information see [Dredged Material Management Office](#)

- Dredging Plan
 - Needed when sediments will be dredged for maintenance, navigation, other purposes
 - Should include dredge footprint and depth, dredge type, best management practices, disposal plan, off-loading plan for upland disposal, etc.

- Dewatering Plan
 - Needed for complex in-water work or management of excavated/dredged material
 - May also be required for some excavation projects

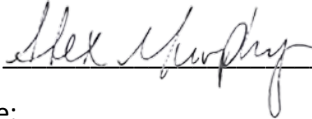
F. Certification Statements:

The project proponent hereby certifies that all information contained herein is true, accurate, and complete, to the best of my knowledge and belief.

Initial _____

The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Initial _____

Signature:  Date: _____

Print Name: _____

To request an ADA accommodation, contact Ecology by phone at (360) 407-6076 or email at ecyrefedpermits@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.

Si necesita este formulario en español, por favor, llámenos a (360) 407-6076
o envíenos un correo electrónico a: ecyrefedpermits@ecy.wa.gov



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps of Engineers
Seattle District

AGENCY USE ONLY

Date received: 10/26/2022 edoc
Rec'd 401 Req Form

Agency reference #: _____

Tax Parcel #(s): _____

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

The Suton

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Joseph, Kathryn

2b. Organization (If applicable)

Pahlisch Commercial

2c. Mailing Address (Street or PO Box)

1201 Main St

2d. City, State, Zip

Vancouver, WA 98660

2e. Phone (1)

(503) 975-2250

2f. Phone (2)

2g. Fax

2h. E-mail

kathrynj@pahlisch.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Potter, Sara			
3b. Organization (If applicable)			
Soundview Consultants			
3c. Mailing Address (Street or PO Box)			
2907 Harborview Drive			
3d. City, State, Zip			
Gig Harbor, WA 98335			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
(253) 514-8952			sara@soundviewconsultants.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Olsen, Garth & Dugoni, Christina			
4b. Organization (If applicable)			
Argus			
4c. Mailing Address (Street or PO Box)			
9761 Beacon Avenue South			
4d. City, State, Zip			
Seattle, WA 98118			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
			gartholsen@gmail.com; cristina@davisinvestors.com

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Federal <input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.) <input type="checkbox"/> Tribal <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
3101 South 240 th Street			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Kent, WA 98032			
5d. County [help]			
King County			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
NW	22	22N	04E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.384629 N, -122.291826 W			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
7790000005 and 2222049113			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address	Tax Parcel # (if known)	
Guardian Capital Management	10514 66 th Place West	551400-0010	
	Mukiltea, WA 98275		
Kent Station Development LL	673 Woodland Square Loop SE #320	551400-0060	
	Lacey, WA 98503		
City Pacific Land Co LLC	1800 Blankenship Road #450	212204-9046	
	West Linn, OR 97068		
Sound Transit – CPSRTA R/E DIV	401 South Jackson Street	212204-9068 and 222204-9228	
	Seattle, WA 98104		

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

The site investigation identified one potentially-regulated Category III wetland (Wetland A) on the subject property.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

One unregulated drainage ditch (Ditch Z) was identified on the subject property. Ditch Z originates near the west-adjacent development on the southern boundary of the western parcel. The ditch conveyed through a culvert, under an existing gravel access road into a channelized ditch, and continues northeast into Wetland A. One Type 3 (non-salmonid bearing) stream was also identified offsite, adjacent to the eastern boundary of the subject property.

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

Yes No Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

Most areas are bare ground or sparsely vegetated due to recent clearing of non-native invasive Himalayan blackberry (*Rubus armeniacus*), with occasional interspersed forested patches (primarily along the eastern boundary). Upland vegetation is dominated by non-native invasive Himalayan blackberry and reed canarygrass (*Phalaris arundinacea*), as well as Douglas fir (*Pseudotsuga menziesii*), Pacific madrone (*Arbutus menziesii*), black cottonwood (*Populus balsamifera*), colonial bentgrass (*Agrostis capillaris*), trailing blackberry (*Rubus ursinus*).

5m. Describe how the property is currently used. [\[help\]](#)

The subject property is currently undeveloped.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

The subject property is in a mixed commercial and residential setting in the City of Kent. The subject property abuts South 240th Street and commercial developments to the north, commercial and residential developments to the west, and a utility site managed by the City of Seattle to the south. To the east, the subject property is bound by a road easement and Interstate-5 beyond.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

There are no structures on the site.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

To access the subject property from Interstate-5 North in the Kent area, take exit 149B to merge onto Washington-516 West/Kent Des-Moines Road toward Des Moines and merge onto Washington-516 West. Continue for 0.3 mile and turn left onto Highway 99 South/Washington-509/Pacific Highway South. After 0.5 mile, turn left onto South 240th Street and continue for 0.1 mile where the subject property will be located on the left.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The Applicant proposes residential/commercial development of the subject property with a residential community space consisting of multiple (9) apartment buildings and associated site access, parking, utilities, and stormwater infrastructure to include an underground stormwater detention vault with enhanced water quality treatment and bioswale. One (1) of the apartment buildings will include a commercial café, and the project proposes a 5,000 square-foot clubhouse and maintenance building in addition to the residential buildings. The proposed development will encompass the entire subject property to maintain adequate site access, parking, and stormwater facilities and maximize the allowable density of residential units. As such, the proposed project requires the necessary, unavoidable fill of the relatively small, low-functioning Wetland A and one unregulated ditch (Ditch Z) on the subject property. The proposed wetland fill and compensatory mitigation actions have been designed to be covered under a U.S. Army Corps of Engineers (USACE) Nationwide Permit (NWP) 39 – Commercial Development. Compensatory mitigation for the fill of Wetlands A is proposed to be provided through the purchase of in-lieu fee (ILF) credits from the King County Mitigation Reserves Program (KCMRP). Onsite compensatory mitigation is not possible due to spatial requirements of the mitigation area and associated buffers which will impact the development feasibility of this site. In addition, ILF mitigation will likely provide a higher level of ecological lift than a small offsite, in-kind permittee responsible mitigation. As such, the proposed ILF mitigation will result in a net gain in ecological functions over the existing degraded conditions of the identified wetlands. In addition to providing compensatory mitigation for the fill of Wetland A, onsite portions of the buffer associated with Stream Y will be fully restored with native vegetation to meet the City of Kent’s buffer requirements.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The purpose of the proposed project is to provide additional housing units in proximity to the Sound Transit Link Light Rail in the City of Kent to alleviate the shortage of residential units in the greater Seattle area, increase access to public transit, and reduce traffic, with the long-term goal of reducing the carbon footprint of the greater Seattle area.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial
 Residential
 Institutional
 Transportation
 Recreational
 Maintenance
 Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input checked="" type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input checked="" type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input type="checkbox"/> Dock / Pier | <input type="checkbox"/> Marina / Moorage | <input checked="" type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input checked="" type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

Other: Residential apartments and cafe, parking lots, frontage improvements, wetland fill.

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The early construction phase will consist of typical clearing and grading for site development in addition to the fill of Wetland A. Wetland fill will occur adjacent to Stream Y which may cause temporary increases in turbidity; however BMPs and TESC measures will be implemented to minimize temporary impacts from increased turbidity.

Equipment used will be typical for land clearing and grading activities and will be kept in good working conditions and free of leaks. Equipment to be used will likely include a concrete pump truck, excavator, and dozer. Project staging should occur in an area that will create the least impact to traffic. The area will be kept free of spills and/or hazardous materials following methods outlined in a Spill Prevention, Control, and Countermeasure Plan prepared and implemented by the contractor.

Restoration of the onsite buffer area associated with Stream Y will occur immediately after grading is complete. TESC measures including a construction entrance, silt fencing, and brush barriers will be installed prior to construction. The grading activity, road construction, wetland fill, stormwater facilities construction and any associated infrastructure construction will commence immediately following installation of TESC measures. As no work windows are expected to limit the construction schedule, this schedule is flexible, and site work will likely commence as soon as permits are issued and the site is able to support heavy equipment.

No portion of the site is located within 100-year floodplain.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: February 2023 End Date: February 2028 See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$175,000,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes No Don't know

Part 7–Wetlands: Impacts and Mitigation

Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

Not applicable

Through extensive design coordination, reduction of building sizes and parking capacity, re-orientation of proposed building footprints, and use of a stormwater vault to avoid the need for detention ponds, the project was carefully designed in order to avoid and minimize impacts to critical areas to the greatest extent feasible. However, on top of the spatial requirements to meet project goals, appropriate fire access, areas for parking, and zoning setbacks are fundamental requirements of the project which limit the size, scope, configuration, and density of the project elements. As such, avoidance of wetland and buffer areas is not possible due to the size, shape, and location of the onsite wetland. To accommodate the needed residential space to make the project feasible, the project proposes the necessary and unavoidable total fill of low-functioning Wetland A. No other feasible options in site design would result in less impacts to critical areas while also meeting the Applicant's objectives. All appropriate best management practices (BMPs) and temporary erosion and sediment control (TESC) measures will also be implemented throughout the duration of the project to minimize any potential turbidity impacts to the offsite roadside ditch.

7b. Will the project impact wetlands? [\[help\]](#)

Yes No Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

Yes No Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- **If Yes**, submit the report, including data sheets, with the JARPA package.

Yes No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

Yes No Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes No Don't know

An In Lieu Fee Use Plan has been prepared and submitted under separate cover.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

The proposed compensatory mitigation actions for the project attempt to strike a balance between achieving project goals as well as a positive result in terms of ecological lift. In general, joint USACE and EPA rules have been established that require more careful mitigation planning efforts utilizing a watershed approach in site selection, establishment of enforceable performance standards, and preference for use of mitigation banks or ILF's wherever possible (USACE & EPA, 2008). The proposed wetland impacts and compensatory mitigation actions attempt to closely adhere to these rules and to the local critical areas regulations specified in AMC Chapter 16.10 while also utilizing the best available science (Granger et al., 2005; Hruby et al., 2009; Sheldon et al., 2005; and WSDOE, 2006).

Overall, the project will require the necessary and unavoidable fill of low-functioning Wetland A (17,013 square feet; 0.39 acre) due to the size, shape, and location of the wetland and the spatial requirements needed for such an apartment complex and associate infrastructure. The proposed compensatory mitigation actions are intended to compensate for lost wetland functions and values by providing additional wetland functions according to the needs of the watershed and providing an overall improvement in the quality of wetland habitat and no net loss in habitat and ecological function. To achieve this, the objectives of the mitigation actions are to purchase ILF credits from the KCMRP to compensate for unavoidable impacts to Wetland A, while improving and restoring surface and stormwater treatment and retention onsite. Therefore, the proposed mitigation will incorporate use of the ILF program to meet federal, state, and local requirements that are most appropriate for the wetland.

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
Fill	Wetland A	Category III Depressional	17,013 SF	Permanent	B	N/A

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report. ² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package. ³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable. ⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)						
Page number(s) for similar information in the mitigation plan, if available: Chapter 2; pages 7-10						
7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]						
All clean fill material (approximately 90 cubic yards) will be sourced from upland areas onsite or from approved suppliers and will be free of pollutants and hazardous materials.						
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]						
No excavation is proposed.						

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
<input type="checkbox"/> Not applicable
The proposed project avoid direct impacts to Stream Y entirely. The fill of Wetland A adjacent to Stream Y may cause temporary increases in turbidity within Stream Y; however, BMPs and TESC measures will be implemented to minimize turbidity to the greatest extent feasible.
8b. Will your project impact a waterbody or the area around a waterbody? [help]
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [help] <ul style="list-style-type: none"> • If Yes, submit the plan with the JARPA package and answer 8d. • If No, or Not applicable, explain below why a mitigation plan should not be required.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
The proposed project will not adversely impact Stream Y; however, onsite portions of the buffer of Stream Y will be fully restored by removing degradations (i.e. trash, debris, and non-native invasive species) and planting native trees, shrubs, and groundcover to improve screening between Stream Y and the proposed development and provide a net lift in stream buffer functions.
8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan. <ul style="list-style-type: none"> • If you already completed 7g you do not need to restate your answer here. [help]
N/A
8e. Summarize impact(s) to each waterbody in the table below. [help]

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
N/A					
¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided. ² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain. ³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.					
8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]					
N/A					
8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]					
N/A					

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]			
Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Kent	Thaniel Gouk	253-804-5031	December 2018
City of Kent	Kurt Hanson	253-856-5454	May 2022
USACE	Samantha Stanford	206-764-6182	October 2022
9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help] <ul style="list-style-type: none"> If Yes, list the parameter(s) below. If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help] <ul style="list-style-type: none"> Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC. 			
171100130305			
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help] <ul style="list-style-type: none"> Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #. 			
9 – Duwamish Green			
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]			

<ul style="list-style-type: none"> Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] <ul style="list-style-type: none"> If you don't know, contact the local planning department. For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.
<input type="checkbox"/> Urban <input type="checkbox"/> Natural <input type="checkbox"/> Aquatic <input type="checkbox"/> Conservancy <input checked="" type="checkbox"/> Other: <u>Not applicable</u>
9g. What is the Washington Department of Natural Resources Water Type? [help] <ul style="list-style-type: none"> Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.
<input type="checkbox"/> Shoreline <input type="checkbox"/> Fish <input type="checkbox"/> Non-Fish Perennial <input checked="" type="checkbox"/> Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] <ul style="list-style-type: none"> If No, provide the name of the manual your project is designed to meet.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name of manual: _____
9i. Does the project site have known contaminated sediment? [help] <ul style="list-style-type: none"> If Yes, please describe below.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9j. If you know what the property was used for in the past, describe below. [help]
<p>The subject property was undeveloped forest until approximately 1990, at which point trees were cleared and paths and a pond feature can be seen onsite. Minor clearing activities have occurred throughout the site to maintain the paths and manage various vegetation, but the site has otherwise remained undeveloped. .</p>
9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] <ul style="list-style-type: none"> If Yes, attach it to your JARPA package.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]
<p>The following ESA-listed species are identified as occurring in the Green River, approximately 1.18 miles northeast of the site:</p> <ul style="list-style-type: none"> Puget Sound Steelhead Trout (<i>Oncorhynchus mykiss</i>) Puget Sound Chinook Salmon (<i>Oncorhynchus tshawytscha</i>) Bull Trout (<i>Salvelinus confluentus</i>) <p>A biological evaluation has been prepared by SVC and determined that the proposed project will have no effect on these species.</p>
9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]

The WDFW PHS map identifies potential emergent wetlands onsite, as well as a potential pond offsite to the south. However, it should be noted that the offsite feature appears to be associated with a manmade storm pond.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opus/>.
- Governor’s Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to **Error! Hyperlink reference not valid.**<https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with The City of Kent (lead agency). The expected decision date is Fall 2022.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

Substantial Development Conditional Use Variance

Shoreline Exemption Type (explain): _____

Other City/County permits:

Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard permits:

General Bridge Act Permit Private Aids to Navigation (for non-bridge projects)

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. KJ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. KJ (initial)

Kathryn Joseph

Applicant Printed Name

DocuSigned by:
Kathryn Joseph
B2106D548E874E0...
Applicant Signature

7/8/2022 | 3:20 PM PDT

Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Sara Potter

Authorized Agent Printed Name

SLP

Authorized Agent Signature

7/11/2022

Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Garth Olsen

Property Owner Printed Name

DocuSigned by:
Garth Olsen
EED058C483FE478...
Property Owner Signature

7/21/2022 | 2:18 PM PDT

Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor’s Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 07/2017



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers
Seattle District

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

TO BE COMPLETED BY APPLICANT [\[help\]](#)

Project Name: _____

Location Name (if applicable): _____

Attachment C:
Contact information for adjoining
property owners. [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
City of Seattle	700 5 th Avenue Suite 4900-RPS / PO Box 34018 Seattle, WA 98124	222204-9168

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers
Seattle District

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

Attachment D:
Construction sequence [\[help\]](#)

Use this attachment only if your project will be constructed in phases or stages. Complete the outline showing the construction sequence and timing of activities, including the start and end dates of each phase or stage.

TO BE COMPLETED BY APPLICANT [\[help\]](#)

Project Name: _____

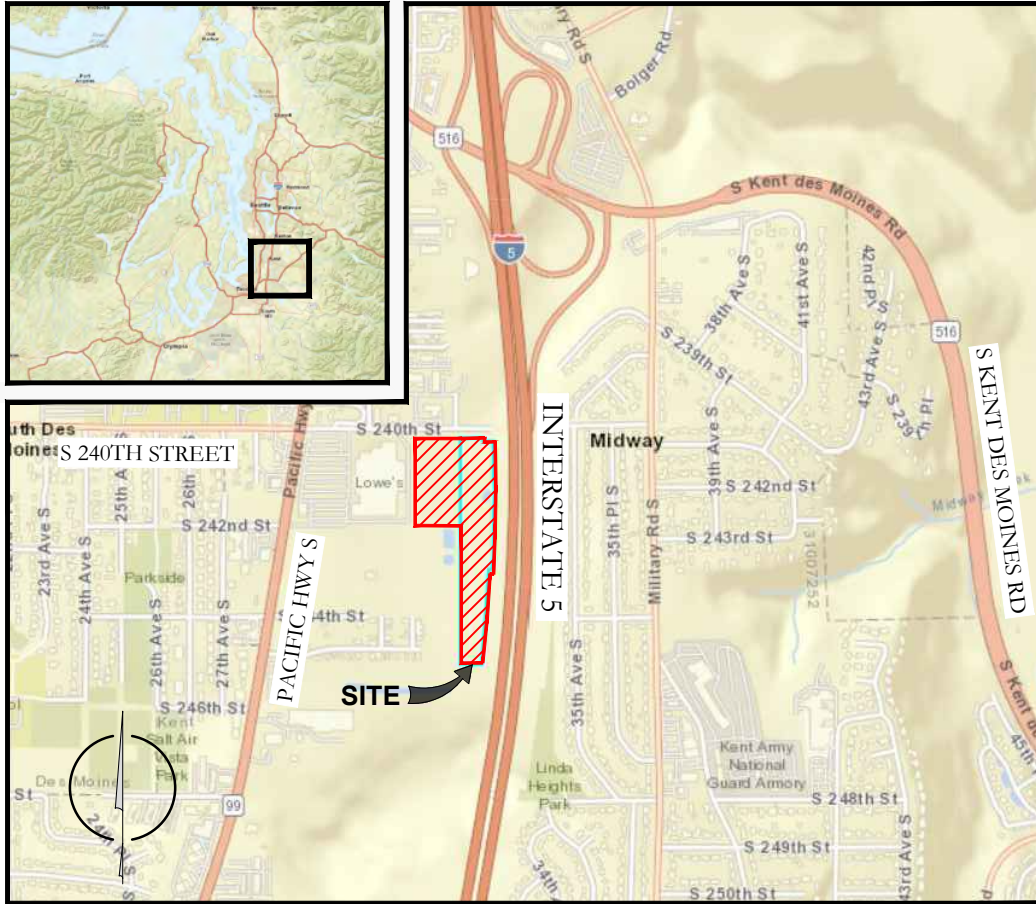
Location Name (if applicable): _____

Use black or blue ink to enter answers in white spaces below.

Phase or Stage	Start Date	End Date	Activity Description
1	Feb 2023	Feb 2025	Pre-construction preparation, clearing and grading, stormwater and civil infrastructure installation
2	Feb 2025	Feb 2028	Building, amenities, and final tenant access construction

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-015 rev. 10/2016

RIDGE VIEW KENT - VICINITY MAP



VICINITY MAP

SOURCE: ESRI, OSM, USGS



ADJACENT OWNERSHIP

SOURCE: ESRI

1. GUARDIAN CAPITAL MANAGEMENT
2. Parcel has been killed
3. KENT STATION DEVELOPMENT LL
4. CITY PACIFIC LAND CO LLC
5. CPSRTA (SOUND TRANSIT)
6. SEATTLE CITY OF SPU-SWU

3101 & XXXX S 240TH STREET
KENT, WASHINGTON 98032

THE NW ¼ OF SECTION 22,
TOWNSHIP 22N, RANGE 04E, W.M.

KING COUNTY PARCEL NUMBERS: 7790000005 & 2222049113

LAT: 47.384629° N

LON: -122.291826° W

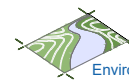
REFERENCE # ----

APPLICANT:
PAHLISCH COMMERCIAL

PROPOSED PROJECT:
PROPOSED
RESIDENTIAL
DEVELOPMENT

IN: ----

NEAR: ----



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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GIG HARBOR, WASHINGTON 98335

P. 253.514.8952
F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

DATE: 7/11/2022

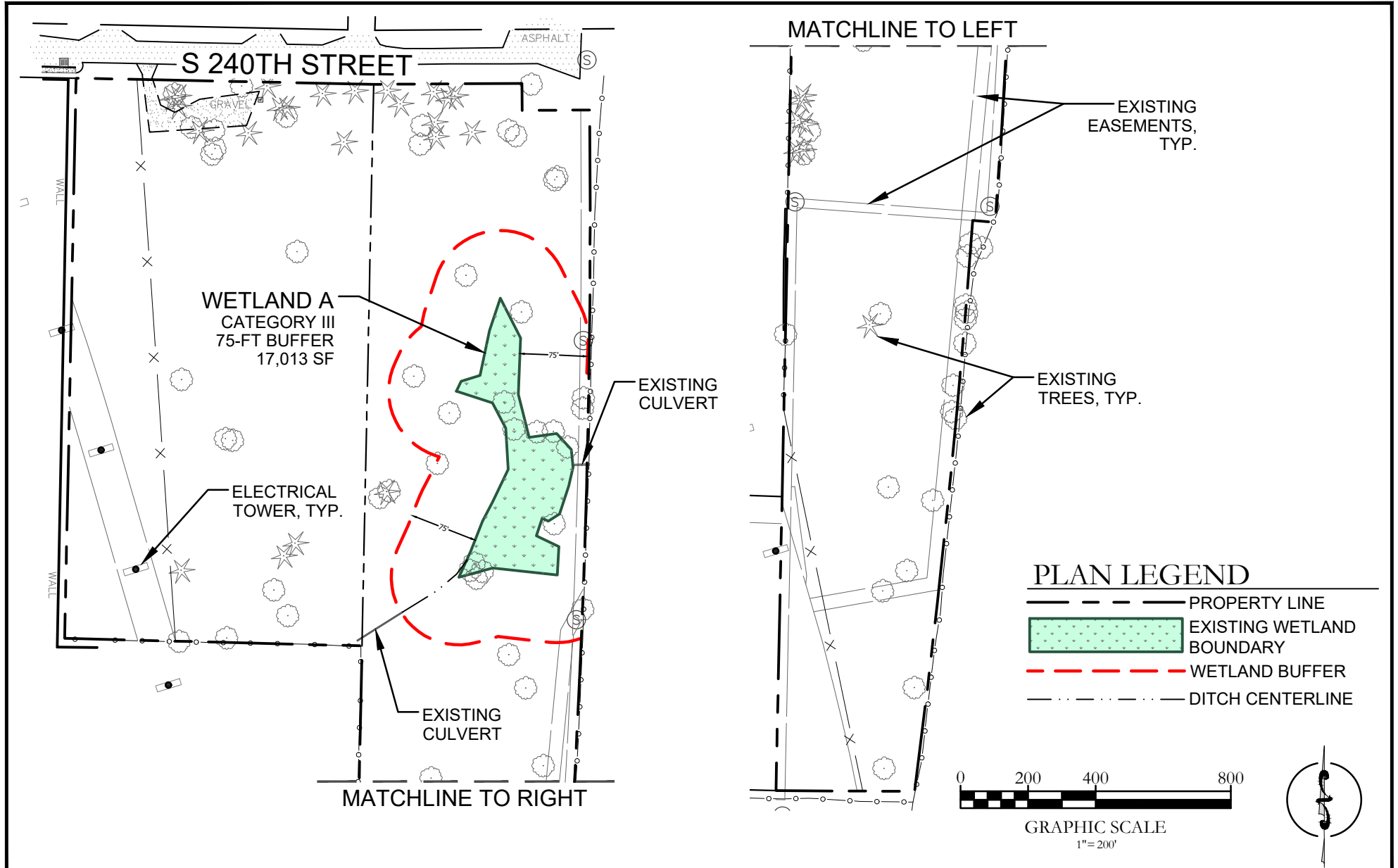
JOB: 2152.0001

BY: MW

SCALE: AS SHOWN

SHEET: 1

RIDGE VIEW KENT - EXISTING CONDITIONS



3101 & XXXX S 240TH STREET KENT, WASHINGTON 98032	
THE NW ¼ OF SECTION 22, TOWNSHIP 22N, RANGE 04E, W.M.	
KING COUNTY PARCEL NUMBERS: 7790000005 & 2222049113	
LAT: 47.384629° N	LON: -122.291826° W

REFERENCE # ----	
APPLICANT: PAHLISCH COMMERCIAL	
PROPOSED PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
IN: ----	NEAR: ----



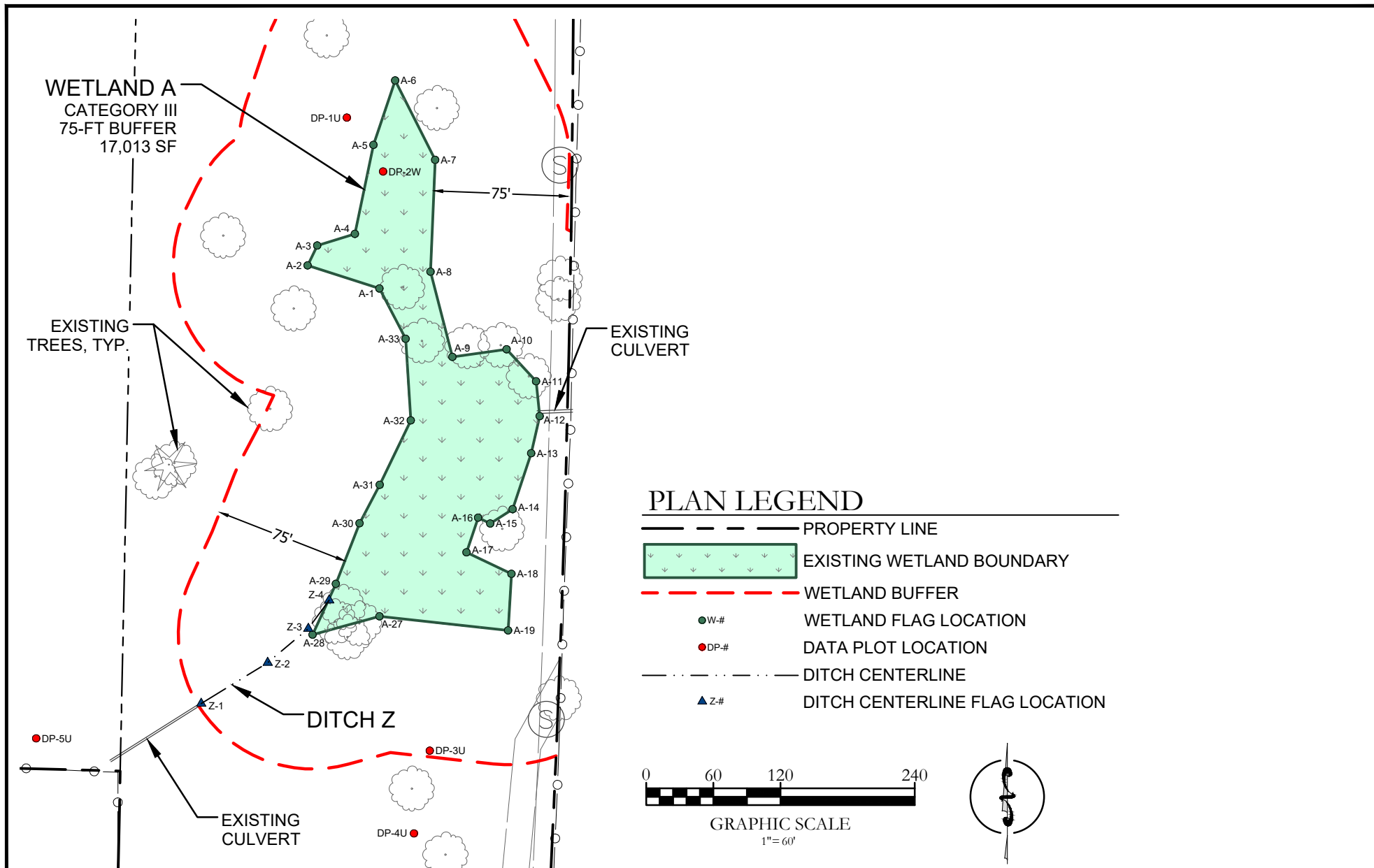
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F. 253.514.8954

DATE: 7/11/2022
JOB: 2152.0001
BY: MW
SCALE: AS SHOWN
SHEET: 2

RIDGE VIEW KENT - DETAILED CRITICAL AREAS



3101 & XXXX S 240TH STREET KENT, WASHINGTON 98032	
THE NW ¼ OF SECTION 22, TOWNSHIP 22N, RANGE 04E, W.M.	
KING COUNTY PARCEL NUMBERS: 7790000005 & 2222049113	
LAT: 47.384629° N	LON: -122.291826° W

REFERENCE # ----	
APPLICANT: PAHLISCH COMMERCIAL	
PROPOSED PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
IN: ----	NEAR: ----



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F. 253.514.8954

DATE: 7/11/2022
JOB: 2152.0001
BY: MW
SCALE: AS SHOWN
SHEET: 3

S:\CURRENT\2152 Pahlisch Commercial\2152.0001 The Sutton\Graphics & Maps\CAD\A - CURRENT\SYC DRAWINGS\A -
 Current Base DWG\2152.0001 (2022-07) base.dwg
 Plotted July 11, 2022

