



**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](mailto:ecyrefedpermits@ecy.wa.gov)

AGENCY USE ONLY

Date Received: **9/27/2023**  
Aquatics ID No.: **142756**  
Team: **SWRO**  
Valid Request: **9/27/2023**

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

Submit this Section 401 WQC Request form along with a [Joint Aquatic Resources Permit Application](#) (JARPA) and supporting information<sup>1</sup> to [ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov) and copy the federal permitting agency.

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

**Department of Ecology (Ecology) Aquatics ID Number, if known:** 142765

**Project Name:** 12009 Aqueduct Drive East      **County:** Pierce County

**B. Project Proponent Name:** 12009 Aqueduct LLC

**C. Documentation showing that the Pre-Filing Meeting Request was submitted at least 30 days prior to submitting this Section 401 WQC Request. Attach either of the following:**

- ☒ E-mail acknowledgement of receipt from Ecology
- ☐ Copy of previously submitted Pre-Filing Meeting Request Form

**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 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 this WQC request form.**

Required for all projects:

1. State Environmental Policy Act (SEPA) determination and/or checklist:
  - ☐ Final SEPA determination attached
  - ☒ SEPA determination pending
  - ☐ Exempt from SEPA (see [SEPA Guidance](#))
  - ☐ SEPA is not required (e.g., federal agency projects)

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<sup>1</sup> To submit documents over 25MB, e-mail [ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov) to request a secure link.

To request an ADA accommodation, contact Ecology by phone at (360) 407-6076 or email at [ecyrefedpermits@ecy.wa.gov](mailto: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](mailto:ecyrefedpermits@ecy.wa.gov)

2. Project drawings attached:

- ☐ Vicinity map
- ☐ Plan view
- ☐ Cross-section(s)
- ☒ Plan set
- ☐ Other: \_\_\_\_\_

3. Best management practices and construction methodology, provided in the attached:

- ☒ JARPA
- ☐ Water Quality Monitoring and Protection Plan (WQMPP)
- ☐ Project drawings, sheets: \_\_\_\_\_
- ☒ Mitigation Plan pages: 11-12
- ☐ Other document(s): \_\_\_\_\_

Notes:

- This is needed 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.

4. Water quality monitoring, provided in the attached:

- ☐ Water Quality Monitoring Plan (WQMP).
- ☐ Water Quality Monitoring and Protection Plan (WQMPP is similar to WQMP, but includes best management practices).
- ☐ Other (please identify location, such as JARPA, Part 8): \_\_\_\_\_

Notes:

- Include language in the plans that allows Ecology to review and approve all substantive changes to a plan prior to implementation.
- A plan is needed when conducting work in a waterbody (e.g., creek, ditch, river, lake, pond, marine, estuarine).
- Include water quality parameters such as turbidity, oil sheen, pH (e.g., poured in-place concrete, concrete demolition), etc.
- See [State Water Quality Standards for Surface Waters](#) (Chapter 173-201A-200 or -210 WAC)
- If needed, templates are available.

Required depending on the project type:

5. Erosion and sediment control for upland work (above ordinary high water mark) that addresses stormwater during construction and long-term:

This information is included in the attached:

- ☐ JARPA
- ☐ Project drawings, sheets: \_\_\_\_\_
- ☐ Stormwater Pollution Prevention Plan:
- ☐ Mitigation Plan, pages: \_\_\_\_\_
- ☐ Other document(s): \_\_\_\_\_

6. Wetland report, including the attached:

- ☒ Wetland delineation report
- ☒ Delineation data sheets
- ☒ Wetland rating forms

Notes:

- Needed when there is a discharge (dewatering, 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](#).
- Include language in the plans that allows Ecology to review and approve all substantive changes to a plan prior to implementation.

7. Mitigation, avoidance and minimization

- ☐ Wetland [avoidance and minimization checklist](#)
- ☐ Other aquatic resource avoidance and minimization demonstration
- ☒ Mitigation Plan
- ☐ Other: \_\_\_\_\_

Notes:

- Wetland [avoidance and minimization webpage](#).

8. Mitigation plan, provided in the attached:

- ☐ Riparian Planting and Monitoring Plan (Needed when riparian vegetation is removed or modified)
- ☒ Wetland or stream/other aquatic resource Mitigation Plan
- ☐ Wetland Mitigation Bank Use Plan (use when proposing mitigation bank use)
- ☐ In-Lieu Fee (ILF) Use Plan (use when proposing ILF mitigation)
- ☐ Project drawings, sheets: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

Notes:

- Needed to offset impacts to wetland, stream, marine, or other aquatic habitat.
- Include language in the plans that allows Ecology to review and approve all substantive changes to a plan prior to implementation.
- For more information, see [wetland compensatory mitigation](#).

9. Dredging

- ☐ Dredging Plan attached
- ☐ Suitability Determination attached

Notes:

- Needed when sediments will be dredged for maintenance, navigation, or other purposes.
- Covers in-water disposal and sediment anti-degradation.
- Dredging Plan should include dredge footprint and depth, dredge type, best management practices, disposal plan, off-loading plan for upland disposal, etc.
- Include language in the plans that allows Ecology to review and approve all substantive changes to a plan prior to implementation.
- For information on suitability determinations, see [Dredged Material Management Office](#).

10. Dewatering

- ☐ Dewatering Plan attached

Notes:

- Needed for complex in-water work or management of excavated/dredged material.

- Include language in the plans that allows Ecology to review and approve all substantive changes to a plan prior to implementation.
- May also be required for some excavation projects.

**F. Required 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 MD

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 MD

Signature:  Date: 2023/07/18

Print Name: Matt DeCaro



# WASHINGTON STATE

## Joint Aquatic Resources Permit Application (JARPA) Form<sup>1,2</sup> [\[help\]](#)

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: 9/27/2023 edoc

Rec's Section 401 Request 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) [\[help\]](#)

12009 Aqueduct Drive East

### Part 2—Applicant

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

2a. Name (Last, First, Middle)

Simmonds, Joel

2b. Organization (If applicable)

12009 Aqueduct LLC

2c. Mailing Address (Street or PO Box)

1120 112<sup>th</sup> Street East

2d. City, State, Zip

Tacoma, Washington 98445

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

253-606-4805

joels@rhinegroupinc.com

<sup>1</sup>Additional 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.
- 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.

<sup>2</sup>To 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](http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx).

## 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.) [\[help\]](#)

<b>3a.</b> Name (Last, First, Middle)			
DeCaro, Matt			
<b>3b.</b> Organization (If applicable)			
Soundview Consultants LLC			
<b>3c.</b> Mailing Address (Street or PO Box)			
2907 Harborview Drive			
<b>3d.</b> City, State, Zip			
Gig Harbor, Washington 98335			
<b>3e.</b> Phone (1)	<b>3f.</b> Phone (2)	<b>3g.</b> Fax	<b>3h.</b> E-mail
253-514-8952			matt@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.

<b>4a.</b> Name (Last, First, Middle)			
<b>4b.</b> Organization (If applicable)			
<b>4c.</b> Mailing Address (Street or PO Box)			
<b>4d.</b> City, State, Zip			
<b>4e.</b> Phone (1)	<b>4f.</b> Phone (2)	<b>4g.</b> Fax	<b>4h.</b> E-mail

## 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.

<b>5a.</b> Indicate the type of ownership of the property. (Check all that apply.) <a href="#">[help]</a>			
<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 <a href="#">JARPA Attachment E</a> )			
<b>5b.</b> Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) <a href="#">[help]</a>			
1713 East 121 <sup>st</sup> Street, 11911 and 12009 Aqueduct Drive East, and 11555 17 <sup>th</sup> Avenue East			
<b>5c.</b> City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) <a href="#">[help]</a>			
Tacoma, Washington 98445			
<b>5d.</b> County <a href="#">[help]</a>			
Pierce County			
<b>5e.</b> Provide the section, township, and range for the project location. <a href="#">[help]</a>			
<b>¼ Section</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
NE & SE	10	19N	03E
<b>5f.</b> Provide the latitude and longitude of the project location. <a href="#">[help]</a>			
<ul style="list-style-type: none"><li>Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)</li></ul>			
47.149707 N lat. / -122.407231 W long.			
<b>5g.</b> List the tax parcel number(s) for the project location. <a href="#">[help]</a>			
<ul style="list-style-type: none"><li>The local county assessor's office can provide this information.</li></ul>			
0319101035, 0319101019, 0319101070, 0319101040, 0319101041, 0319101044, and 0319101045			
<b>5h.</b> Contact information for all adjoining property owners. (If you need more space, use <a href="#">JARPA Attachment C.</a> ) <a href="#">[help]</a>			
<b>Name</b>	<b>Mailing Address</b>	<b>Tax Parcel # (if known)</b>	
Riley, Edward J. Jr.	11725 Aqueduct Drive East	0319101043	
	Tacoma, WA 98445-3745		
Sacred Heart Radio	PO Box 2482	0319102093	
	Kirkland, WA 98083		
Pierce County Dem	1102 Broadway, Suite 302	0319101011	
	Tacoma, WA 98402-3526		
Haude, Frank and Sarah-Louise	11505 17 <sup>th</sup> Avenue East	0319101090	
	Tacoma, Washington 98445-3707		

<b>5i.</b> List all wetlands on or adjacent to the project location. <a href="#">[help]</a>
Six Category IV wetlands (Wetlands A-F) were identified on the subject property, and two Category IV wetlands (Wetlands 1 and 3) and one Category III wetland (Wetland 2) were identified offsite within 315 feet of the subject property.
<b>5j.</b> List all waterbodies (other than wetlands) on or adjacent to the project location. <a href="#">[help]</a>
Two ditches connecting Wetlands B, D, and F are potential Waters of the U.S.
<b>5k.</b> Is any part of the project area within a 100-year floodplain? <a href="#">[help]</a>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
<b>5l.</b> Briefly describe the vegetation and habitat conditions on the property. <a href="#">[help]</a>
Upland vegetation on the subject property consists of a mix of undeveloped forested areas and mowed lawn areas. The upland forested areas onsite are dominated by Douglas-fir ( <i>Pseudotsuga menziesii</i> ), black cottonwood ( <i>Populus balsamifera</i> ), red alder ( <i>Alnus rubra</i> ), and quaking aspen ( <i>Populus tremuloides</i> ) with an understory of vine maple ( <i>Acer circinatum</i> ), twinberry honeysuckle ( <i>Lonicera involucrata</i> ), snowberry ( <i>Symphoricarpos albus</i> ), western swordfern ( <i>Polystichum munitum</i> ), and creeping blackberry ( <i>Rubus ursinus</i> ). Non-native invasive Himalayan blackberry ( <i>Rubus armeniacus</i> ) and reed canarygrass ( <i>Phalaris arundinacea</i> ) were also observed in large patches, though not necessarily dominant throughout the site. The mowed areas onsite are dominated by species typical of maintained lawns including creeping bentgrass ( <i>Agrostis stolonifera</i> ), smooth hawksbeard ( <i>Crepis capillaris</i> ), and non-native invasive hair cat's ear ( <i>Hypochaeris radicata</i> ).
<b>5m.</b> Describe how the property is currently used. <a href="#">[help]</a>
The subject property is located in a mixed commercial-residential setting in the Tacoma area of unincorporated Pierce County, Washington. Portions of the site to the north, east, and south are developed with single family residences and associated infrastructure; the central portion of the site has been cleared and consists of mowed lawn areas to the north and areas that have been cleared, graded, and laid with gravel surfacing to support high intensity uses to the south. The remainder of the site consists of undeveloped forested areas.
<b>5n.</b> Describe how the adjacent properties are currently used. <a href="#">[help]</a>
The subject property is bound by Aqueduct Drive East, a single-family residence, and undeveloped forested areas to the west, a mix of residential and commercial development and undeveloped forested areas to the north, a mix of residential and stormwater development and undeveloped forested areas to the east, and 121 <sup>st</sup> Street East to the south.
<b>5o.</b> Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. <a href="#">[help]</a>
Single-family residences and associated outbuildings and a commercial garage/outbuilding are present on the subject property.
<b>5p.</b> Provide driving directions from the closest highway to the project location, and attach a map. <a href="#">[help]</a>



To access the subject property from southbound Interstate-5 in the Tacoma area, take Exit 127 for Washington-512 East toward Puyallup/South Tacoma Way. After 0.4 mile, turn left onto Washington-512 East. Continue for 3.6 miles and take the Portland Avenue Exit towards Midland. After 0.2 mile, turn right onto 112<sup>th</sup> Street. Continue for 0.2 mile and turn left onto 17<sup>th</sup> Avenue East. The subject property will be located at the end of the road in 0.3 mile.

## Part 6—Project Description

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

The Applicant proposes industrial redevelopment of the subject property to consist of one warehouse building and associated infrastructure, to include parking, internal access, an underground stormwater detention vault, and utilities. The project requires 20,165 square feet (0.463 acre) of unavoidable wetland fill. Complete fill of Wetlands B, C, and D and partial fill of Wetlands E and F is proposed. The proposed partial fill of Wetlands E and F will result in associated indirect impacts; indirect impacts to Wetland A and Wetland 1 are also proposed due to the proximity of the proposed development. 5,168 square feet (0.119 acre) of indirect impacts are proposed.

**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 develop an industrial warehouse in Pierce County.

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

☒ Other: commercial warehouse, impervious surfaces, 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.

Restoration of temporary buffer impacts should occur immediately after grading is complete. TESC measures will be implemented that consists of high-visibility fencing (HVF) installed around native vegetation along the modified perimeter of the buffer, silt fencing between the graded areas and undisturbed buffer, plastic sheeting on stockpiled materials, and seeding of disturbed soils. These TESC measures should be installed prior to the start of development or restoration actions and actively managed for the duration of the project.

Equipment used will be typical for land clearing, grading, and excavation activities and will be kept in good working conditions and free of leaks. Equipment to be used will likely include excavators, backhoes, bulldozers, dump trucks, graders, et cetera. All equipment staging and materials stockpiles should be kept out of the critical areas and associated buffers, and the area will need to be kept free of spills and/or hazardous materials. All fill material and road surfacing should be sourced from upland areas onsite or from approved suppliers and will need to be free of pollutants and hazardous materials. Construction materials along with all construction waste and debris should be effectively managed and stockpiled on paved surfaces and kept free of the remaining critical areas. Following completion of the development, the entire site should be cleaned and detail graded wherever necessary, and TESC measures will need to be removed.

The mitigation actions will occur concurrently with the development of the project. A pre-construction meeting should be held between the Applicant, general contractor, and the Project Biologist to discuss the project and limitations specifically related to protection of critical areas and implementation of mitigation actions.

All appropriate BMPs and TESC measures, including dedicated construction entrances, silt fencing, and brush barriers will be installed prior to and maintained throughout construction in order to minimize potential temporary impacts to the remaining existing onsite wetlands. 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.

Activities within the 100-year floodplain are limited to wetland creation and buffer enhancement actions on the mitigation site.

**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: Summer 2024

End Date: TBD

☐ See JARPA Attachment D

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

TBD

**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

The project has been carefully designed in order to avoid impacts to the identified wetlands to the greatest extent feasible, and direct impacts to Wetland A are avoided entirely. However, complete avoidance is not possible due to the scattered distribution of several small wetlands throughout the site. To provide a cohesive site layout for the proposed warehouse and associated infrastructure, the project requires fill of Category IV wetlands (Wetlands B-F). Total fill of Wetlands B-D is proposed, and partial fill of Wetlands E and F is proposed. The partial fill of Wetlands E and F will result in additional indirect wetland impacts; additional indirect impacts to Wetland A and Wetland 1 are proposed due to the proximity of the proposed development to these wetlands. In addition, grading impacts to the buffer of Wetland 2 are necessary to accommodate internal access and parking outside of the reduced buffer. The project proposes to employ minimization measures to reduce the Wetland 2 buffer as allowed per PCC 18E.30.060.B. The proposed development area has been designed to utilize previously disturbed areas on the central portion of the subject property and to preserve forested upland and wetland areas on the western portion of the property. Underground stormwater vaults are proposed to minimize the development area footprint. Additionally, all appropriate Best Management Practices (BMPs) and Temporary Erosion and Sediment Control (TESC) measures will be implemented throughout the duration of the project to protect the remaining wetland and wetland buffers onsite.

The proposed development requires compensatory wetland mitigation to meet federal/state requirements. To ensure success of the proposed wetland creation and to avoid creating wetlands within forested areas of the development site as recommended by WSDOE, the project proposes offsite mitigation in an existing degraded field adjacent to streams. While the proposed wetland creation requires 22,861 square feet of grading within the Streams Y and Z buffers, the proposed wetland creation site and associated buffer enhancement within the stream buffers will provide a net gain in aquatic resource functions and protection for the stream. The proposed mitigation actions will increase aquatic habitat and diversity on the offsite mitigation site. In addition, the proposed buffer enhancement will convert an existing degraded and disturbed field to a high functioning buffer with native trees and shrubs. No adverse impacts to the stream buffers from the proposed mitigation actions are therefore proposed.

**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

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

The compensatory wetland mitigation actions are intended to compensate for lost wetland functions and values by providing an overall improvement in water quality, hydrologic, and habitat functions according to the needs of the site, local sub-basin, and overall Chambers-Clover Creek watershed. To achieve this goal, the project will utilize a mitigation strategy of offsite, in-kind compensatory wetland creation to compensate for direct and indirect wetland impacts. Additionally, restoration of all grading impacts to the Wetland 2 buffer will be completed.

The offsite wetland creation actions are intended to compensate for the proposed direct and indirect wetland impacts through 34,124 square feet (0.783 acre) of compensatory wetland creation. This compensatory wetland creation area is proposed as mitigation according to state and federal rules and guidance and the mitigation ratios established joint state and federal agency mitigation guidance (WSDOE et al, 2021). The project proposes a total of 37,216 square feet (0.854 acre) of wetland creation, which includes 3,092 square feet (0.071 acre) of non-compensatory wetland creation.

The proposed project requires 5,623 square feet of grading impacts to the reduced Wetland 2 buffer onsite. The grading impacts will be restored through replanting of native woody vegetation and native seed mix.

**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 <sup>1</sup>	Wetland type and rating category <sup>2</sup>	Impact area (sq. ft. or Acres)	Duration of impact <sup>3</sup>	Proposed mitigation type <sup>4</sup>	Wetland mitigation area (sq. ft. or acres)
Indirect	A	IV	0.001 acre	Permanent	C	0.001 acre
Fill	B	IV	0.186 acre	Permanent	C	0.279 acre
Fill	C	IV	0.098 acre	Permanent	C	0.148 acre
Fill	D	IV	0.058 acre	Permanent	C	0.088 acre
Fill (Partial)	E	IV	0.070 acre	Permanent	C	0.104 acre
Indirect	E	IV	0.051 acre	Permanent	C	0.038 acre
Fill (Partial)	F	IV	0.050 acre	Permanent	C	0.075 acre
Indirect	F	IV	0.013 acre	Permanent	C	0.075 acre
Indirect	1	IV	0.054 acre	Permanent	C	0.041 acre

<sup>1</sup> 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.

<sup>2</sup> Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

<sup>3</sup> Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

<sup>4</sup> 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: 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. [\[help\]](#)

Approximately 1,120 cubic yards of clean and usable fill material will be used to fill Wetlands B, C, and D and partially fill Wetlands E and F.

**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. [\[help\]](#)

N/A – No excavation activities are proposed in wetlands.

## 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. [\[help\]](#)

☐ Not applicable

No adverse impacts to the streams identified on the mitigation site are proposed. See Part 7a above.

**8b.** Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

**8c.** Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **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.

☐ Yes    ☒ No    ☐ Don't know

The proposed wetland creation requires grading within Streams Z and Y buffers; however, this impact will result in a net gain in riparian ecological functions. See Part 7a above.

**8d.** Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

**8e.** Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name <sup>1</sup>	Impact location <sup>2</sup>	Duration of impact <sup>3</sup>	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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 – no stream fill is proposed.

**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 – no stream excavation/dredging is proposed.

## 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
WSDOE	Zach Meyer	zachary.meyer@ecy.wa.gov	July 2022
Pierce County	Jamison Grzyb	jamison.grzyb@piercecountywa.gov	June 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? [\[help\]](#)

- 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>.

☒ Yes   ☒ No

Stream Z (mitigation site) has a 303(d) listing for fecal coliform bacteria

**9c.** What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

171100190302 – Clover Creek

**9d.** What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 12 – Chambers-Clover



<p><b>9e.</b> Will the in-water construction work comply with the State of Washington water quality standards for turbidity? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria">https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria</a> for the standards.</li> </ul>
<p><input type="checkbox"/> Yes   <input type="checkbox"/> No   <input checked="" type="checkbox"/> Not applicable</p>
<p><b>9f.</b> If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>If you don't know, contact the local planning department.</li> <li>For more information, go to: <a href="https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases">https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases</a>.</li> </ul>
<p><input type="checkbox"/> Urban   <input type="checkbox"/> Natural   <input type="checkbox"/> Aquatic   <input type="checkbox"/> Conservancy   <input type="checkbox"/> Other: _____</p>
<p><b>9g.</b> What is the Washington Department of Natural Resources Water Type? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="http://www.dnr.wa.gov/forest-practices-water-typing">http://www.dnr.wa.gov/forest-practices-water-typing</a> for the Forest Practices Water Typing System.</li> </ul>
<p><input type="checkbox"/> Shoreline   <input checked="" type="checkbox"/> Fish   <input type="checkbox"/> Non-Fish Perennial   <input type="checkbox"/> Non-Fish Seasonal</p>
<p><b>9h.</b> Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If No</b>, provide the name of the manual your project is designed to meet.</li> </ul>
<p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p>
<p>Name of manual: <u>Pierce County Stormwater Management and Site Development Manual, July 2021</u></p>
<p><b>9i.</b> Does the project site have known contaminated sediment? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, please describe below.</li> </ul>
<p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>
<div style="height: 100px;"></div>
<p><b>9j.</b> If you know what the property was used for in the past, describe below. <a href="#">[help]</a></p> <p>The development site appears to have been maintained for a mix of agricultural, commercial, and residential land uses. The mitigation site appears to have been previously maintained for agricultural use as far back as the 1950s.</p>
<p><b>9k.</b> Has a cultural resource (archaeological) survey been performed on the project area? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, attach it to your JARPA package.</li> </ul>
<p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p>

**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. [\[help\]](#)

Based on WDFW and NWIFC SWIFD data, no documented occurrences of ESA-listed Chinook salmon, steelhead trout, or bull trout are documented in the identified streams in the project area. In addition, a Biological Evaluation has been prepared under separate cover demonstrating how the proposed project activities have been designed to have No Effect on ESA-listed species.

**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 identified occurrences of Townsend's big-eared bat (*Corynorhinus townsendii*) in the same township as the development and mitigation sites, although not necessarily onsite. In addition, freshwater forested/shrub and emergent wetlands and occurrences of coastal cutthroat trout (*Oncorhynchus clarki*) and coho salmon (*Oncorhynchus kisutch*) are documented on/adjacent to the mitigation site. Priority bat habitat is not likely present in the project area due to the lack of suitable habitat in the development area and mitigation site.

Wetland fill activities will occur on the development site and will not result in impacts to the identified salmonids on/adjacent to the mitigation site. No wetland fill or in-water work is proposed on or adjacent to the mitigation site, and wetland creation activities will restore riparian habitat adjacent to Streams Y and Z. As such, no impacts to the PHS listed species or habitats are anticipated.

## 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/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or [help@oria.wa.gov](mailto: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 <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 Pierce County (lead agency). The expected decision date is Fall 2023.

☐ 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

\* Mitigation actions within 100-year floodplain; Floodplain Development Permit TBD

**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  
☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

**FEDERAL AND TRIBAL GOVERNMENT**

**United States Department of the Army (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:**

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

- ☐ Bridge Permit: [D13-SMB-D13-BRIDGES@uscg.mil](mailto:D13-SMB-D13-BRIDGES@uscg.mil)  
☐ Private Aids to Navigation (or other non-bridge permits): [D13-SMB-D13-PATON@uscg.mil](mailto:D13-SMB-D13-PATON@uscg.mil)

**United States Environmental Protection Agency:**

- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

**Tribal Permits:** (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

## 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. JS (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. JS (initial)

Joel Simmonds

Applicant Printed Name

Joel Simmonds

Applicant Signature

06/21/2023

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.

Matt DeCaro

Authorized Agent Printed Name

Matt DeCaro

Authorized Agent Signature

07/21/2023

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.

Property Owner Printed Name

Property Owner Signature

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. 09/2018



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



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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 A:**  
**For additional property owner(s)** [\[help\]](#)

Use this attachment only if you have more than one property owner.  
Complete one attachment for each additional property owner  
impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

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

<b>1. Name (Last, First, Middle) and Organization (if applicable)</b>			
Calcote, Patrick J. and Angelica			
<b>2. Mailing Address (Street or PO Box)</b>			
13228 15 <sup>th</sup> Avenue South			
<b>3. City, State, Zip</b>			
Tacoma, Washington 98444-7111			
<b>4. Phone (1)</b>	<b>5. Phone (2)</b>	<b>6. Fax</b>	<b>7. E-mail</b>
<b>Address or tax parcel number of property you own:</b>			
0319101045			
<b>Signature of Property Owner</b>			
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.			
_____ Printed Name		_____ Signature	

Property owner signature not provided. No wetlands or waterbodies identified on this parcel.

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-16-012 rev. 10/2016





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**Application (JARPA)** [\[help\]](#)



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AGENCY USE ONLY

Date received: \_\_\_\_\_

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Project Name: \_\_\_\_\_

Location Name (if applicable): \_\_\_\_\_

\_\_\_\_\_

**Attachment A:**  
**For additional property owner(s)** [\[help\]](#)

Use this attachment only if you have more than one property owner.  
Complete one attachment for each additional property owner  
impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

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

<b>1. Name (Last, First, Middle) and Organization (if applicable)</b>			
Rabi, Ayah			
<b>2. Mailing Address (Street or PO Box)</b>			
22525 141 <sup>st</sup> Avenue Southeast			
<b>3. City, State, Zip</b>			
Kent, Washington 98042-3811			
<b>4. Phone (1)</b>	<b>5. Phone (2)</b>	<b>6. Fax</b>	<b>7. E-mail</b>
Address or tax parcel number of property you own:			
0319101044			
Signature of Property Owner			
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.			
_____ Printed Name		_____ Signature	

Property owner signature not provided. No wetlands or waterbodies identified on this parcel.

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-16-012 rev. 10/2016



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



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AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____
-----	
TO BE COMPLETED BY APPLICANT <a href="#">[help]</a>	
Project Name:	_____
Location Name (if applicable):	_____ _____

**Attachment B:**  
**For additional project location(s)** [\[help\]](#)

Use this attachment only if you have more than one project location.

Use a separate form for each additional location.

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

<b>1. Indicate the type of ownership of the property. (Check all that apply.)</b> <a href="#">[help]</a>			
<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 <a href="#">JARPA Attachment E</a> )			
<b>2. Street Address</b> (Cannot be a PO Box. If there is no address, provide other location information in 16) <a href="#">[help]</a>			
11315 Golden Givens Road East			
<b>3. City, State, Zip</b> (If the project is not in a city or town, provide the name of the nearest city or town.) <a href="#">[help]</a>			
Tacoma, WA 98445			
<b>4. County</b> <a href="#">[help]</a>			
Pierce County			
<b>5. Provide the section, township, and range for the project location.</b> <a href="#">[help]</a>			
<b>¼ Section</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
NE and NW	40	19N	03E
<b>6. Provide the latitude and longitude of the project location.</b> <a href="#">[help]</a>			
• Example: 47.03922 N lat. / -122.89142 W long (Use decimal degrees - NAD 83)			
47.152911 N lat. / -122.414592 W long.			
<b>7. List the tax parcel number(s) for the project location.</b> <a href="#">[help]</a>			
• The local county assessor's office can provide this information.			
0319102054 and 0319102060			

**8.** Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
Pierce County Public Works – Office of the County Engineer	2702 South 42nd Street, Suite 109	0319102096
	Tacoma, WA 98409-7322	
City of Tacoma – TPU – Tacoma Water - Real Property Services	3628 South 35th Street ABS-2	0319102097
	Tacoma, WA 98409-3115	
Ward, Randy C.	11524 Aqueduct Drive East	0319102035
	Tacoma, WA 98445-3742	
Ward, Colt C.	19020 Rhodes Lake Road East	0319102028
	Sumner, WA 98391-8006	

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

N/A

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

Two Streams (Streams Y and Z) and two ditches (Golden Given Drive East Ditch and Ditch X) were identified on/adjacent to the mitigation site.

**11.** Is any part of the project area within a 100-year flood plain? [\[help\]](#)

☒ Yes   ☐ No   ☐ Don't know

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

Vegetation on the mitigation site consists of a field, that appears to have been maintained for agricultural uses previously, dominated by velvetgrass (*Holcus lanatus*), quackgrass (*Elymus repens*), and non-native, invasive reed canarygrass (*Phalaris arundinacea*).

**13.** Describe how the property is currently used. [\[help\]](#)

The mitigation site is located in a mixed commercial-residential setting in the Tacoma area of unincorporated Pierce County, Washington. The western parcel (-2054) and southern portion of the eastern parcel (-2060) have been graded and disturbed; areas of gravel fill and trash/debris/slash piles were observed throughout. The remainder of the mitigation site is undeveloped and consists of maintained agricultural fields.



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

The mitigation site is bound by Aqueduct Drive East to the north and abuts residential developments and undeveloped forest patches to the east and south, and Golden Given Road East and residential developments to the west.

**15. Describe the structures (above and below ground) on the property, including their purpose(s). [\[help\]](#)**

A gravel building pad is present on the northwest portion of the mitigation site; however, the mitigation site is otherwise undeveloped.

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

To access the mitigation site from southbound Interstate-5 in the Tacoma area, take Exit 127 for Washington-512 East toward Puyallup/South Tacoma Way. After 0.4 mile, turn left onto Washington-512 East. Continue for 3.6 miles and take the Portland Avenue Exit towards Midland. After 0.2 mile, turn right onto 112th Street. Continue for 0.6 mile and turn left onto Golden Given Road East. The mitigation site will be located on the left after 0.1 mile.

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-16-013 rev. 10/2016



**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
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**Attachment C:**  
**Contact information for adjoining**  
**property owners.** [\[help\]](#)

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

AGENCY USE ONLY

Date received: \_\_\_\_\_

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

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

Project Name: \_\_\_\_\_

Location Name (if applicable): \_\_\_\_\_

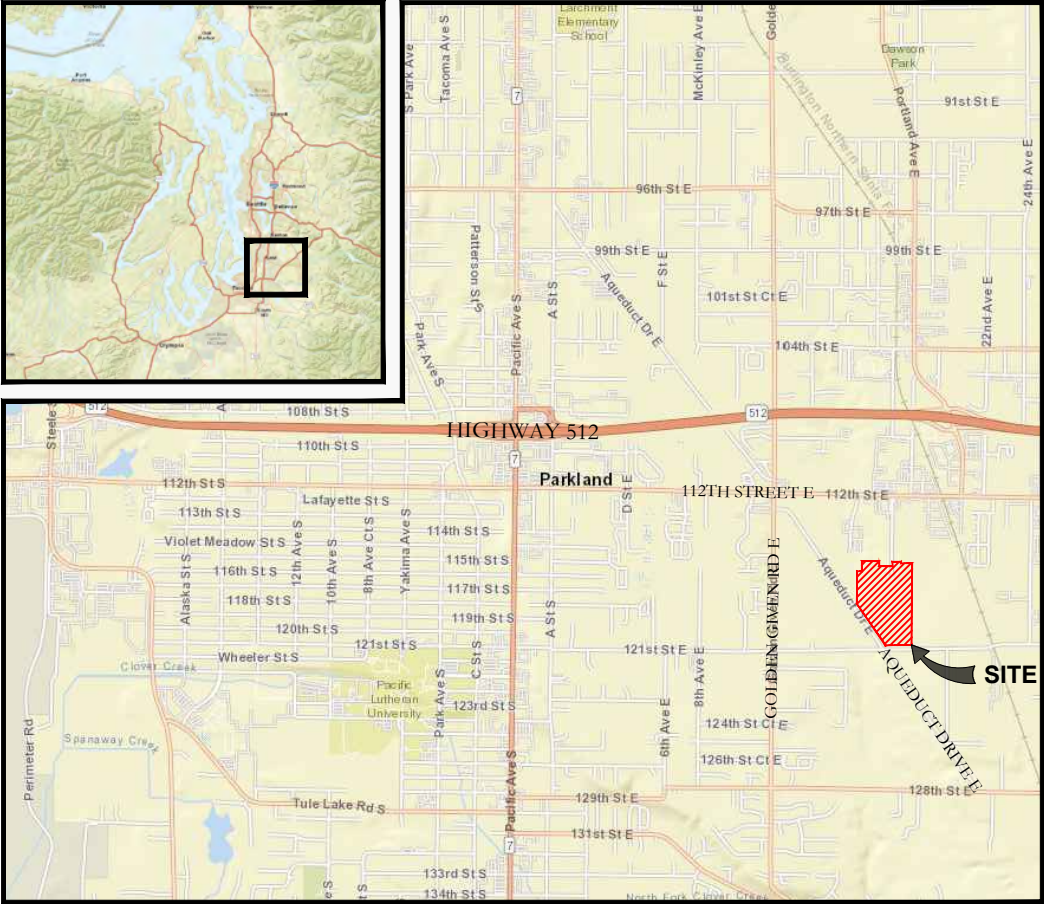
Use black or blue ink to enter answers in white spaces below.

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

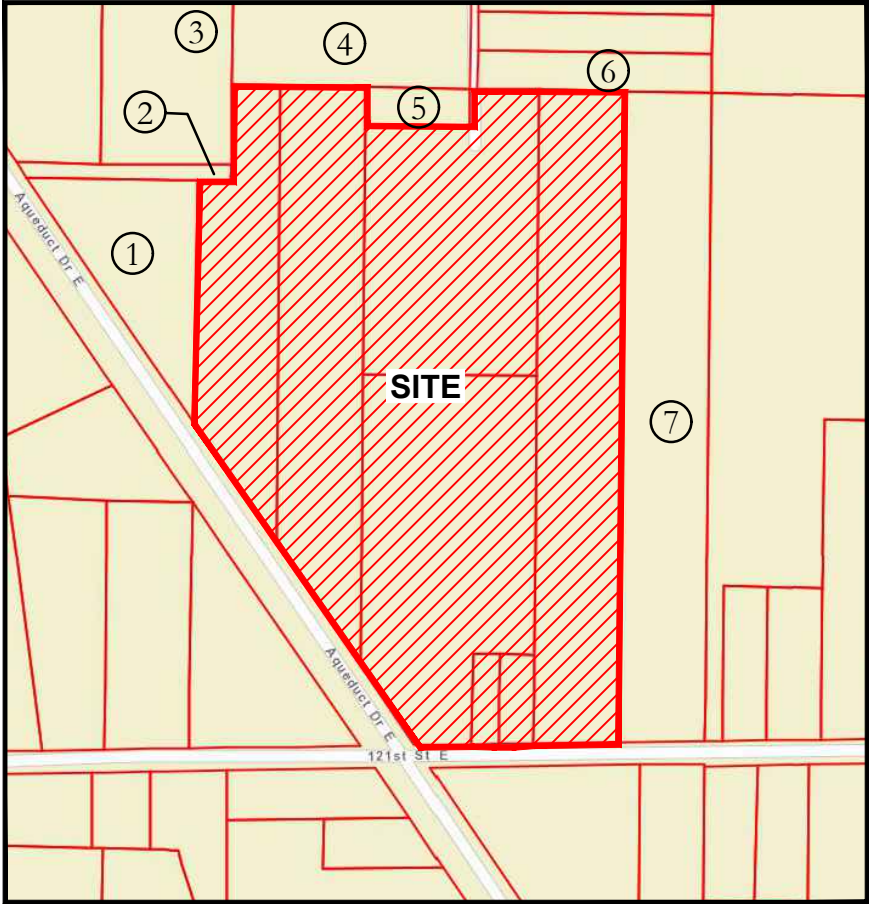
Name	Mailing Address	Tax Parcel # (if known)
Langlow, Shanin (Adjacent to: Development Site)	11608 17 <sup>th</sup> Avenue East	0319101067
	Tacoma, WA 98445-3757	
Koenig, Weston (Adjacent to: Development Site)	17632 Southeast 376 <sup>th</sup> Street	0319101033
	Auburn, WA 98092-9522	
Oum, Vuttha and Rady (Adjacent to: Development Site)	1725 121 <sup>st</sup> Street East	0319101018
	Tacoma, WA 98445-3643	
Andersen, Dennis L. and Julie S. (Adjacent to: Mitigation Site)	1141 121 <sup>st</sup> Street East	0319106005
	Tacoma, WA 98445-3501	
McLauchlin, Kendall and Dennis (Adjacent to: Mitigation Site)	1125 121 <sup>st</sup> Street East	0319102094
	Tacoma, Washington 98445-3501	
Pierce County Public Works – Surface Water Management (Adjacent to: Mitigation Site)	2702 South 42 <sup>nd</sup> Street, Suite 109	0319102041
	Tacoma, WA 98409-7322	
Rotter, Patrick R. and Wendy M. (Adjacent to: Mitigation Site)	27316 110 <sup>th</sup> Avenue East	0319102008
	Graham, Washington 98338-8789	
Stevens, Geoffrey L. (Adjacent to: Mitigation Site)	11 Beach Lane Southwest	0319102026
	Tacoma, WA 98498-5703	

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VICINITY MAP



VICINITY MAP  
SOURCE: ESRI, OSM, USGS



ADJACENT OWNERSHIP  
SOURCE: PIERCE COUNTY GIS

- |                                |                       |
|--------------------------------|-----------------------|
| 1. RILEY, EDWARD J. JR.        | 6. KOENIG, WESTON     |
| 2. SACRED HEART RADIO          | 7. OUM, VUTTHA & RADY |
| 3. PIERCE COUNTY DEM           |                       |
| 4. HAUDE, FRANK & SARAH-LOUISE |                       |
| 5. LANGLOW, SHANIN             |                       |

DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E MITIGATION SITE: 11315 GOLDEN GIVEN ROAD EAST TACOMA, WASHINGTON 98445	
THE SE ¼ OF SECTION 10, TOWNSHIP 19N, RANGE 3E, W.M.	
PIERCE COUNTY PARCEL NUMBER(S): 0319101019, 0319101035, 0319101040, 0319101041, 0319101044, 0319101045, 0319101070, 0319102054, & 0319102060	
LAT: 47.149452" N	LON: -122.40687° W

REFERENCE # UNASSIGNED	
APPLICANT: 12009 AQUEDUCT, LLC.	
PROPOSED PROJECT: PROPOSED COMMERCIAL DEVELOPMENT	
IN: TACOMA	NEAR: SPANAWAY LAKE



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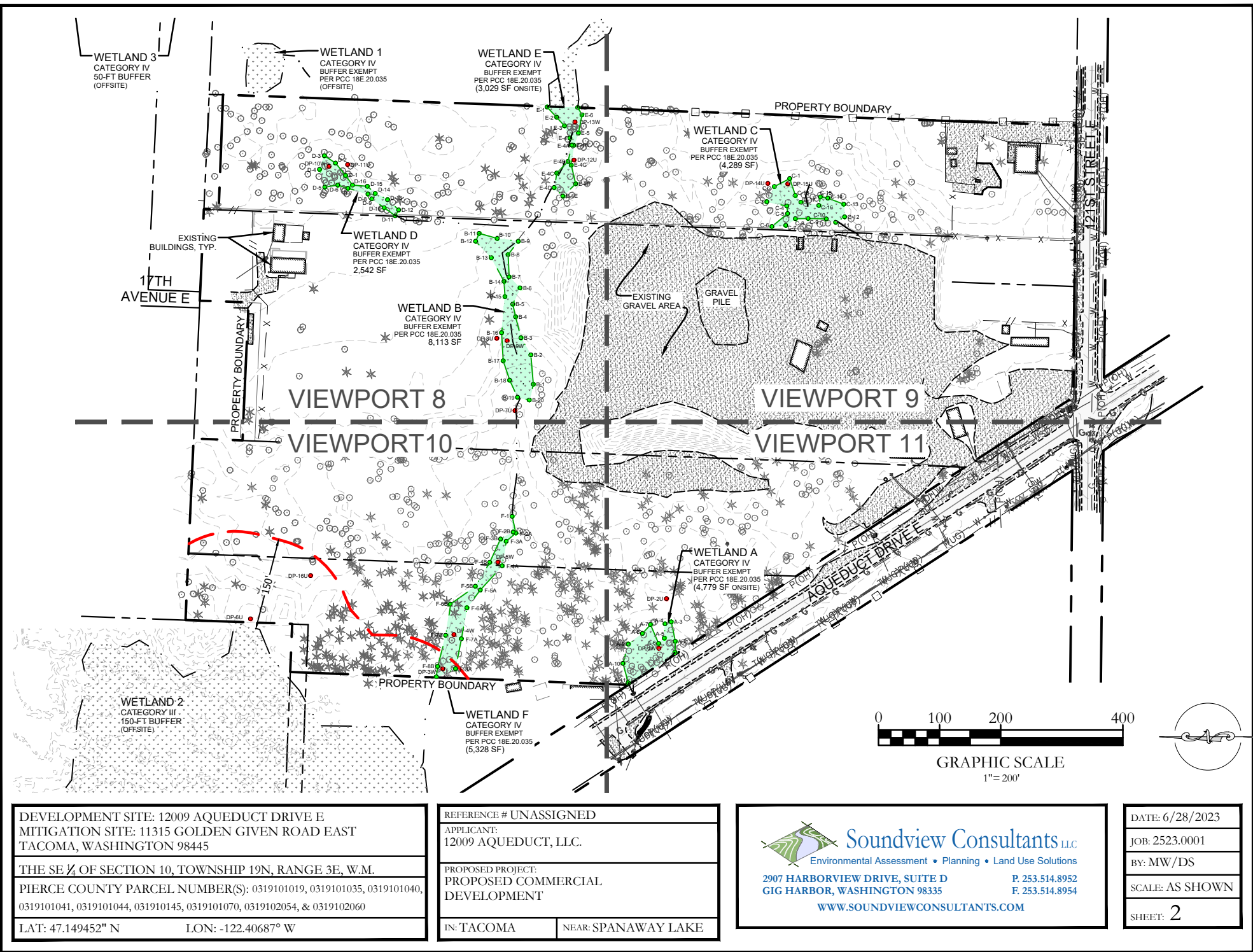
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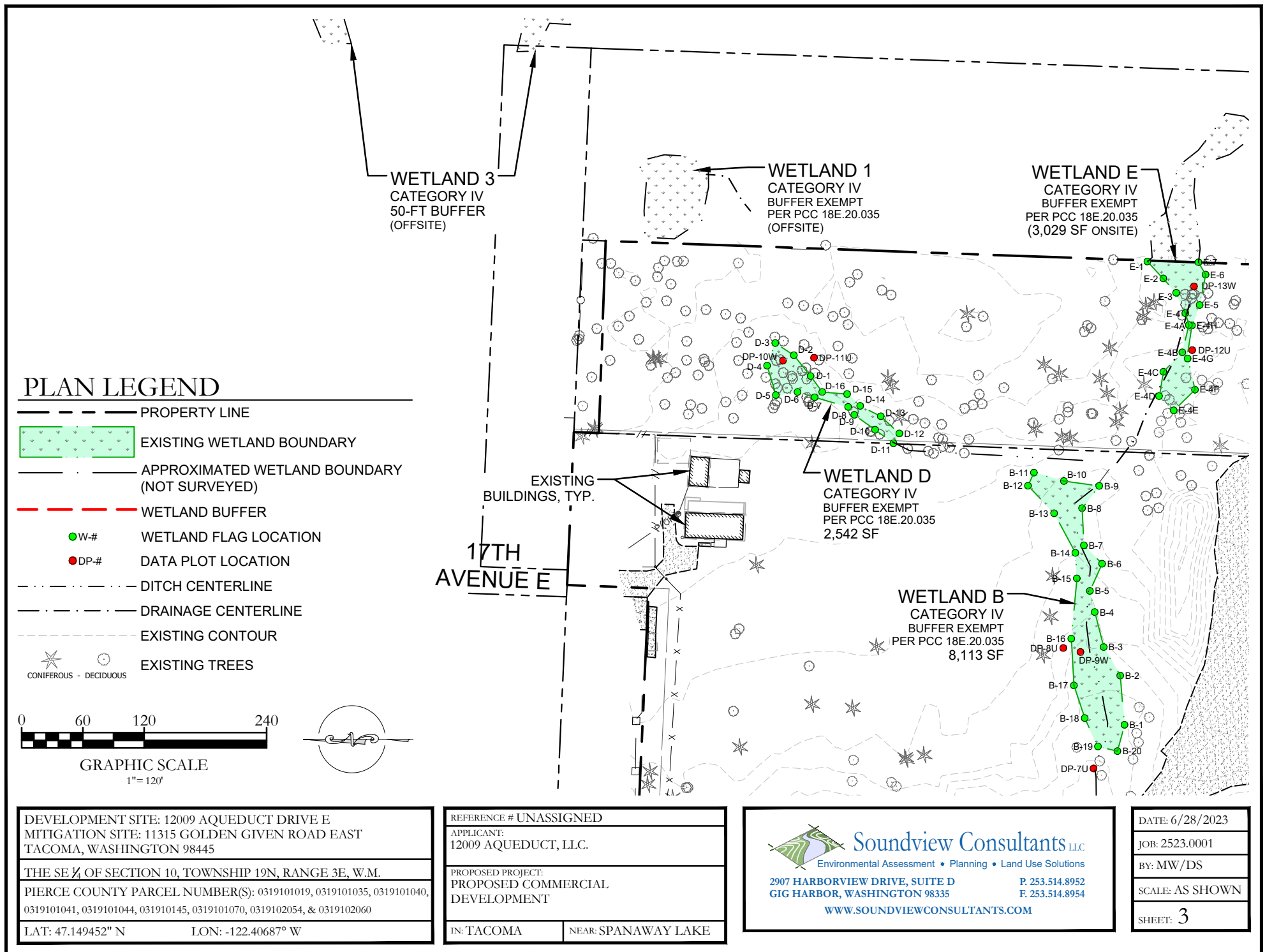
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JOB: 2523.0001
BY: MW/DS
SCALE: AS SHOWN
SHEET: 1



# EXISTING CONDITIONS OVERVIEW



# EXISTING CONDITIONS VIEWPORT 1



DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E  
MITIGATION SITE: 11315 GOLDEN GIVEN ROAD EAST  
TACOMA, WASHINGTON 98445

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0319101041, 0319101044, 0319101045, 0319101070, 0319102054, & 0319102060

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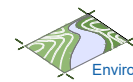
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DEVELOPMENT

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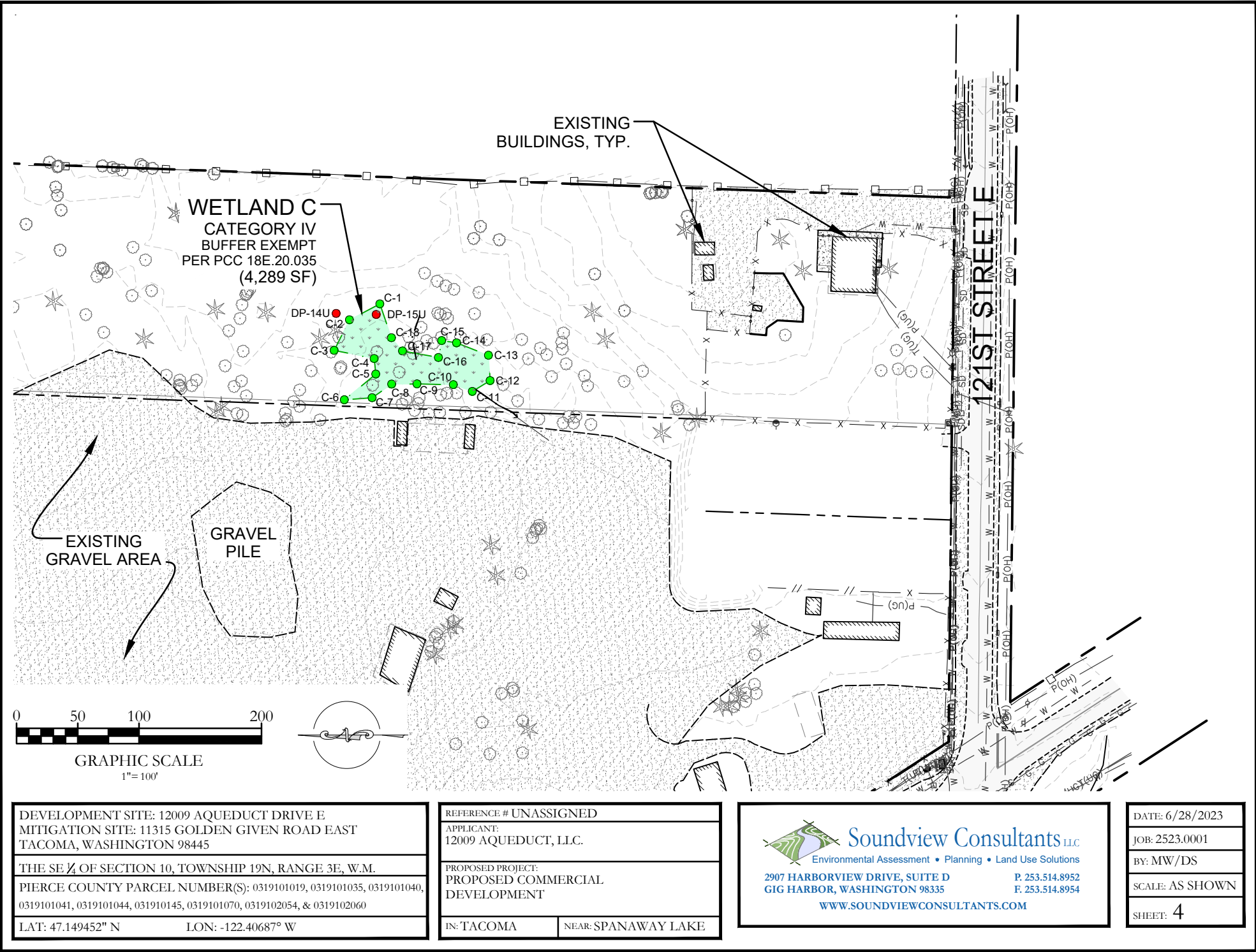
JOB: 2523.0001

BY: MW/DS

SCALE: AS SHOWN

SHEET: 3







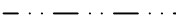
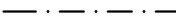

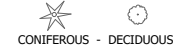
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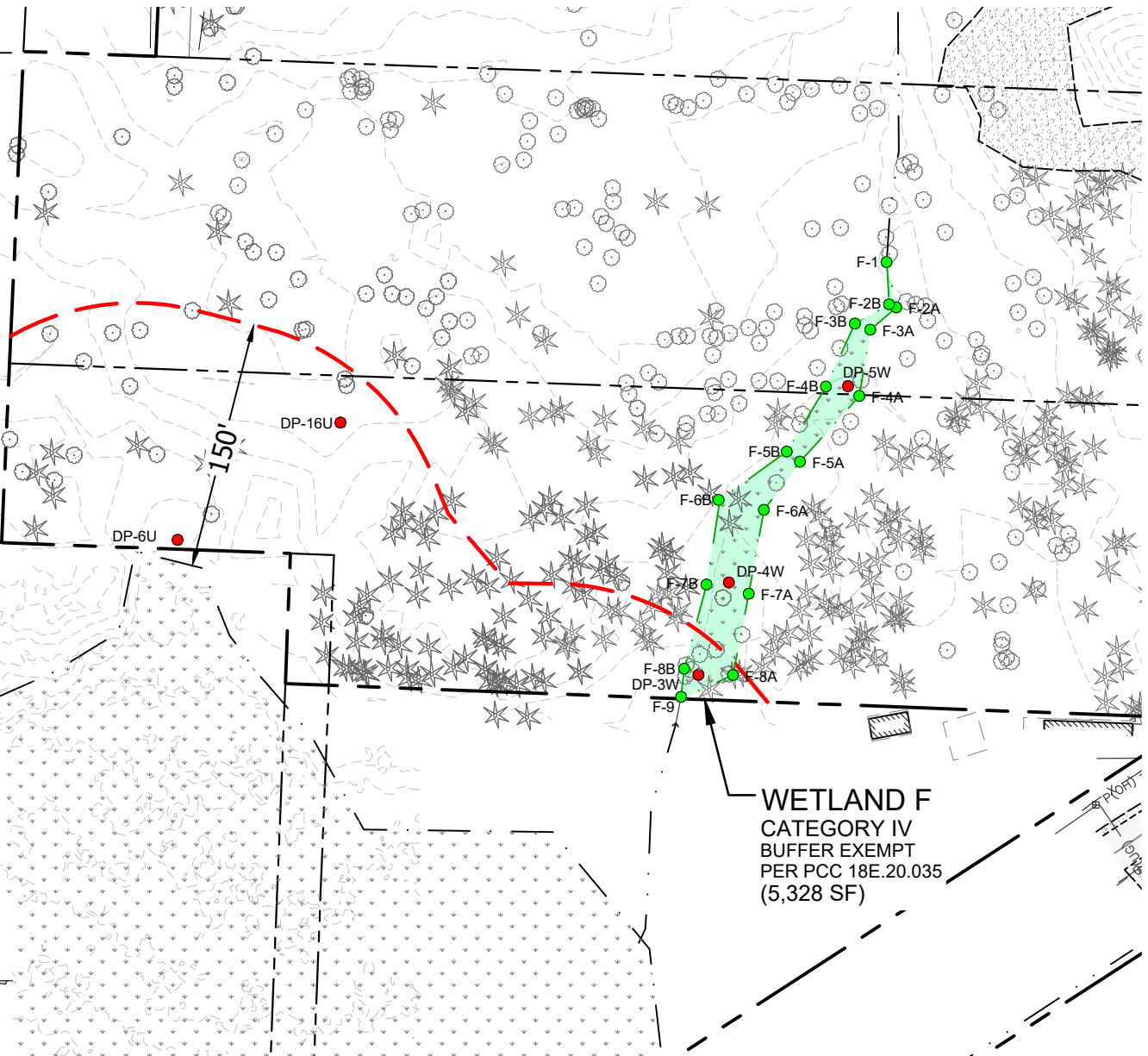




# EXISTING CONDITIONS VIEWPORT 3

## PLAN LEGEND

-  PROPERTY LINE
-  EXISTING WETLAND BOUNDARY
-  APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
-  WETLAND BUFFER
-  W-# WETLAND FLAG LOCATION
-  DP-# DATA PLOT LOCATION
-  DITCH CENTERLINE
-  DRAINAGE CENTERLINE
-  EXISTING CONTOUR
-  EXISTING TREES  
CONIFEROUS - DECIDUOUS



DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E  
MITIGATION SITE: 11315 GOLDEN GIVEN ROAD EAST  
TACOMA, WASHINGTON 98445

THE SE ¼ OF SECTION 10, TOWNSHIP 19N, RANGE 3E, W.M.

PIERCE COUNTY PARCEL NUMBER(S): 0319101019, 0319101035, 0319101040, 0319101041, 0319101044, 0319101045, 0319101070, 0319102054, & 0319102060

LAT: 47.149452" N      LON: -122.40687° W

REFERENCE # UNASSIGNED

APPLICANT:  
12009 AQUEDUCT, LLC.

PROPOSED PROJECT:  
PROPOSED COMMERCIAL  
DEVELOPMENT

IN: TACOMA      NEAR: SPANAWAY LAKE



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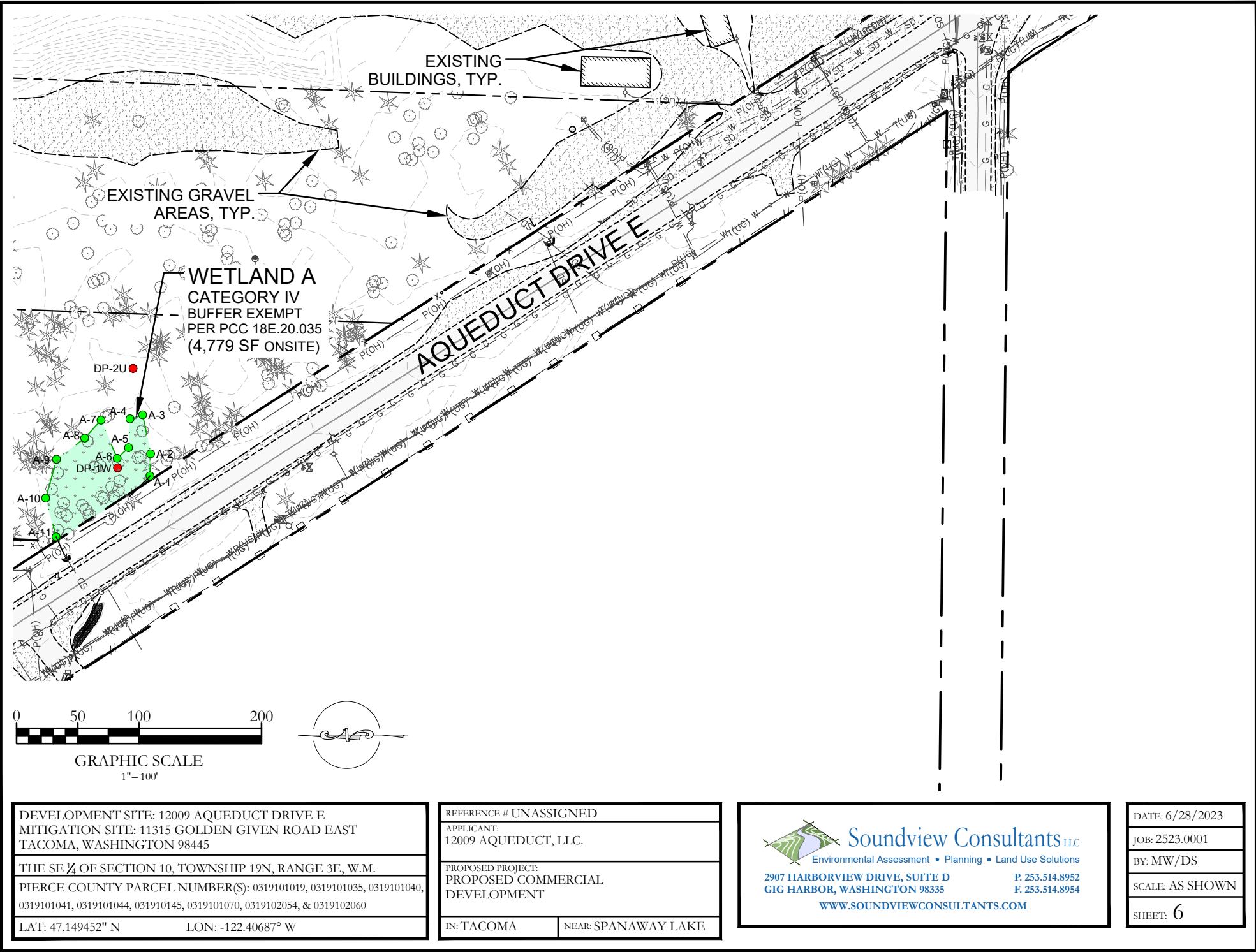
JOB: 2523.0001

BY: MW/DS

SCALE: AS SHOWN

SHEET: 5

# EXISTING CONDITIONS VIEWPORT 4



DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E  
MITIGATION SITE: 11315 GOLDEN GIVEN ROAD EAST  
TACOMA, WASHINGTON 98445

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DATE: 6/28/2023

JOB: 2523.0001

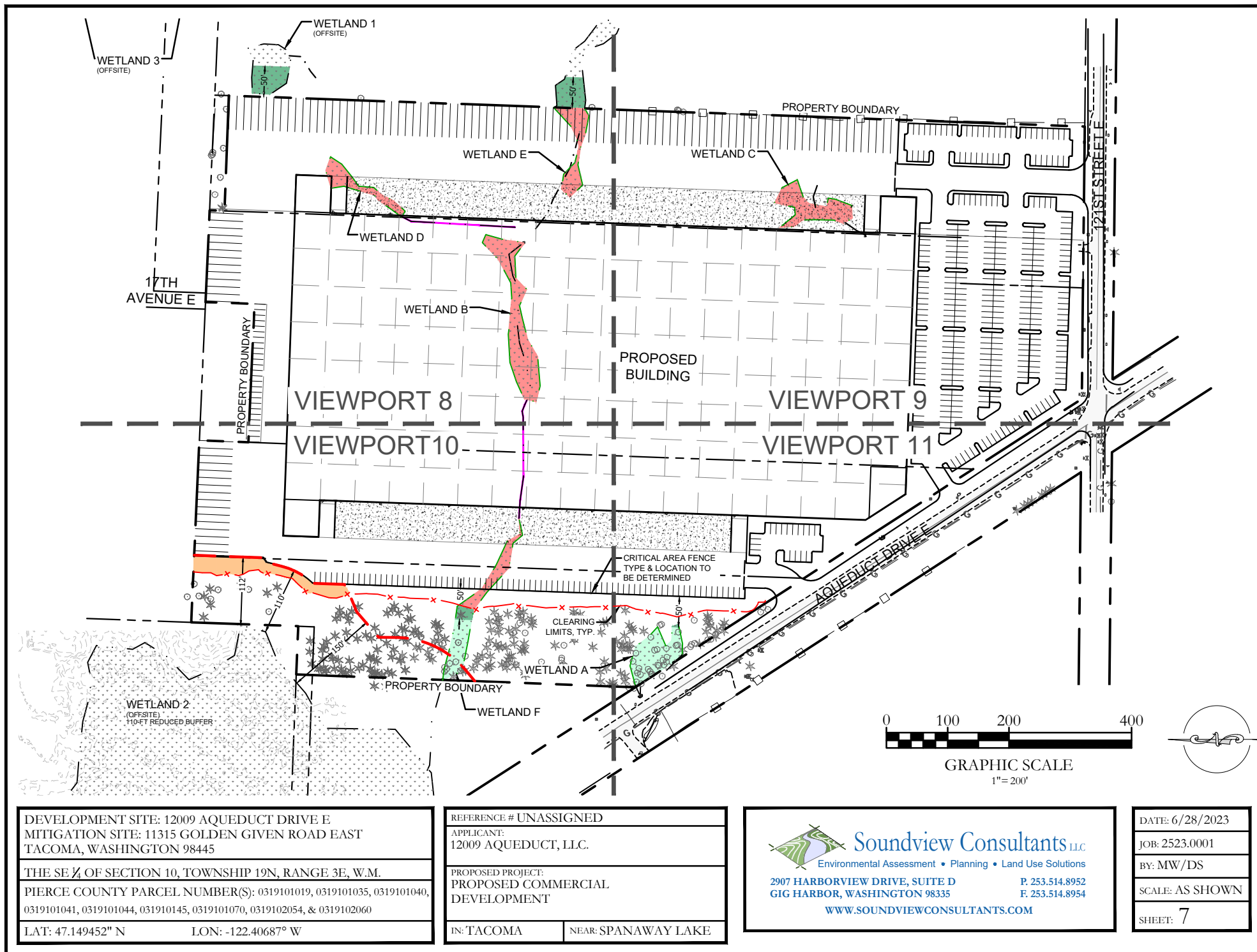
BY: MW/DS

SCALE: AS SHOWN

SHEET: 6



# PROPOSED SITE PLAN OVERVIEW



DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E  
MITIGATION SITE: 11315 GOLDEN GIVEN ROAD EAST  
TACOMA, WASHINGTON 98445

THE SE ¼ OF SECTION 10, TOWNSHIP 19N, RANGE 3E, W.M.

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DEVELOPMENT

IN: TACOMA

NEAR: SPANAWAY LAKE



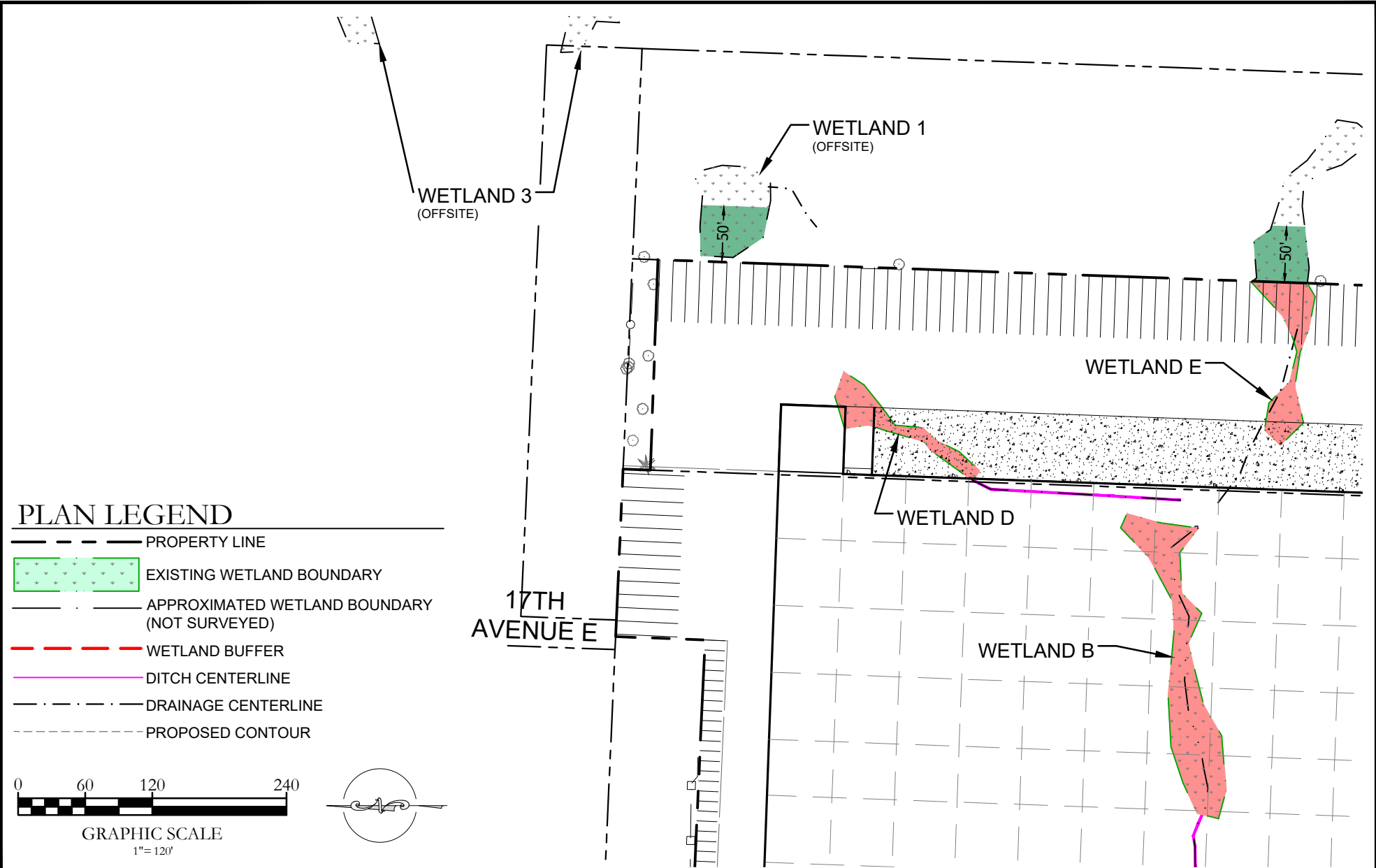
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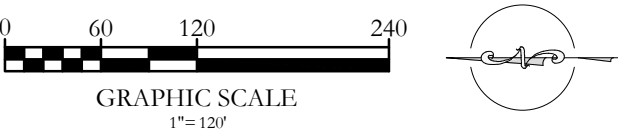
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PROPOSED SITE PLAN VIEWPORT 8



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER
- DITCH CENTERLINE
- DRAINAGE CENTERLINE
- PROPOSED CONTOUR



DEVELOPMENT SITE: 12009 AQUEDUCT DRIVE E  
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PROPOSED COMMERCIAL  
DEVELOPMENT

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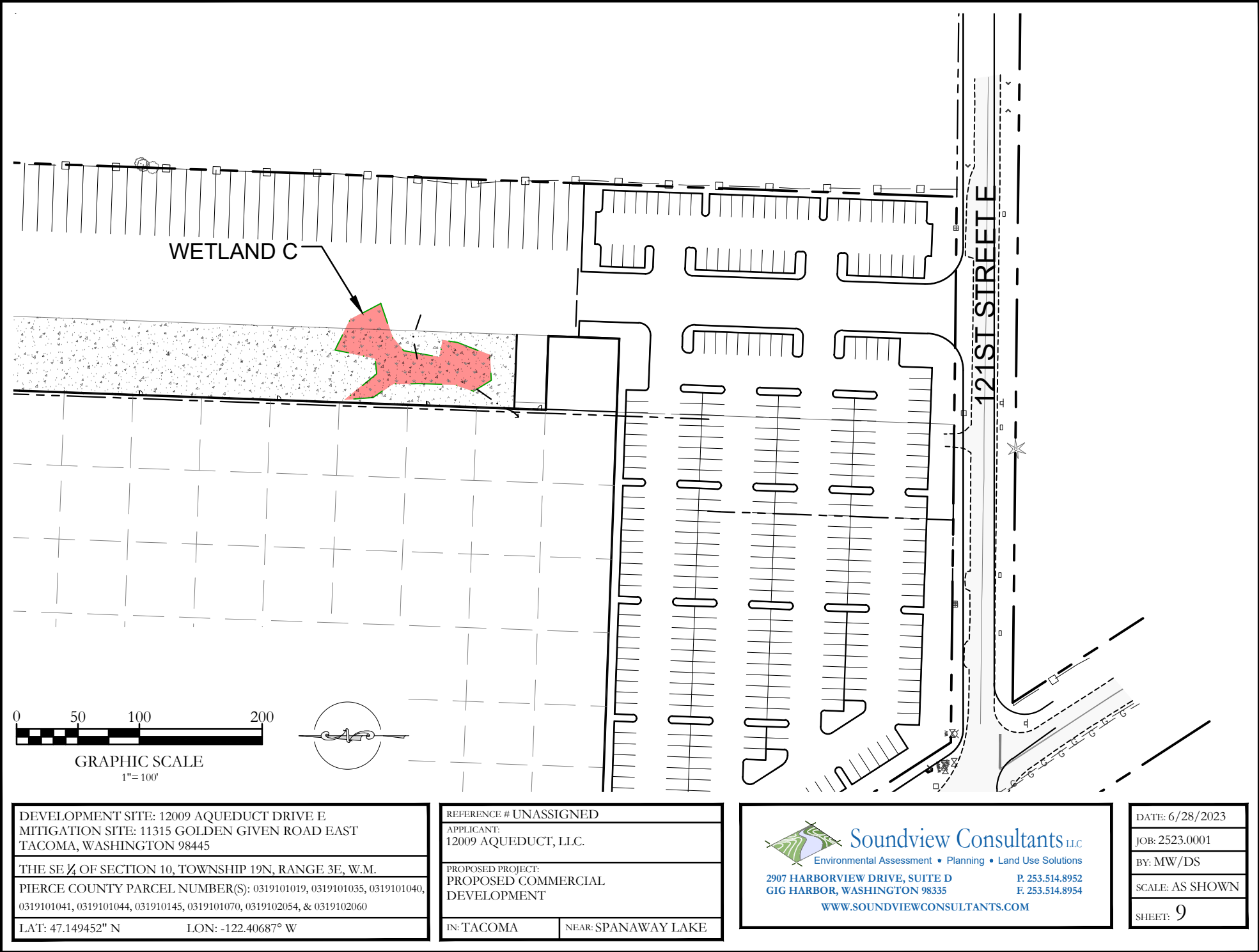
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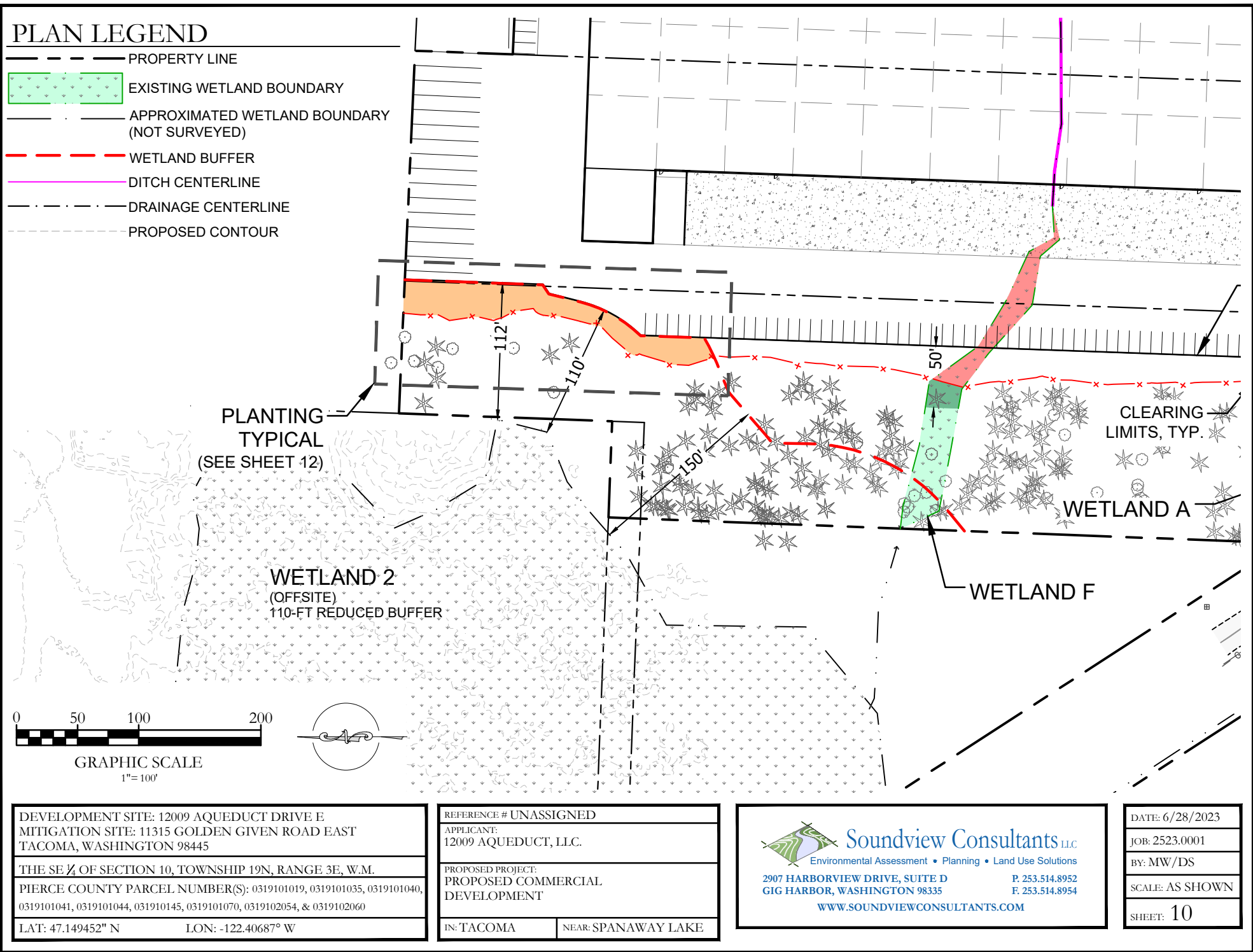
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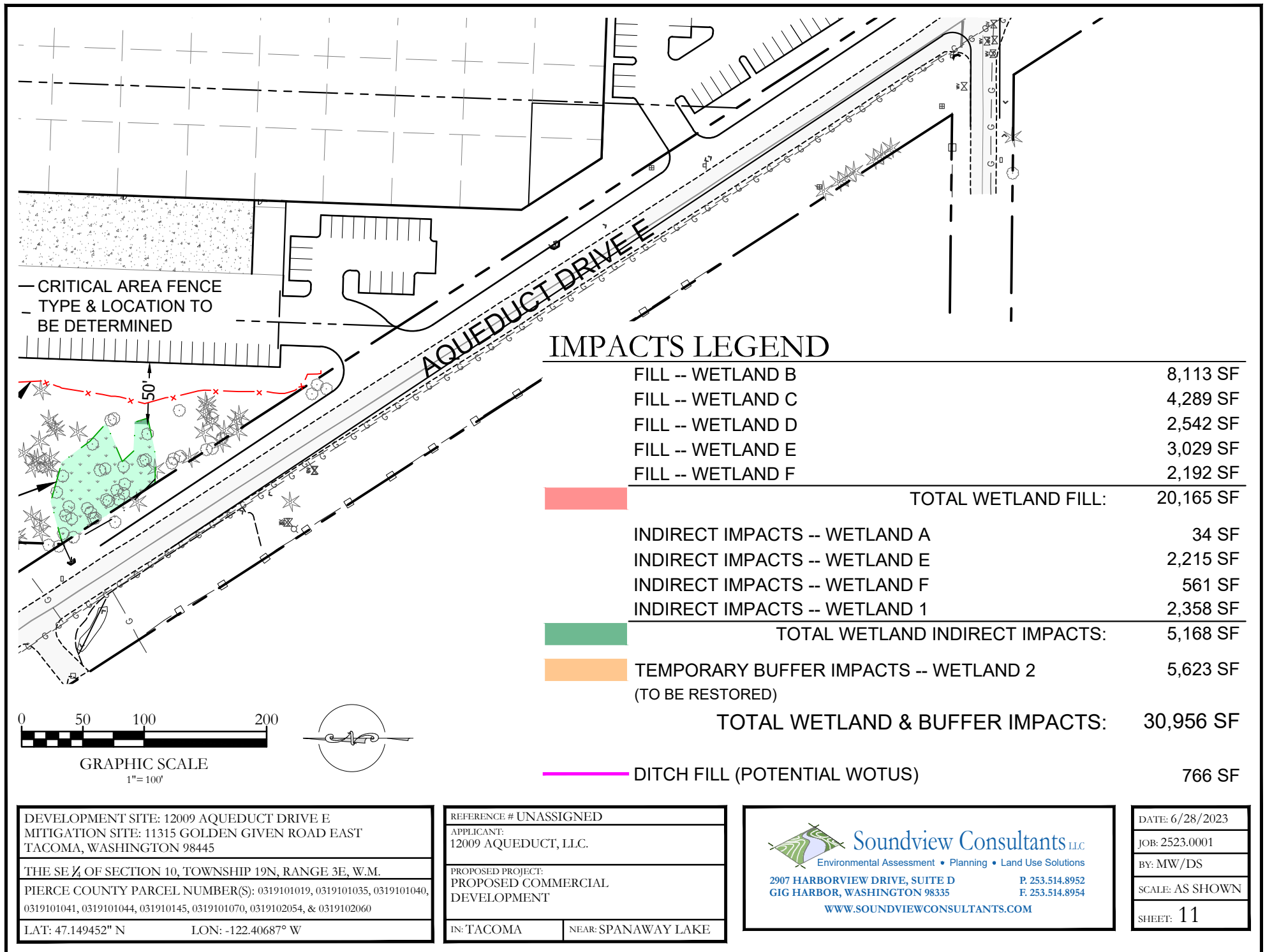
PROPOSED SITE PLAN VIEWPORT 9



# PROPOSED SITE PLAN VIEWPORT 10



# PROPOSED SITE PLAN VIEWPORT 11





ONSITE MITIGATION PLANTING PLAN

ONSITE PLANTING PLAN

SCALE: 1"=50'

Scientific Name
TREES
<i>Acer macrophyllum</i>
<i>Frangula purshiana (Rhamnus p.)</i>
<i>Fraxinus latifolia</i>
<i>Malus fusca (Pyrus f.)</i>
<i>Picea sitchensis</i>
<i>Pseudotsuga menziesii</i>
<i>Salix lasiandra</i>
<i>Salix scouleriana</i>
<i>Salix sitchensis</i>
<i>Thuja plicata</i>
<i>Tsuga heterophylla</i>
SHRUBS
<i>Acer circinatum</i>
<i>Amelanchier alnifolia</i>
<i>Cornus stolonifera</i>
<i>Corylus cornuta var. californica</i>
<i>Gaultheria shallon</i>
<i>Lonicera involucrata</i>
<i>Oemleria cerasiformis</i>
<i>Physocarpus capitatus</i>
<i>Polystichum munifum</i>
<i>Rosa gymnocarpa</i>
<i>Rubus spectabilis var. spectabilis</i>
<i>Sambucus racemosa var. racemosa</i>
<i>Spiraea douglasii</i>
<i>Symphoricarpos albus var. laevigatus</i>
<i>Vaccinium ovatum</i>



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IN: TACOMA      NEAR: SPANAWAY LAKE



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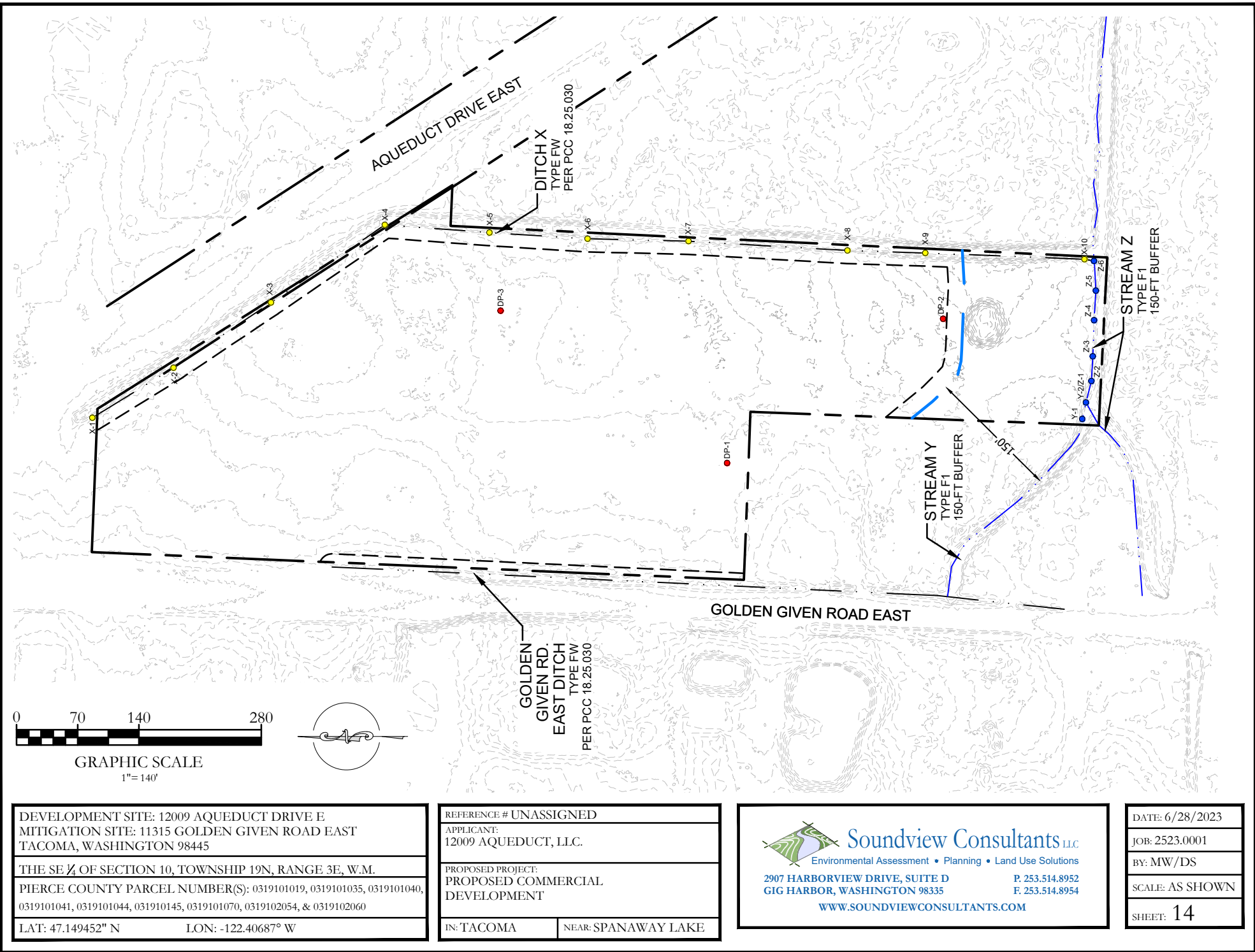
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SCALE: AS SHOWN

SHEET: 12

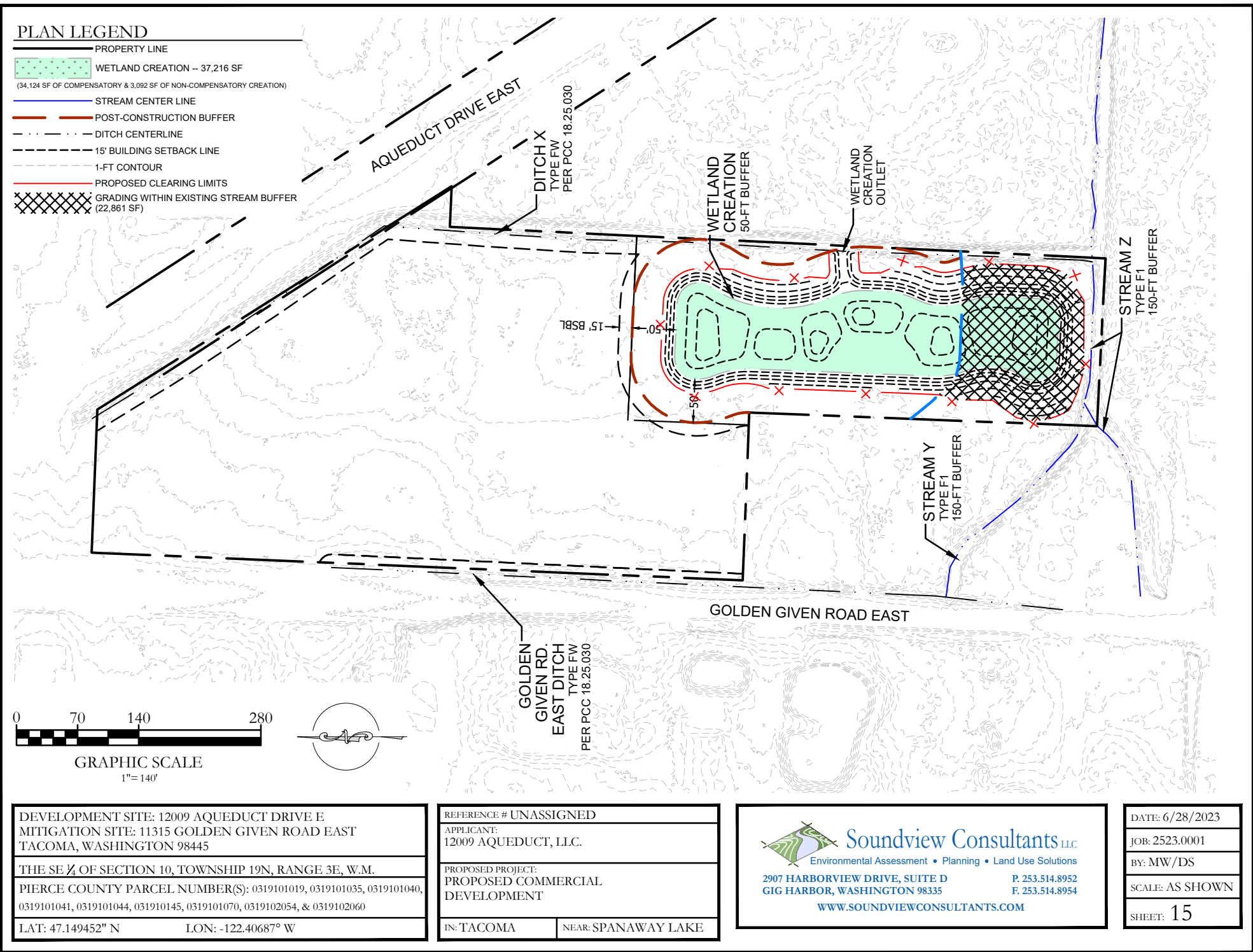


# OFFSITE MITIGATION EXISTING CONDITIONS





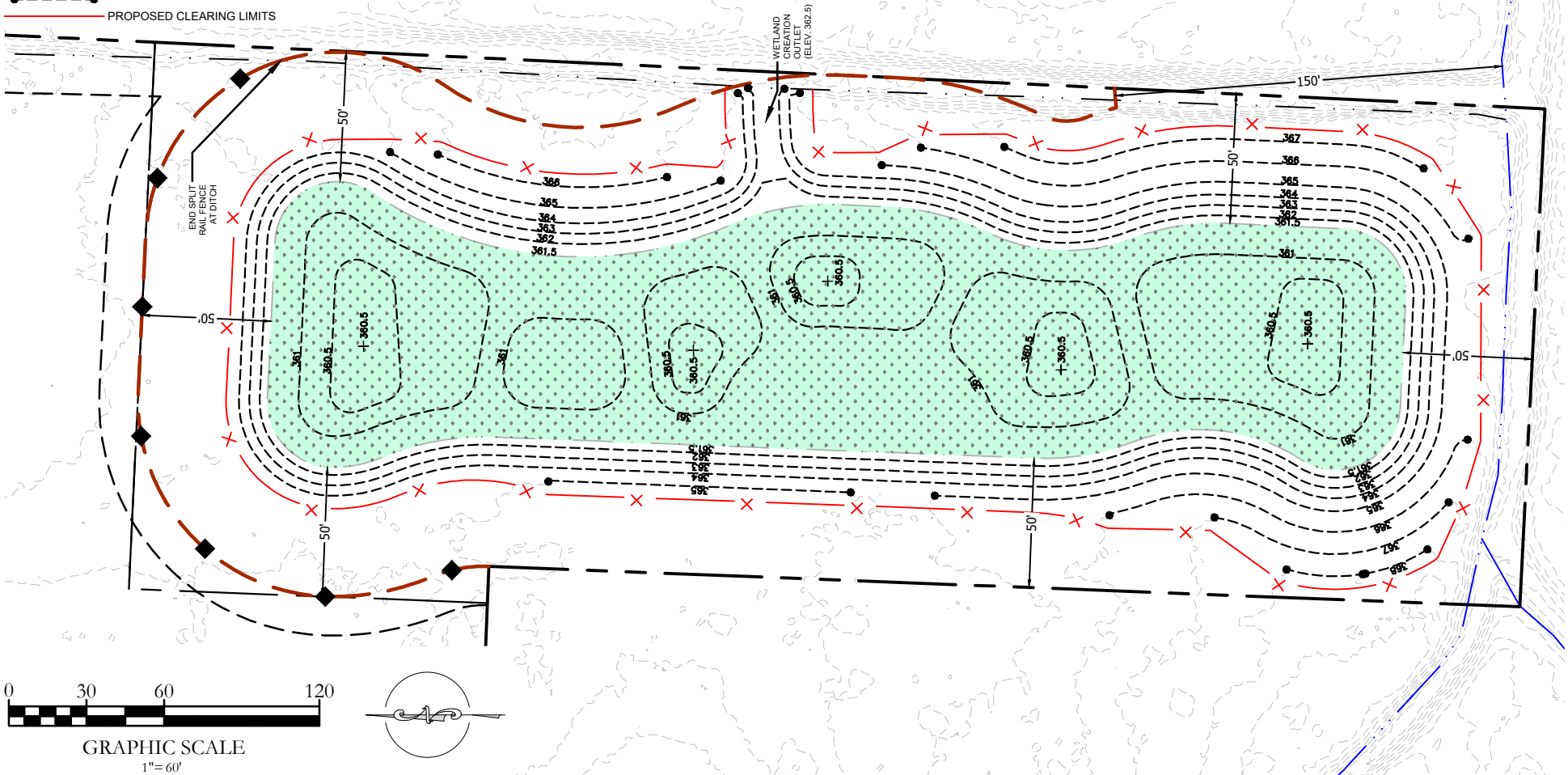
# OFFSITE MITIGATION PROPOSED SITE PLAN



# OFFSITE MITIGATION PROPOSED GRADING PLAN

## PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- POST-CONSTRUCTION BUFFER
- CRITICAL AREA FENCE (335 LF)
- ◆ CRITICAL AREA SIGN (7 SIGNS)
- DITCH CENTERLINE
- EXISTING CONTOUR
- 100 • PROPOSED CONTOUR
- PROPOSED CLEARING LIMITS



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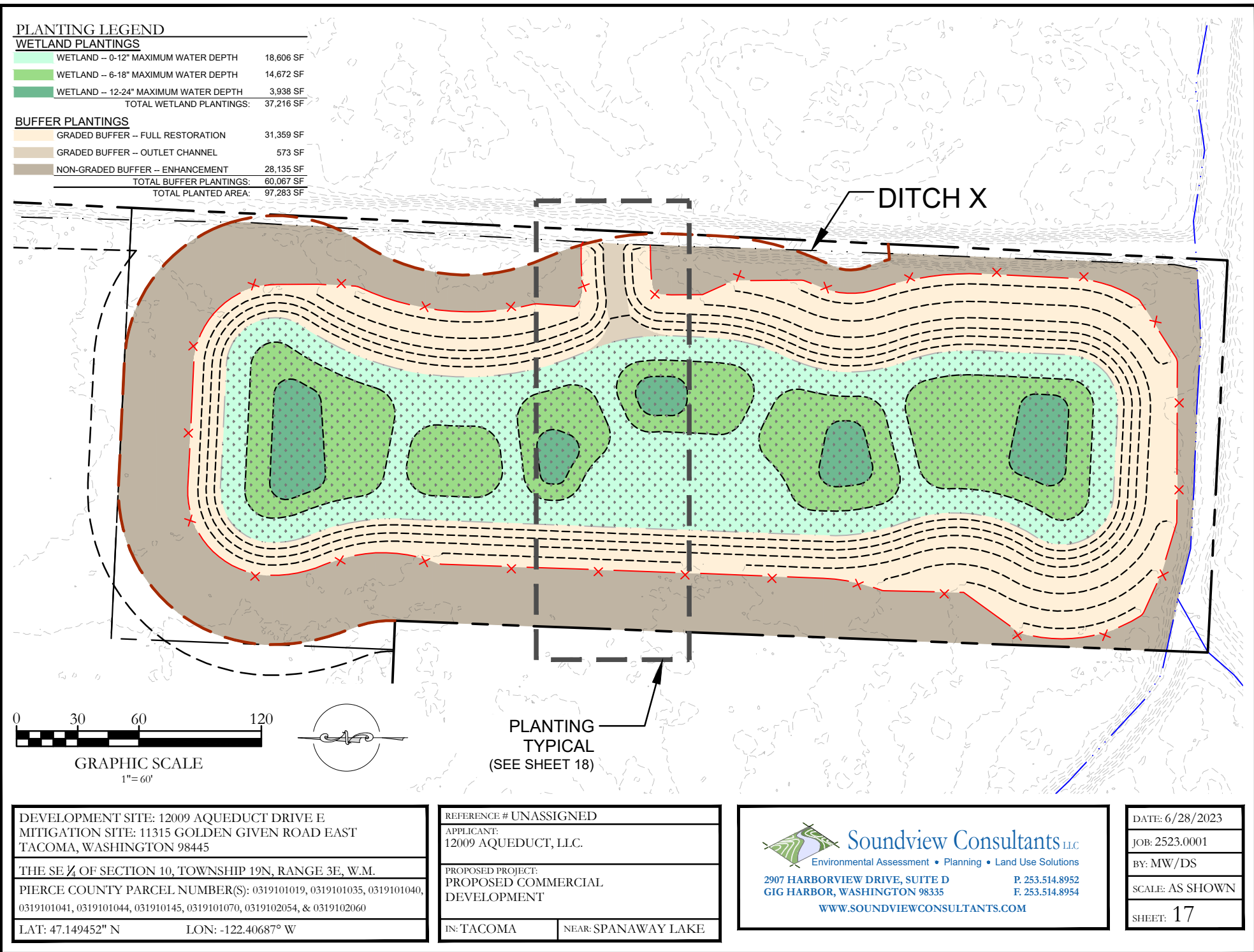
JOB: 2523.0001

BY: MW/DS

SCALE: AS SHOWN

SHEET: 16

# OFFSITE MITIGATION PROPOSED PLANTING PLAN



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BY: MW/DS

SCALE: AS SHOWN

SHEET: 17

S:\CURRENT\2523 12009 Aqueduct LLC\2523.0001 Aqueduct Drive E\Graphics & Maps\CAD\A - CURRENT SVC DRAWINGS\A - Current Base DWG\2523.0001 (2023-06-28) base.dwg  
Plotted June 28, 2023



SCALE: 1"=40'

SHEET: 6