



**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: **8/30/2023**
Aquatics ID No.: **142834**
Team: **SWRO**
Valid Request: **9/11/2023**

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 information¹ to 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: 142834

Project Name: East Town Crossing Stream Restoration and Mixed Use Development **County:** Pierce County

B. Project Proponent Name: Alex Murphy, Sounview Consultants 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)

¹ To submit documents over 25MB, e-mail 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, 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

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: 12-15
- ☐ 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, pages: _____
- ☐ Mitigation Plan, pages: _____
- ☐ Other document(s): TESC (to be provided at later date) _____

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.

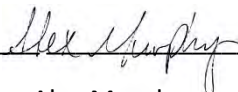
F. Required Certification Statements:

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

Initial AM

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 AM

Signature:  Date: August 30, 2023

Print Name: Alex Murphy



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: 8/30/2023 edoc
Rec'd Section 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) [\[help\]](#)

East Town Stream Restoration and Mixed Use Development

Part 2—Applicant

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

2a. Name (Last, First, Middle)

Helle, Greg

2b. Organization (If applicable)

Ash Development

2c. Mailing Address (Street or PO Box)

1001 Shaw Road

2d. City, State, Zip

Puyallup, WA 98371

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

(253) 845-9544

(253) 606-6799

greg.helle@ashnw.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.
- 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.

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)			
Murphy, Alex			
3b. Organization (If applicable)			
Soundview Consultants LLC			
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			amurphy@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. (Please see JARPA Attachment A and attached easements)
- ☐ 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)			
Helle, Greg			
4b. Organization (If applicable)			
Ash Development			
4c. Mailing Address (Street or PO Box)			
1001 Shaw Road			
4d. City, State, Zip			
Puyallup, WA 98371			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
(253) 845-9544	(253) 606-6799		greg.helle@ashnw.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]			
2902, 13102, and 3104 East Pioneer Avenue, and 813, 901, and 911 Shaw Road East (onsite project location); and portions of 3112 and 3304 East Pioneer Avenue (offsite project location)			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Puyallup, WA 98374			
5d. County [help]			
Pierce County			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
SE, NE	26, 35	20 N	04 E
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)			
47.184068 N. lat. / -122.254753 W long.			
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.			
0420264021, 0420264053, 0420264054, 0420351030, 0420351029, 0420351026 and 0420351066; and portions of: 0420264012 (offsite project location) and 0420351000 (offsite project location)			
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)	
BJSC Investments LLC	917 Shaw Road	0420351025	
	Puyallup, WA 98372-7436		
Shaw Road Development LLC	1001 Shaw Road	0420355026	
	Puyallup, WA 98372-7437		
Roddan, Ryan D. and Kari	9601 179 th Avenue Place East	0420351702	
	Bonney Lake, WA 98391		
Heseltine Richard L. and Darlene A.	1204 St. Andrews Court	0420351076	
	Puyallup, WA 98372-7463		

5i. List all wetlands on or adjacent to the project location. [help]
One wetland (Wetland 1) was identified offsite to the south of the subject property.
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Two streams (Streams Y and Z) were identified on and adjacent to the subject property.
5k. Is any part of the project area within a 100-year floodplain? [help]
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Upland vegetation on the subject property and adjacent areas to the east has been altered by prior (permitted) clearing and grading activities. Dominant species onsite include red alder (<i>Alnus rubra</i>) and black cottonwood (<i>Populus balsamifera</i>) saplings, rose (<i>Rosa spp.</i>), snowberry (<i>Symphoricarpus albus</i>), non-native invasive cutleaf blackberry (<i>Rubus laciniatus</i>), Himalayan blackberry (<i>Rubus armeniacus</i>), and Scotch broom (<i>Cytisus scoparius</i>) and grasses and forbs typical of disturbed sites including orchard grass (<i>Dactylis glomerata</i>), colonial bentgrass (<i>Agrostis capillaris</i>), bluegrass (<i>Poa spp.</i>), ryegrass (<i>Lolium perenne</i>), velvetgrass (<i>Holcus lanatus</i>), sweet vernal grass (<i>Anthoxanthum odoratum</i>), clover (<i>Trifolium spp.</i>), common dandelion (<i>Taraxacum officinale</i>), curly dock (<i>Rumex crispus</i>), sheep sorrel (<i>Rumex acetosella</i>), plantain (<i>Plantago major</i>), and non-native invasive reed canarygrass (<i>Phalaris arundinacea</i>), hairy cat's ear (<i>Hypochaeris radicata</i>), oxeye daisy (<i>Leucanthemum vulgare</i>), tansy (<i>Tanacetum vulgare</i>), morning glory (<i>Convolvulus arvensis</i>), bull thistle (<i>Cirsium vulgare</i>), and Canada thistle (<i>Cirsium arvense</i>).
5m. Describe how the property is currently used. [help]
The subject property is largely undeveloped except for a stormwater pond on the southeast portion of the site that has constructed to manage runoff from the south-adjacent development.
5n. Describe how the adjacent properties are currently used. [help]
The subject property is bound by East Pioneer Avenue to the north with agricultural development beyond and Shaw Road East to the west with commercial developments and a large cleared/graded site beyond. To the east, the subject property abuts a developed utility site and a mix of undeveloped field and forested/scrub-shrub areas, and to the south the subject property abuts a mix of commercial development and undeveloped forest.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
One active stormwater pond is present on the subject property.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
To access the subject property from Washington State Route (WA) 167 North in the Puyallup area, turn right onto North Meridian. After 0.6 mile, turn left onto East Pioneer. After 1.9 miles, 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 a mixed-use development consisting of a commercial and residential buildings, and associated site access, parking, recreational areas, utilities, and stormwater infrastructure. The proposed development also requires frontage improvements along Shaw Road East and East Pioneer Avenue. As part of frontage improvements along East Pioneer Avenue, one ditched stream (Stream Z) will be re-aligned. In addition, Stream Y, a tributary to Stream Z that is currently conveyed through existing stormwater infrastructure onsite, will be daylight and re-aligned, and adjacent riparian areas will be restored with native plantings to create screening between the restored stream channels and East Pioneer Avenue and the proposed development.

The proposed project will occur in two phases. Phase I will include development of residential and commercial buildings, parking, utilities, stormwater infrastructure, and frontage improvements along Shaw Road East. Phase II of the project will implement the required frontage improvements along East Pioneer Avenue, realign Streams Y and Z, and expand the mixed-use development onsite. The proposed project has been carefully designed to avoid and minimize impacts to the greatest extent feasibly by utilizing the existing disturbed upland areas onsite.

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 a mixed-use development that will help alleviate the shortage of housing in the greater Seattle area and expand the local economy by providing new services to the area through available commercial space.

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

☒ Other: stream daylighting and re-alignment, riparian enhancement

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.

Planting or seeding will occur immediately after grading is complete to the extent practicable. TESC measures will be implemented that consists of high-visibility fencing (HVF) installed around native vegetation along existing stream areas not proposed to be impacted, silt fencing between the graded areas and buffers, plastic sheeting on stockpiled materials, and seeding of disturbed soils. These TESC measures will be installed prior to the start of development or mitigation 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 will be kept out of the critical areas and regulated buffers avoided by the proposed project, and the area will be kept free of spills and/or hazardous materials using a SPCCC prepared and implemented by the contractor. All clean fill material for site preparation will be sourced from upland areas onsite or from approved suppliers and will be free of pollutants and hazardous materials.

All equipment staging and materials stockpiles will be kept out of the identified critical areas and associated buffer areas, and the areas will need to be kept free of spills and/or hazardous materials. Construction materials along with all construction waste and debris will be effectively managed and stockpiled on paved surfaces and kept free of the critical areas and associated buffers. Following completion of the development, the entire site will be cleaned and detail graded using hand tools wherever necessary, and TESC measures will be removed.

BMPs for the proposed in-water work are provided in the Water Quality Monitoring Plan provided under separate cover.

Stream realignment and buffer restoration actions will occur concurrently with the development of the project. Initial actions will include excavation and grading required for Stream Y and Z realignment. Minor portions of the mitigation site may initially remain ungraded to ensure the separation of the proposed stream channel from the existing channels. Realignment of the streams should occur during the summer during low flow conditions and shall occur during in-water work windows approved by the regulatory agencies. Following the initial excavation and grading, native plants may be installed following consultation with the Project Scientist to determine feasibility given summer hydrology conditions. Streams Y and Z will then be realigned; minor excavation and grading work will be necessary in order to provide the connections between the new and existing stream channels. Native plants are anticipated to be fully installed during the fall or early winter (September 1– December 31) following the stream reconfigurations during the summer season. The mitigation site should be seeded prior to the beginning of the wet season to minimize erosion.

TESC measures will be implemented according to the TESC plan prepared for the proposed project. Typical TESC measures include silt fencing where appropriate to protect remaining onsite critical areas and potential offsite areas in the vicinity of project activities, plastic sheeting on stockpiled materials, and seeding of disturbed soils which will be actively managed for the duration of the project.

The Project Scientist should be consulted prior and during the mitigation actions to ensure that mitigation actions are conducted according to the intent of the mitigation plan. The Project Scientist should review the planting plans with the landscaping contractor to ensure clear understanding of the plan prior to installation of plant materials. The Project Scientist will assist the landscape contractor in making any final adjustments in the planting schedule as needed, in response to field conditions.

The proposed actions will include the excavation of material to create and connect the new Stream Y and Z channels. Mitigation and restoration actions may be completed separately from clearing and grading actions in the rest of the Project Area. The new stream channels will be entirely excavated prior to the stream relocations, with a berm left on the upstream end of each channel to prevent the streams from immediately diverting into the new channel. Large woody debris will be installed following channel excavation. Soil amendments will be installed as needed throughout the riparian corridor. The onsite soil amendments may be

sourced from scraped topsoil. Imported topsoil or soil amendments may be used at the discretion of the landscape contractor.

Stream excavation and fill activities will occur within portions of the FEMA 100-year floodplain, which is generally mapped along Stream Z and the historic channel of Stream Y. The improved stream channels and adjacent riparian restoration activities are anticipated to improve flood storage capacity.

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: Spring 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]						
<input type="checkbox"/> Not applicable						
Adverse impacts to wetlands are avoided entirely.						
7b. Will the project impact wetlands? [help]						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know						
7c. Will the project impact wetland buffers? [help]						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know						
7d. Has a wetland delineation report been prepared? [help]						
<ul style="list-style-type: none"> If Yes, submit the report, including data sheets, with the JARPA package. 						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]						
<ul style="list-style-type: none"> If Yes, submit the wetland rating forms and figures with the JARPA package. 						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know						
7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]						
<ul style="list-style-type: none"> 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. 						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know						
Wetland and wetland buffer impacts are avoided by the proposed project.						
7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]						
N/A						
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)
N/A	N/A	N/A	N/A	N/A	N/A	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: _____

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. [\[help\]](#)

N/A

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

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

The proposed project has been carefully designed to avoid and minimize impacts to the greatest extent feasibly by utilizing the existing disturbed upland areas onsite. During Phase 1, buildings and parking areas will be developed outside of the existing critical areas and buffers, and work within the critical area buffers will be limited to the utility crossings of the Stream Z buffer necessary to connect to existing infrastructure and to ensure that stormwater is discharged from the site. No work below OHW is proposed during Phase I.

During Phase II of the project, required frontage improvements and the proposed stream crossing for site access cannot avoid critical area impacts. Given the location of Stream Z within the exiting right-of-way (ROW) of East Pioneer Avenue, shifting Stream Z south is also necessary and unavoidable to provide updated sidewalk, curb gutters, and landscaping to meet current City requirements. Due to the shifting of Stream Z to the south, the proposed site layout will result in a variable buffer width along the new Stream Z channel that is less than the standard 50-foot buffer width for a Type III stream specified under PMC 21.06.1050(2).

Given the proposed mixed-use development with several apartment buildings and commercial space, one site access point from Shaw Road East is not practicable. Therefore, the existing crossing from East Pioneer Avenue will need to be upgraded and widened to provide safe site access for the new development; this site access will alleviate traffic issues by aiding in vehicle circulation and splitting use between two arterials and will also allow multiple access points for safety vehicles. PMC 21.06.1030(1) states that relocation of Type II, III, and IV streams are permitted when the action will result in equal or better habitat and water quality and will not diminish the flow capacity of the stream; the mitigation actions described herein demonstrate how the project is anticipated to increase ecological functions when compared to the existing degraded conditions of the streams.

During Phase I, the proposed project has minimized impacts by locating buildings and parking areas outside of standard buffer widths for the existing stream alignments and incorporating an underground stormwater vault that avoids the need for an above ground detention facility. During Phase II, the proposed direct impacts to Stream Z are the minimum necessary to provide the required frontage improvements and upgrade the existing crossing from East Pioneer Avenue for safe site access. The upgraded crossing will consist of a bottomless, fish-passable, culvert. At the request of WDFW, the project proposes to install a box culvert to connect the new Stream Z channel to the existing downgradient piped Stream Z. Appropriate BMPs and TESC measures will be implemented for the duration of project activities to minimize potential construction impacts. The stream relocation work will be completed in the dry season when hydrology is either absent or minimal to limit temporary turbidity.

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

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. [\[help\]](#)

During Phase I, the proposed project will rectify the temporary impacts of utility installation and temporary impacts from stormwater infrastructure within the existing Stream Z buffer by replanting temporarily impacted areas with a native seed mix.

To offset the necessary and unavoidable direct impacts to Stream Z during Phase II, the project proposes to restore and realign Stream Z within a reestablished riparian corridor on the northern portion of the project area. In the existing linear, ditched alignment, Stream Z is extremely degraded as the system lacks riparian cover, habitat complexity, and floodplain function and is situated in a roadside ditch with several piped segments. The proposal will provide a protected riparian corridor with a highly functional stream with large woody debris, flood benches, and dense riparian plantings that will all increase the complexity and functionality of the stream system. In addition, the Applicant proposes to voluntarily restore Stream Y to a new, offsite stream channel near the east property boundary and to enhance and restore the surrounding buffer during Phase II. In its existing alignment, Stream Y is diverted into a stormwater pond and then piped for approximately 471 feet before discharging into Stream Z along East Pioneer Avenue. Therefore, in its current alignment, Stream Y is extremely degraded and daylighting and creating a new stream channel will increase stream habitat availability and functions. The restored stream channels are proposed to be protected by 70,998 square feet of buffer, exceeding the buffer area that would result from a standard application of a 35-foot buffer to a Type IV stream and 50-foot buffer to a Type III stream by 14,824 square feet.

The mitigation plan will provide a comprehensive stream restoration approach with watershed-level benefits to significantly increase stream functions of two tributaries that drain to Upper Deer Creek approximately 0.25-mile offsite to the west. Upper Deer Creek drains to the Puyallup River and is a gradient accessible stream for coho, Chinook, chum, pink and steelhead and also has known trout populations. In addition, Upper Deer Creek has documented water quality issues due to the 4A listing for high levels of bacteria from fecal coliform. Downgradient of the site, the Puyallup River also has documented water quality issues due to the 303d listings for high levels of bacteria from fecal coliform, high water temperatures, and high levels of mercury; these 303d listings resulted in the development of Puyallup River Watershed Fecal Coliform Total Maximum Daily Load (TMDL) Water Quality Report and Implementation Plan (WSDOE, 2011). The Puyallup River TMDL identifies Deer Creek in the Shaw Road area near the project site as an ideal area to restore riparian habitat. Further, both streams are within mapped FEMA 100-year floodplain but currently provide de minimis flood functions due to the straightened, ditched conditions. Restoring stream and riparian habitat will improve usable fish habitat within Stream Z over time, increase sediment and pollutant filtration to improve documented water quality issues, and provide flood benches to increase hydrologic functions and flow capacity that will reduce local flooding. Therefore, the project is aligned with the Puyallup River TMDL, will result in equal or better habitat and water quality per PMC 21.06.1030(1), and is anticipated to result in a net gain in ecological functions in the watershed per PMC 21.06.1080(3) when compared to the existing degraded conditions of the stream that will be impacted from the frontage improvements and upgraded crossing.

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
Fill	Stream Z	In	Permanent	Approximately 17 cubic yards of fill in open channel and 4.7 cubic yards of fill in piped channel	465 linear feet of open channel and 127 linear feet of culverted channel
Fill	Stream Y	In	Permanent	Approximately 4.07 cubic yards of fill in open channel and 26.81 cubic yards of fill in piped channel	110 linear feet of open channel and 724 linear feet of piped stream channel

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. [\[help\]](#)

Approximately 51.29 cubic yards of clean fill material sourced onsite or from an approved offsite supplier will be placed in the existing Stream Y and Stream Z open and piped channels.

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. [\[help\]](#)

Minor excavation within the existing Stream Y and Stream Z channels may be necessary in order to reconnect the daylit/realigned stream channels. The amount of material will depend on the gradient needs of the channel to be determined by further engineering and hydrologic analysis. Excavated materials may be used onsite for fill activities, or transported to an approved offsite disposal location. Any such temporary impacts would be restored immediately

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☒ Yes ☐ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [\[help\]](#)

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
WDFW	Miles Penk	miles.penk@dfw.com	July 19, 2023
WSDOE	Zach Meyer	zmey461@ecy.wa.gov	July 29, 2023
USACE	Jennifer Casper	jennifer.p.casper@usace.army.mil	July 27, 2023
City of Puyallup	Chris Beale	cbeale@puyallupwa.gov	August 9, 2023
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. 17110014002 – Puyallup River			
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 #. 10 – Puyallup-White			
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 type="checkbox"/> Other: _____			
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 checked="" type="checkbox"/> Fish <input type="checkbox"/> Non-Fish Perennial <input type="checkbox"/> Non-Fish Seasonal			

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

The subject property was previously developed/maintained with residential and agricultural land uses.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- **If Yes**, attach it to your JARPA package.

☒ Yes ☐ 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. [\[help\]](#)

No ESA-listed species are anticipated to be present in the vicinity of or affected by the proposed project. Please see the Biological Evaluation prepared under separate cover for additional details.

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. [\[help\]](#)

No PHS listed species or habitats mapped by WDFW are present that will be affected by the proposed project.

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.
- 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 City of Puyallup (lead agency). The expected decision date is _____.

☐ 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

☐ 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

☐ Private Aids to Navigation (or other non-bridge permits): 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. HA (initial)

By initiating 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. HA (initial)

GREG HELIK Bug Mills August 18, 2023
Applicant Printed Name Applicant Signature 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.

Alex Murphy Alex Murphy August 18, 2023
Authorized Agent Printed Name Authorized Agent Signature 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.

GREG HELIK Breg Helik August 18, 2023
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) 817-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-3341. ORIA publication number: ORIA-15-011 Rev. 02/2010



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 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.

1. Name (Last, First, Middle) and Organization (if applicable)

Cozine, Christine; Nix, Reginald B. Dan A., and Tracy A.; Wingard, Teresa; and Glos, Shari T.

(Contact Information provided for Christine Cozine)

2. Mailing Address (Street or PO Box)

2862 Newell Drive

3. City, State, Zip

Oak Harbor, WA 98277

4. Phone (1)

253-631-3231

5. Phone (2)

6. Fax

7. E-mail

Address or tax parcel number of property you own:

0420351000

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

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) [\[help\]](#)



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 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.

1. Name (Last, First, Middle) and Organization (if applicable)			
Williams Northwest Pipeline			
Contact: Clay Gustaves			
2. Mailing Address (Street or PO Box)			
22909 NE Redmond Fall City Road			
3. City, State, Zip			
Redmond, WA 98053			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
425-301-1068			clay.gustaves@williams.com
Address or tax parcel number of property you own:			
0420264012			
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	

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) [\[help\]](#)



US Army Corps
of Engineers
Seattle District

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): _____

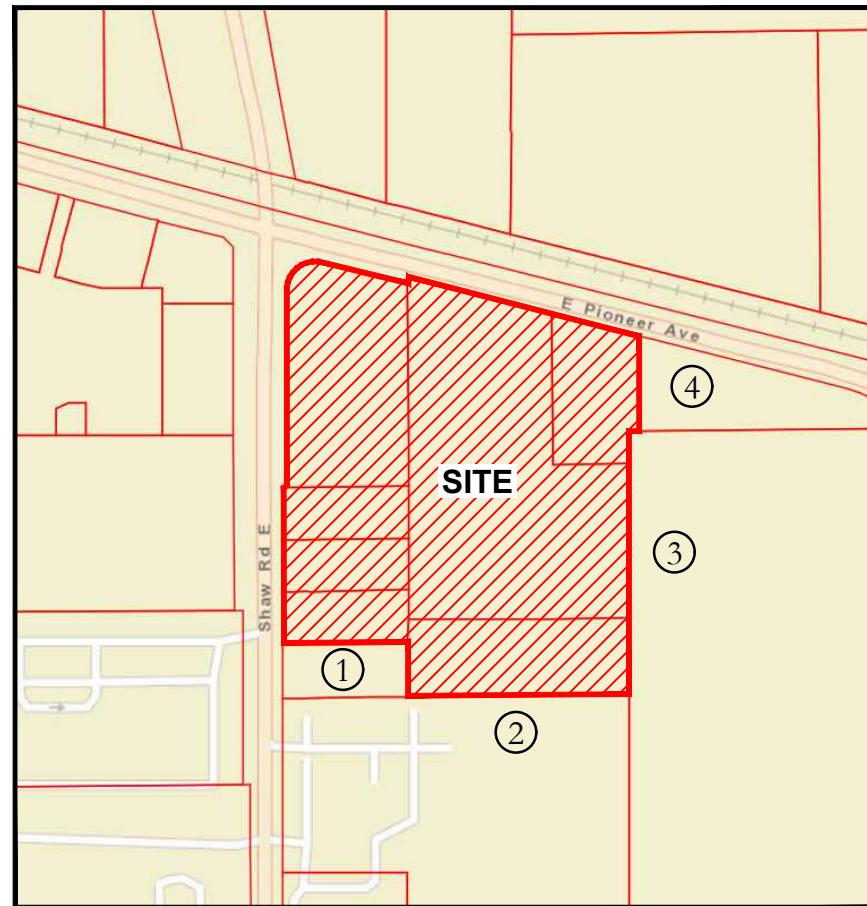
Use black or blue ink to enter answers in white spaces below.

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

Name	Mailing Address	Tax Parcel # (if known)
Valley Water District	14515 Pioneer Way East Puyallup, WA 98372-3680	0420366009, 0420366010

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

VICINITY MAP



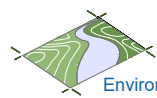
VICINITY MAP

SOURCE: ESRI, OSM, USGS

ADJACENT OWNERSHIP

SOURCE: PIERCE COUNTY ASSESSOR/TREASURER

1. BJSC INVESTMENTS LLC
2. SHAW ROAD DEVELOPMENT LLC
3. COZINE, CHRISTINE GLOS, SHARI T.
NIX, REGINALD B. NIX, DAN A.
NIX, TRACY A. WINGARD, TERESA
4. NORTHWEST PIPELINE CORP



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GIG HARBOR, WASHINGTON 98335

P. 253.514.8952
F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

EAST TOWN CROSSING

2902 E PIONEER AVE
PUYALLUP, WA 98374

PIERCE COUNTY PARCEL NUMBERS:

0420264021, 0420264053, 0420264054, 0420351030,
0420351029, 0420351026, & 0420351066

PROPOSED PROJECT

PROJECT DESCRIPTION

LOCATION

THE SE & NE $\frac{1}{4}$ OF SECTIONS 26 & 35,

TOWNSHIP 20N, RANGE 04E, WM

LAT: 47.184068° N LON: -122.254753° W

IN: PUYALLUP NEAR: ----

DATE: 8/24/2023

JOB: 2544.0001

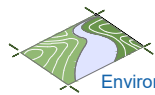
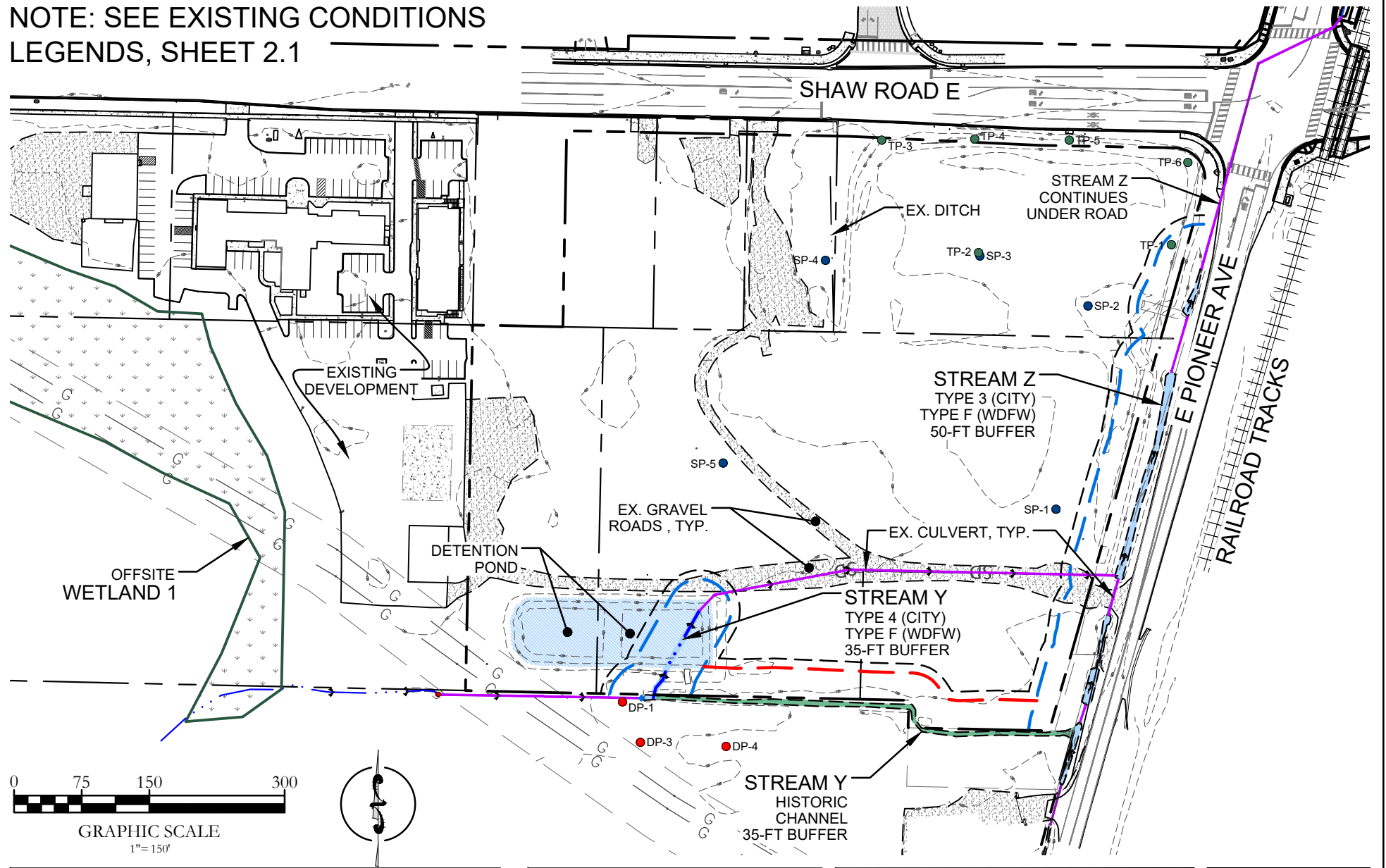
BY: MW

SCALE: AS SHOWN

SHEET: 1.0

EXISTING CONDITIONS

NOTE: SEE EXISTING CONDITIONS
LEGENDS, SHEET 2.1



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LON: -122.254753° W

IN: PUYALLUP

NEAR: ----

DATE: 8/24/2023

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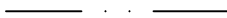

BY: MW

SCALE: AS SHOWN

SHEET: 2.0

EXISTING CONDITIONS LEGENDS

PLAN LEGEND

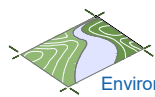
	DP-#	PROPERTY LINE
	SP-#	DATA PLOT LOCATION (SOUNDVIEW CONSULTANTS)
	TP-#	DATA PLOT LOCATION (HABITAT TECHNOLOGIES 10/14/2021)
	TP-#	DATA PLOT LOCATION (JOHN COMIS ASSOCIATES, LLC 3/24/2020)
		EXISTING STREAM CENTERLINE
		APPROXIMATE STREAM ORDINARY HIGH WATER LINE (SURVEYED TOE OF BANK)
		EXISTING STREAM BUFFER
		10-FT BUILDING SETBACK
		EXISTING CULVERT
		HISTORIC STREAM ORDINARY HIGH WATER LINE (OHW)
		HISTORIC STREAM BUFFER
		DITCH CENTERLINE
		EXISTING 2-FT CONTOURS

STREAM LEGEND

	EXISTING
STREAM Y OPEN CHANNEL	110 LF (724 SF)
STREAM Y IN CULVERT	471 LF
STREAM Z OPEN CHANNEL	465 LF (3,009 SF)
STREAM Z IN CULVERT	127 LF

NOTE

1. OFFSITE WETLAND 1 DELINEATION COMPLETED BY JOHN COMIS ASSOCIATES, LLC IN REPORT DATED MARCH 24, 2020.
2. CITY STREAM TYPING COMPLETED BY HABITAT TECHNOLOGIES IN REPORT DATED OCTOBER 14, 2021.
3. WDFW STREAM TYPING DETERMINED BY WDFW DURING JOINT SITE INVESTIGATION.



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LAT: 47.184068° N LON: -122.254753° W
IN: PUYALLUP NEAR: ----

DATE: 8/24/2023

JOB: 2544.0001


BY: MW

SCALE: AS SHOWN







SHEET: 2.1

PROPOSED SITE PLAN OVERVIEW (PHASE I)

IMPACTS & MITIGATION LEGEND

 STREAM BUFFER IMPACTS
FOR UTILITY INSTALLATION
(TO BE RESTORED WITH NATIVE
UPLAND GRASS SEED MIX)

PLAN LEGEND

 PROPERTY LINE
 EXISTING STREAM CENTERLINE
 EXISTING STREAM ORDINARY
HIGH WATER LINE (OHW)
 EXISTING CULVERT
 STREAM BUFFER
 10-FT BUILDING SETBACK

845 SF

SHAW ROAD E

E PIONEER AVE

RAILROAD TRACKS

OFFSITE
WETLAND 1

DETENTION
POND

STREAM Z
TYPE 3 CITY
TYPE F (WDFW)
50-FT BUFFER

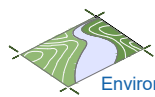
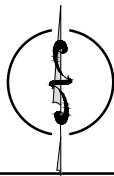
EX. CULVERT, TYP.

STREAM Y
TYPE 4 (CITY)
TYPE F (WDFW)
35-FT BUFFER

STREAM Y
HISTORIC CHANNEL



GRAPHIC SCALE
1"=150'



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EAST TOWN CROSSING

2902 E PIONEER AVE
PUYALLUP, WA 98374

PIERCE COUNTY PARCEL NUMBERS:

0420264021, 0420264053, 0420264054, 0420351030,
0420351029, 0420351026, & 0420351066

PROPOSED PROJECT

PROJECT DESCRIPTION

LOCATION

THE SE & NE $\frac{1}{4}$ OF SECTIONS 26 & 35,

TOWNSHIP 20N, RANGE 04E, WM

LAT: 47.184068° N

LON: -122.254753° W

IN: PUYALLUP

NEAR: ----

DATE: 8/24/2023

JOB: 2544.0001

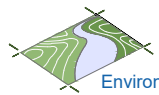
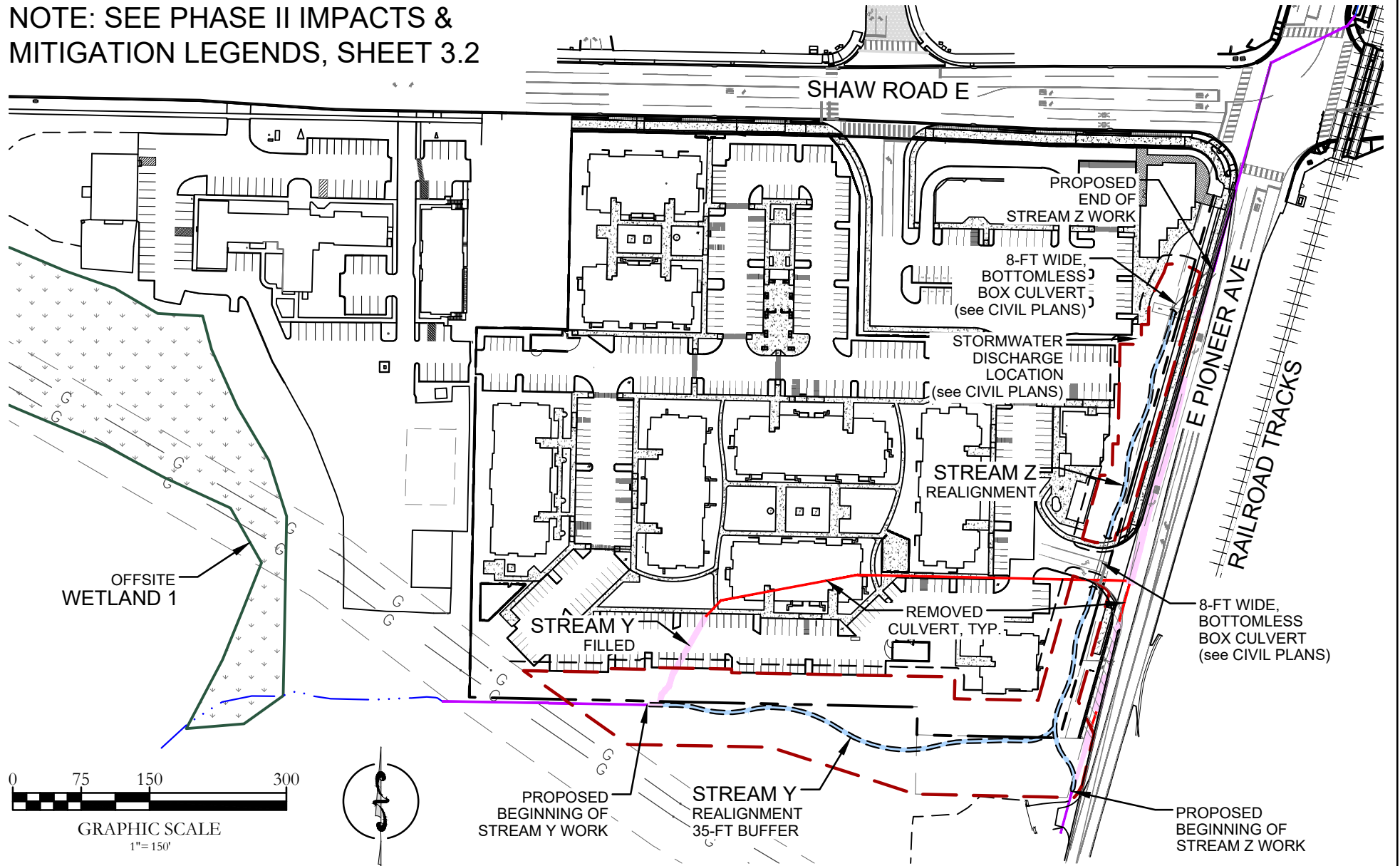
BY: MW

SCALE: AS SHOWN

SHEET: 3.0

PROPOSED SITE PLAN OVERVIEW (PHASE II)

NOTE: SEE PHASE II IMPACTS & MITIGATION LEGENDS, SHEET 3.2



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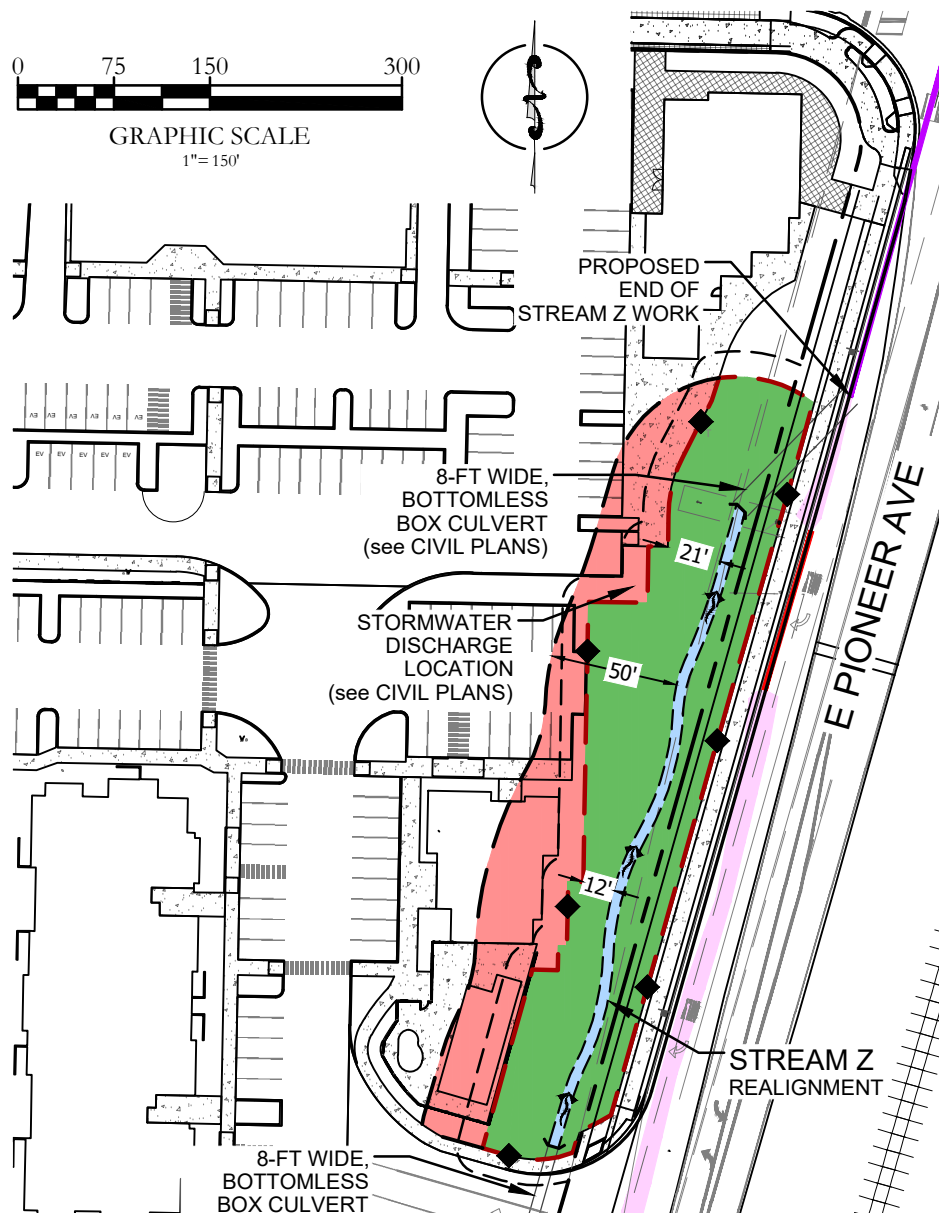
JOB: 2544.0001

BY: MW

SCALE: AS SHOWN

SHEET: 3.1

STREAM IMPACTS & MITIGATION - VIEWPORT 1



IMPACTS & MITIGATION LEGEND

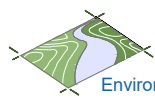
	STREAM BUFFER DECREASE	11,267 SF
	STREAM BUFFER INCREASE	14,824 SF
	STREAM BUFFER RESTORATION/ENHANCEMENT (INCLUDES AREAS OF STREAM FILL WITHIN PROPOSED BUFFERS)	56,174 SF
	POST-CONSTRUCTION STREAM BUFFER	
	10-FT BUILDING SETBACK	
	CRITICAL AREA SIGN (24 SIGNS)	

STREAM LEGEND

	EXISTING	PROPOSED
STREAM Y OPEN CHANNEL	110 LF (724 SF)	463 LF (1,836 SF)
STREAM Y IN CULVERT	471 LF	0 LF
STREAM Z OPEN CHANNEL	465 LF (3,009 SF)	497 LF (1,985 SF)
STREAM Z IN CULVERT	127 LF	117 LF

PLAN LEGEND

	PROPERTY LINE
	EXISTING STREAM CENTERLINE
	PROPOSED STREAM ORDINARY HIGH WATER LINE (OHW)
	STANDARD STREAM BUFFER
	EXISTING / RETAINED CULVERT
	PROPOSED CULVERT
	STREAM FILL
	REMOVED CULVERT



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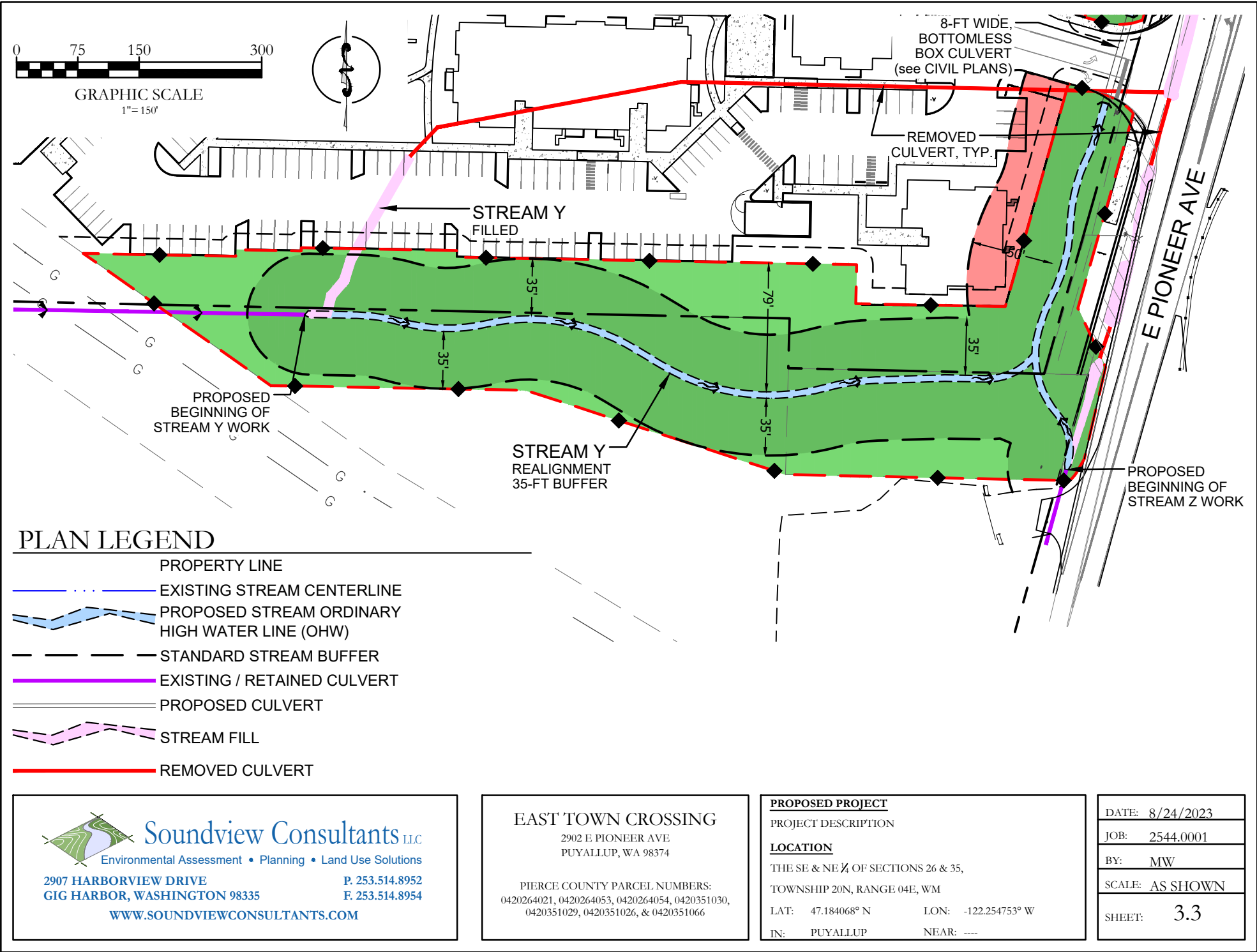
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BY: MW

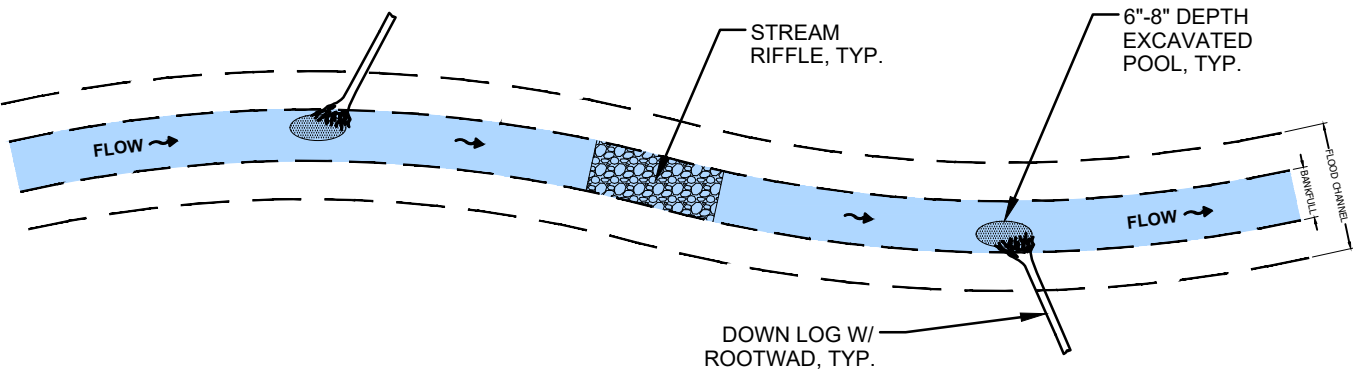
SCALE: AS SHOWN

SHEET: 3.2

STREAM IMPACTS & MITIGATION - VIEWPORT 2

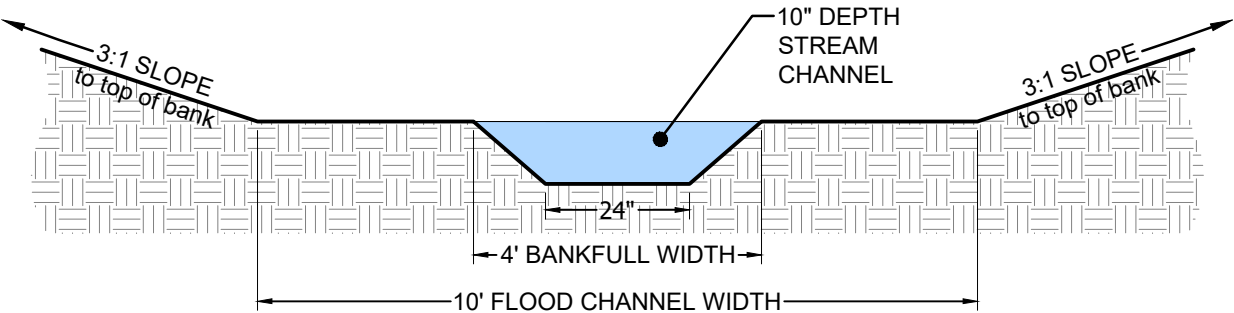


STREAM DETAILS - 2



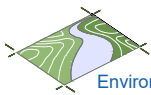
STREAMS Y & Z - PROPOSED PLAN VIEW, TYP.

SCALE: 1"=5'



STREAMS Y & Z - PROPOSED CROSS SECTION, TYP.

SCALE: 1"=2'



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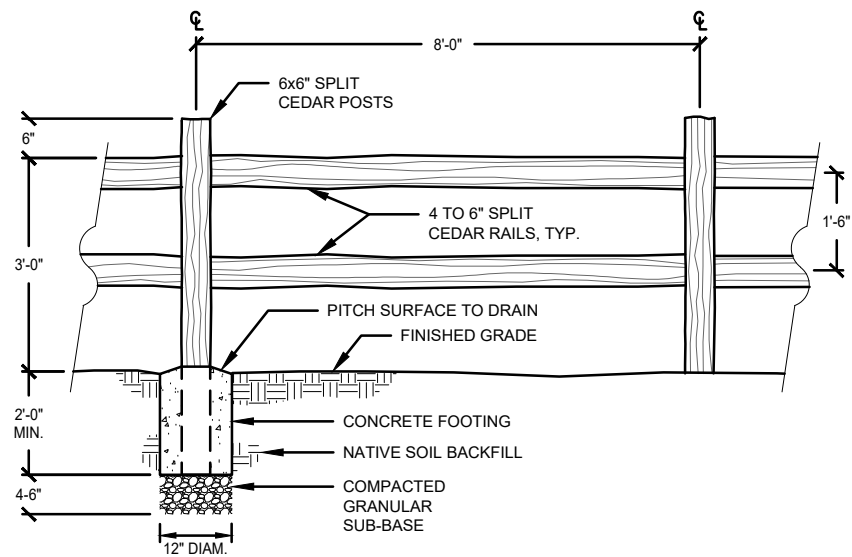
SCALE: AS SHOWN

SHEET: 3.4

FENCE & SIGN DETAILS

SPLIT RAIL FENCE DETAIL

NOT TO SCALE

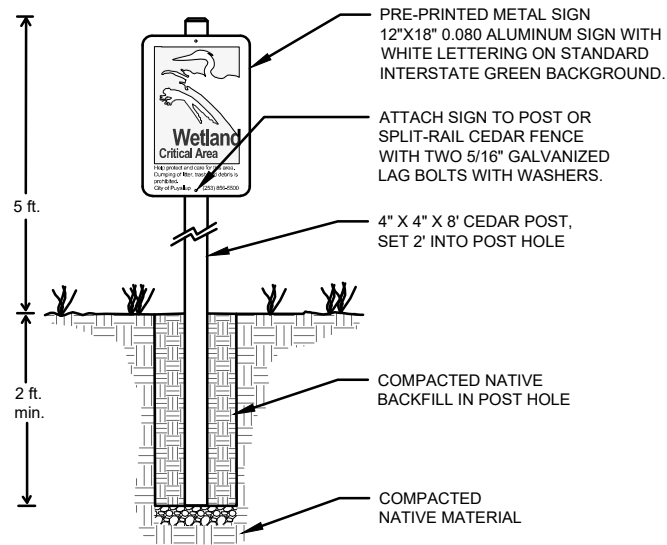


NOTES:

1. POSTS AND RAILINGS PRE-CUT FOR ASSEMBLY.
2. 3-RAIL DESIGNS ARE PERMITTED.
3. FENCE SHALL BE PLACED AT APPROVED BUFFER EDGE.

CRITICAL AREA SIGN DETAIL

NOT TO SCALE



CRITICAL AREA BOUNDARY SIGN NOTES:

1. THE BOUNDARY AT THE OUTER EDGE OF THE CRITICAL AREA OR BUFFER SHALL BE IDENTIFIED WITH SIGNS OR MARKERS TO CLEARLY INDICATE THE LOCATION OF THE CRITICAL AREA
2. FENCING AND SIGNS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO BE VISIBLE AND UNOBSCURED.
3. PRE-PRINTED METAL SIGN AVAILABLE THROUGH:
ZUMAR INDUSTRIES
PHONE: 1-800-426-7967,
WEBSITE: WWW.ZUMAR.COM

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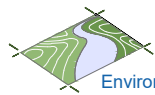
BY: MW

SCALE: AS SHOWN

SHEET: 3.5

PLANT SCHEDULE

		Area (sf):	79,998				
		Cov'g (%):	100				
		Trees (%):	50				
		Shrubs (%):	50				
Scientific Name	Common Name	WL Status	Buffer Plantings	Spacing (mft.)	Height (mft.)	Size (mft.)	Planting Area
TREES		(Qty)					
<i>Acer macrophyllum</i>	bigleaf maple	FACU	34	10 ft	3 ft	2 gal	Dry
<i>Frangula purshiana</i> (<i>Rhamnus p.</i>)	cascara	FAC	6	10 ft	3 ft	1 gal	Dry
<i>Prunus emarginata</i>	bitter cherry	FACU	26	10 ft	3 ft	2 gal	Dry
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	52	10 ft	3 ft	2 gal	Dry
<i>Salix scouleriana</i>	Scouler's willow	FAC	205	5 ft	4 ft	Stakes	Dry
<i>Thuja plicata</i>	western redcedar	FAC	90	10 ft	3 ft	2 gal	Moist - on hummock
		Total:	413				
SHRUBS		(Qty)					
<i>Acer circinatum</i>	vine maple	FAC	74	10 ft	4 ft	2 gal	Dry/Moist
<i>Amelanchier alnifolia</i>	serviceberry	FACU	29	8 ft	3 ft	2 gal	Dry
<i>Cornus stolonifera</i>	red-osier dogwood	FACW	165	4 ft	3 ft	1 gal	Moist/Wet
<i>Corylus cornuta</i> var. <i>californica</i>	western hazelnut	FACU	53	10 ft	2 ft	2 gal	Moist
<i>Holodiscus discolor</i>	oceanspray	FACU	127	5 ft	2 ft	1 gal	Dry
<i>Oemleria cerasiformis</i>	Indian plum	FACU	106	5 ft	2 ft	2 gal	Dry
<i>Polystichum munitum</i>	western swordfern	FACU	394	4 ft	1 ft	1 gal	Dry/Moist
<i>Rosa gymnocarpa</i>	bald hip rose	FACU	99	4 ft	2 ft	1 gal	Dry/Moist
<i>Rubus spectabilis</i> var. <i>spectabilis</i>	salmonberry	FAC	263	4 ft	2 ft	1 gal	Moist
<i>Sambucus racemosa</i> var. <i>racemosa</i>	red elderberry	FACU	106	5 ft	2 ft	2 gal	Dry
<i>Symphoricarpos albus</i> var. <i>laevigatus</i>	common snowberry	FACU	230	4 ft	2 ft	1 gal	Dry
		Total:	1646				
SEED MIXES (www.riverrefugeseed.com)		WL Status	Buffer Plantings				
Native Upland Grass Mix #9		20 lbs/acre	(Qty)				
<i>Elymus glaucus</i>	Blue wildrye	30%					
<i>Bromus carinatus</i>	California brome	25%					
<i>Hordeum brachyantherum</i>	Meadow barley	10%					
<i>Festuca roemeri</i>	Roemer's fescue	10%					
<i>Deschampsia elongata</i>	Slender hairgrass	10%					
<i>Agrostis exarata</i>	Spike bentgrass	5%					
<i>Deschampsia cespitosa</i>	Tufted hairgrass	5%					
<i>Festuca rubra</i> var. <i>rubra</i>	Red fescue	5%					
		Total (lbs):	33				
Habitat Structures		(Qty)	Requirements				
Large Woody Debris	23 Pieces	For salvaged large woody debris: 35.31 cubic feet of large woody debris material minimum. For imported large woody debris: 12 foot length minimum, 10 inch diameter minimum, with 2-3 foot minimum diameter butt end attached.					
1 - Scientific names and species identification taken from <i>Flora of the Pacific Northwest, 2nd Edition</i> (Hitchcock and Cronquist, Ed. by Giblin, Ledger, Zika, and Olmstead, 2018). 2 - Over-sized container plants are suitable for replacement pending Wetland Scientist approval. 3 - Alternate native plant species may be substituted or added with Wetland Scientist approval. 4 - All disturbed and bare soil areas in the buffer to be seeded with a native grass seed mix. 5 - Shrub calculations based upon 5-ft average spacing. 6 - Tree calculations based upon 10-ft average spacing. 7 - <i>Polystichum munitum</i> to be planted in groups of 3 to 5 around the base of newly planted trees.							



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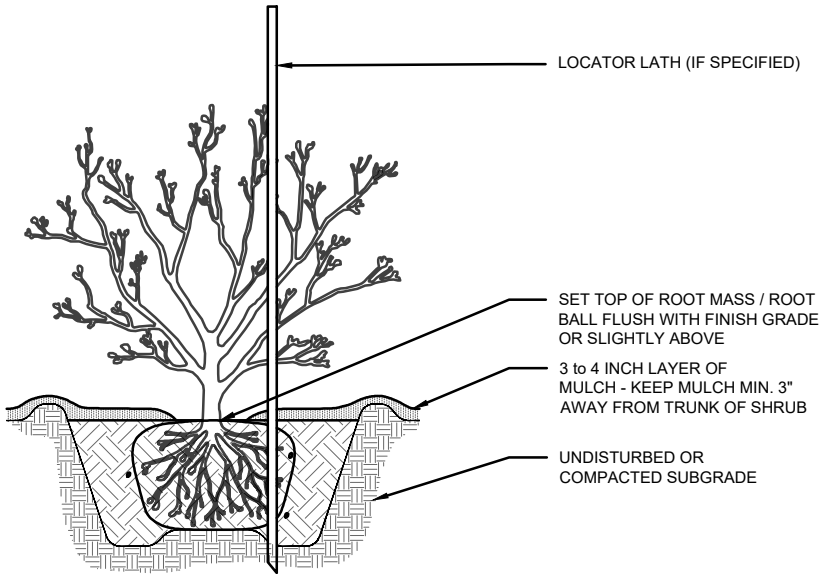
SCALE: AS SHOWN

SHEET: 4.0

PLANTING DETAILS

TREE AND SHRUB PLANTING DETAIL (TYPICAL)

NOT TO SCALE

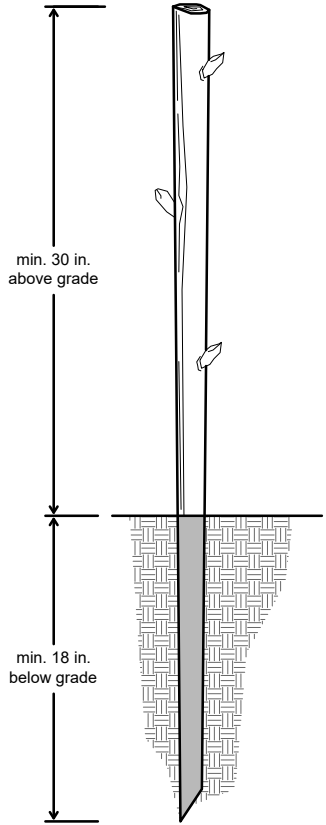


NOTES:

1. PLANT SHRUBS OF THE SAME SPECIES IN GROUPS OF 3 to 9 AS APPROPRIATE, OR AS SHOWN ON PLAN. AVOID INSTALLING PLANTS IN STRAIGHT LINES TO ACHIEVE A NATURAL-LOOKING LAYOUT.
2. EXCAVATE PIT TO FULL DEPTH OF ROOT MASS AND 2 X ROOT MASS DIAMETER. SPREAD ROOTS TO FULL WIDTH OF CANOPY. SCARIFY SIDES OF PIT.
3. MIDWAY THROUGH PLANTING ADD AGROFORM TABLET AND WATER THOROUGHLY.
4. BACKFILL TO BE COMPACTED USING WATER ONLY.
5. WATER IMMEDIATELY AFTER INSTALLATION.

LIVE STAKE PLANTING DETAIL (TYPICAL)

NOT TO SCALE



STORAGE OF LIVE STAKES:

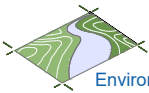
ALL WOODY PLANT CUTTINGS COLLECTED MORE THAN 12 HR PRIOR TO INSTALLATION, MUST BE CAREFULLY BOUND, SECURED, AND STORED OUT OF DIRECT SUNLIGHT AND SUBMERGED IN CLEAN FRESH WATER FOR A PERIOD OF UP TO TWO WEEKS.

OUTDOOR TEMPERATURES MUST BE LESS THAN 50 DEGREES F AND TEMPERATURE INDOORS AND IN STORAGE CONTAINERS MUST BE BETWEEN 34 AND 50 DEGREES F.

IF THE LIVE STAKES CANNOT BE INSTALLED DURING THE DORMANT SEASON, CUT DURING THE DORMANT SEASON AND HOLD IN COLD STORAGE AT TEMPERATURES BETWEEN 33 AND 39 DEGREES F FOR UP TO 2 MONTHS.

NOTES:

1. LIVE STAKES TO BE A MIN. 1/2 INCH DIAMETER; MIN. 48 INCH LENGTH.
2. USE 1/2 INCH MIN. DIAMETER REBAR OR ROCK BAR TO MAKE PILOT HOLE WHEN PLANTING IN DENSE OR GRAVELLY SOILS TO A MIN. DEPTH OF 18 INCHES.
3. MANUALLY INSERT LIVE STAKE INTO PILOT HOLE TAPERED END UP AND TEMP SOIL AROUND BASE. CUTTINGS SHOULD BE INSERTED TO A DEPTH OF AT LEAST 18 INCHES. LEAVE A MIN. OF 30" OF THE CUTTING ABOVE GROUND SURFACE TO ALLOW FOR SUCCESSFUL FOLIAGE DEVELOPMENT.
4. MINIMUM TWO BUDS ABOVE GRADE.
5. SET LIVE STAKES WITH DEAD-BLOW HAMMER.
6. WATER IMMEDIATELY AFTER INSTALLATION.



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