



US Army Corps
of Engineers
Seattle District



WASHINGTON STATE
DEPARTMENT OF
ECOLOGY

Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 316-3049
ATTN: Mr. Evan Carnes,
Senior Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone: (360) 407-6076
ATTN: SEA Program,
Federal Permit Coordinator

Public Notice Date: November 24, 2020
Expiration Date: December 24, 2020

Reference No.: NWS-2015-259
Name: Puget Western, Inc.

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed revised drawings dated November 4, 2020.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws.

APPLICANT: Puget Western, Inc.
Attention: Mr. Joel Molander
Post Office Box 1529
Bothell, Washington 98041
Telephone: (425) 765-8002

AGENT: Soundview Consultants, LLC
Attention: Ms. Racheal Villa
2907 Harborview Drive, Suite D
Gig Harbor, Washington 98335
Telephone: (253) 514-8952

LOCATION: In wetlands near 2844 Jackson Highway, near Chehalis, Lewis County, Washington.

WORK: The applicant proposes to discharge up to 4,956 cubic yards of native soil into no more than 3.07 acres of wetlands and 6,705 linear feet of ditches, to construct an industrial development. The proposed 23-acre warehouse distribution center would include associated infrastructure such as loading docks, trailer stalls, paved areas for parking, truck and van loading, and maneuvering, and stormwater management. Ingress and egress to the site would occur via entrances and exits along Jackson Highway on the northeastern portion of the subject property.

PURPOSE: To provide industrial facilities within the urban growth area associated with the City of Chehalis, Lewis County.

NWS-2015-259; Puget Western, Inc.

ADDITIONAL INFORMATION: The wetland boundaries shown on the project drawings have not yet been verified by the Corps. If the Corps determines the boundaries of the wetlands are substantially inaccurate a new public notice may be published.

MITIGATION: To compensate for unavoidable direct and indirect impacts to 3.35 acres of wetlands, 6,705 linear feet of ditches, and 0.05 acre of buffer, the applicant has proposed to purchase credits from the Chehalis Basin Wetland Mitigation Bank.

ENDANGERED SPECIES: A preliminary determination indicates that the activity would not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. The permit area is likely to contain historic properties eligible for inclusion in the National Register. An investigation for the presence of eligible historic properties is justified. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement

NWS-2015-259; Puget Western, Inc.

pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

SOURCE OF FILL MATERIAL: The source of the fill material would be native soils from on-site or clean imported fill from approved sources.

EVALUATION – ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny Section 401 water quality certification for the proposed project.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

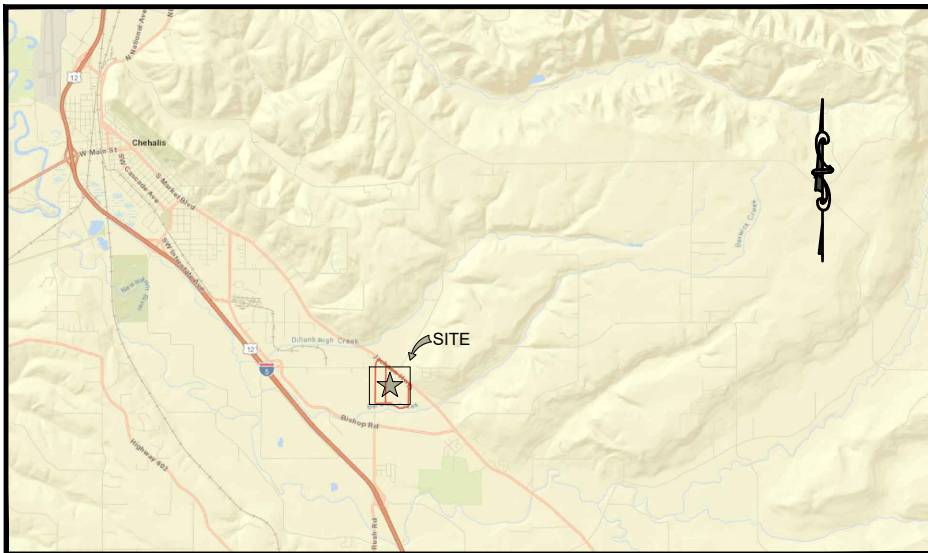
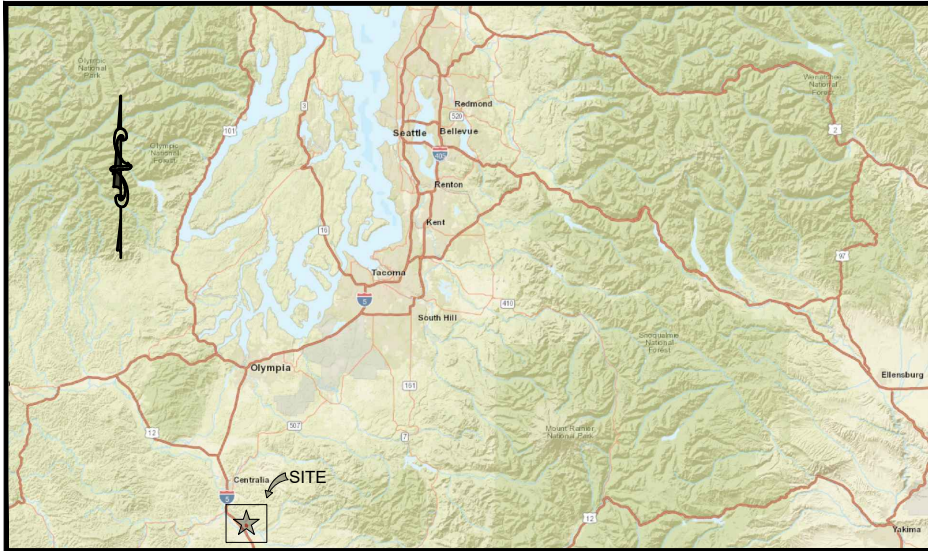
CORPS COMMENTS: All e-mail comments should be sent to evan.g.carnes@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention Mr. Evan Carnes, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: NWS-2015-259; Puget Western, Inc.

Encl: Figures (6)

JACKSON HIGHWAY - VICINITY MAP



ADJACENT PROPERTY OWNERS:

1. NORTHWEST PIPELINE CORPORATION
2. PORT OF CHEHALIS
3. PORT OF CHEHALIS


Soundview Consultants LLC
 Environmental Assessment • Planning • Land Use Solutions
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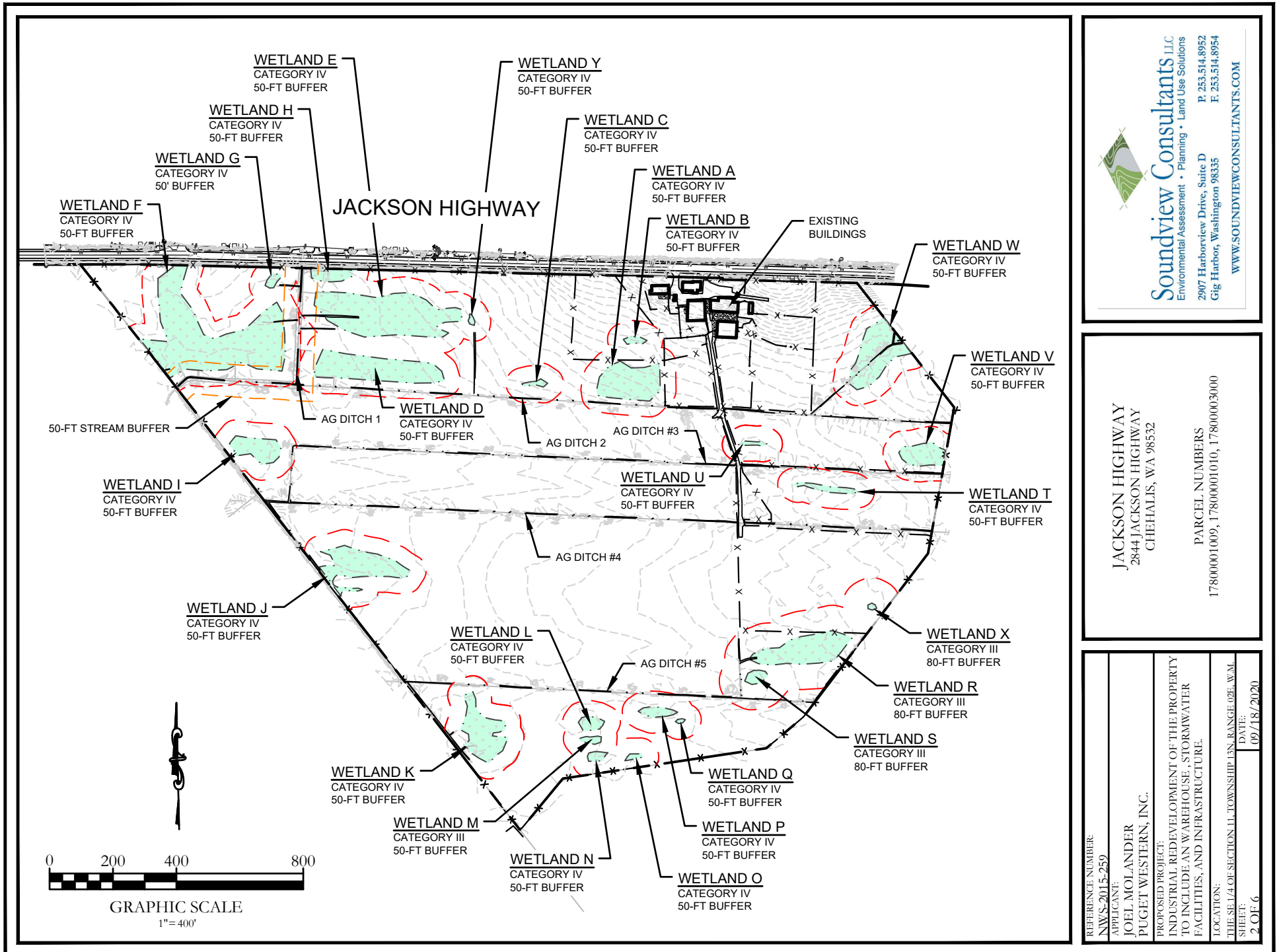
JACKSON HIGHWAY
 2844 JACKSON HIGHWAY
 CHEHALIS, WA 98532

PARCEL NUMBERS
 17800001009, 17800001010, 1780000300

APPLICANT:
 JOEL MOLANDER
 PUGET WESTERN, INC.
PROPOSED PROJECT:
 INDUSTRIAL REDEVELOPMENT
 OF THE SUBJECT PROPERTY TO
 INCLUDE A WAREHOUSE
 FACILITY WITH ASSOCIATED
 PARKING, STORMWATER
 FACILITIES, AND
 INFRASTRUCTURE.

REFERENCE NUMBER NWS-2015-259	
LOCATION THE SE 1/4 OF SECTION 11, TOWNSHIP 13N, RANGE 02E, W.M.	
LAT: 46° 37' 26.86"	DATE: 09/18/2020
LONG: 122° 54' 6.79"	JOB: 1244.0001
NEAR/AT: CHEHALIS	BY: SAJ
COUNTY: LEWIS	SCALE: N.T.S.
STATE: WA	SHEET: 1 OF 6

JACKSON HIGHWAY - EXISTING CONDITIONS



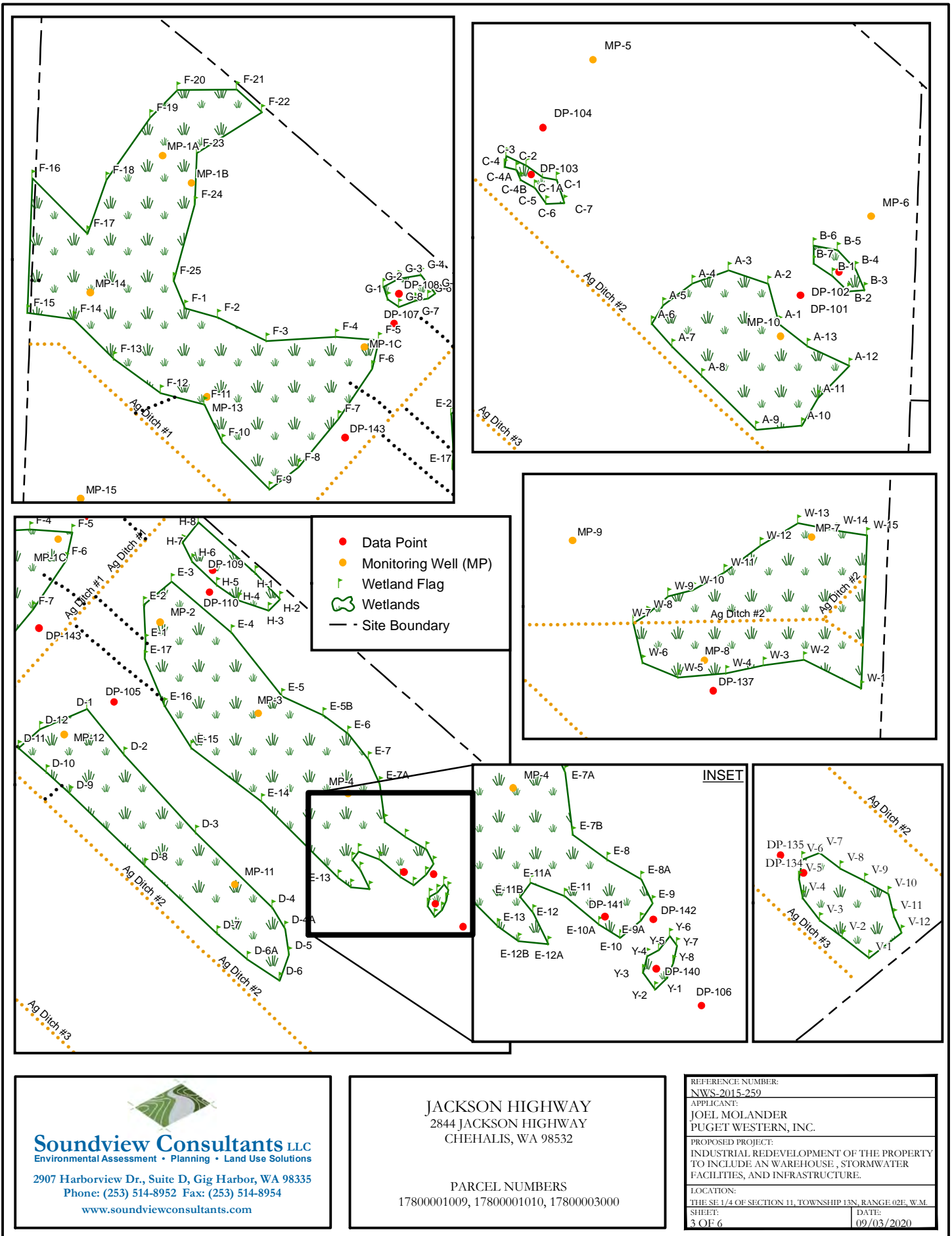
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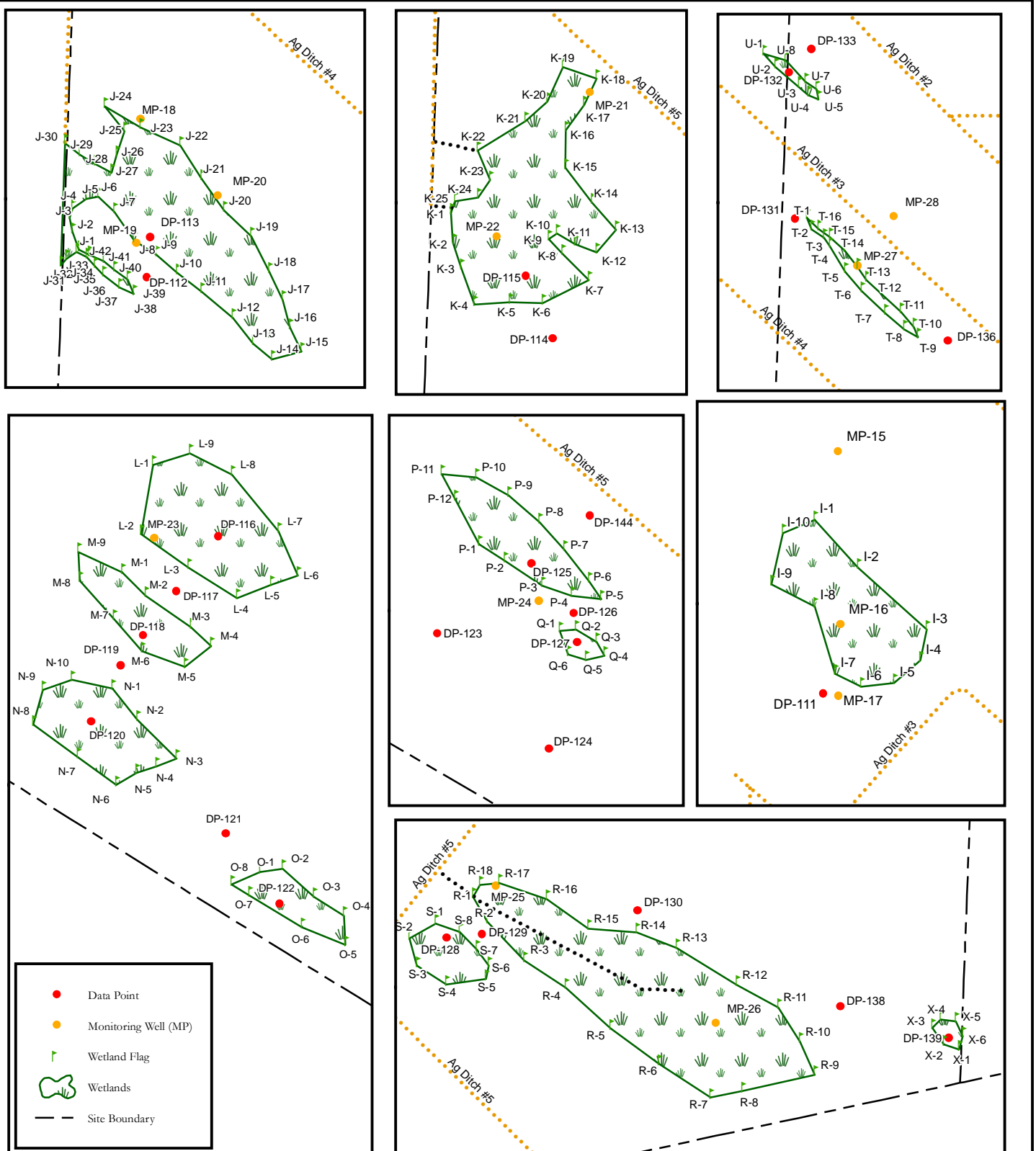
PARCEL NUMBERS
17800001009, 17800001010, 17800003000

REFERENCE NUMBER: NW'S 2015-259	APPLICANT: JOEL MOLANDER PUGET WESTERN, INC.	PROPOSED PROJECT: INDUSTRIAL REDEVELOPMENT OF THE PROPERTY TO INCLUDE AN WAREHOUSE, STORMWATER FACILITIES, AND INFRASTRUCTURE.	LOCATION: THE SE 1/4 OF SECTION 11, TOWNSHIP 12N, RANGE 02E, W.M.	DATE: 09/18/2020
SHEET: 2 OF 6				

PUGET WESTERN JACKSON - EXISTING NORTH EXTENT



PUGET WESTERN JACKSON - EXISTING SOUTH EXTENT



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REFERENCE NUMBER:
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APPLICANT:
 JOEL MOLANDER
 PUGET WESTERN, INC.

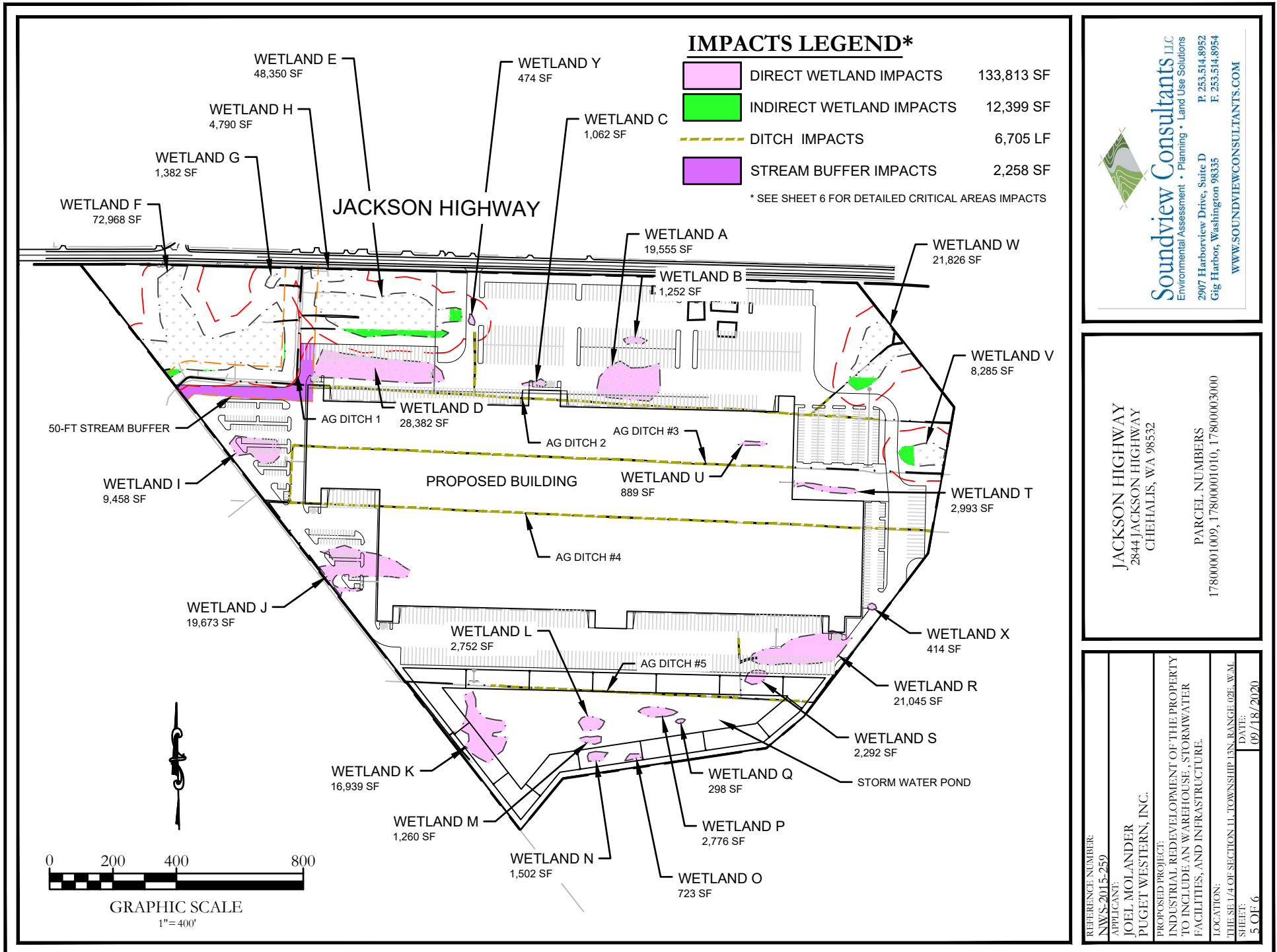
PROPOSED PROJECT:
 INDUSTRIAL REDEVELOPMENT OF THE PROPERTY
 TO INCLUDE AN WAREHOUSE, STORMWATER
 FACILITIES, AND INFRASTRUCTURE.

LOCATION:
 THE SE 1/4 OF SECTION 11, TOWNSHIP 13N, RANGE 02E, W.M.

SHEET:
 4 OF 6

DATE:
 09/03/2020

JACKSON HIGHWAY - PROPOSED CONDITIONS



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			SHEET: 5 OF 6	

IMPACTS LEGEND

DIRECT WETLAND IMPACTS 133,813 SF

WETLAND A	19,555 SF
WETLAND B	1,252 SF
WETLAND C	1,062 SF
WETLAND D	28,382 SF
WETLAND I	9,458 SF
WETLAND J	19,673 SF
WETLAND K	16,939 SF
WETLAND L	2,752 SF
WETLAND M	1,260 SF
WETLAND N	1,502 SF
WETLAND O	723 SF
WETLAND P	2,776 SF
WETLAND Q	298 SF
WETLAND R	21,045 SF
WETLAND S	2,292 SF
WETLAND T	2,993 SF
WETLAND U	889 SF
WETLAND X	414 SF
WETLAND Y	474 SF

Up to 4,956 cubic yards of fill material would be discharged into wetlands and ditches. The source of the fill material would be native soils from on-site or clean imported fill from approved sources.

INDIRECT WETLAND IMPACTS 12,399 SF

WETLAND E	7,032 SF
WETLAND F	1,031 SF
WETLAND U	2,099 SF
WETLAND W	2,237 SF

DITCH IMPACTS 6,705 LF

AG DITCH #2	2,042 LF
AG DITCH #3	1,733 LF
AG DITCH #4	2,006 LF
AG DITCH #5	924 LF

STREAM BUFFER IMPACTS 2,258 SF


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 SHEET:
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 DATE:
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