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 and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 316-3156
ATTN: Kaitlyn White,
Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone: (360) 407-6068
ATTN: SEA Program,
Federal Permit Coordinator

Public Notice Date: May 28, 2015
Expiration Date: June 27, 2015

Reference No.: NWS-2014-1088
Name: Bonney Lake Estates, LLC

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 drawings dated March 23, 2015.

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 and the Coastal Zone Management Act.

APPLICANT: Bonney Lake Estates, LLC
12815 Canyon Road East
Suite M
Puyallup, Washington 98373
Attention: John Harkness
Telephone: (253) 848-0820

AGENT: Confluence Environmental Company
146 North Canal Street
Suite 111
Seattle, Washington 98103
Attention: Chris Berger
Telephone: (206) 604-9059

LOCATION: Connell's Prairie Road between 214th Avenue East and Barkubein Road, Bonney Lake, Washington 98321.

WORK: The applicant proposes to improve 0.86 of a mile of Connell's Prairie Road to service future phases of the Bonney Lake Estates residential development. The Bonney Lake Estates residential development will construct 350 houses over seven phases. Phase 1 is complete and Phase 2 is proposed for Summer 2015. Phases 3 through 7 cannot commence until Connell's Prairie Road is upgraded from its intersection with 216th Avenue East to its intersection with Barkubein Road East to meet Pierce County Collector Arterial standards. Road improvements include elevating and widening the paved roadway, installing asphalt curbs and gravel shoulders, striping, and

upgrading associated stormwater conveyance. The road improvements will fill 0.52 of an acre of Category II palustrine emergent wetland. An existing No-Slope culvert beneath Connell's Prairie Road will be lengthened 24 feet to accommodate the increased road width. Approximately 300 linear feet of existing roadside ditch will be eliminated and bypassed through a pipe conveyance, which will be conveyed through two additional No-Slope culverts beneath Connell's Prairie Road to reduce demand on the existing culvert.

PURPOSE: Improve access to future phases of the Bonney Lake Estates residential development as required by Pierce County traffic regulations.

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 wetland/waters are substantially inaccurate a new public notice may be published.

MITIGATION: As compensatory mitigation, 4.9 acres of wetland rehabilitation is proposed approximately four miles downstream from the impact site along Fennel Creek near the intersection of Angeline Road East and Rhodes Lake Road East. The rehabilitation will restore hydrology and connect forest and scrub-shrub habitat associated with Fennel Creek.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. After receipt of comments from this public notice, the Corps will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

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). The proposed action would impact EFH in the project area.

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. A historic properties investigation has been conducted within the permit area. The Corps is currently reviewing the investigation for historic properties eligible for inclusion in the National Register. 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 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 will be engineered grade mineral soil and rock from a local commercial supplier.

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 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.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at http://www.nws.usace.army.mil/ and under the heading Open Public Comment Periods select Regulatory Public Notices. Recently-issued public notices are listed in chronological order of the date of issuance. Select and view the listing for this project.

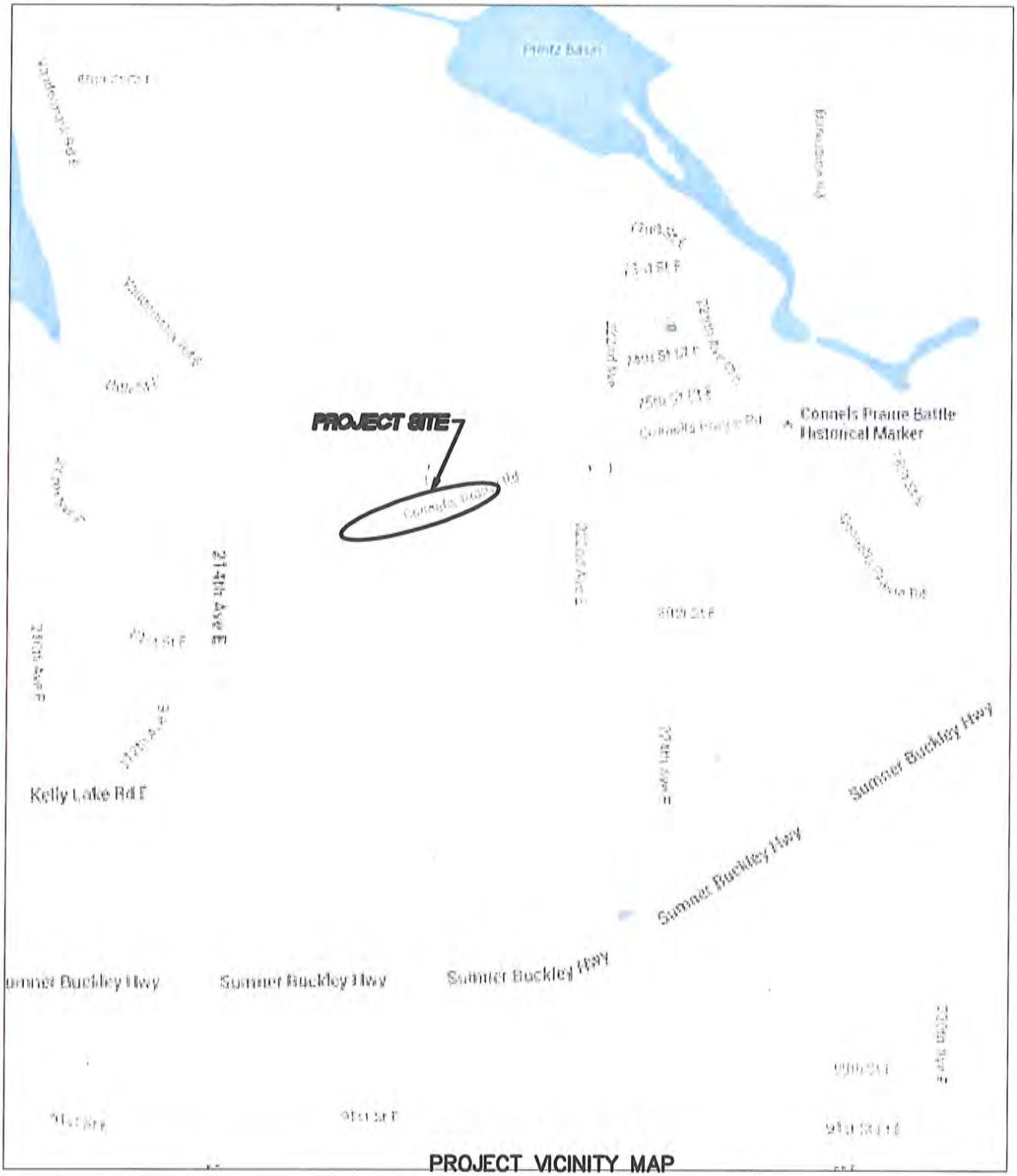
CORPS COMMENTS: All e-mail comments should be sent to kaitlyn.r.white@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Kaitlyn White, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative

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 and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, P.O. 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: Bonney Lake Estates, LLC; NWS-2014-1088

Encl: Figures (13)



PROJECT VICINITY MAP

PERMIT DRAWINGS

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

REFERENCE: NWS-2014-1088
APPLICANT: Bonney Lakes LLC

IN: BONNEY LAKE
LAT: N48°51'07"
LONG: W122°31'32"
COUNTY: PIERCE
STATE: WA
DATE: Mar. 23, 2015

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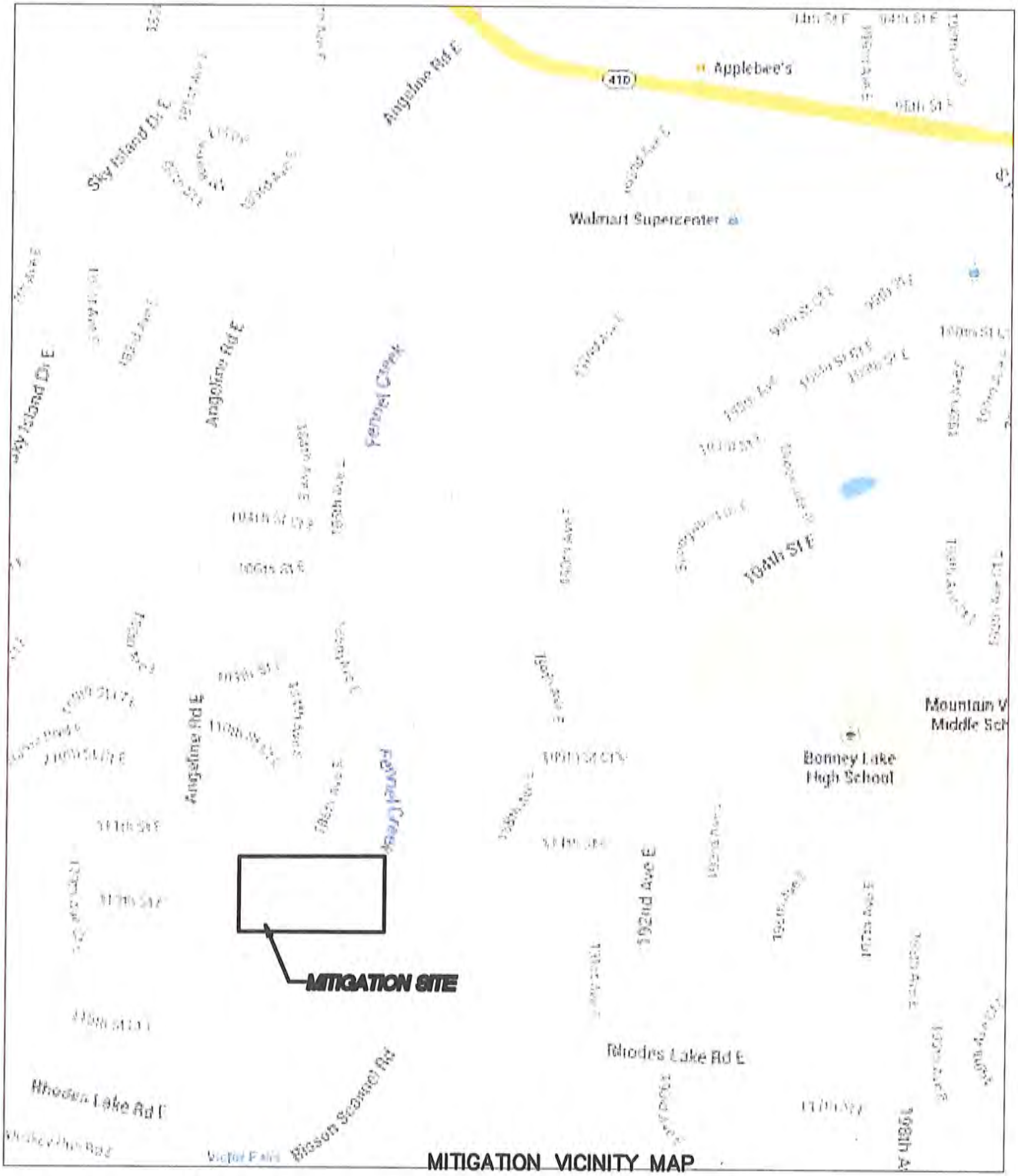
HORIZONTAL DATUM:
NAVD 88
VERTICAL DATUM:
COE 0000 – OHW=0.00
NO. 1 OF 13 SHEETS



MITIGATION VICINITY MAP

PERMIT DRAWINGS

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

REFERENCE: NWS–2014–1088
APPLICANT: Bonney Lakes LLC

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HORIZONTAL DATUM:
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VERTICAL DATUM:
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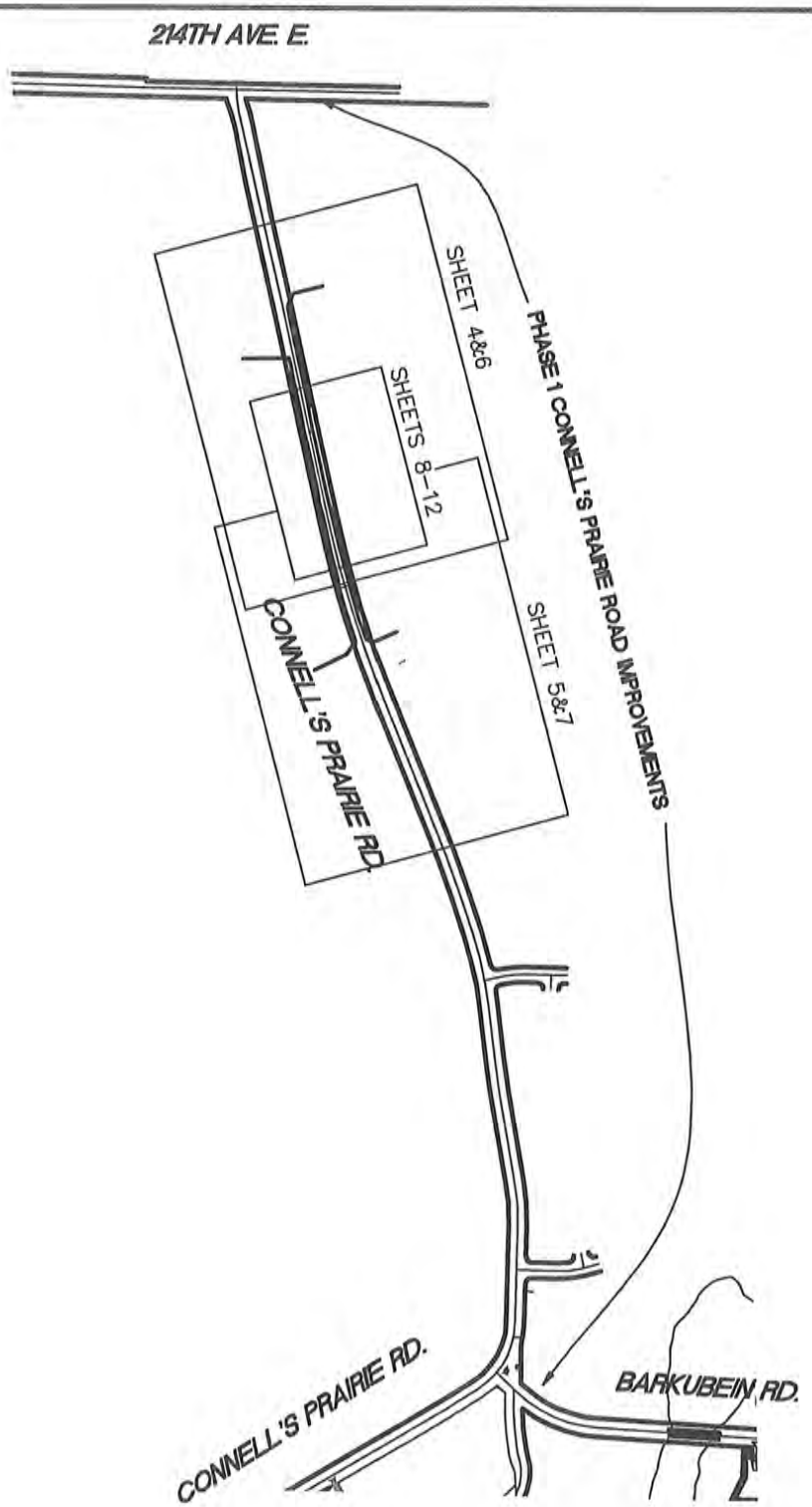

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PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

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APPLICANT: Bonney Lakes LLC

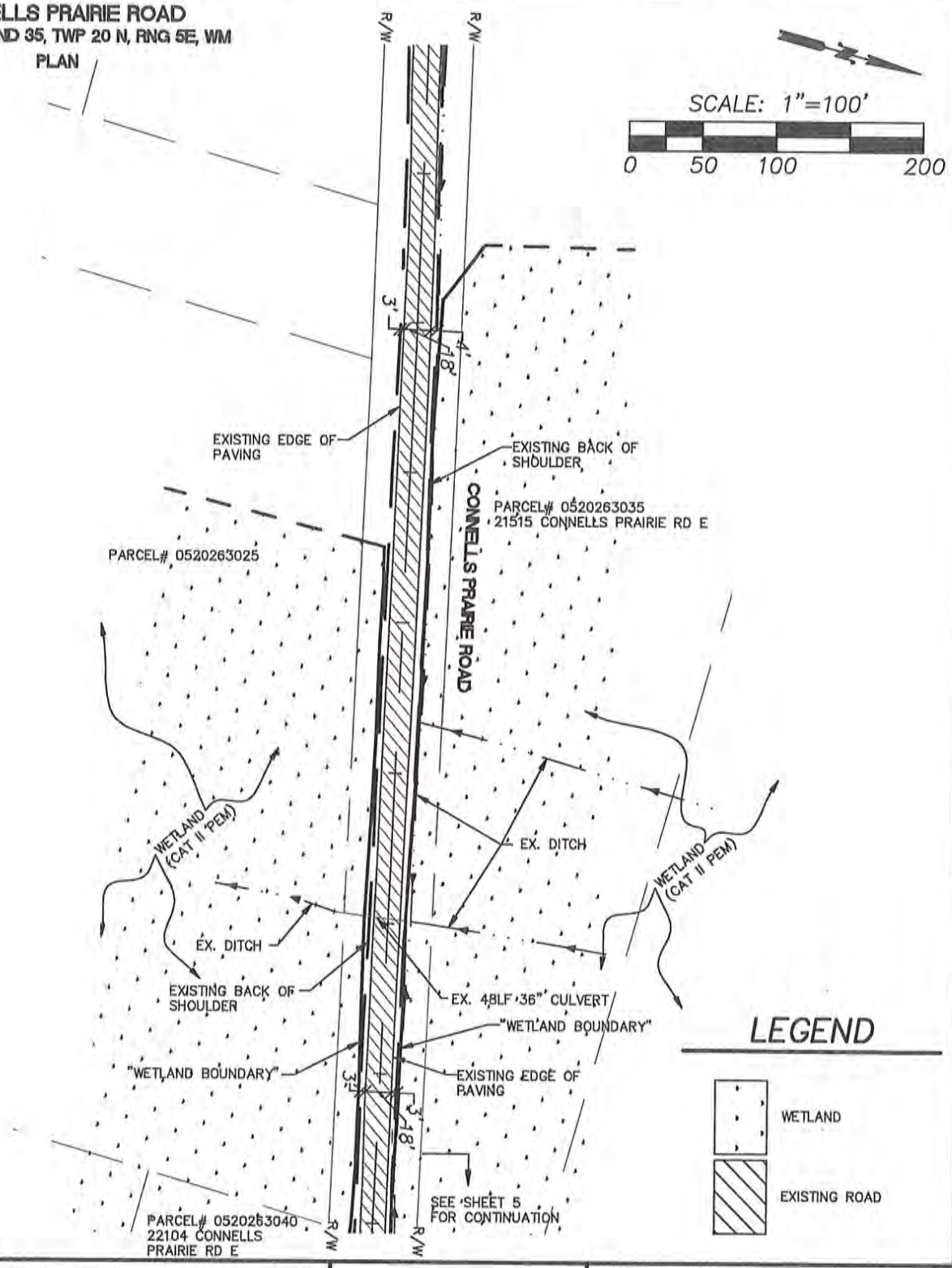
IN: BONNEY LAKE
LAT: N48°51'07"
LONG: W122°31'32"
COUNTY: PIERCE
STATE: WA
DATE: Mar. 23, 2015

0 300 600

HORIZONTAL DATUM:
NAVD 88
VERTICAL DATUM:
COE 0000 - OHW=0.00

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM

PLAN



PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

EXISTING CONDITIONS OVERVIEW

NO. 4 OF 13 SHEETS

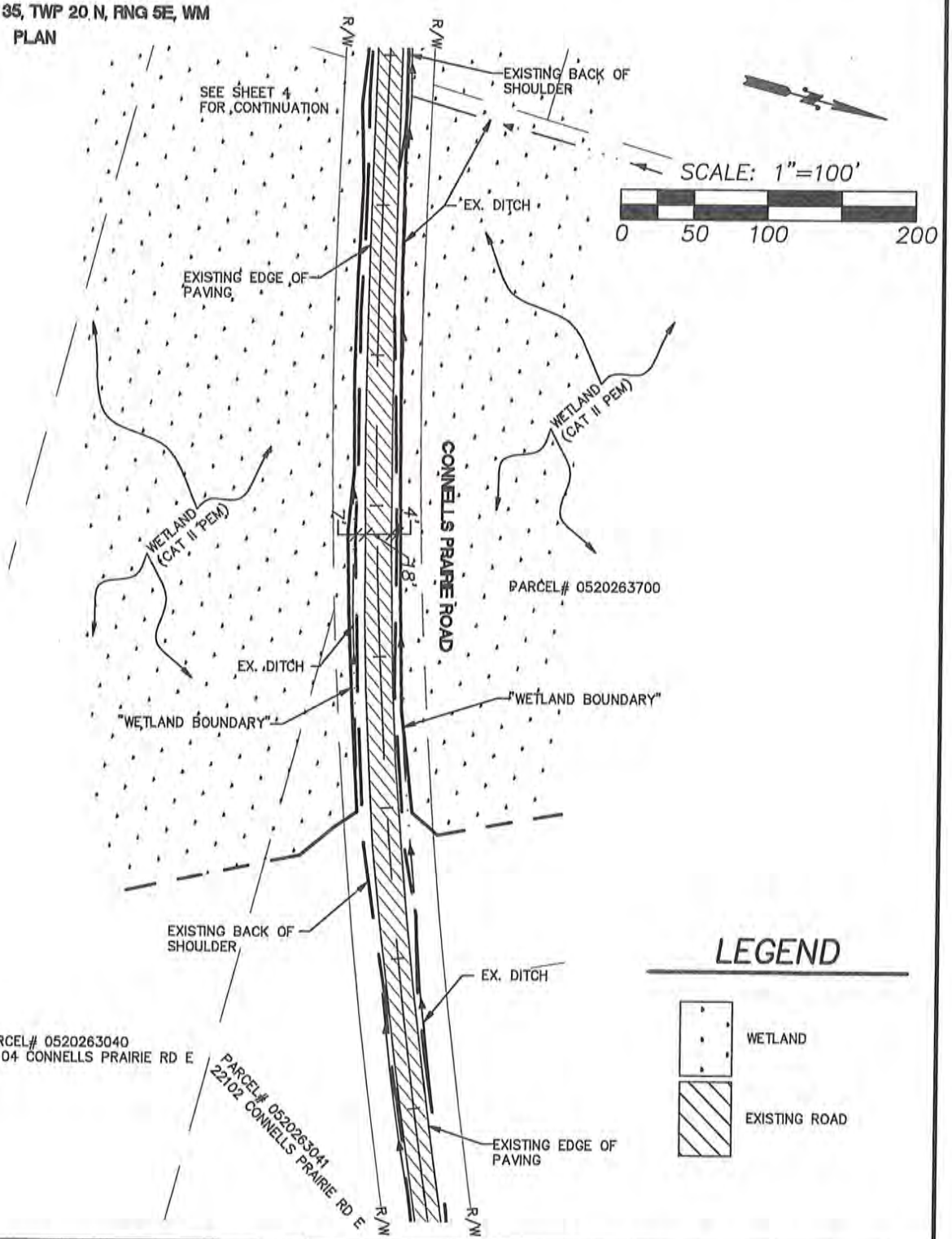
APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 26 T.20 N R.5 E
LAT: N48°51'07"
LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM

PLAN



PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

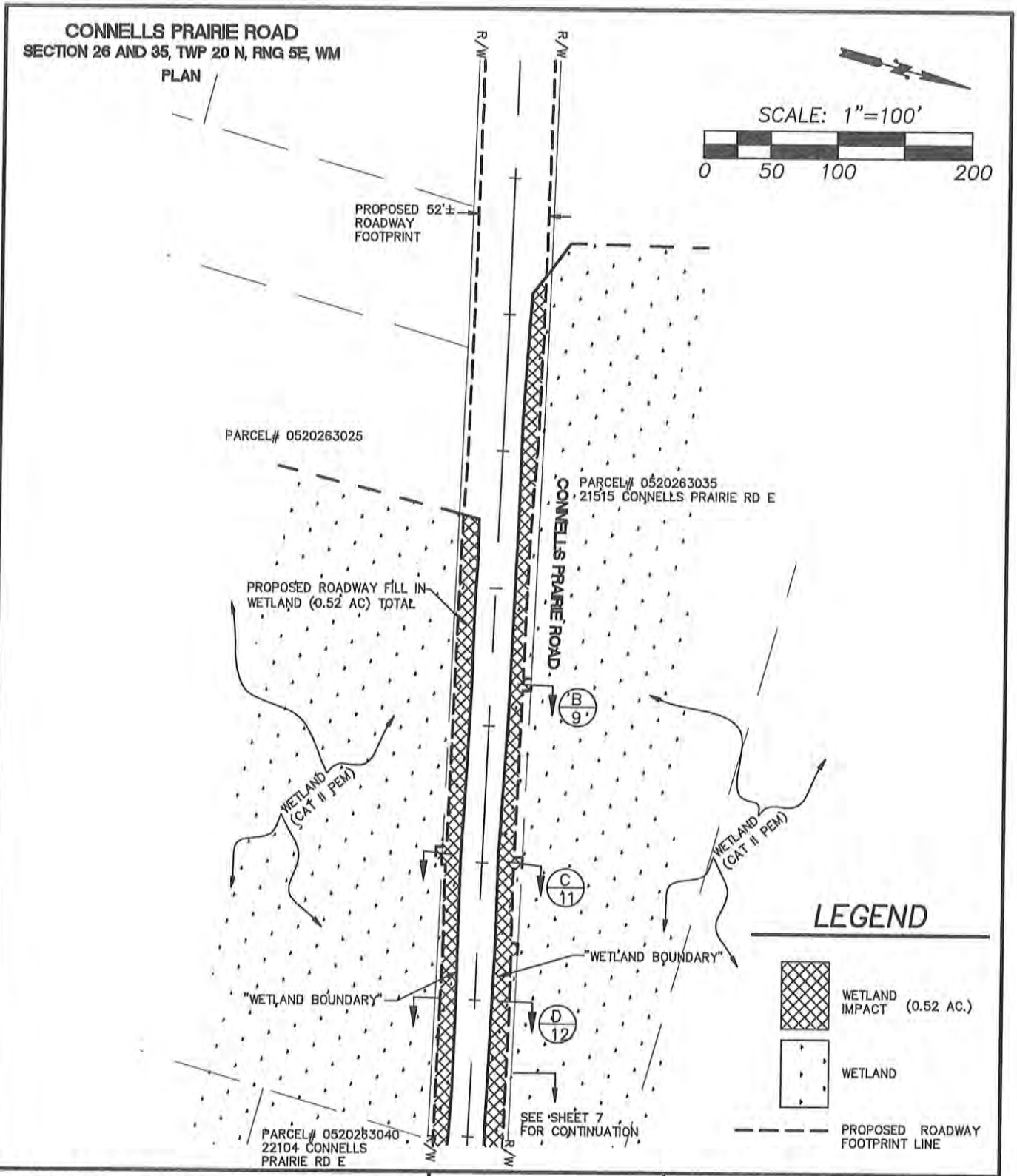
EXISTING CONDITIONS OVERVIEW

NO. 5 OF 13 SHEETS

APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 26 T.20 N R.5 E
LAT: N48°51'07"
LONG: W122°31'32"



PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

WETLAND IMPACT OVERVIEW

NO. 6 OF 13 SHEETS

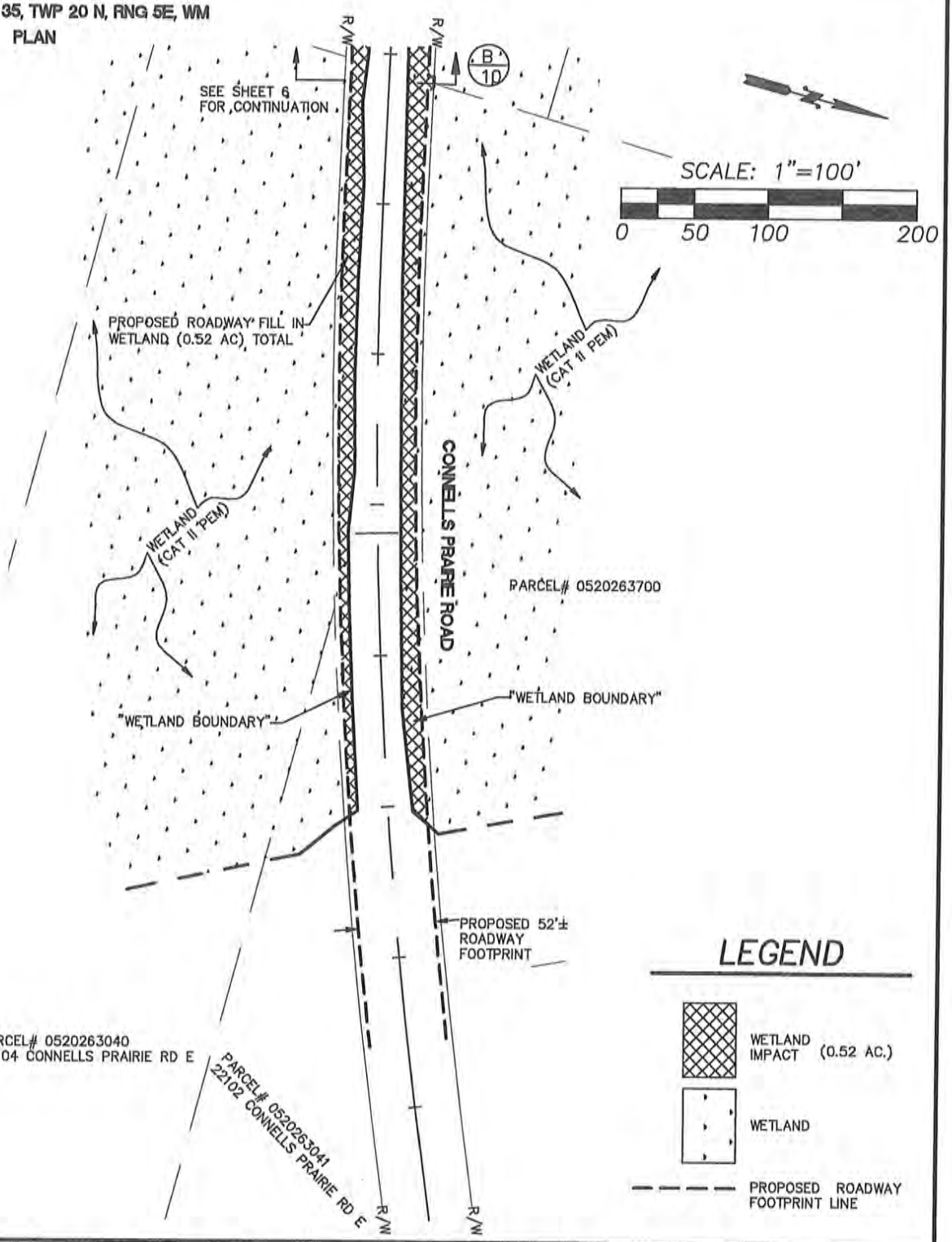
APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 26 T.20 N R.5 E
LAT: N48°51'07"
LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM

PLAN



PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

WETLAND IMPACT OVERVIEW

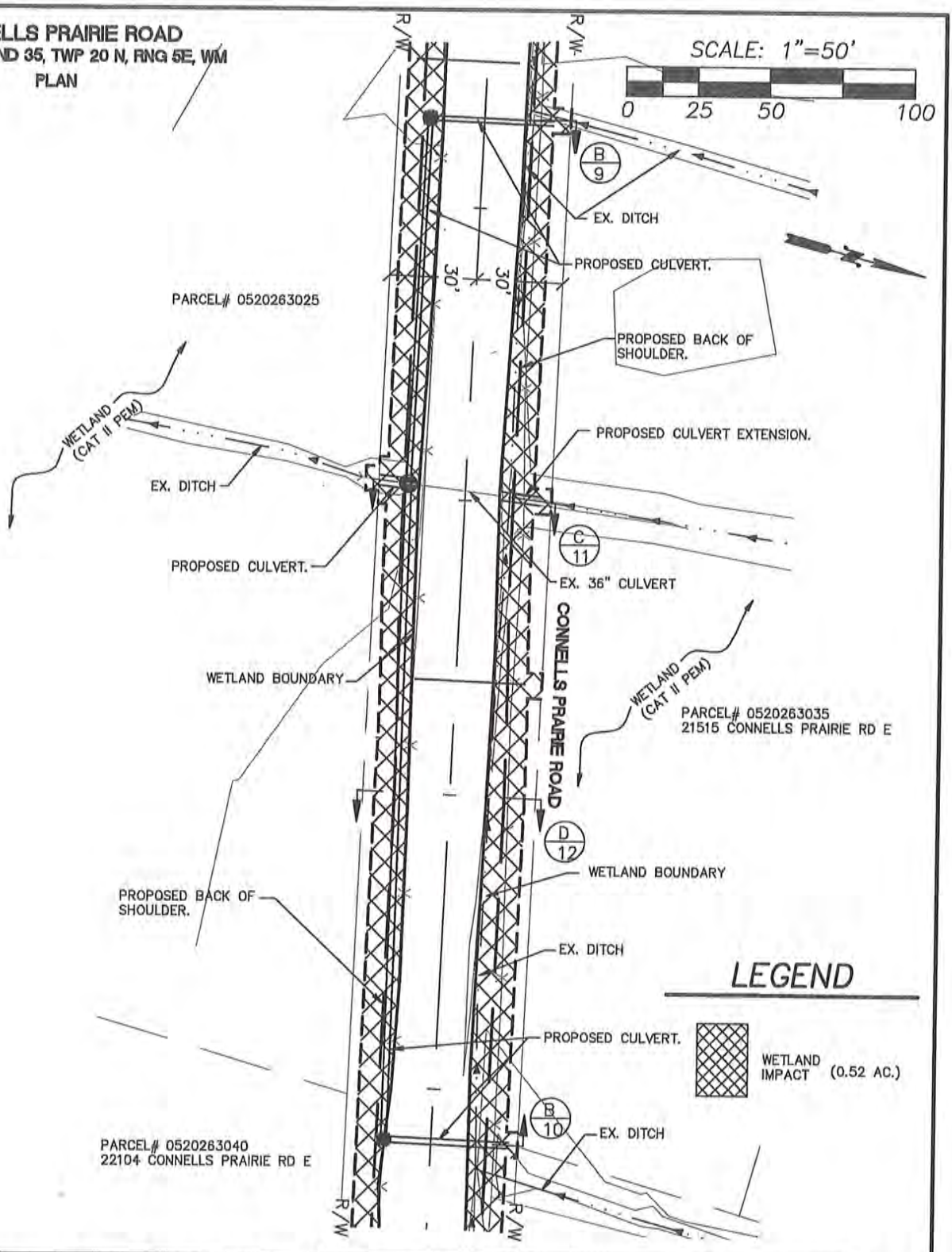
NO. 7 OF 13 SHEETS

APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 26 T.20 N R.5 E
LAT: N48°51'07"
LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM
PLAN



PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

PROPOSED CONDITIONS WITH DRAINAGE IMPACT DETAIL

NO. 8 OF 13 SHEETS

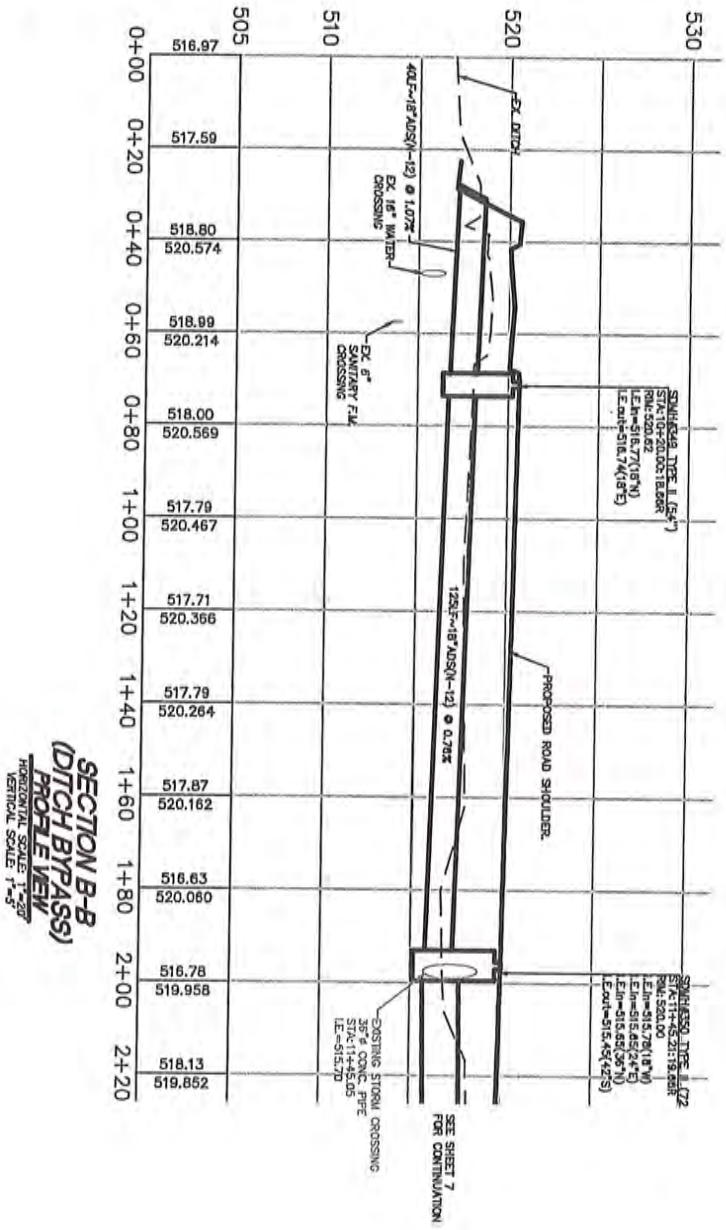
APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 26 T.20 N R.5 E
LAT: N48°51'07"
LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM

SECTION

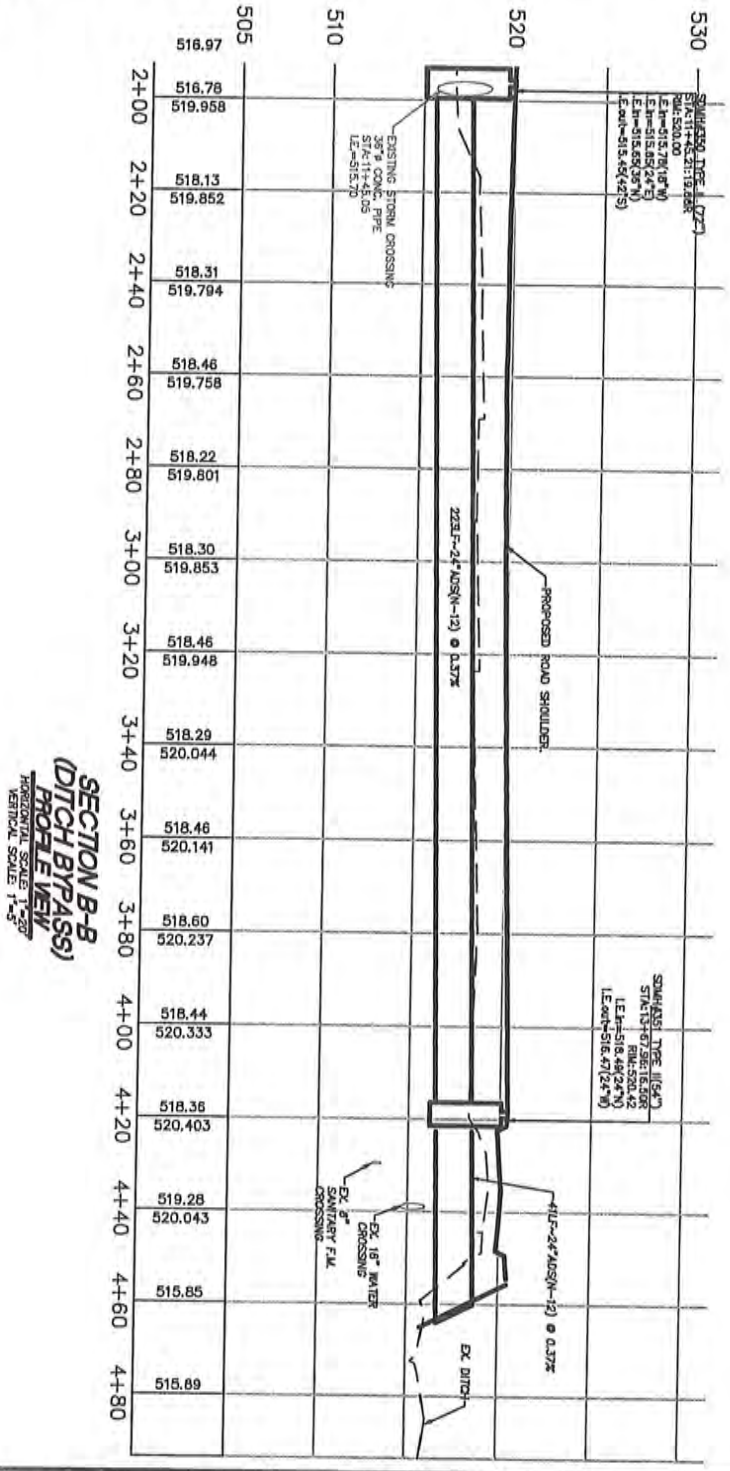


SECTION B-B (DITCH BYPASS) PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development *ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA*	DRAINAGE SECTION B-B NO. 9 OF 13 SHEETS	*APPLICANT: SOUNDBUILT NORTHWEST* *REFERENCE #: NWS-2014-1088* *WATERWAY: HUC 17110014000495* *SEC: 26 T.20 N R.5 E* *LAT: N48°51'07"* *LONG: W122°31'32"*

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM

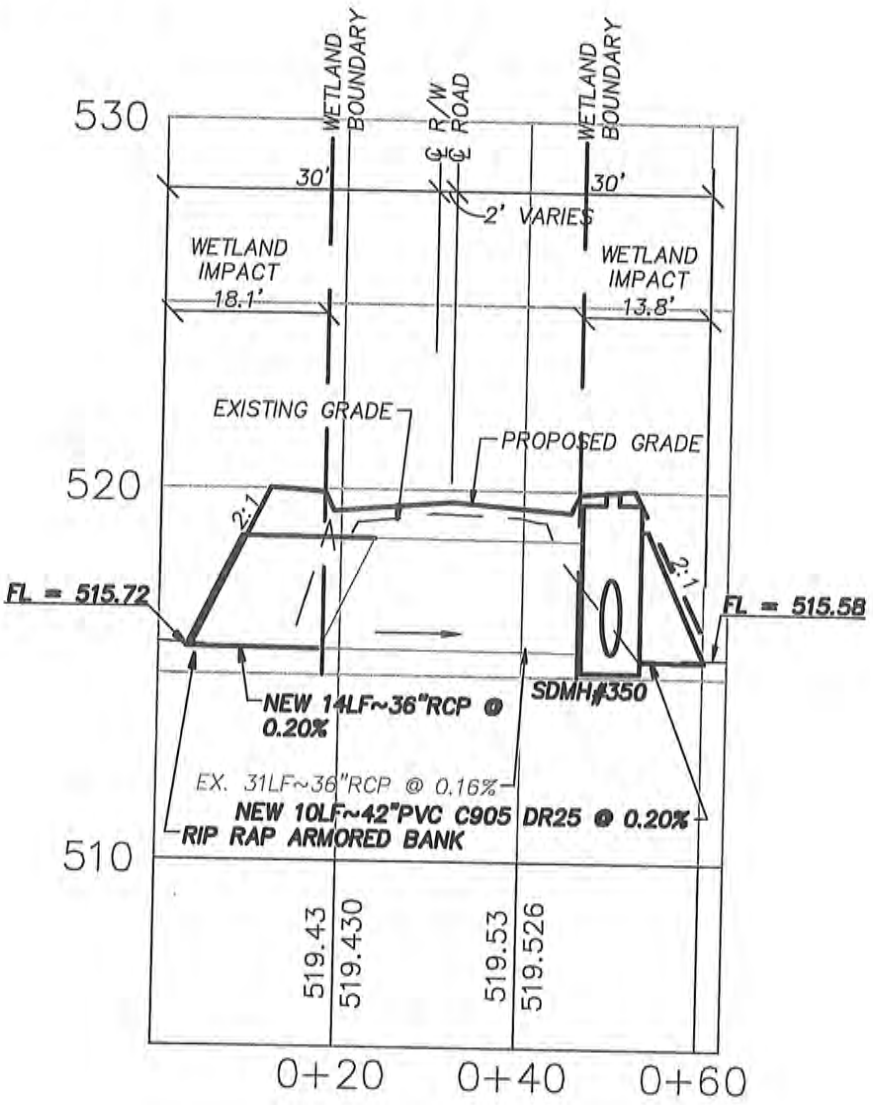
SECTION



SECTION B-B
(DITCH BYPASS)
PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development *ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA*	DRAINAGE SECTION B-B CONTINUED NO. 10 OF 13 SHEETS	*APPLICANT: SOUNDBUILT NORTHWEST* *REFERENCE #: NWS-2014-1088* *WATERWAY: HUC 17110014000495* *SEC: 26 T.20 N R.5 E* *LAT: N48°51'07"* *LONG: W122°31'32"*

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM
SECTION

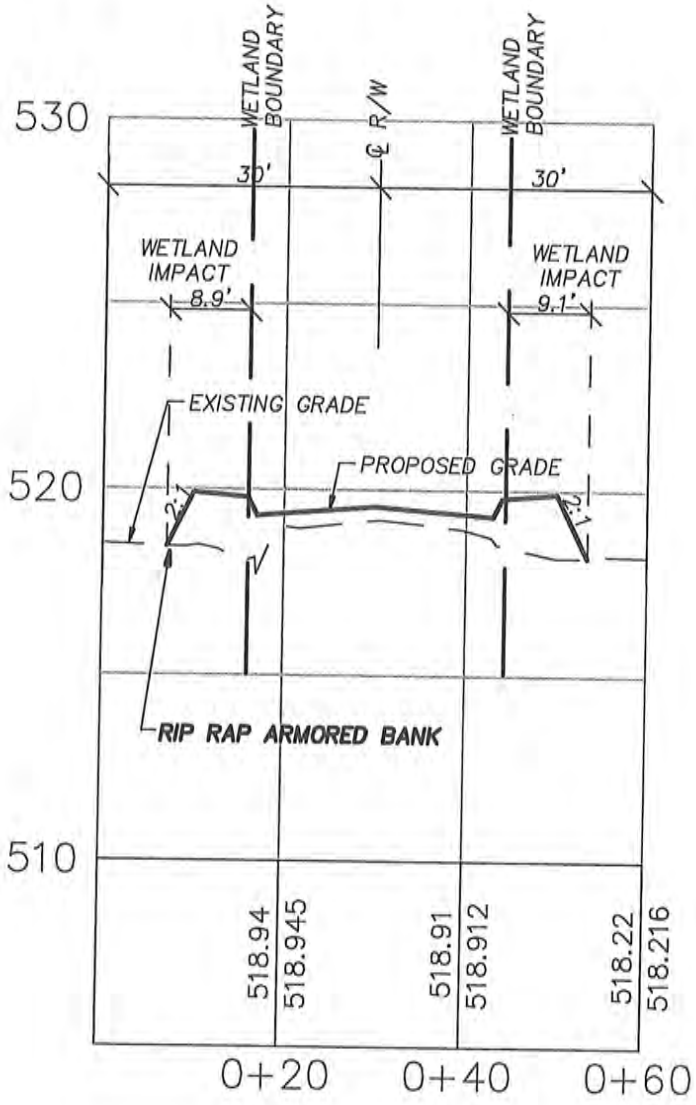


SECTION C-C

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA	ROADWAY AND CULVERT SECTION C-C NO. 11 OF 13 SHEETS	APPLICANT: SOUNDBUILT NORTHWEST REFERENCE #: NWS-2014-1088 WATERWAY: HUC 17110014000495 SEC: 26 T.20 N R.5 E LAT: N48°51'07" LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 26 AND 35, TWP 20 N, RNG 5E, WM
SECTION



SECTION D-D

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA	ROADWAY SECTION D-D NO. 12 OF 13 SHEETS	APPLICANT: SOUNDBUILT NORTHWEST REFERENCE #: NWS-2014-1088 WATERWAY: HUC 17110014000495 SEC: 26 T.20 N R.5 E LAT: N48°51'07" LONG: W122°31'32"

CONNELLS PRAIRIE ROAD
SECTION 9, TWP 15 N, RNG 5E, WM
PLAN

PURPOSE: Improve Connell's Prairie Road to a Collector Arterial as required by Pierce County SEPA traffic mitigation conditions for the Bonney Lake Estates development

ADDRESS: N/A CONNELLS PRAIRIE ROAD, PIERCE COUNTY RIGHT-OF-WAY PIERCE COUNTY, WA

PROPOSED MITIGATION PLAN

NO. 13 OF 13 SHEETS

APPLICANT: SOUNDBUILT NORTHWEST

REFERENCE #: NWS-2014-1088

WATERWAY: HUC 17110014000495
SEC: 9 T. 15 N R. 5 E
LAT: N47°09'16"
LONG: W122°11'07"