



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch

Post Office Box 3755

Seattle, Washington 98124-3755

Telephone (206) 764-3495

ATTN: Jonathan Smith, Project Manager

Public Notice Date: May 21, 2004

Expiration Date: June 21, 2004

Reference: 200001465

Name: The Madison Company

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 404 of the Clean Water Act for certain work described below and shown on the enclosed drawings.

APPLICANT – The Madison Company
415 Baker Boulevard, Suite 200
Tukwila, Washington 98188
Mr. Ernie Patty
Telephone: (206) 244-4200

LOCATION – In wetlands at Auburn, Washington.

WORK – Place fill in 1.07 acres of wetland to construct a 2.9-acre warehouse distribution building and 3.4 acres of associated stormwater detention facilities, driveways, parking and truck loading areas.

PURPOSE – Provide warehouse distribution space for large-scale distributors near Seattle and Tacoma air, water, rail and highway transport facilities.

MITIGATION – Enhance 4.96 acres of palustrine, emergent wetland by planting native tree, shrub and herbaceous species. Provide a functional buffer area by similarly planting an additional perimeter of 2.34 acres in the same wetland.

ADDITIONAL INFORMATION: The proposed work and compensatory mitigation would be generally consistent with the Mill Creek Special Area Management Plan (SAMP).

ENDANGERED SPECIES – The Endangered Species Act (ESA) of 1973, as amended, requires assessment of potential impacts to listed and proposed species. The bald eagle (*Haliaeetus leucocephalus*), threatened; Coastal/Puget Sound bull trout (*Salvelinus confluentus*), threatened; and Puget Sound chinook (*Oncorhynchus tshawytscha*), threatened occur in the proposed project area. The District Engineer has determined that the proposed project would have no effect on bald eagle, and is not likely to adversely affect bull trout and Chinook salmon. Informal consultation with the National Marine Fisheries Service and U.S. Fish and Wildlife Service under Section 7 of the ESA has already been completed.

ESSENTIAL FISH HABITAT – The Magnuson-Stevens Fishery Conservation and Management Act (MSA), as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally-managed fisheries in Washington waters.

CULTURAL RESOURCES – The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. There are no recorded historic properties within the permit area. The property has been in agricultural use. Because of its position in the landscape, it is highly unlikely that unknown historic properties occur in the project area. The District Engineer invites responses to this public notice from Federal, Native American Nations or tribal governments, State, and local agencies, historical and archeological societies, and other parties likely to have knowledge of or concerns with historic properties in the area.

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 – The decision whether to issue a permit will be based on an evaluation of the probable impact, 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; 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. 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 evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act. This evaluation will include an alternatives analysis.

ADDITIONAL EVALUATION – The State of Washington is reviewing this work for consistency with the federally approved Washington Coastal Zone Management Program and for compliance with the applicable State and Federal water quality standards pursuant to Section 401 of the Clean Water Act. The proposed project is outside the State's Shoreline Management Act jurisdiction. The city of Auburn is not required to issue a Shorelines Substantial Development permit for this 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 it would be in the public interest to authorize this proposal. 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. All e-mail comments should be sent to Jonathan.Smith@nws02.usace.army.mil. Conventional mail comments should be sent ATTN: Regulatory Branch. Both conventional mail

200001465

or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor'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. Please include the following name and reference number:

The Madison Company
200001465

Encl
Drawings (4)

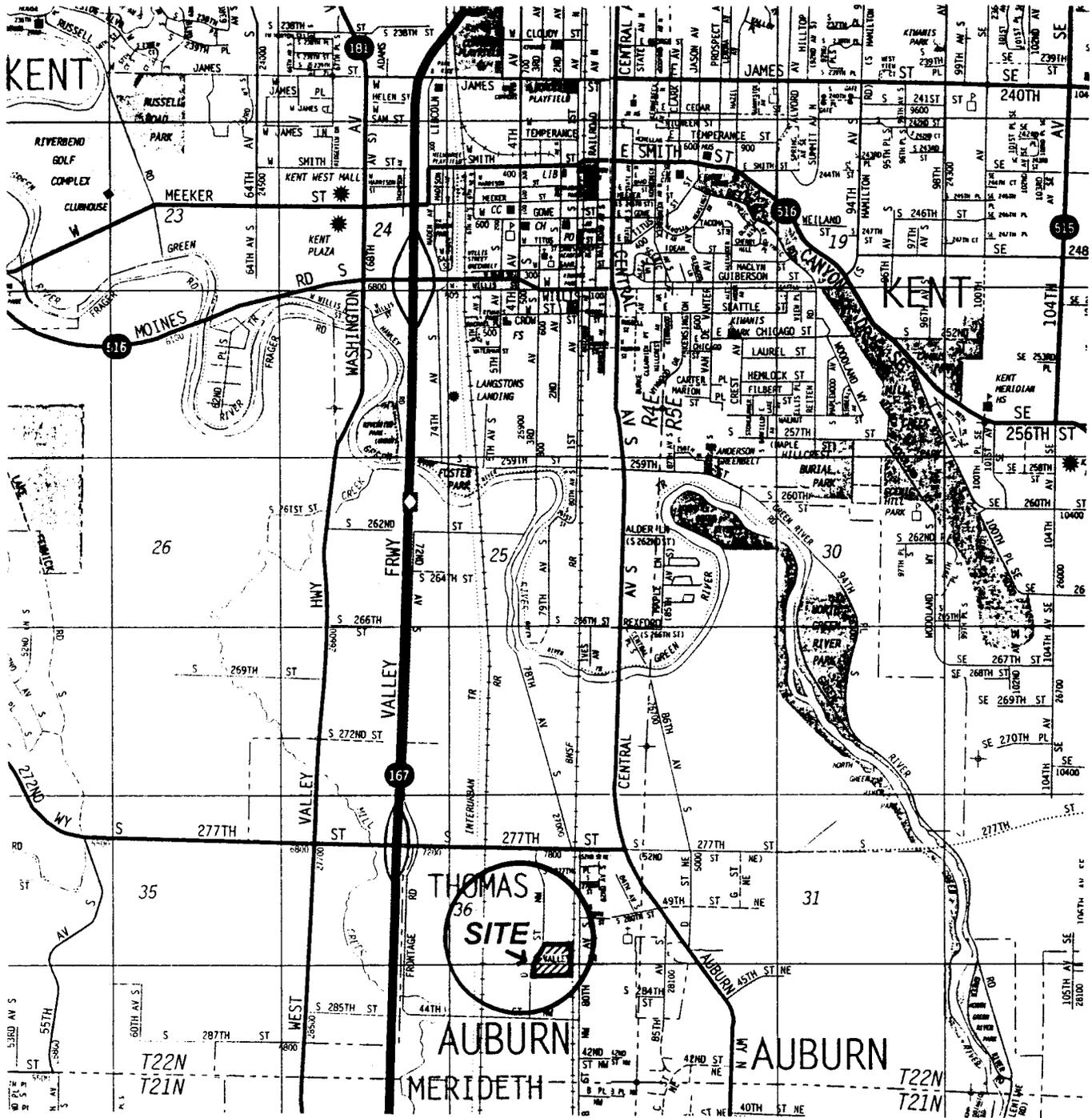


FIGURE 1: VICINITY MAP

NOTE: Basemap reproduced with permission granted by Thomas Bros. Maps.



NORTH

Scale: 1"=100'

$47^{\circ} 20' 24''$ LAT.
 $122^{\circ} 13' 57''$ LONG.
 Sec. 36 T22N R4E

Project: Willie Building - Park 277

Applicant: The Madison Company

Proposal: Wetland Fill for Commercial Development

Date: 10.16.00

Revised: 2-19-04

COE No.: 2000-01465

Location: Auburn, WA

Sheet 1 of 4

File Name: C:/My Documents/Projects/Willie Bldg 2000-060-001/RainMitigation Plan.dwg RA# 2000-060-001

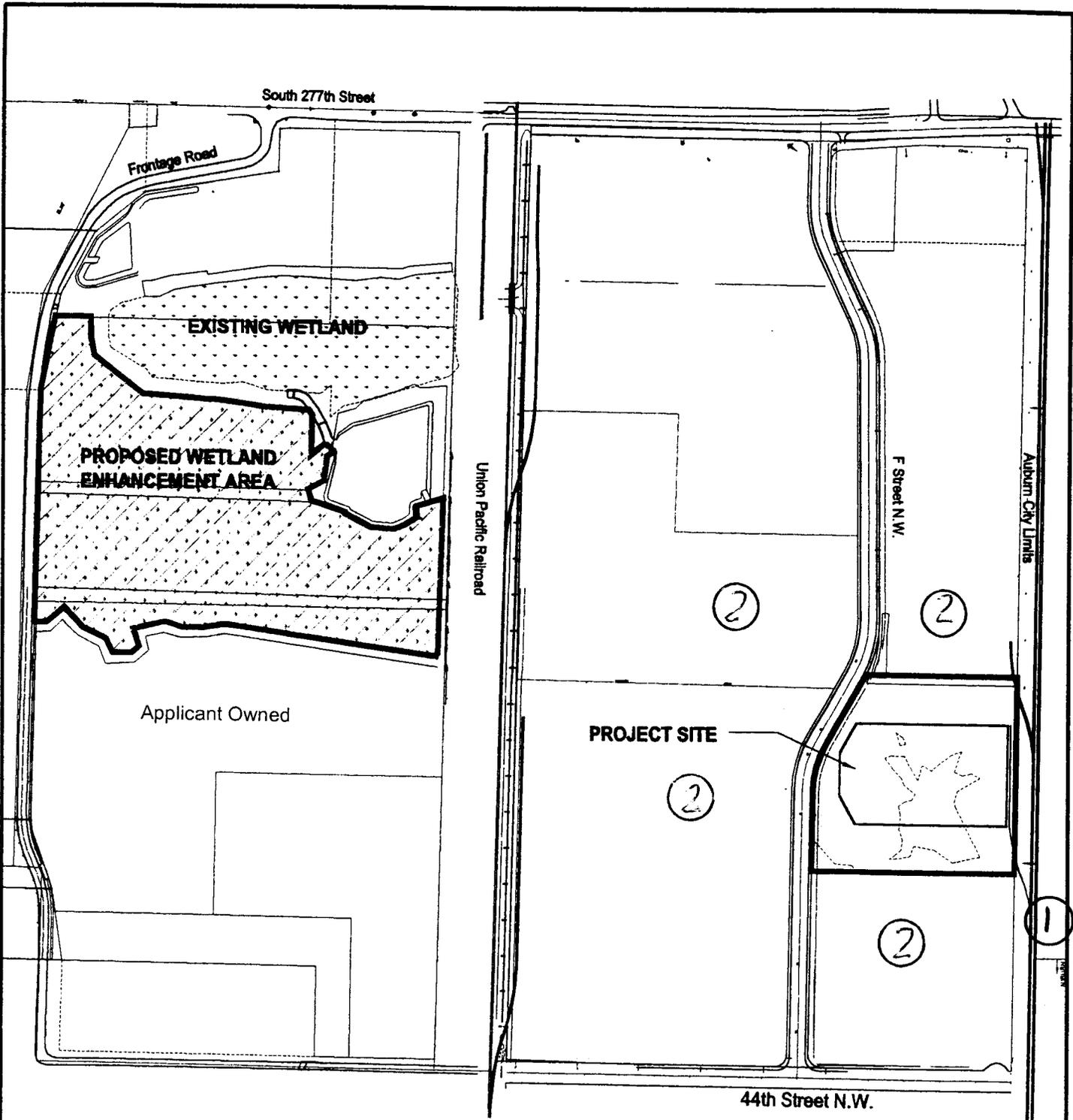


FIGURE 4: MITIGATION PLAN

NOTE: Basemap information from Barghausen Consulting Engineers, Inc. electronic file dated 9-00.



NORTH

SCALE: 1" = 400'

- Adjacent Property Owners
1. Burlington Northern Railroad
 2. Reef Property Management

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Location: Auburn, WA

Sheet 2 of 4

File Name: C:\My Documents\Projects\Open Space East\RAI 2-17-04\Proposed Site Plan.dwg RAI# 2000-060-001

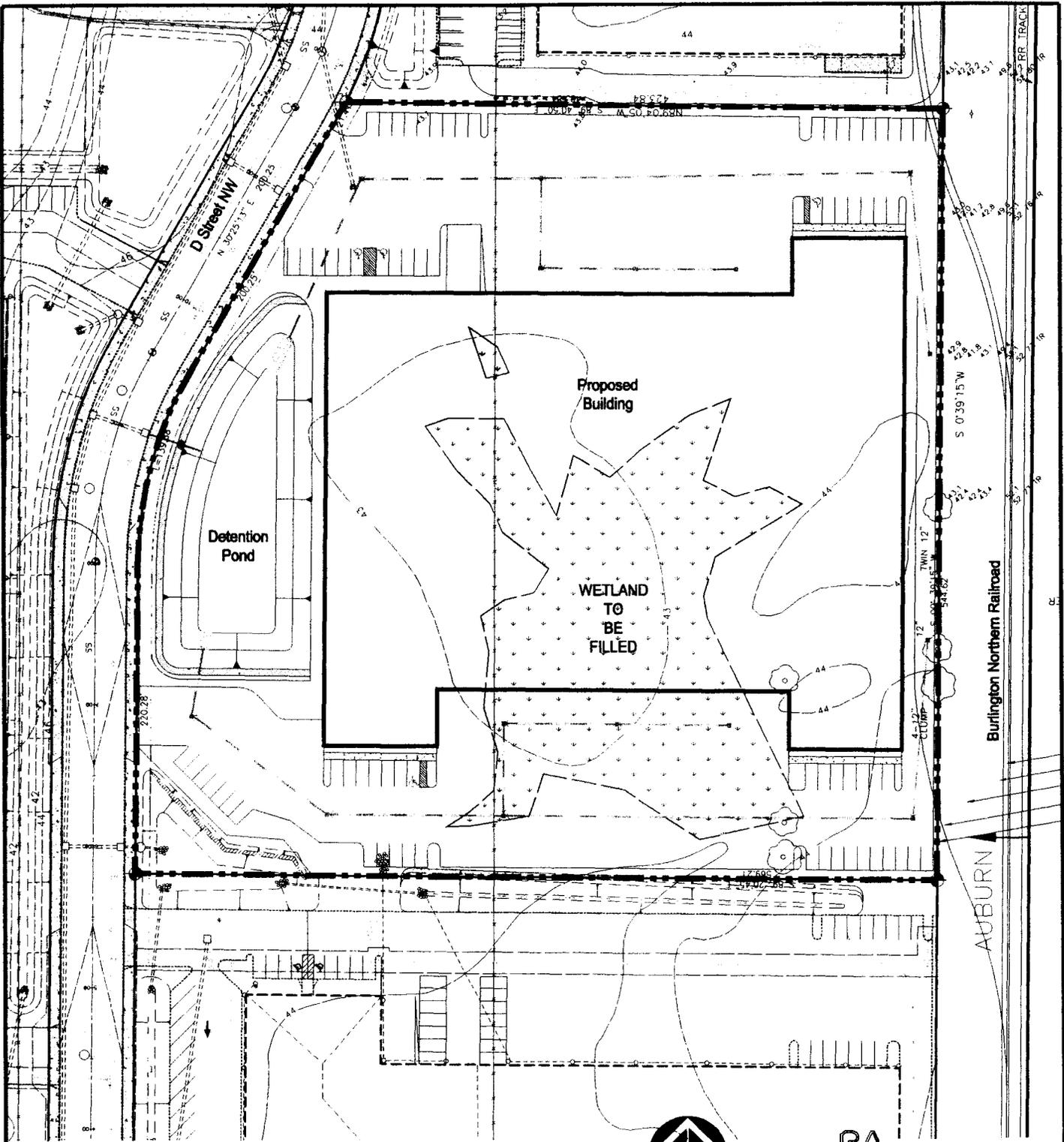


FIGURE 3: PROPOSED SITE PLAN

NOTE: Basemap information from Barghausen Consulting Engineers, Inc. electronic file dated 02-04.



NORTH
SCALE: 1"=100'



RAEDEKE ASSOCIATES, INC.

5711 N E 83rd Street Seattle, WA 98115
(206) 525-8122 FAX (206) 526-2980

Project: Willie Building - Park 277

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Proposal: Wetland Fill for Commercial Development

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Frontage Road

Base information per Burlington Consulting Engineers, Inc. 2/15/2002

A

24" depth max excavation



LEGEND	
[Symbol]	MADISON COMPANY EASEMENT BURIED/BLOCKED/CULVERTS
[Symbol]	EXISTING WETLANDS
[Symbol]	WETLAND ENHANCEMENT BOUNDARY
[Symbol]	PSSA BUFFER - (Palustrine scrubshrub, temporarily flooded) (Approximately 66,838 S.F. - 1.53 AC)
[Symbol]	PFOA BUFFER - (Palustrine forested, temporarily flooded) (Approximately 35,293 S.F. - 0.81 AC)
[Symbol]	PSSA WETLAND ENHANCEMENT - (Palustrine scrubshrub, temporarily flooded) (Approximately 143,921 S.F. - 3.30 AC)
[Symbol]	PFOA WETLAND ENHANCEMENT - (Palustrine forested, temporarily flooded) (Approximately 75,525 S.F. - 0.59 AC)
[Symbol]	PSSC WETLAND ENHANCEMENT - (Palustrine scrubshrub, seasonal flooding) (Approximately 35,760 S.F. - 0.82 AC)
[Symbol]	PEMF WETLAND ENHANCEMENT - (Palustrine emergent, semi-permanent flooding) (Approximately 10,850 S.F. - 0.25 AC)

PRELIMINARY NOT FOR CONSTRUCTION

CONCEPTUAL MITIGATION PLAN

Project: Willie Building - Park 277
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 Proposal: Wetland Fill for Commercial Development
 Date: 10.16.00 *Revised 2-19-04*

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 Location: Auburn, WA
 Sheet 4 of 4



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Water Quality Certification
and for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: May 21, 2004

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 401 of the federal Clean Water Act of 1977 (PL 95-217), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200001465 will comply with the Sections 301, 302, 303, 306, and 307 of the Act, and with applicable provisions of State and Federal water pollution control laws.

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the above referenced project will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that program.

Any person desiring to present views on the project pertaining to the project on either or both (1) compliance with water pollution control laws or (2) the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600