



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 764-5527
ATTN: Jenae Churchill,
Project Manager

Public Notice Date February 4, 2021:
Expiration Date: March 6, 2021

Reference No.: NWS-2011-430
Name: Isola Real Estate
(Regent Court Wetland Fill)

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. The Washington Department of Ecology (Ecology) will review the work separately pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: Isola Real Estate II, LLC
Attention: Mr. Jeff Wegener
1518 First Avenue South, Suite 301
Seattle, Washington 98134
Telephone: (206) 413-6361

AGENT: Envirovector
Attention: Mr. Curtis Wambach
1441 West Bay Drive Northwest
Olympia, Washington 98502
Telephone: (360) 790-1559

LOCATION: In wetlands near Tacoma, Pierce County, WA.

WORK: The proposed project is to discharge up to 1,016 cubic yards of fill material into 30,008-square feet (sq. ft.) (0.69 of an acre) of wetlands to construct a residential development.

PURPOSE: The purpose of the project is multi-family residential housing.

ADDITIONAL INFORMATION: Excavators, loaders, bulldozers and hand tools would be used to discharge clean native upland soils into six, category three and four wetlands. Erosion control measures such as silt fencing and spill containment measures would be implemented. The equipment and material staging would occur in uplands.

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.

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: To compensate for wetland and buffer impacts, the applicant proposes 79,863 sq. ft. of onsite wetland creation, 56,099 sq. ft. of wetland enhancement, and 83,164 sq. ft. of buffer enhancement.

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 (USFWS) 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.

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). The Corps has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

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 and/or sites of religious and cultural significance. An investigation for the presence of eligible historic properties is justified and has been requested of the applicant by the Corps. 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: 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.

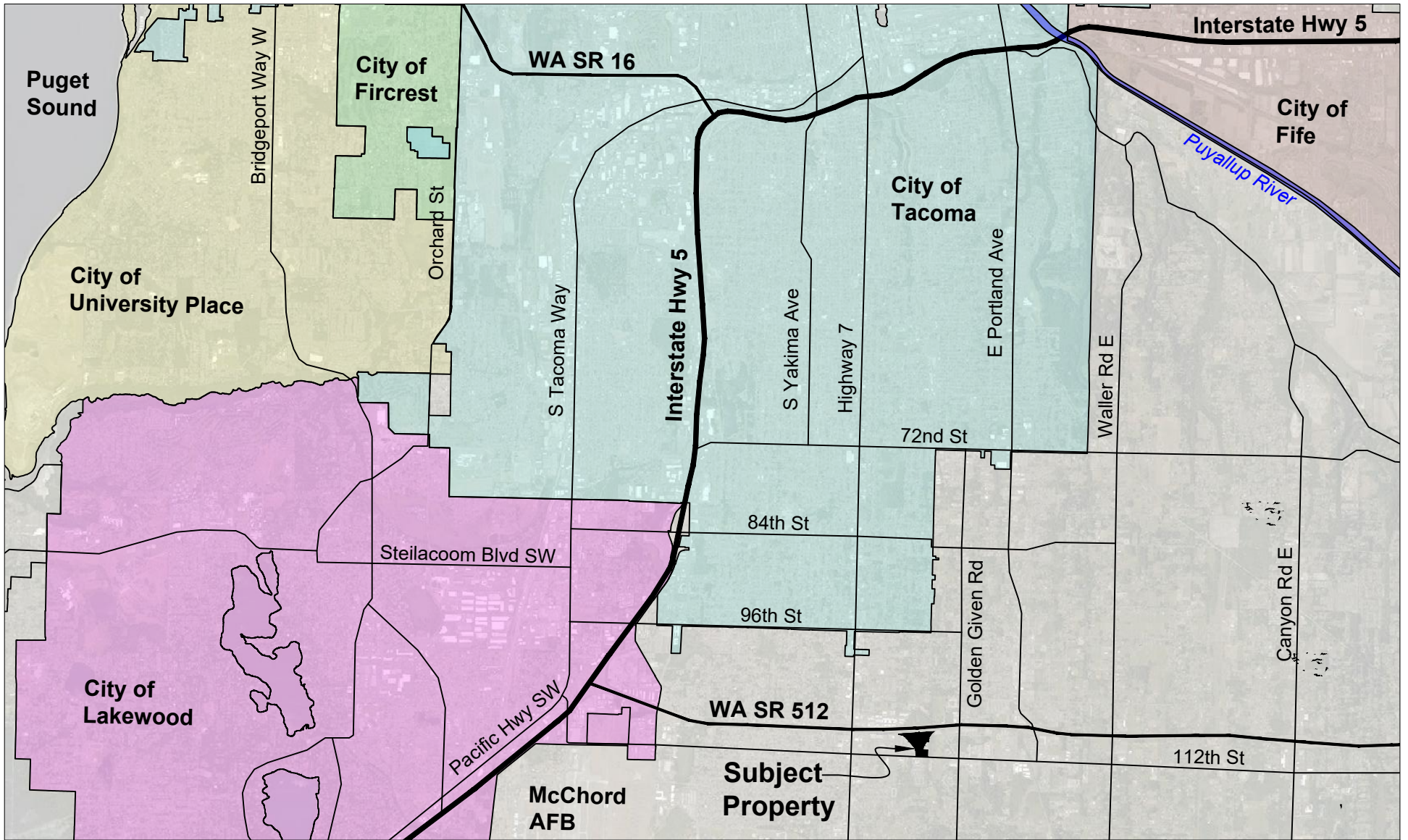
The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered 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.

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. All e-mail comments should be sent to [jenae.churchill@usace.army.mil](mailto:jенаe.churchill@usace.army.mil). Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office Box 3755, Seattle, Washington, 98124-3755. 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 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. 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:

Isola Real Estate II, LLC, NWS-2011-430

Encl: Figures (35)




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 OPTIMIZE USABLE LAND
 curtis@envirovector.com
 www.envirovector.com
 360-790-1559

REFERENCE: NWP-2011-430

APPLICANT: Isola Real Estate II, LLC

ADJACENT PROPERTY OWNERS:

- 1: GFS Monterra LLC, George Mcelroy & Assoc.; Parcel 0319044110
- 2: Autumnwood Apartments; Parcel 0319044065
- 3: Durfam LTD Partnership; Parcel 0319033026
- 4: Robert Mader; Parcel 0319033092

LOCATION:
 112th Street East, Tacoma, WA 98445
 North of 112 St E, South of WA SR 512,
 East of D St E, West of Aqueduct Dr E
 Parcels 0319048011, 0319048010,
 0319048012, 0319048009, 0319044028
 East of D St E, West of Aqueduct Dr E
 Range 03E Township 19N Section 04
 LAT/LONG:
 47°09'25.69" N, 122°25'21.22" W

PROPOSED PROJECT:
 Development of multi-family
 residential community within the
 central & western portion of the site
 using the eastern portion for
 mitigation.

IN: N/A
 NEAR/AT: Parkland
 COUNTY: Thurston
 STATE: WA

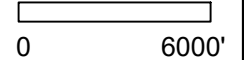
Sheet 1 of 35

Five-Twelve

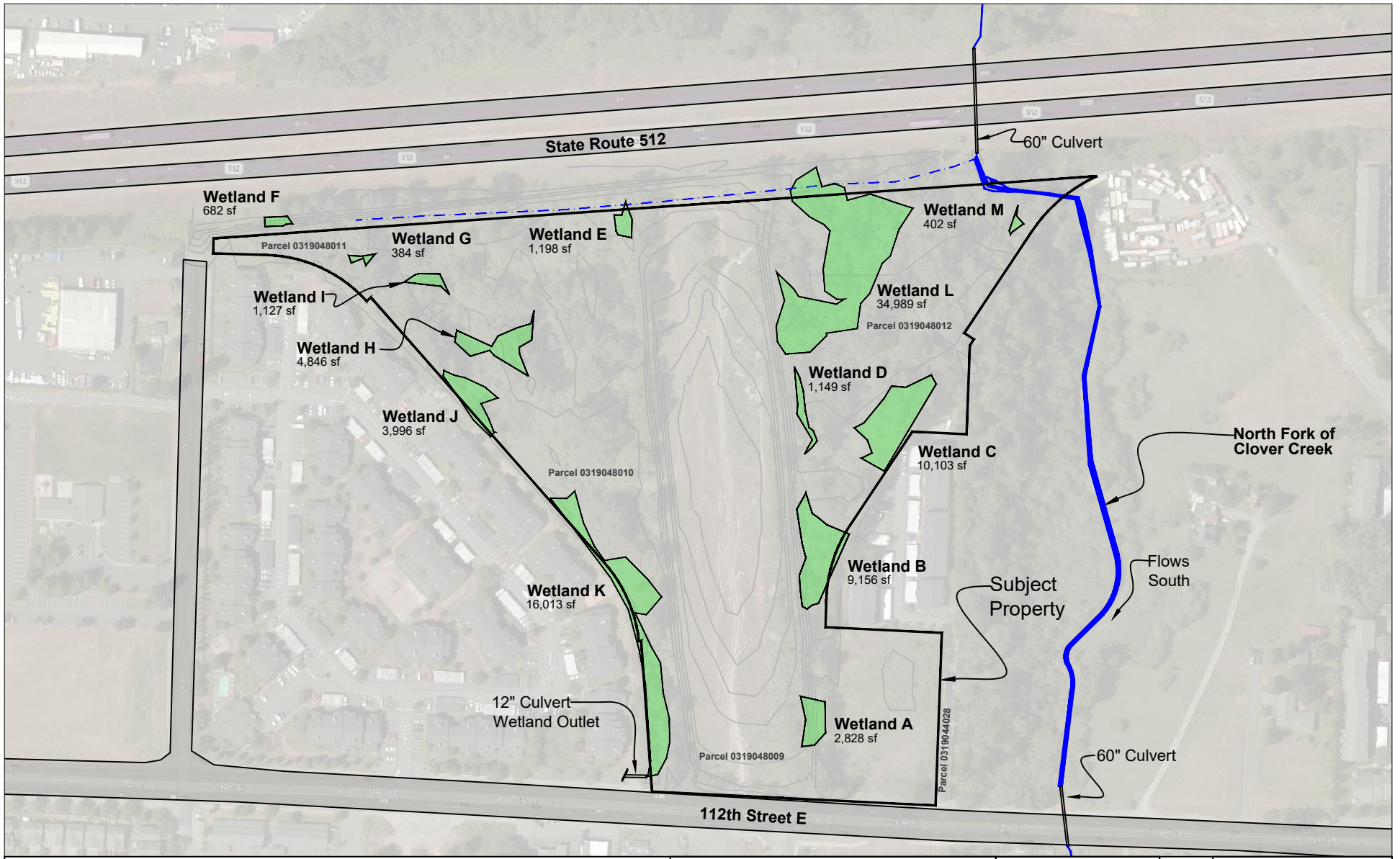
Vicinity Map



Scale: 1" = 6000'



18 December 2020



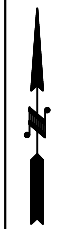
- Wetland
- Roads
- North Fork Clover Creek
- Ditch

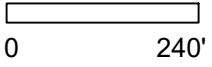
Reference Number: NWP-2011-430
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Sheet 2 of 35

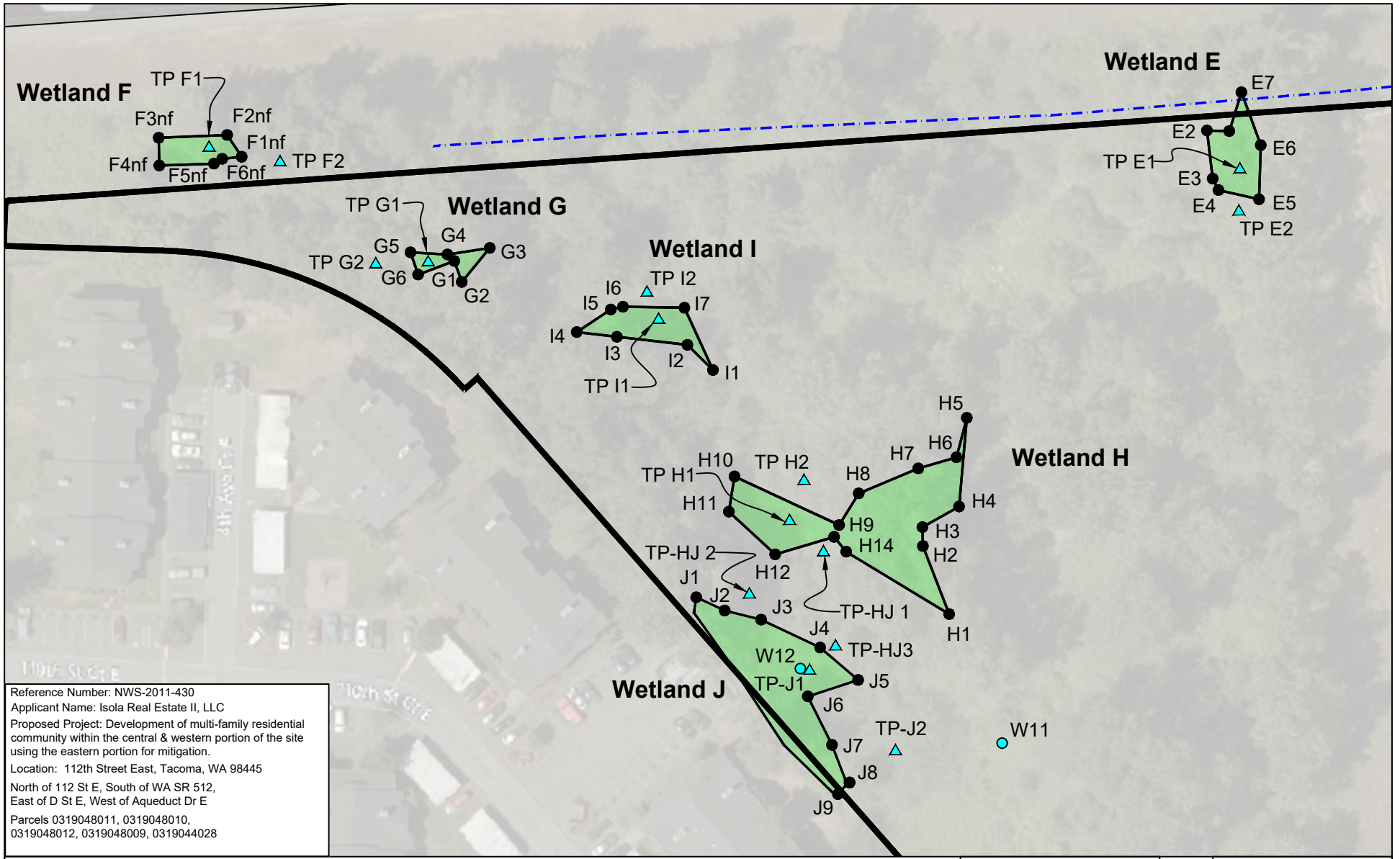
 Five-Twelve

 Wetland
 Delineation



Scale: 1" = 240'

 0 240'

 18 December 2020

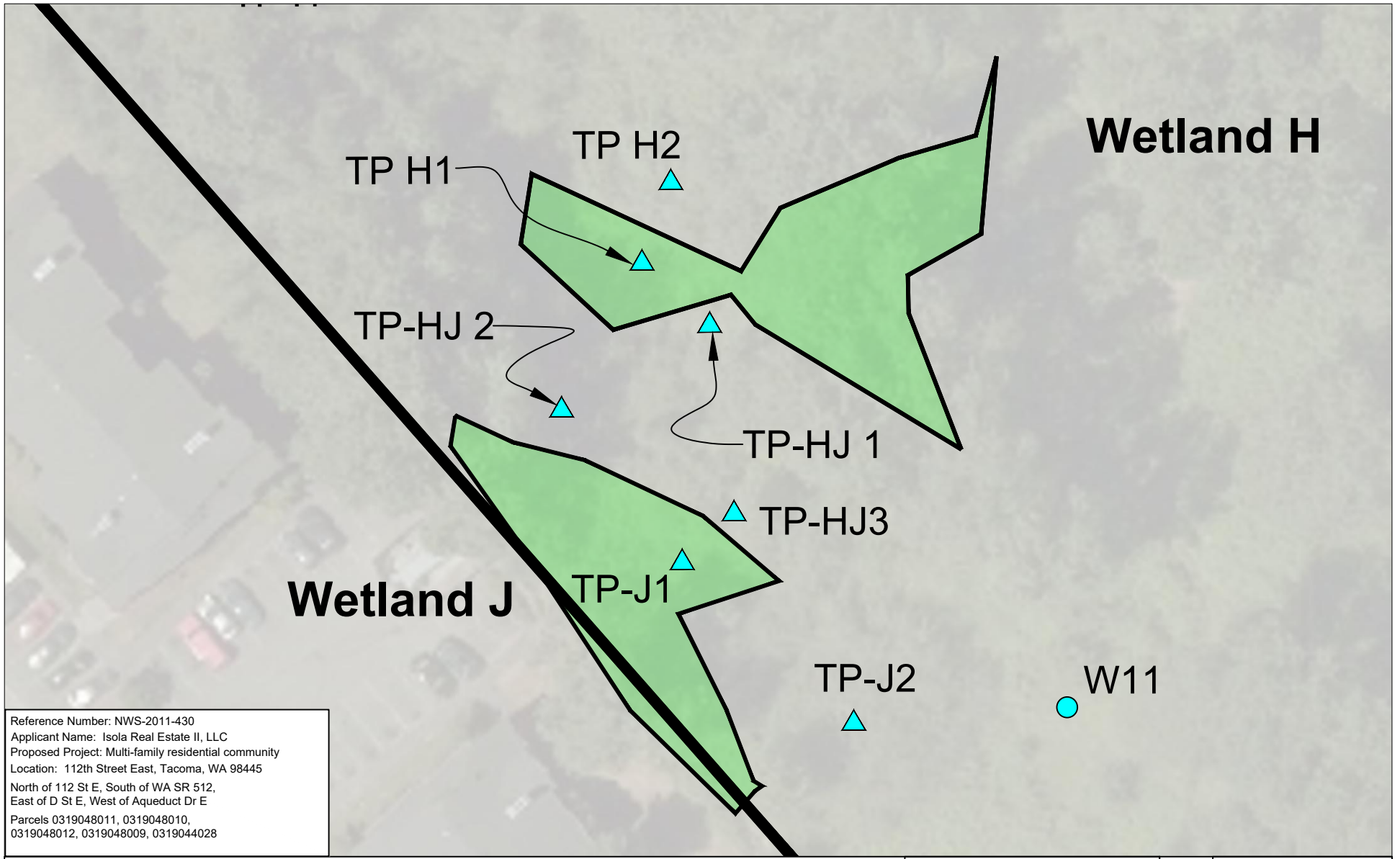


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<p>F1 — F2</p> <p>▲ TP F1</p> <p>■ Wetland</p> <p>- - - Ditch</p>	<p>Wetland Delineation (Points labeled 'nf' are located but Not Flagged)</p> <p>Test Plot Location</p> <p>Wetland</p> <p>Ditch</p>
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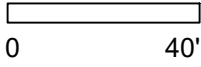
<p>Sheet 3 of 35</p> <p>Five-Twelve</p> <p>Wetland Delineation</p>		<p>Scale: 1" = 80'</p> <p>0 80'</p> <p>18 December 2020</p>
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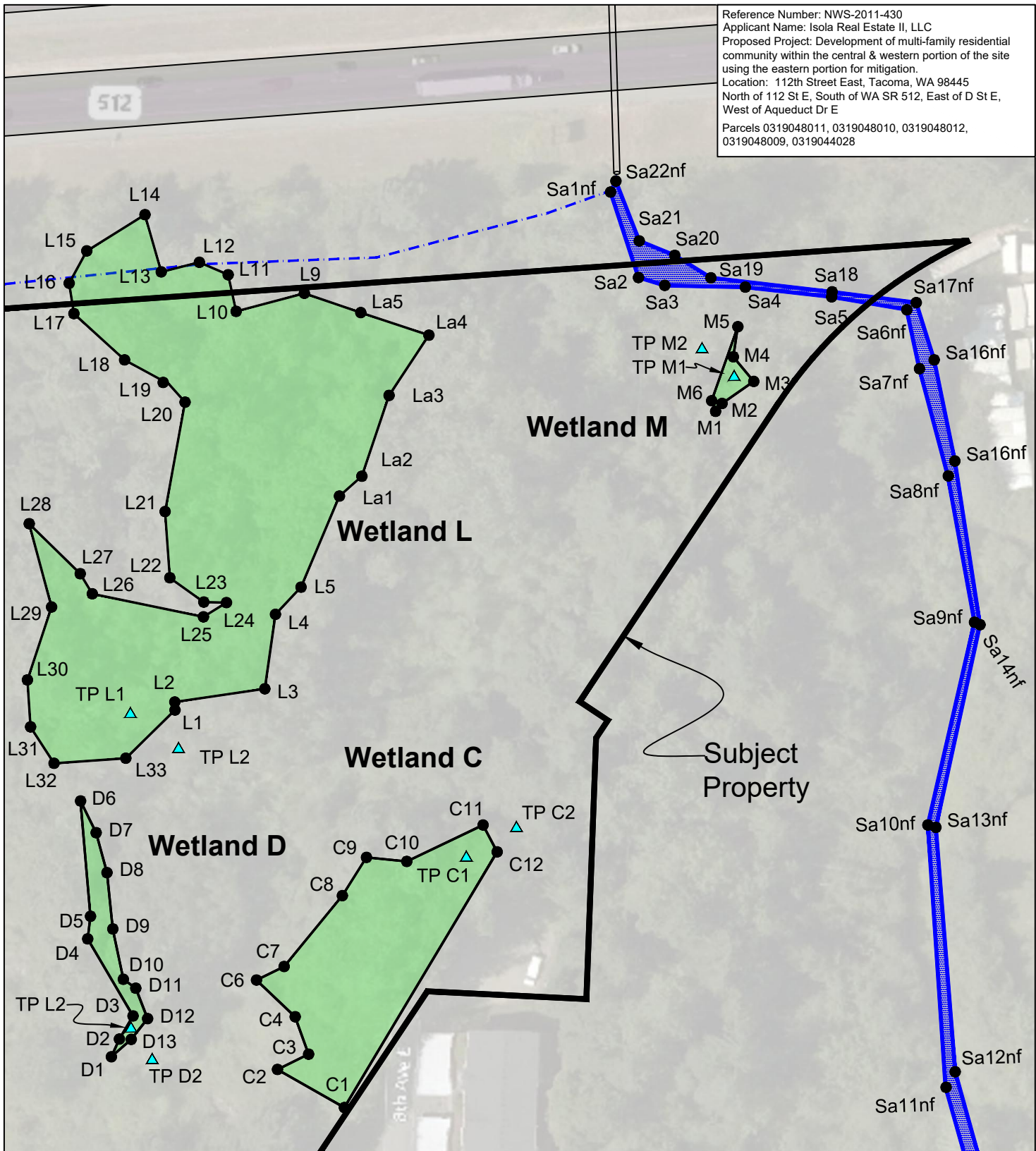
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-  Wetland
-  TP-F1 Test Plot Location
-  W11 Shallow Monitoring Well Location

<p>Sheet 4 of 35</p> <p>Five-Twelve</p> <p>Additional Test Plots</p>		<p>Scale: 1" = 40'</p>  <p>0 40'</p> <p>18 December 2020</p>
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- C1 — C2 Wetland Delineation
- Test Plot Location
- Wetland
- Ordinary High Water Mark (OHWM)
(Points labeled 'nf' are located but Not Flagged)
- Ditch

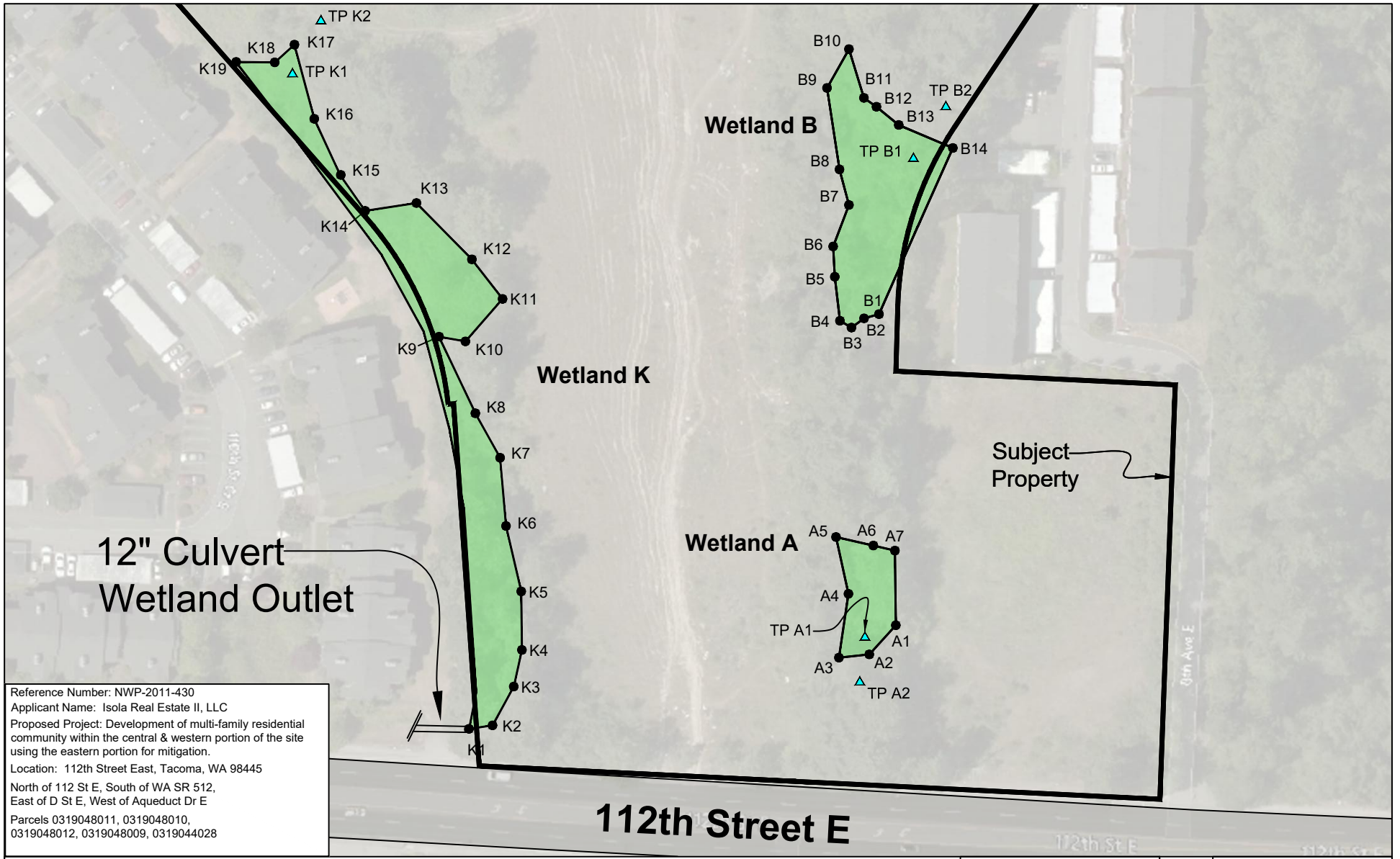
Sheet 5 of 35

Five-Twelve

Wetland Delineation

Scale: 1" = 80'

18 December 2020

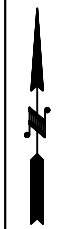


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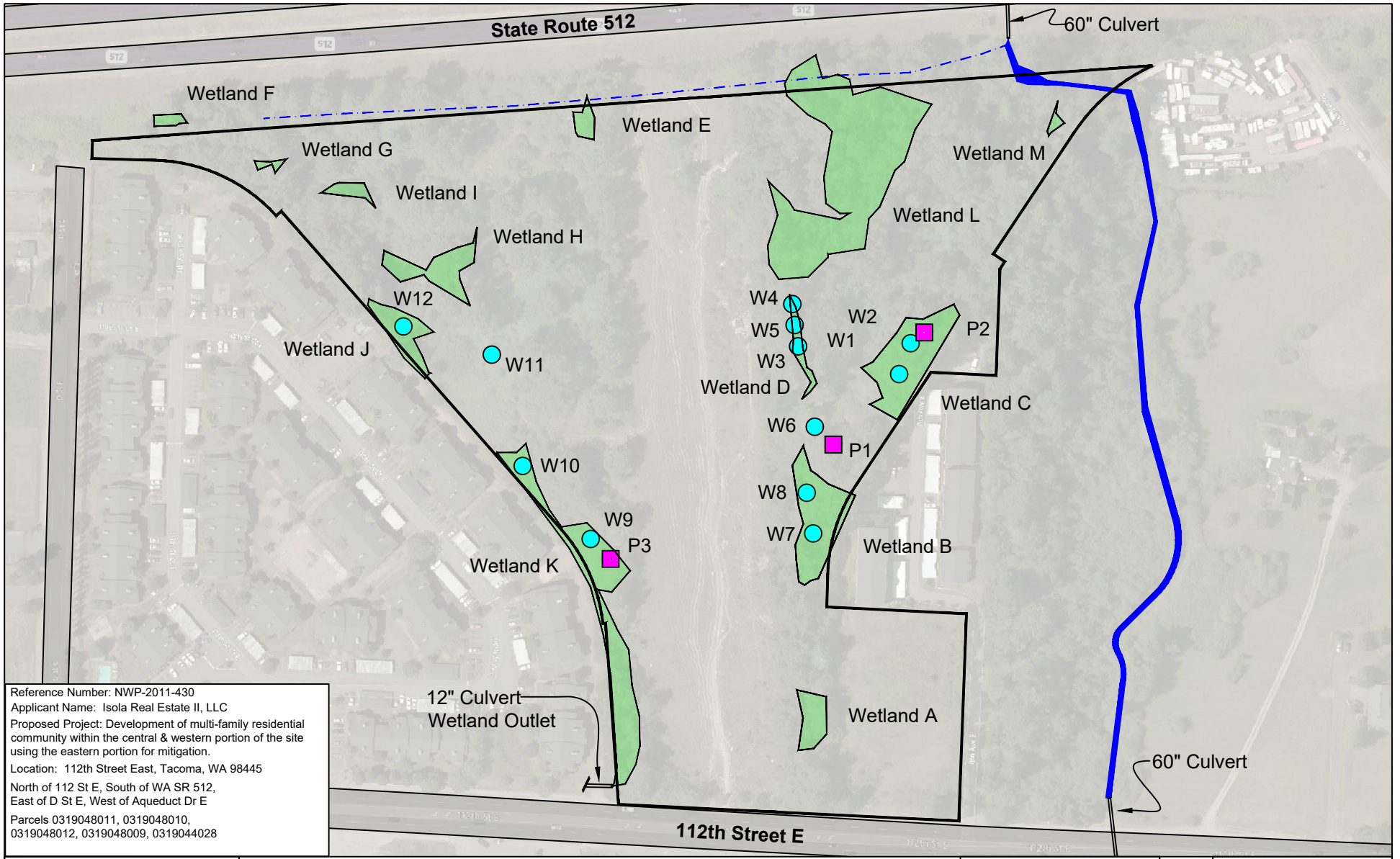


- A1 — A2 Wetland Delineation
- ▲ TP A1 Test Plot Location
- Wetland

Sheet 6 of 35
 Five-Twelve
 Wetland
 Delineation



Scale: 1" = 100'
 0 100'
 18 December 2020



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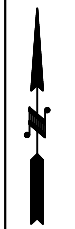
12" Culvert
 Wetland Outlet

112th Street E



- Wetland
- Roads
- Shallow Monitoring Well
- Piezometer
- North Fork of Clover Creek
- Ditch

Sheet 7 of 35
 Five-Twelve
 Groundwater
 Monitoring Wells



Scale: 1" = 200'

 0 200'
 18 December 2020



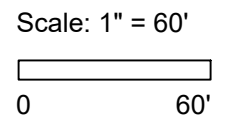
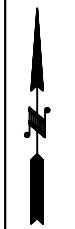
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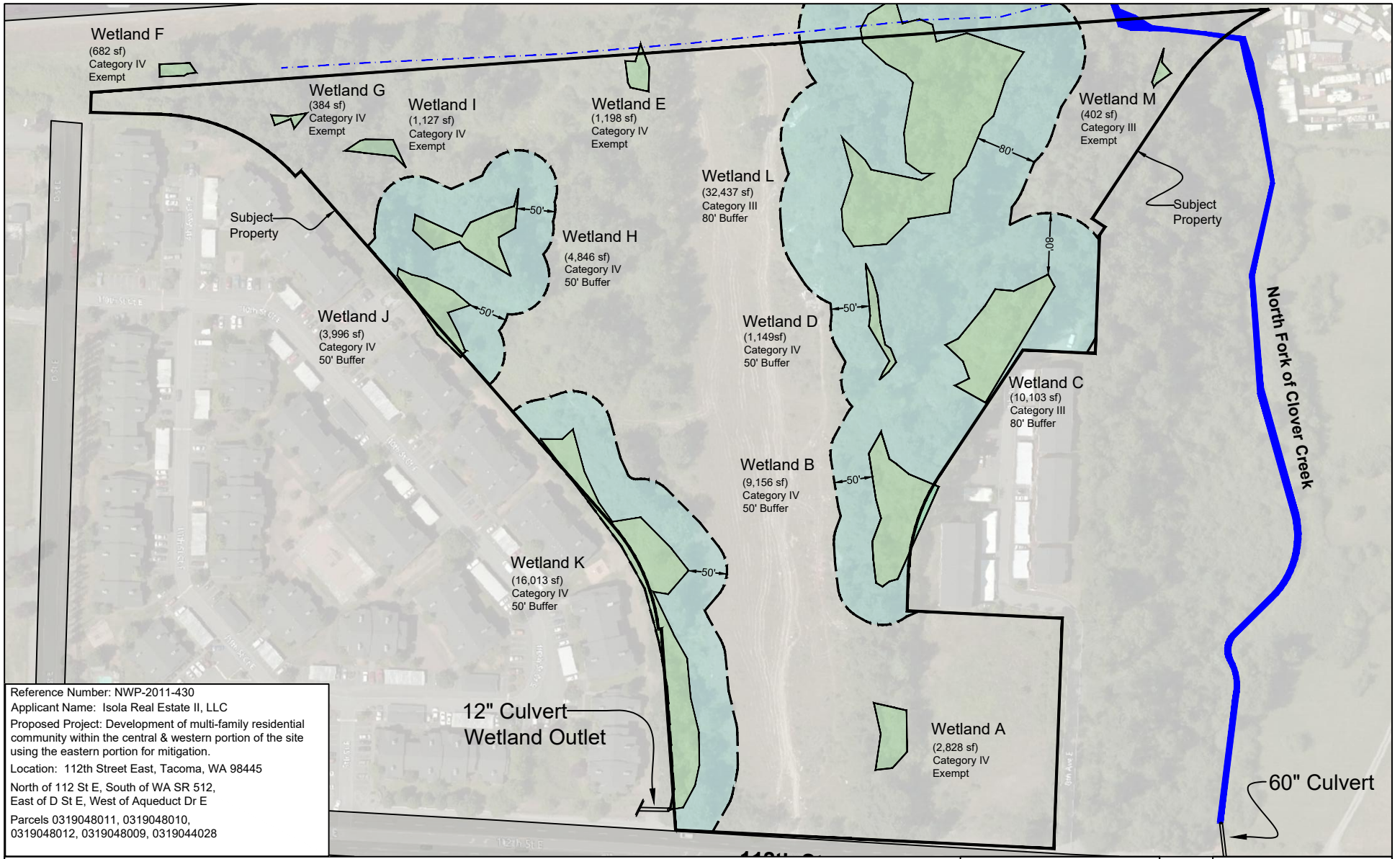
- Wetland (10,353 sf)
- Uplands (19,192 sf)

Uplands and Wetlands Combined=29,545 sf
 50% of Uplands and Wetlands Combined=14,773 sf
 Delineated wetlands (10,353 sf) are not greater than 50% of the total area of uplands and wetlands combined (14,773). Not mosaic.

Sheet 8 of 35
 Five-Twelve
 Mosaic Wetlands
 Test



18 December 2020



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12" Culvert
 Wetland Outlet

60" Culvert

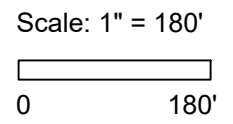
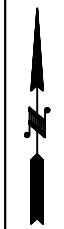


- Wetlands
- Wetland Buffers
- North Fork of Clover Creek
- Ditch
- Roads

Sheet 9 of 35

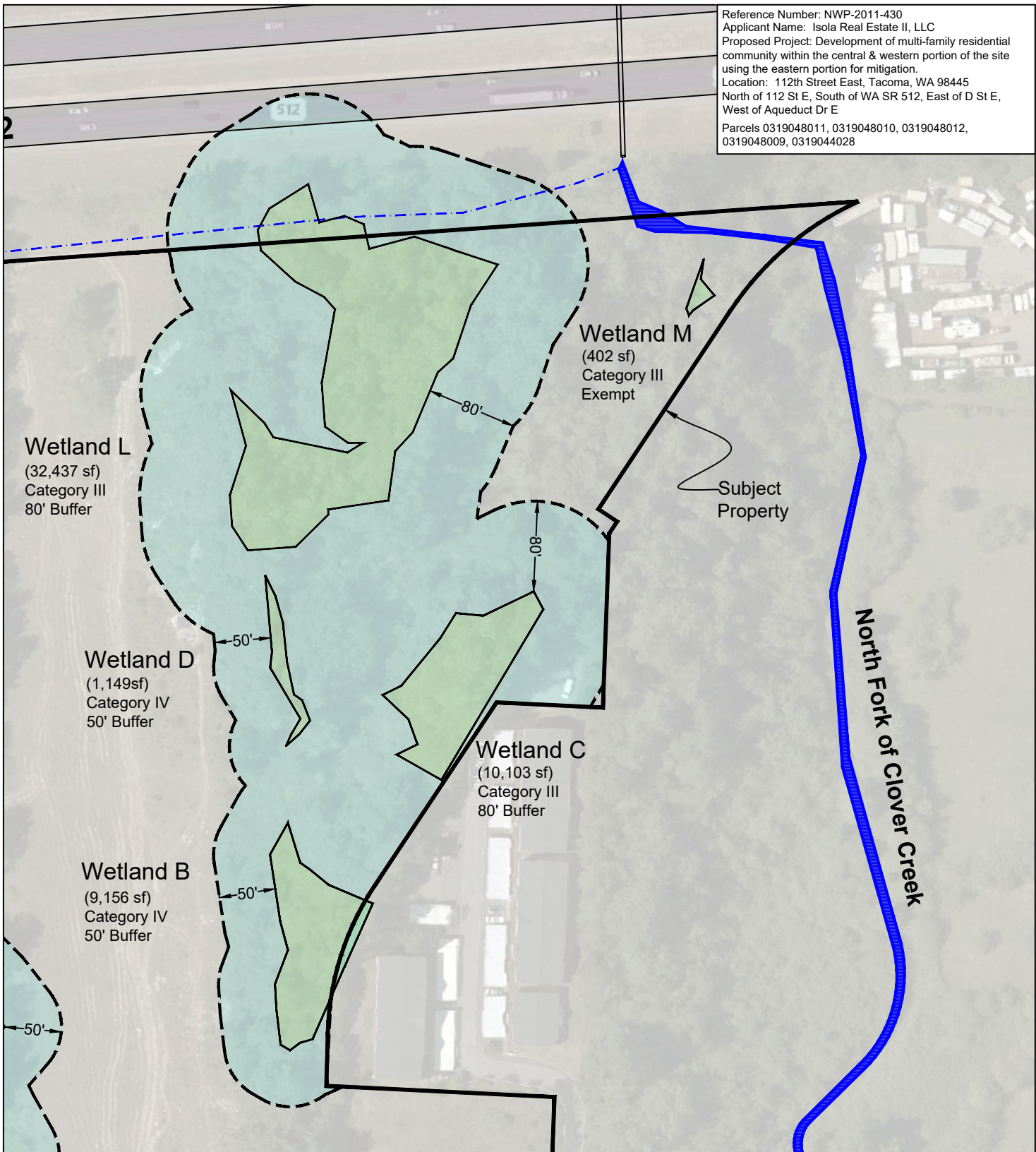
Five-Twelve

Wetland Buffers

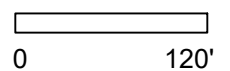
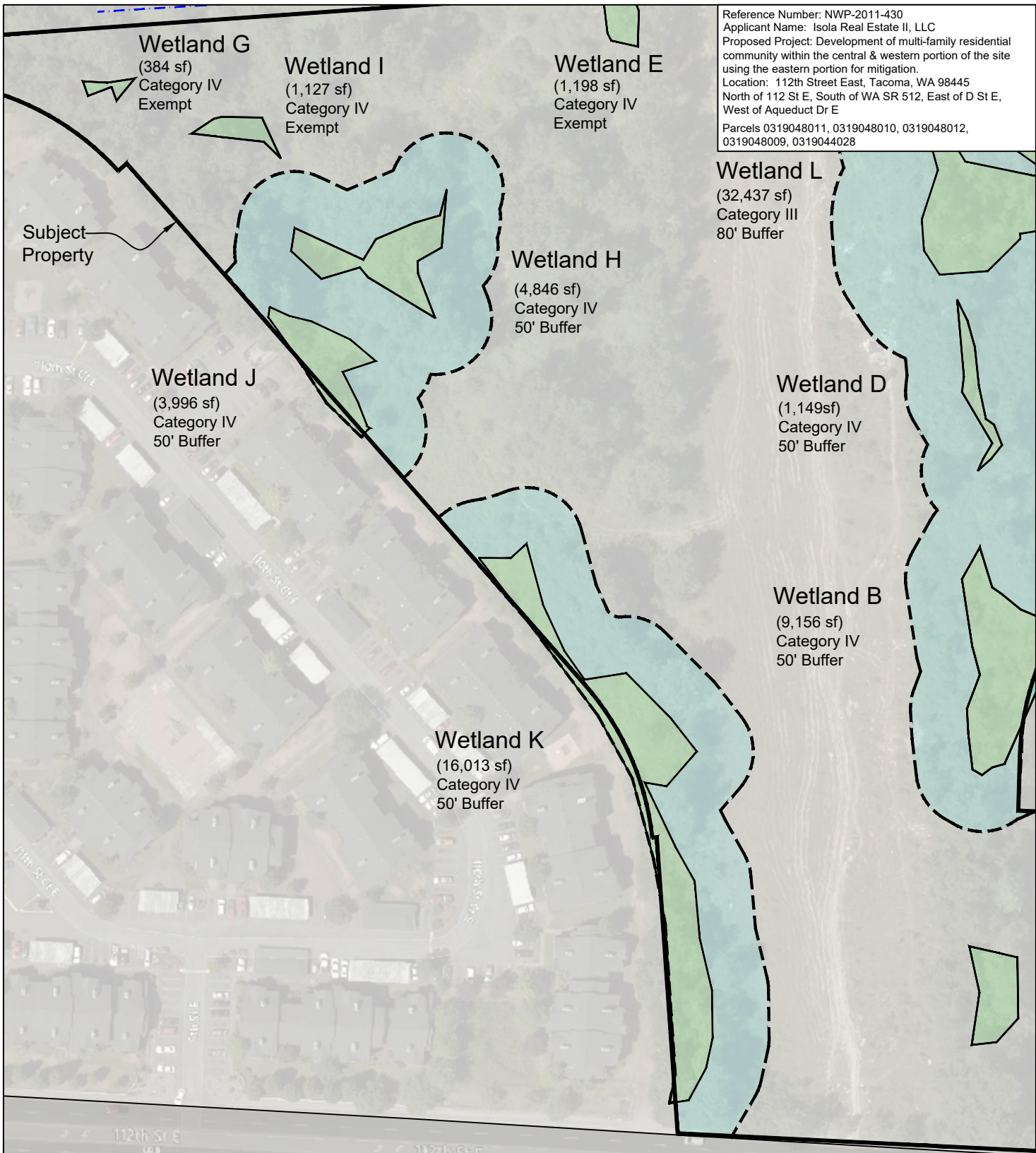


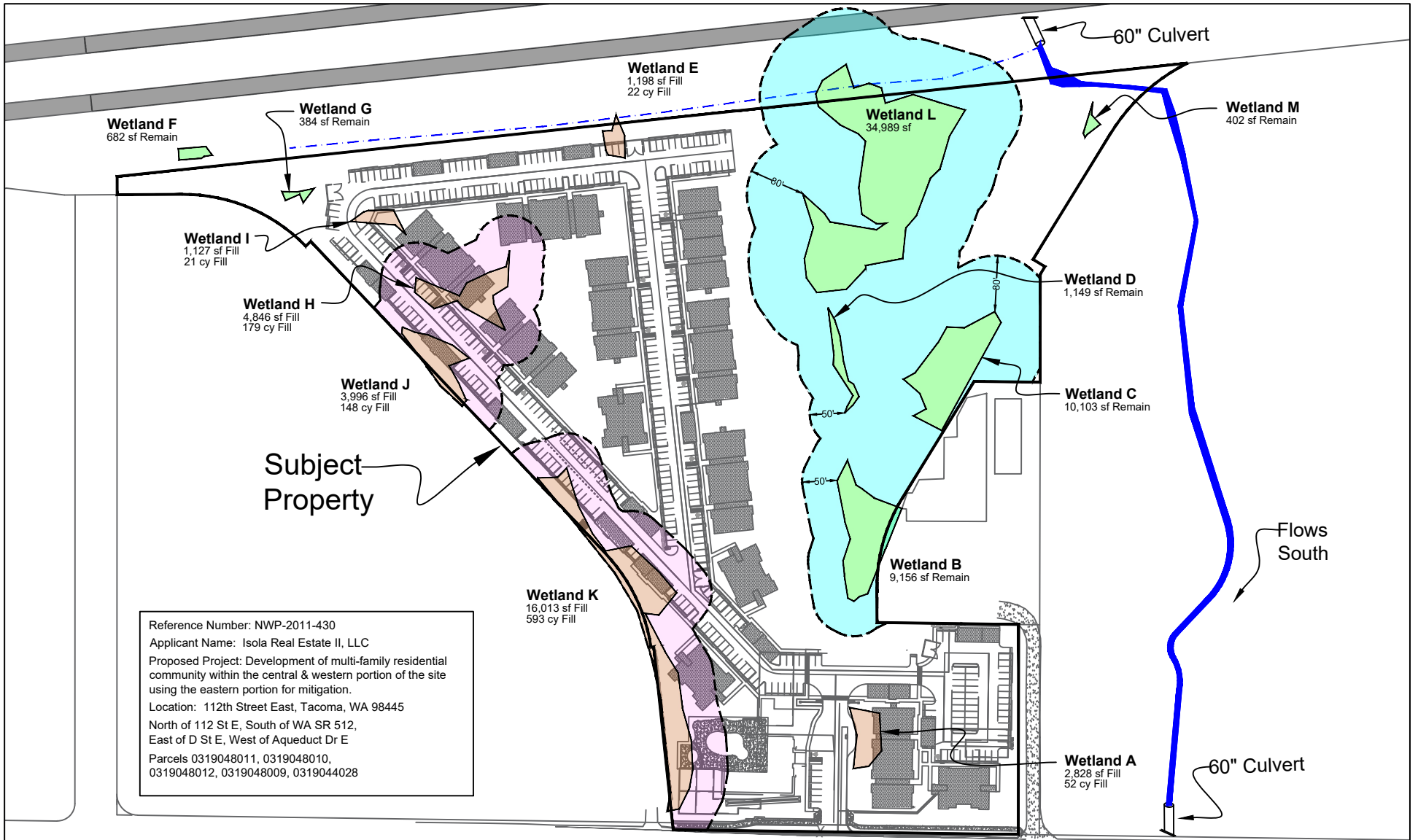
18 December 2020

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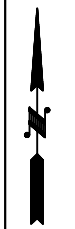
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 curtis@envirovector.com
 www.envirovector.com
 360-790-1559

- Wetland Impacts (30,008 sf)
- Buffer Impacts (75,044 sf; 1.72 acres)
- Wetlands to Remain (57,165 sf; 1.32 acres)
- Wetland Buffers
- North Fork of Clover Creek
- Ditch
- Roads

Sheet 12 of 35

 Five-Twelve

 Site Plan



Scale: 1" = 200'
 0 200'

18 December 2020



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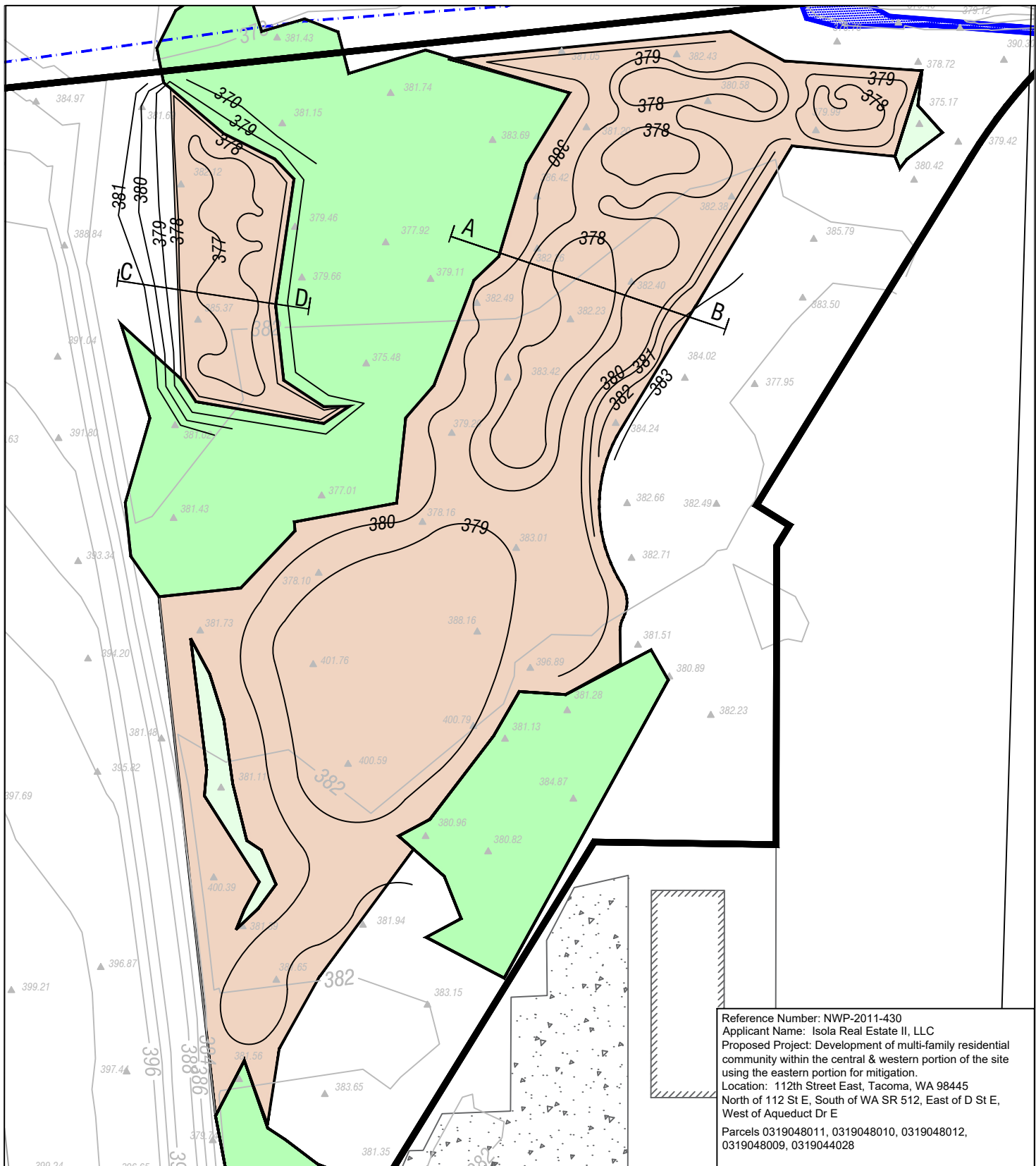
Wetland Impacts (30,008 sf)	Wetlands to Remain (57,165 sf; 1.32 acres)
Buffer Impacts (75,044 sf; 1.72 acres)	Proposed Mitigation Wetland (Approved by Pierce County) (79,843 sf; 1.83 acres; 2.66:1 ratio)
North Fork of Clover Creek	Mitigation Buffer (177,890 sf)
Ditch	Highway 512
Photo point	Note: Plant Legend on Sheet 25

Required Mitigation for Category IV Wetlands under Pierce County Code (1.5:1 ratio totaling 45,012 sf, 1.03 acres).
 Proposed Mitigation Wetland approved by Pierce County (2.66:1 ratio totaling 79,843 sf; 1.83 acres).




Sheet 13 of 35
Five-Twelve Conceptual Mitigation

Scale: 1" = 200'

18 December 2020




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-  Proposed Mitigation Wetland (Approved by Pierce County) (79,843 sf; 1.83 acres; 2.66:1 ratio)
-  North Fork of Clover Creek
-  Ditch

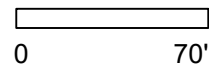
**Sheet 14
of 35**

Five-Twelve

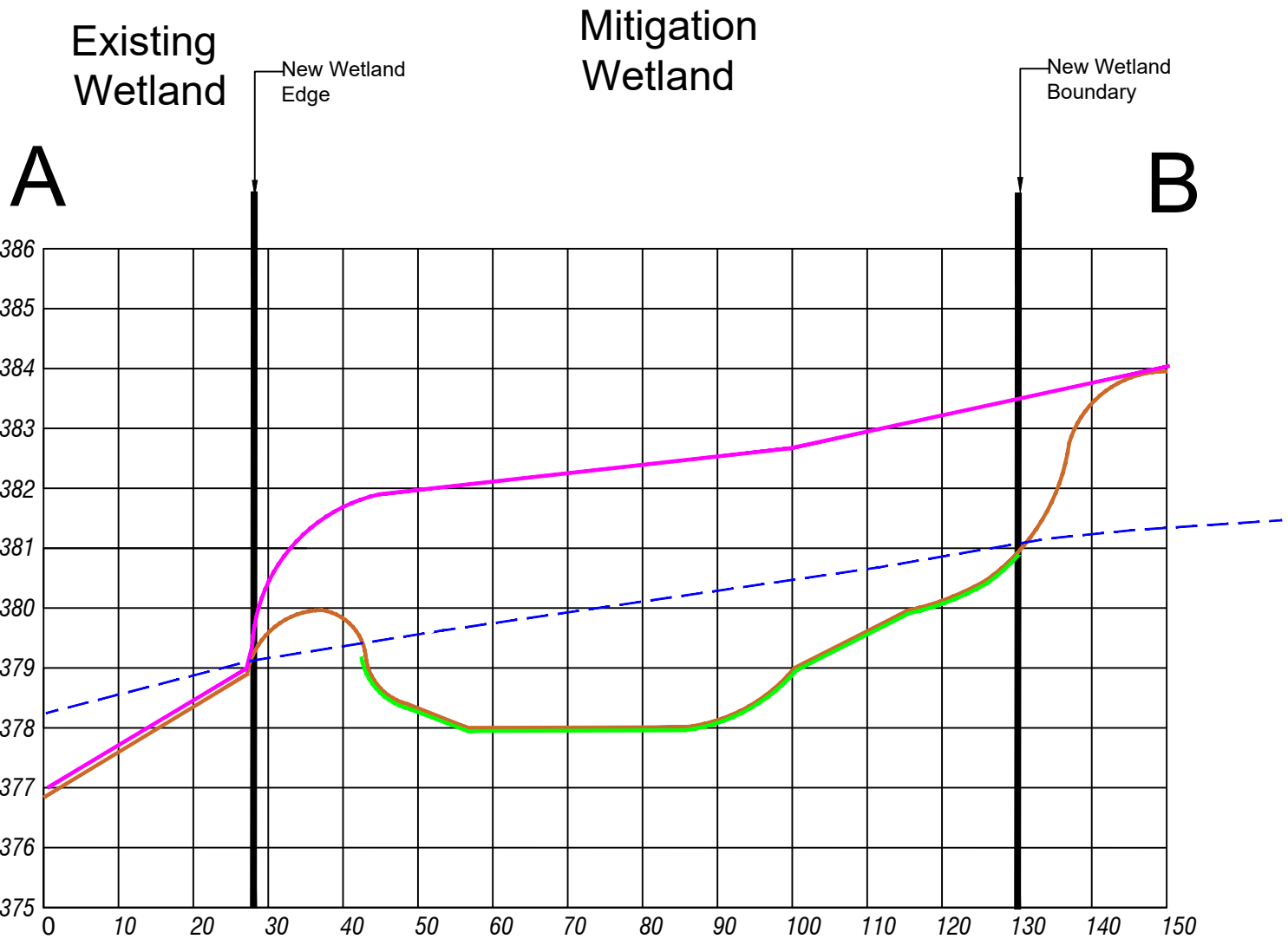
Grading Plan



Scale: 1" = 70'



18 December 2020

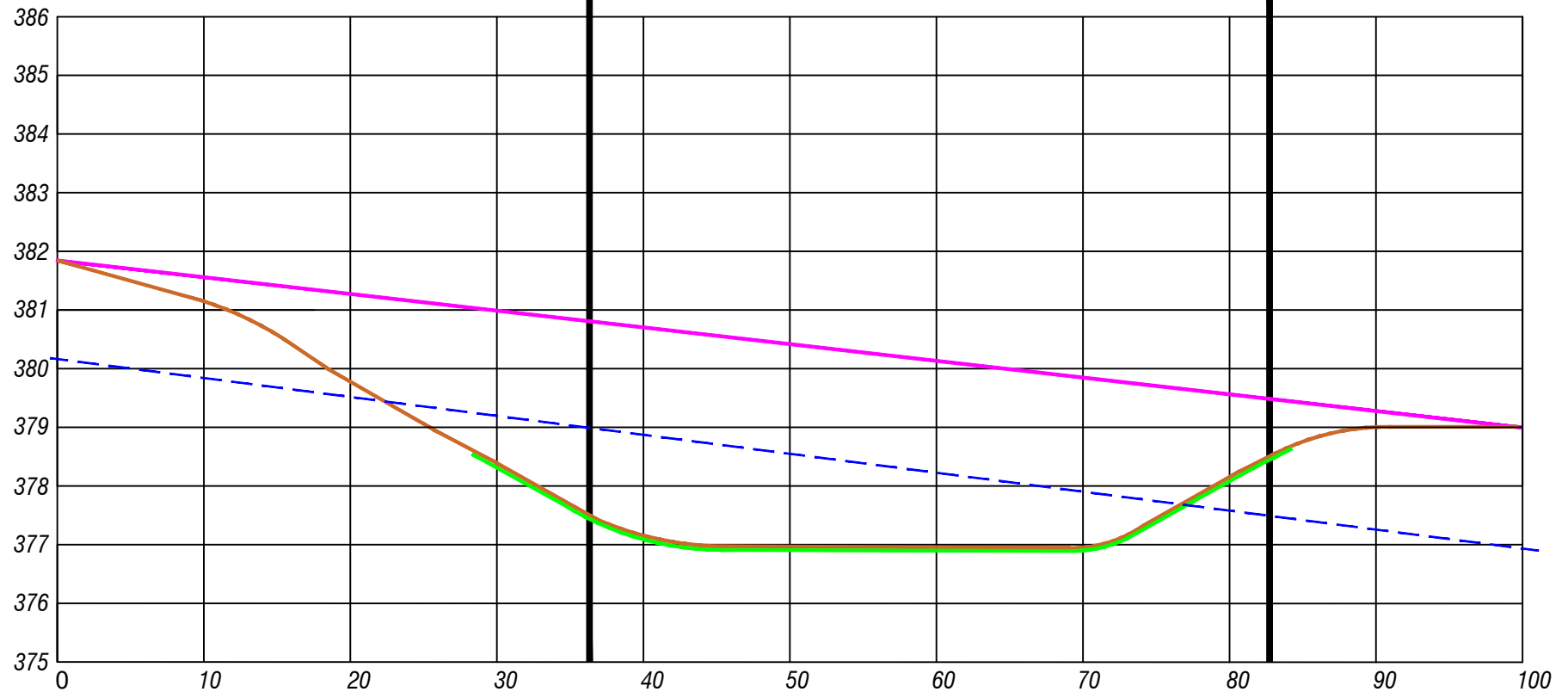


C

D

Wetland Creation

Existing Wetland



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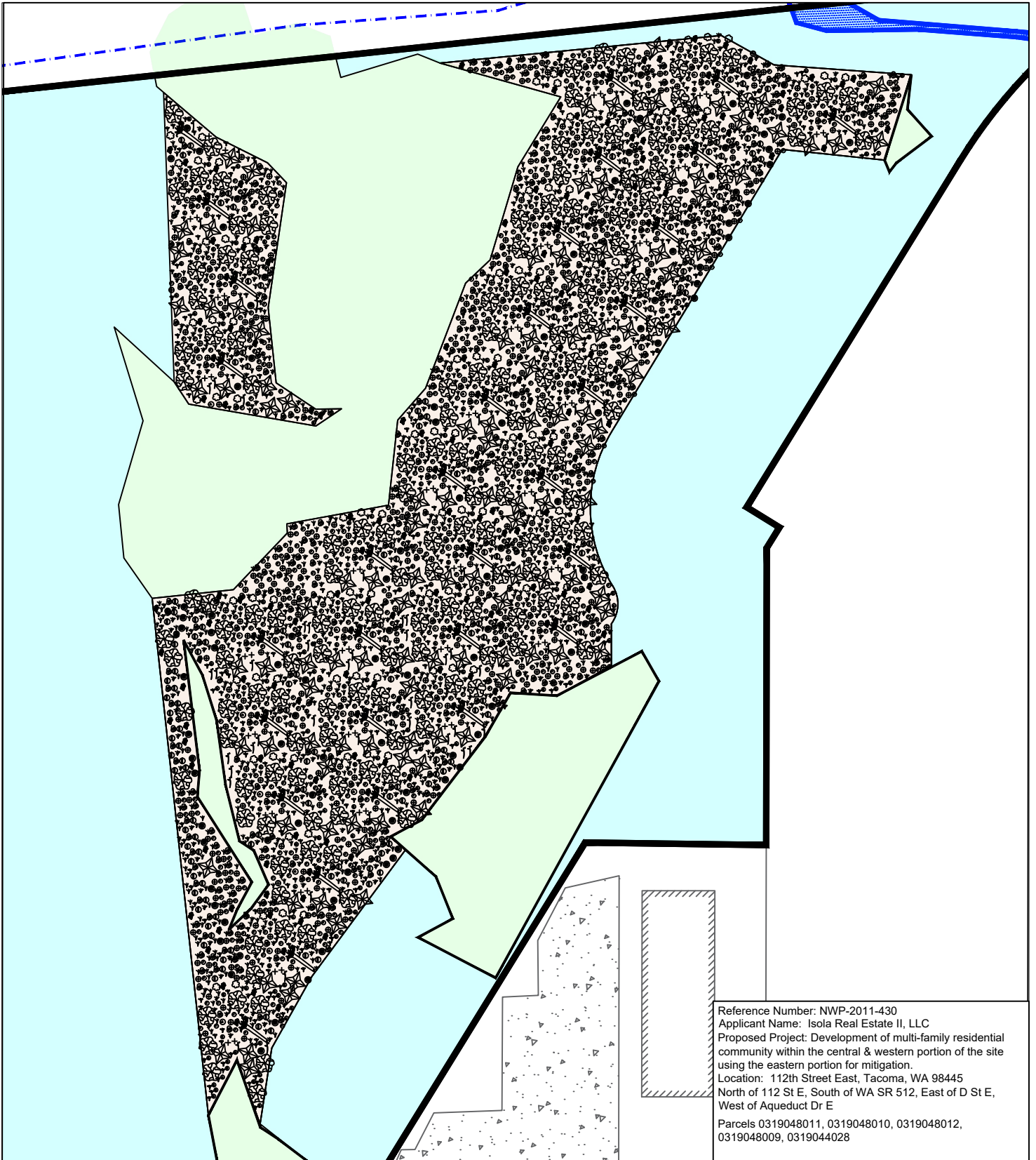
- Existing Grade
- Proposed Grade
- - - Water Table
- Clay Layer if Necessary

Sheet 16
of 35
 Five-Twelve
 Cross Section








NTS

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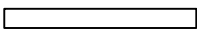

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-  Proposed Mitigation Wetland (Approved by Pierce County) (79,843 sf; 1.83 acres; 2.66:1 ratio)
-  Mitigation Buffer (177,890 sf)
-  North Fork of Clover Creek
-  Ditch

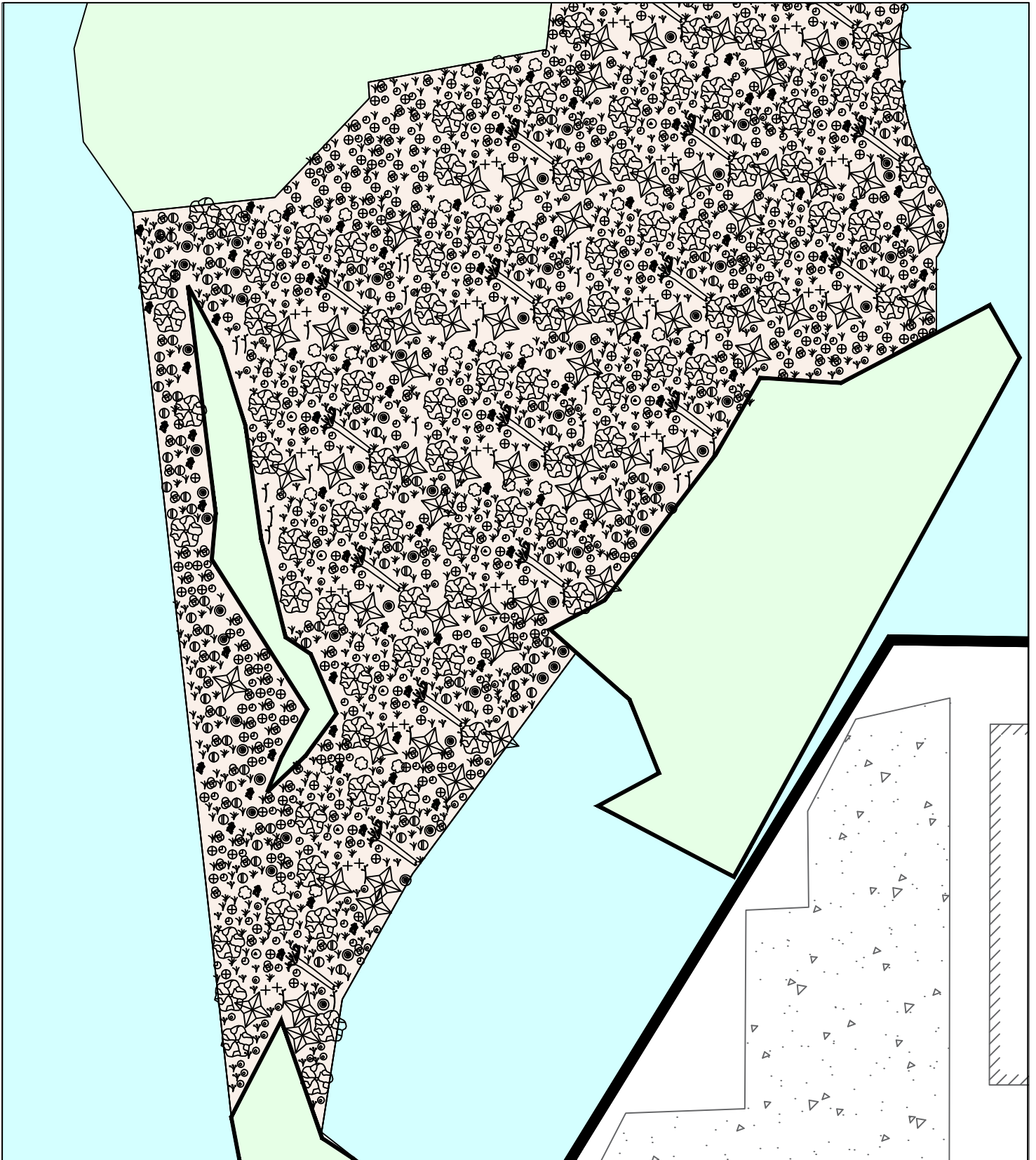
Note: Plant Legend on Sheet 24

**Sheet 17
 of 35**
 Five-Twelve
 Wetland
 Planting Plan



Scale: 1" = 70'

 0 70'

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 Parcels 0319048011, 0319048010, 0319048012, 0319048009, 0319044028

Note: Plant Legend on Sheet 24

Note: Map Legend on Sheet 17

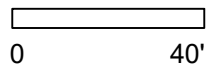
**Sheet 18
of 35**

Five-Twelve

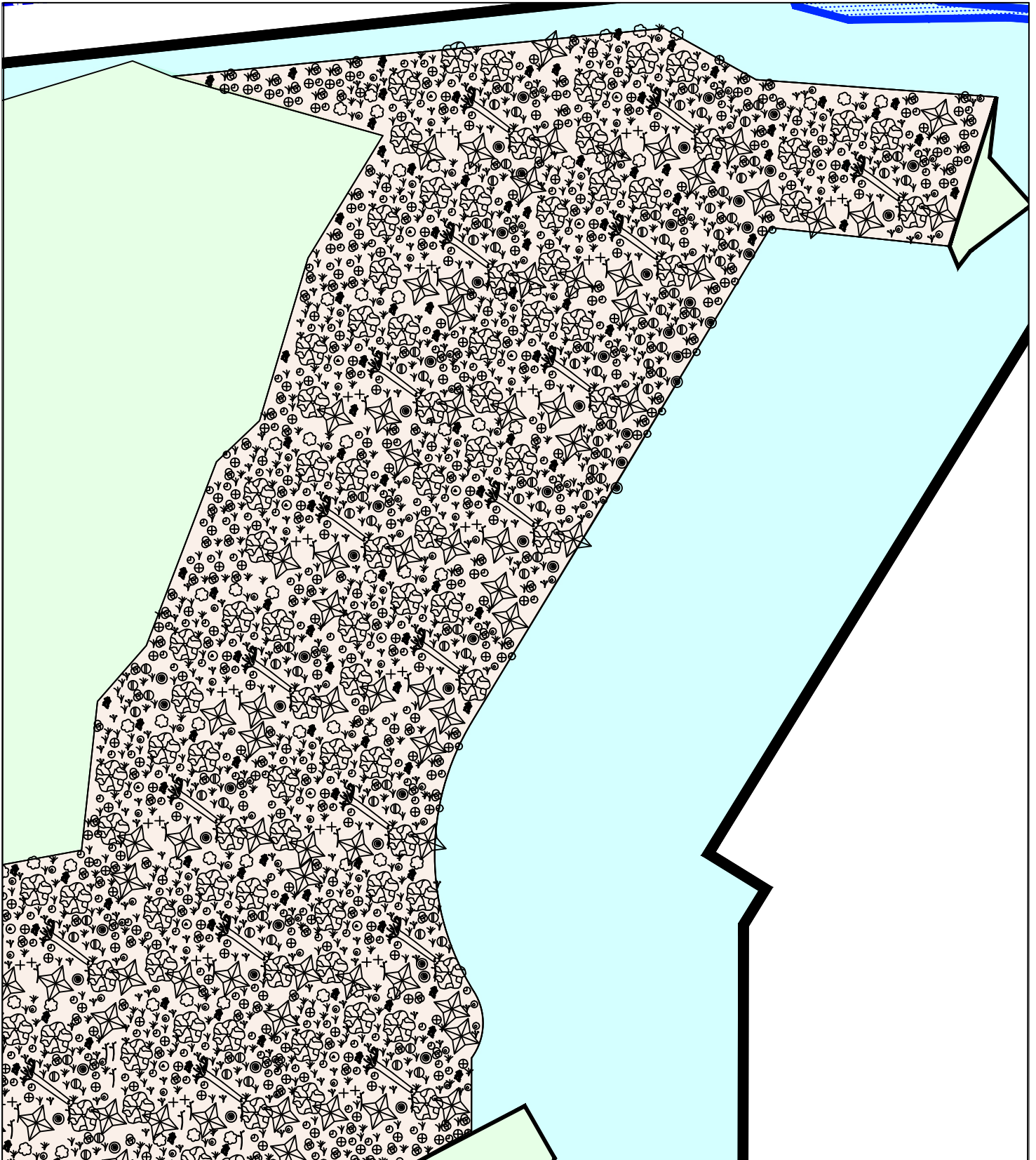
Wetland
Planting Plan



Scale: 1" = 40'



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Note: Map Legend on Sheet 17

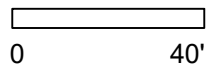
**Sheet 19
of 35**

Five-Twelve

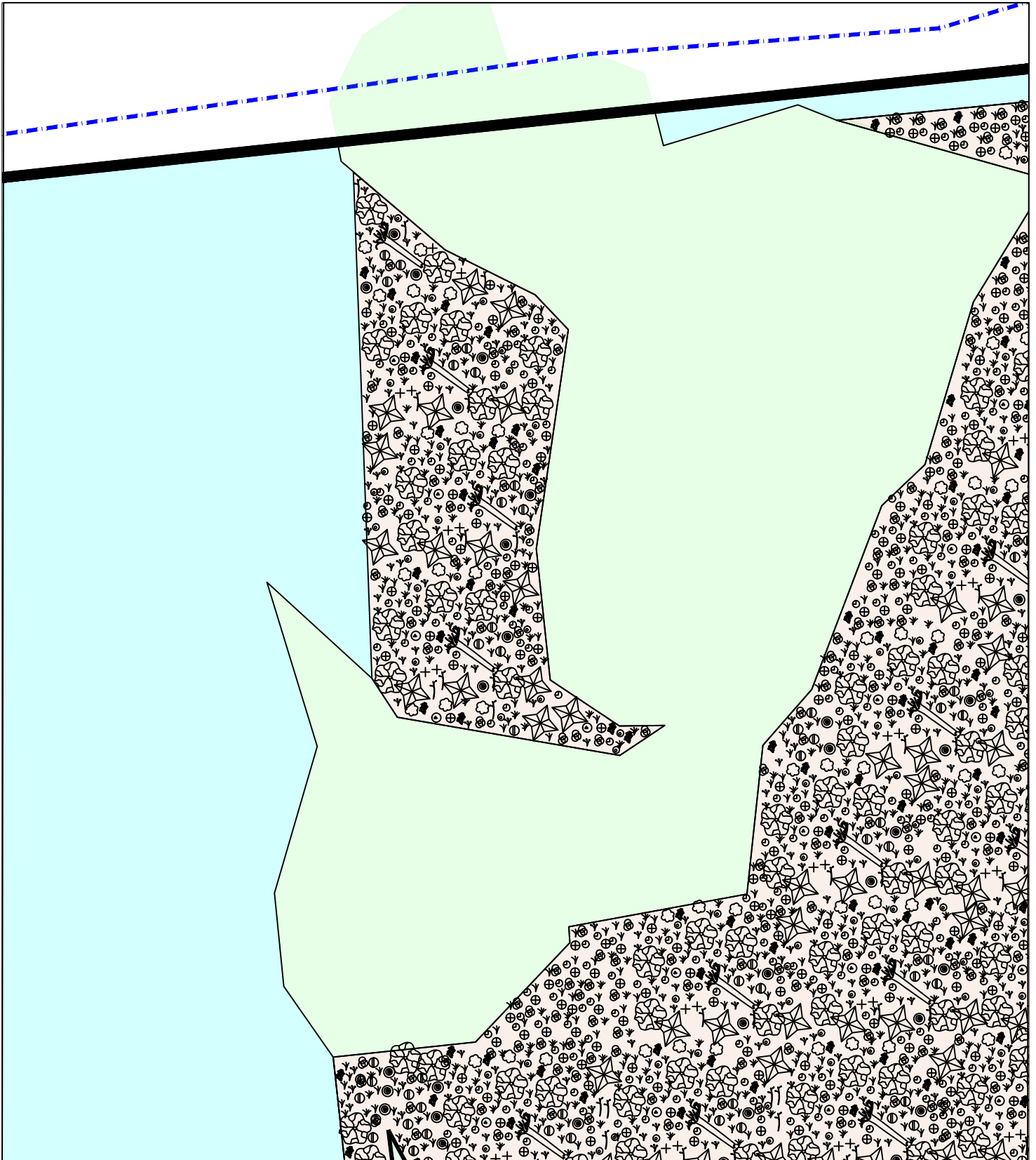
Wetland
Planting Plan



Scale: 1" = 40'



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Note: Map Legend on Sheet 17

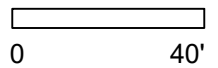
**Sheet 20
of 35**

Five-Twelve

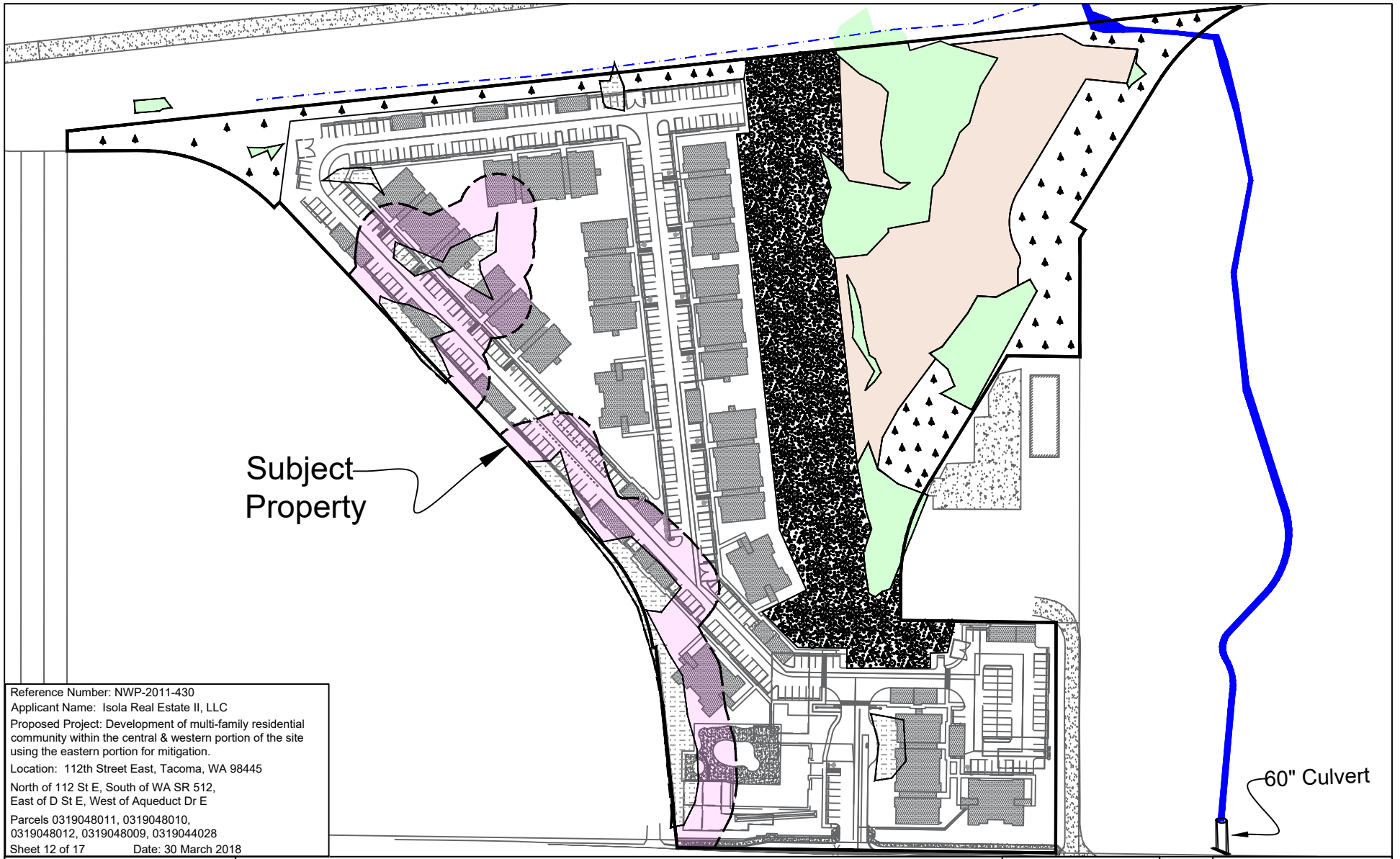
Wetland
Planting Plan



Scale: 1" = 40'



18 December 2020



Subject Property

60" Culvert

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 Sheet 12 of 17 Date: 30 March 2018

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	Wetland Impacts (30,008 sf)		Wetlands to Remain (57,165 sf; 1.32 acres)
	Buffer Impacts (75,044 sf; 1.72 acres)		Proposed Mitigation Wetland (Approved by Pierce County) (79,843 sf; 1.83 acres; 2.66:1 ratio)
	North Fork of Clover Creek		Mitigation Buffer (177,890 sf)
	Ditch		Impervious Surface Note: Plant Legend on Sheet 25

Required Mitigation for Category IV Wetlands under Pierce County Code (1.5:1 ratio totaling 45,012 sf , 1.03 acres).
 Proposed Mitigation Wetland approved by Pierce County (2.66:1 ratio totaling 79,843 sf; 1.83 acres).

**Sheet 21
 of 35**
 Five-Twelve
 Buffer
 Planting Plan

Scale: 1" = 200'

0 200'

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Note: Plant Legend on Sheet 25

Note: Map Legend on Sheet 20

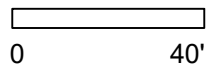
Sheet 22 of 35

Five-Twelve

Buffer Planting Plan



Scale: 1" = 40'



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Note: Plant Legend on Sheet 25

Note: Map Legend on Sheet 20

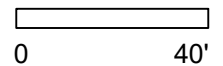
Sheet 23
of 35

Five-Twelve

Buffer Planting
 Plan



Scale: 1" = 40'



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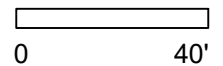
Sheet 24
of 35

Five-Twelve

Buffer Planting
 Plan



Scale: 1" = 40'



18 December 2020

Wetland Planting Schedule



Western Red Cedar



Oregon Ash



Sitka Spruce



Black Twinberry



Salmonberry



Pacific Ninebark



Douglas spirea



Small-fruited bulrush



Clustered Rose



Nootka Rose



Soft Rush



Slough Sedge



Lady Fern



Red-osier Dogwood



Dagger-leaf rush



Hard-stem bulrush



Willow



Buffer Planting Schedule



Western Hemlock



Douglas Fir



Western Red Cedar



Red Elderberry



False lily of the valley



Vine Maple



Osoberry



Thimbleberry



Clustered Rose



Nootka Rose



Snowberry



Trailing Blackberry



Cascade Oregongrape



Salal

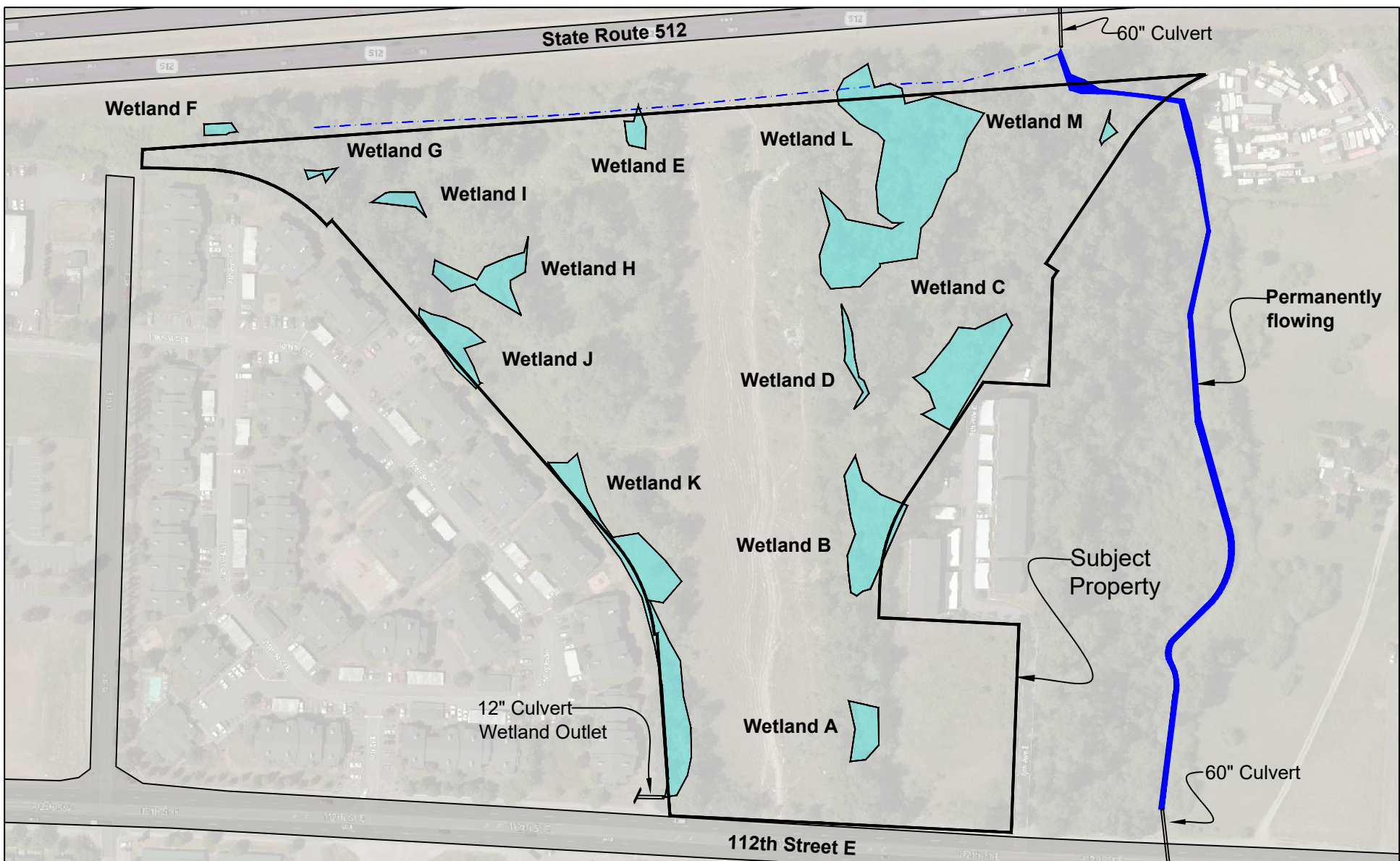


Deer Fern



Sword Fern

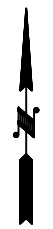


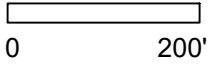


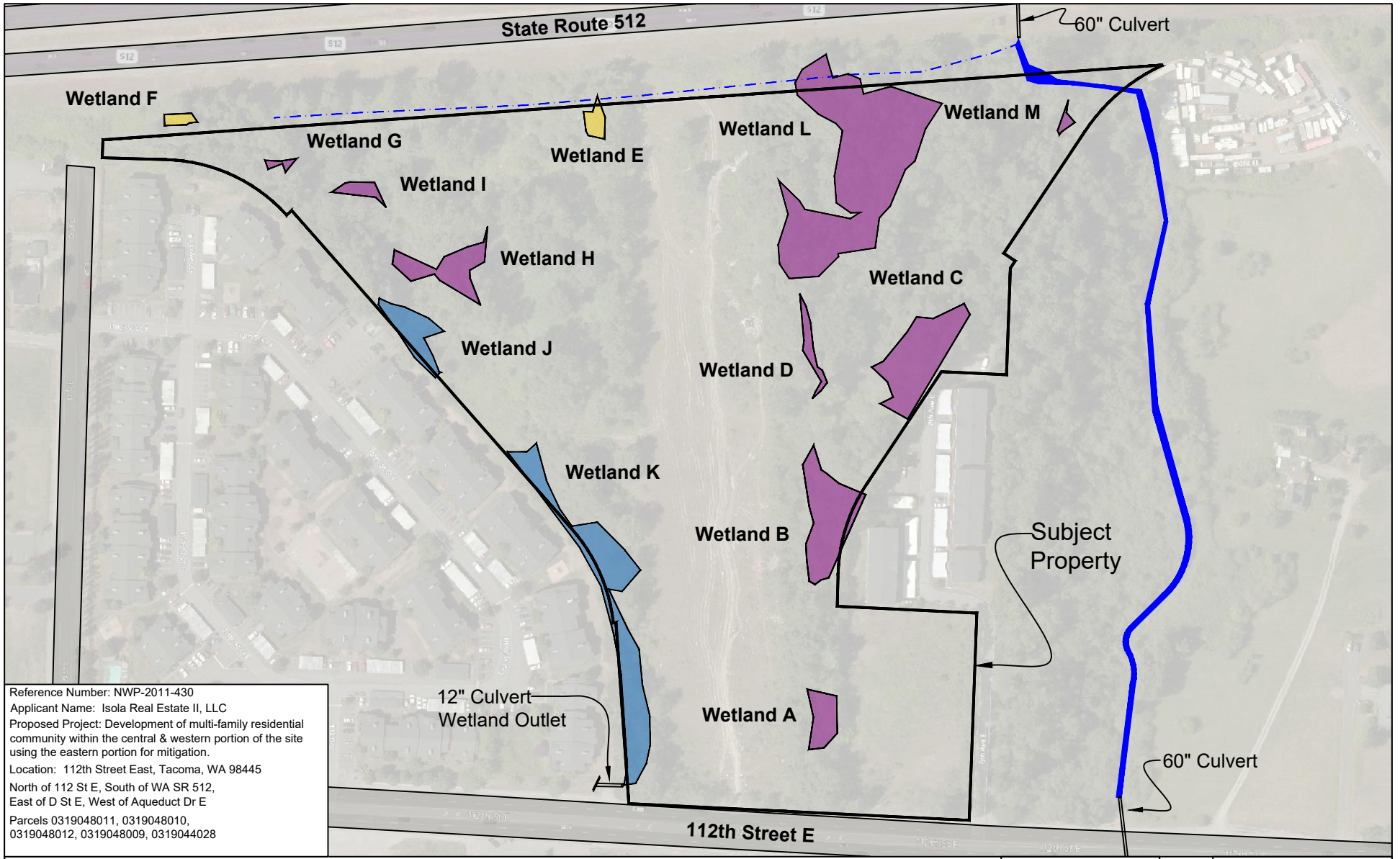
- Seasonally-flooded
- Roads
- North Fork of Clover Creek
- Ditch

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**Sheet 27
 of 35**
 Five-Twelve
 Hydroperiods









Scale: 1" = 200'

 0 200'
 18 December 2020

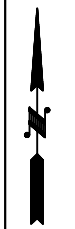


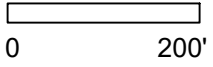
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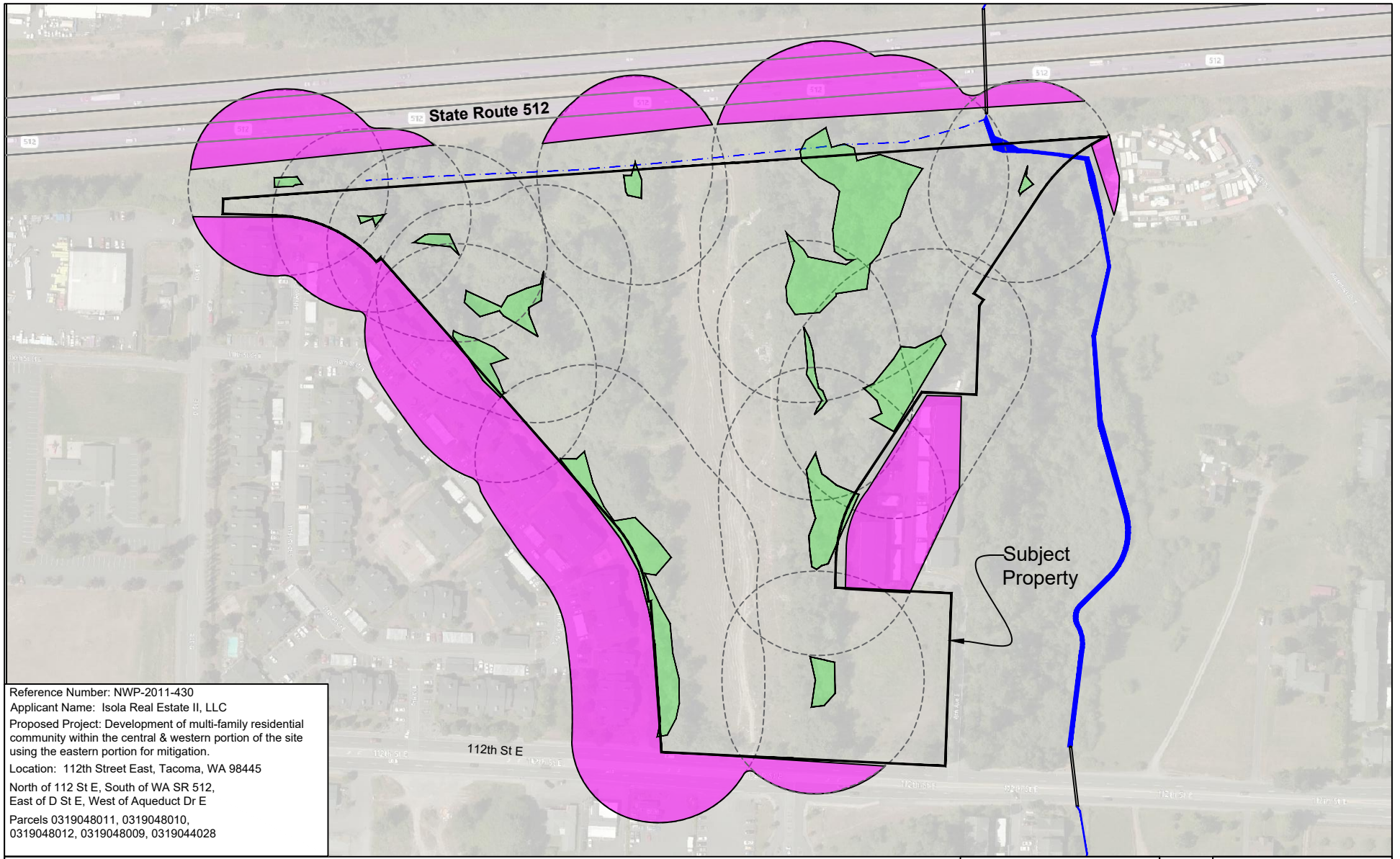
- | | |
|---|--|
|  Emergent |  Roads |
|  Scrub-shrub |  North Fork of Clover Creek |
|  Forested |  Ditch |

**Sheet 28
of 35**
 Five-Twelve
 Vegetation
 Classes



Scale: 1" = 200'


18 December 2020



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Wetland	Sources of Pollutants
North Fork Clover Creek	150 ft Boundary
Ditch	

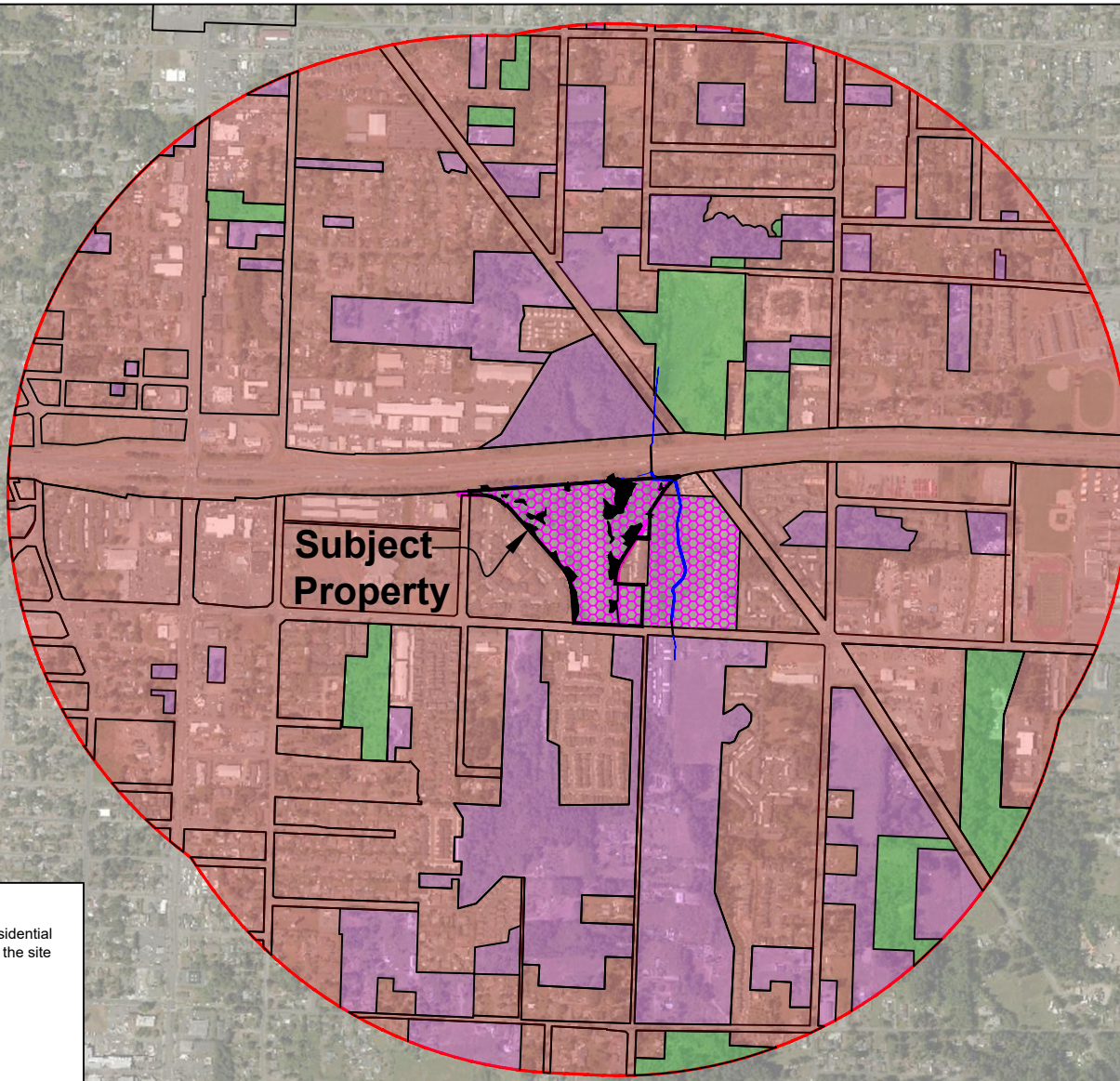
**Sheet 29
of 35**

Five-Twelve
Pollutants Within
150 ft Boundary

Scale: 1" = 240'

0 240'

18 December 2020



Subject Property

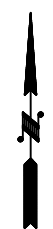
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	Accessible Habitat (0 sf, 0 acres, 0%)		Low to Moderate Intensity Land Use (9,388,140 sf, 215.5 acres, 19%)
	Accessible Moderate to Low Intensity Land Use (1,285,989 sf, 29.5 acres, 3%)		High Intensity Land Use (36,153,257 sf, 830 acres, 73%)
	Total Undisturbed Habitat + Accessible Habitat (2,347,817 sf, 54 acres, 5%)		1km Polygon around Wetland A (49,264,489 sf, 1,131 acres)

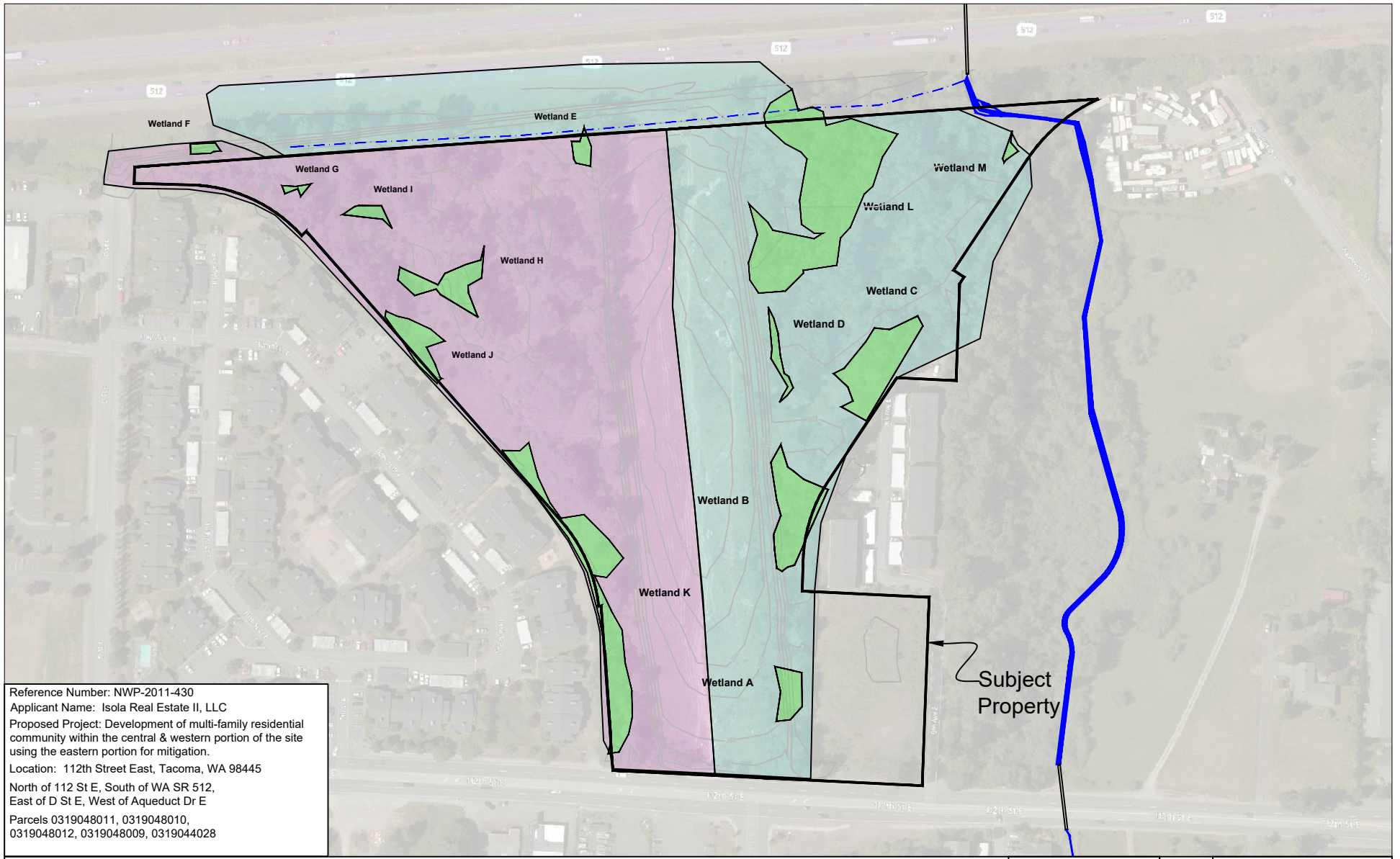
H2.1: $0\% + 3\%/2 = 1.5\%$ (0 points) H2.2: $5\% + 19\%/2 = 14.5\%$ (1 point) H2.3: High Intensity >50% (-2 points)

Sheet 30 of 35
 Five-Twelve
 1 km Polygon



Scale: 1" = 1,300'

18 December 2020



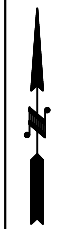
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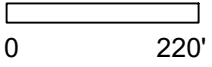


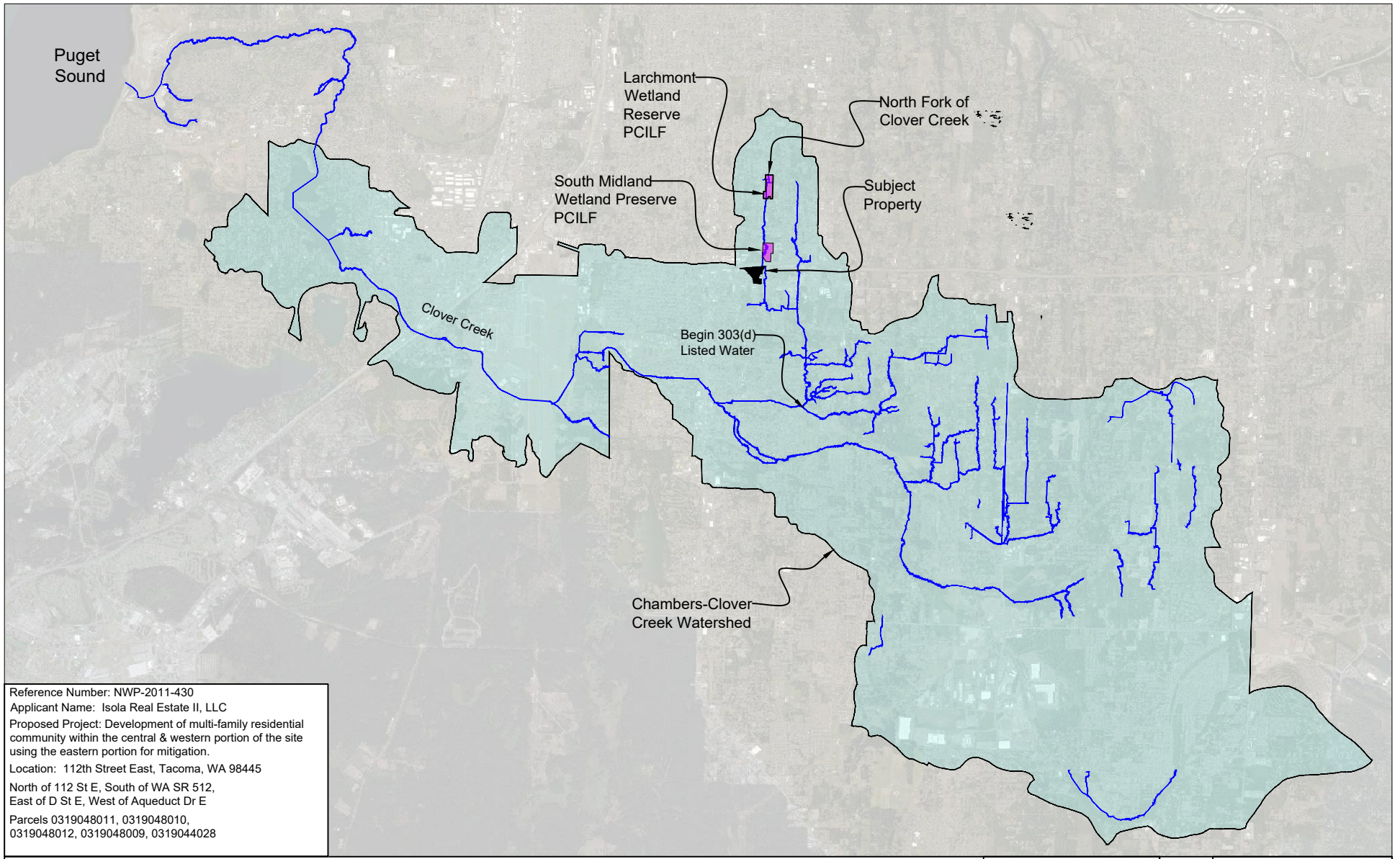
- Wetland
- North Fork Clover Creek
- Ditch

- Approximate Contributing Basin Wetlands E, F, G, H, I, J, & K
- Approximate Contributing Basin Wetlands A, B, C, D, L, & M
- Existing Contours

**Sheet 31
of 35**
 Five-Twelve
 Contributing
 Basin






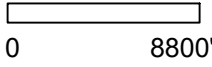
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 18 December 2020

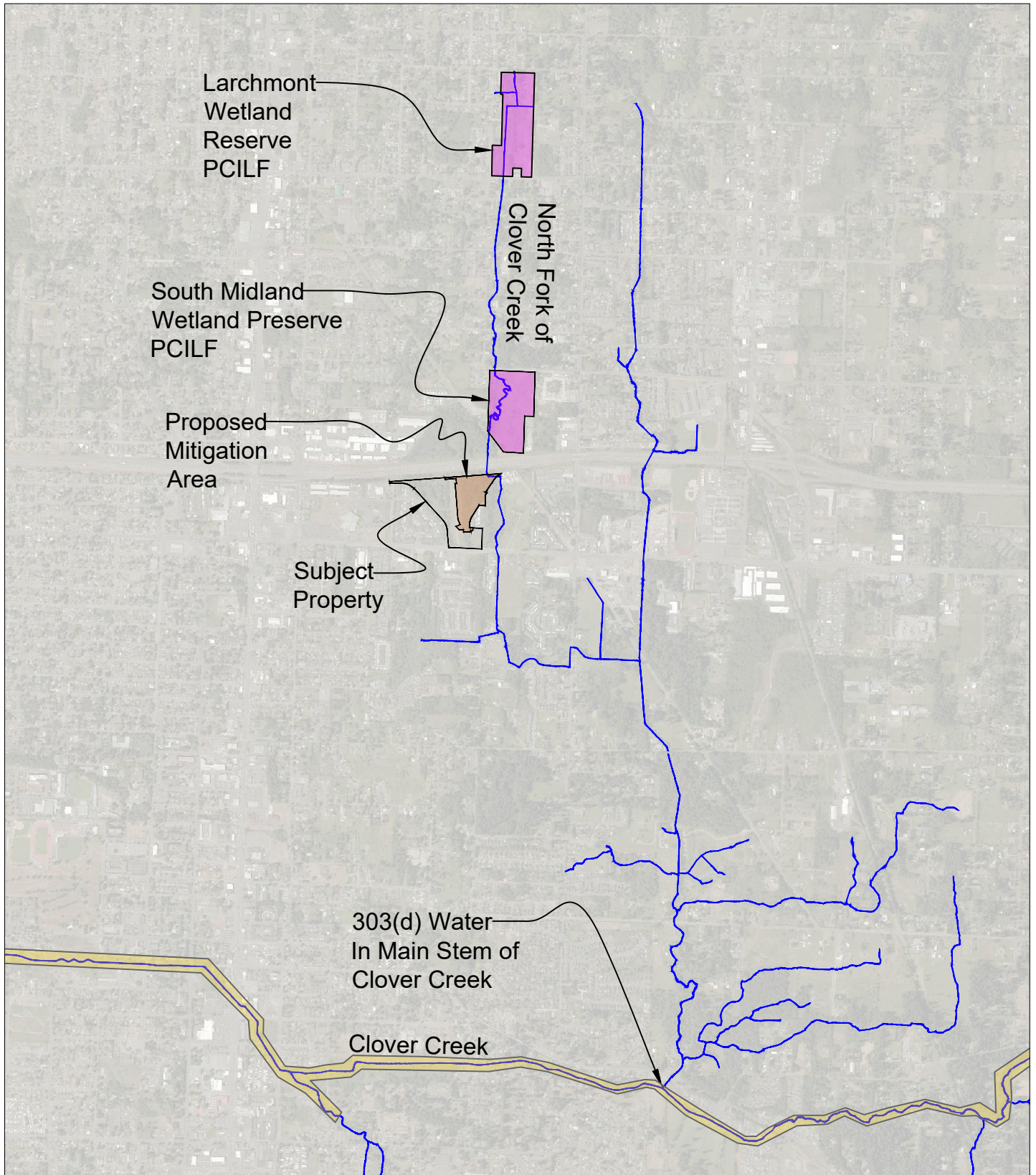


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 Watershed Boundary
 Streams

Sheet 32 of 35		Scale: 1" = 8800'
Five-Twelve Chamber-Clover Creek Basin		 0 8800'
		18 December 2020



Larchmont
Wetland
Reserve
PCILF

South Midland
Wetland Preserve
PCILF

Proposed
Mitigation
Area

Subject
Property

303(d) Water
In Main Stem of
Clover Creek

Clover Creek

North Fork of
Clover Creek



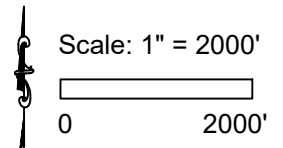
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360-790-1559

- Pierce County ILF Wetland Preserve
- Proposed Mitigation Area
- 303(d)-Listed Water Downstream
- Streams & Rivers

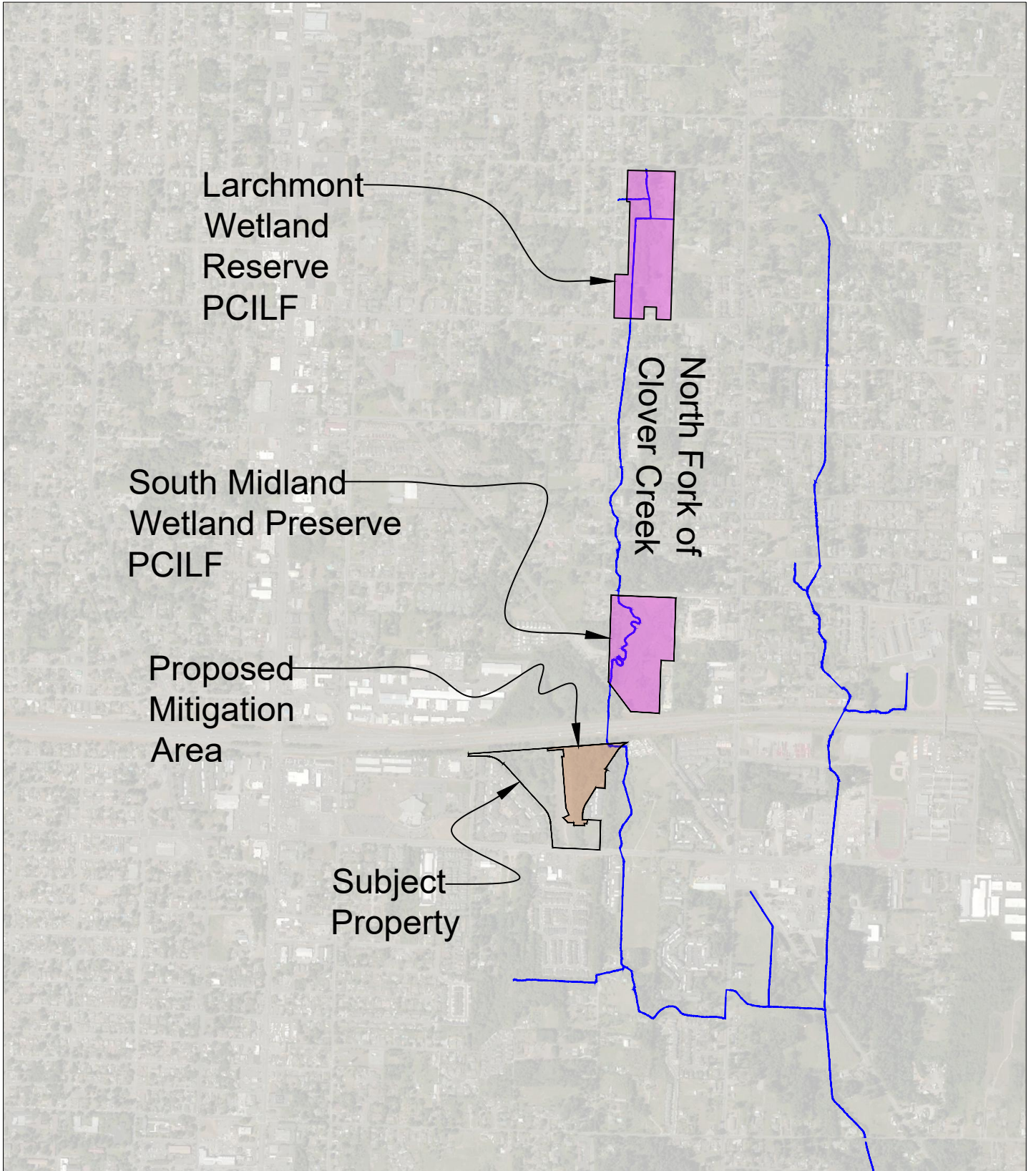
Sheet 33 of 35

Five-Twelve

Pierce County
ILF Wetlands



18 December 2020



Larchmont
Wetland
Reserve
PCILF

South Midland
Wetland Preserve
PCILF

Proposed
Mitigation
Area

Subject
Property

North Fork of
Clover Creek



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- Pierce County ILF Wetland Preserve
- Proposed Mitigation Area
- Streams & Rivers

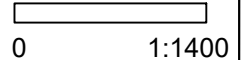
Sheet 34 of 35

Five-Twelve

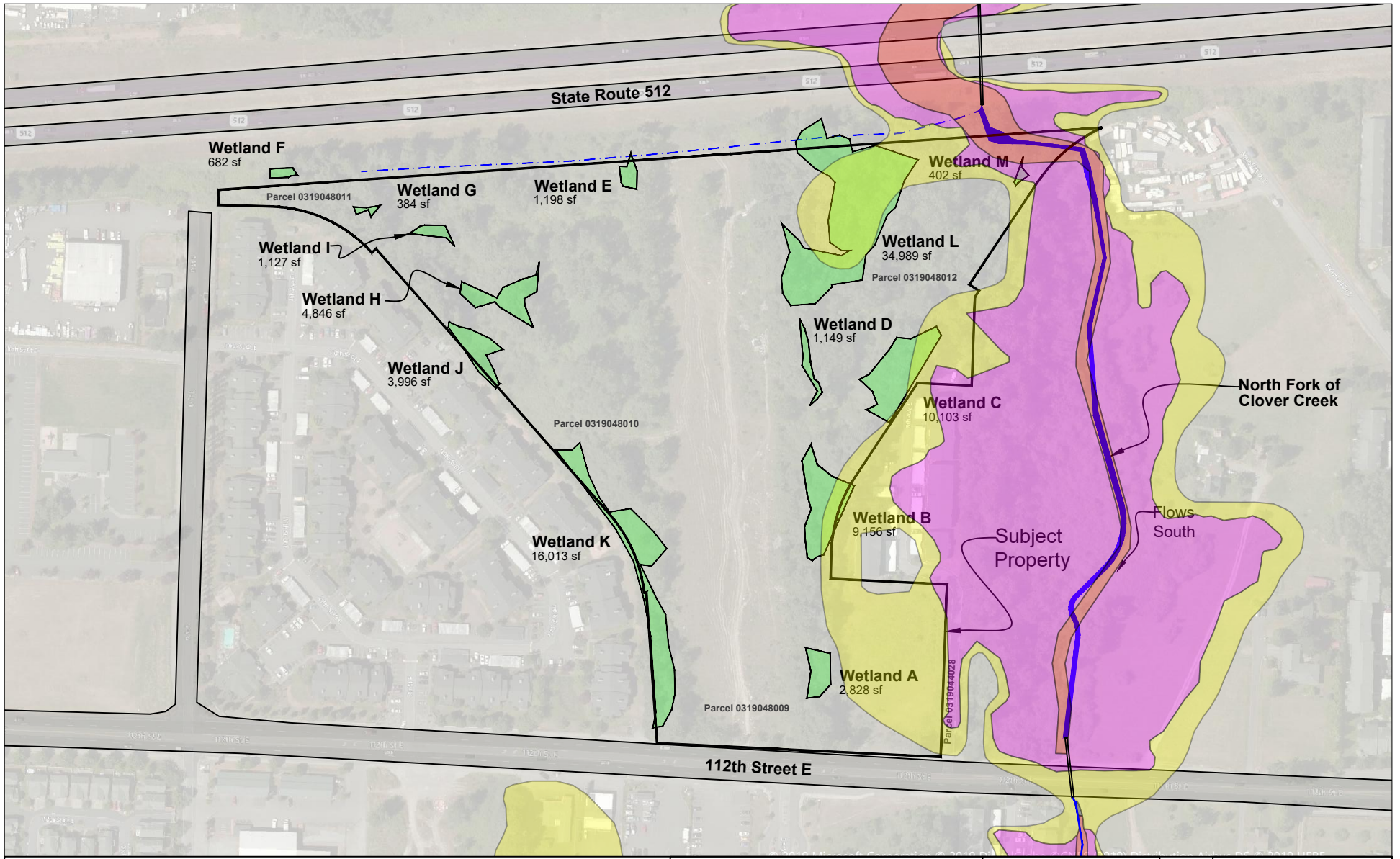
Pierce County
ILF Wetlands



Scale: 1" = 1:1400



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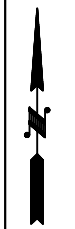
- Wetland
- Special Flood Hazard Area T
- Special Flood Hazard Area F
- Floodway
- North Fork Clover Creek
- Ditch

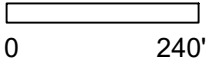
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 Five-Twelve

 Wetland
 Delineation



Scale: 1" = 240'

 0 240'

 18 December 2020