



US Army Corps
of Engineers
Seattle District



WASHINGTON STATE
DEPARTMENT OF
E C O L O G Y

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) 316-3975
ATTN: Kristin McDermott,
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: January 28, 2021

Expiration Date: February 27, 2021

Reference No.: NWS-2020-789

**Name: Acquisition 44, LLC (Auburn
Logistics Center)**

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 December 15, 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 and the Coastal Zone Management Act.

APPLICANT: Acquisition 44, LLC
Attention: Mr. Tyler Higgins
3697 Mount Diablo Boulevard
Lafayette, CA 94549
Telephone: (925) 444-2202

AGENT: Soundview Consultants, LLC
Attention: Mr. Jon Pickett
2907 Harborview Drive
Gig Harbor, WA, 98335
Telephone: (253) 514-8952

LOCATION: In "Wetland A" and "Ditch Z" at Auburn, Washington.

WORK: The applicant proposes to discharge up to 50,000 cubic yards (CY) of fill in up to 5.1 acres of Wetland A and up to 1,000 CY of fill in 0.035 acre of Ditch Z. Additionally, up to 3.2 acres of Wetland A would be indirectly impacted.

PURPOSE: To construct loading docks and truck access to an existing shipping facility.

ADDITIONAL INFORMATION: The wetland boundaries and location of the ordinary high water mark 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.

NWS-2020-789, Acquisition 44, LLC

MITIGATION: To compensate for loss of aquatic resource functions and services, the applicant has proposed 7.26 acre of on-site rehabilitation of Wetland A and other off-site, in-kind mitigation within the Duwamish-Green watershed. In addition, the applicant proposes to enhance a 100 foot buffer around the remaining Wetland A.

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.

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. The Corps has determined that the proposed action would 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. No known historic properties occur in the vicinity of the proposed project. However, the property is relatively undisturbed. A historic properties investigation may be required during the permit application review. 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.

NWS-2020-789, Acquisition 44, LLC

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 would consist of native soils from onsite or a clean commercial source.

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 water quality certification for the proposed project.

ADDITIONAL EVALUATION:

This proposal is the subject of Shorelines Substantial Development Permit an is being processed by Ecology.

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.

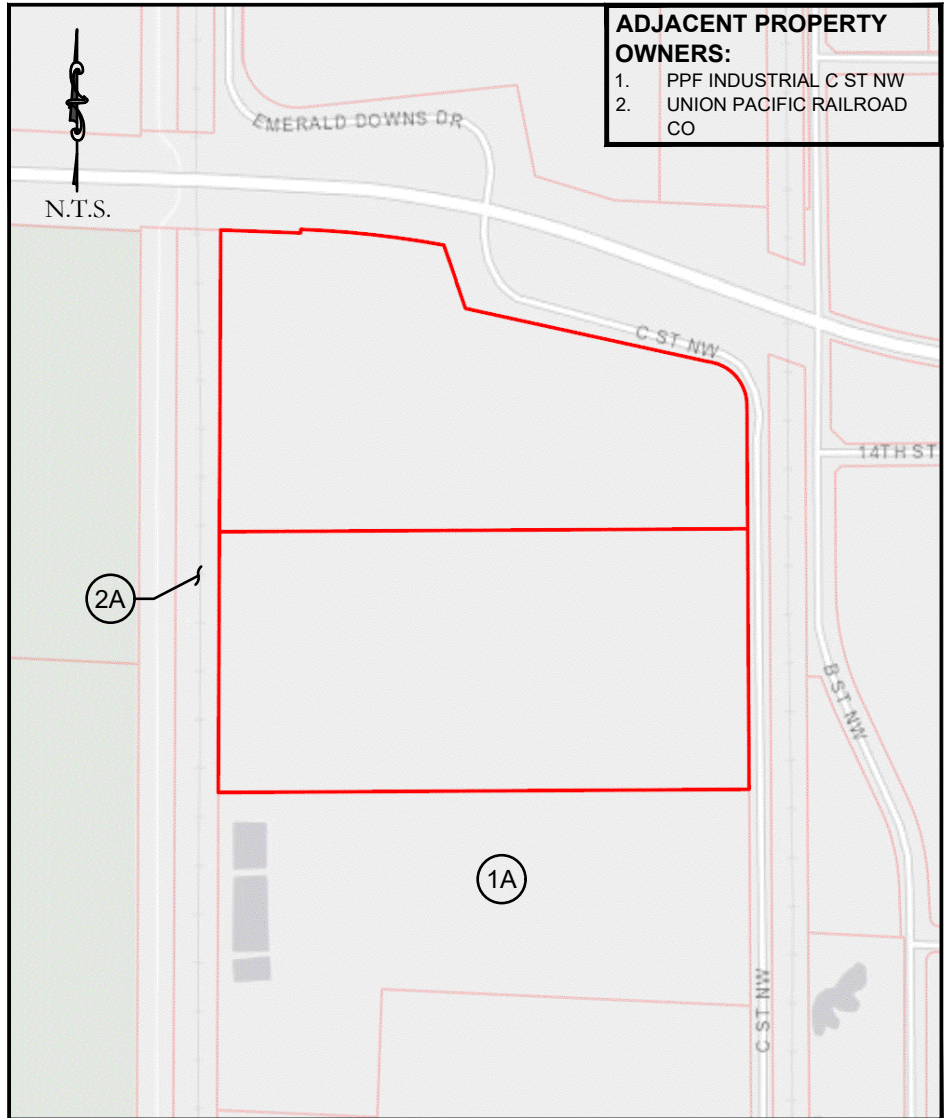
CORPS COMMENTS: All e-mail comments should be sent to kristin.l.mcdermott@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Kristin McDermott, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part 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, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

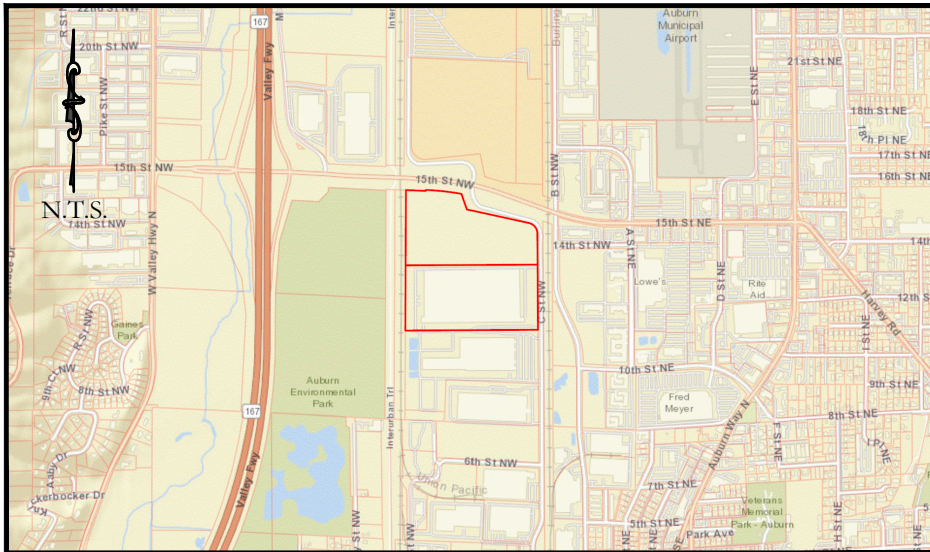
To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Acquisition 44, LLC; NWS-2020-789

Encl: Figures

AUBURN LOGISTICS - VICINITY MAP



- ADJACENT PROPERTY OWNERS:**
1. PPF INDUSTRIAL C ST NW
 2. UNION PACIFIC RAILROAD CO



Soundview Consultants LLC
 Environmental Assessment • Planning • Land Use Solutions

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
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CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

AUBURN LOGISTICS CENTER

1201 & 1401 C ST NW
 AUBURN, WA 98001

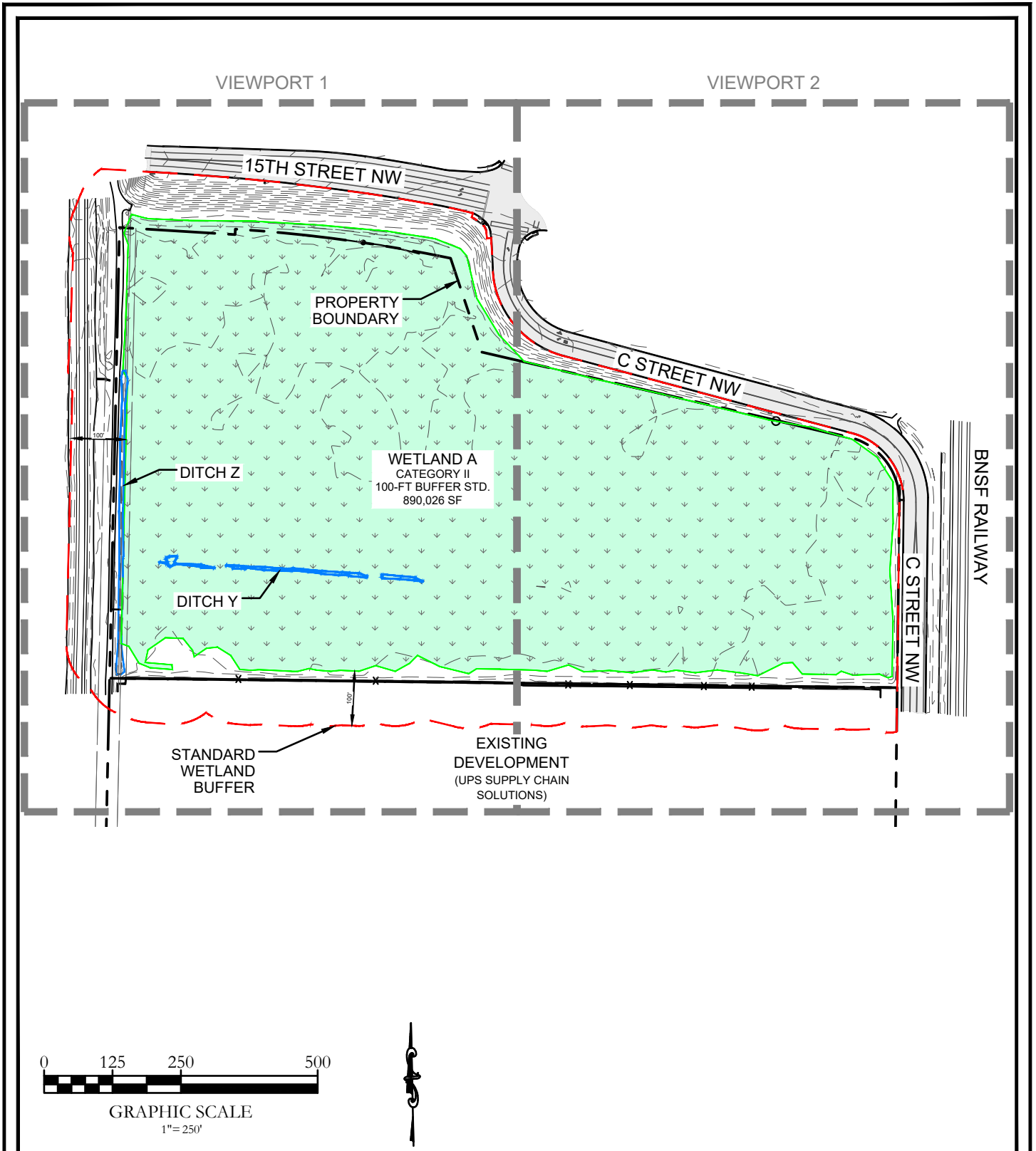
KING COUNTY PARCEL NUMBERS:
 1221049016 & 1221049017

APPLICANT:
 ORCHARD PARTNERS, LLC

PROPOSED PROJECT:
 PROPOSED EXPANSION OF
 EXISTING UPS DISTRIBUTION
 & LOGISTICS CENTER

REFERENCE NUMBER NWS.2020-789	
LOCATION THE SE 1/4 OF SECTION 12, TOWNSHIP 21N, RANGE 4E, W.M.	
LAT: 47° 19' 13.88"	DATE: 12/15/20
LONG: -122° 14' 10.06"	JOB: 1160.0002
NEAR/AT: AUBURN	BY: MW
COUNTY: KING	SCALE: N.T.S.
STATE: WA	SHEET: 1 OF 9

AUBURN LOGISTICS - EX. CONDITIONS OVERVIEW



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LOCATION: THE SE 1/4 OF SECTION 12, TOWNSHIP 21, RANGE 4E, W.M.	
SHEET: 2 OF 9	DATE: 12/15/2020

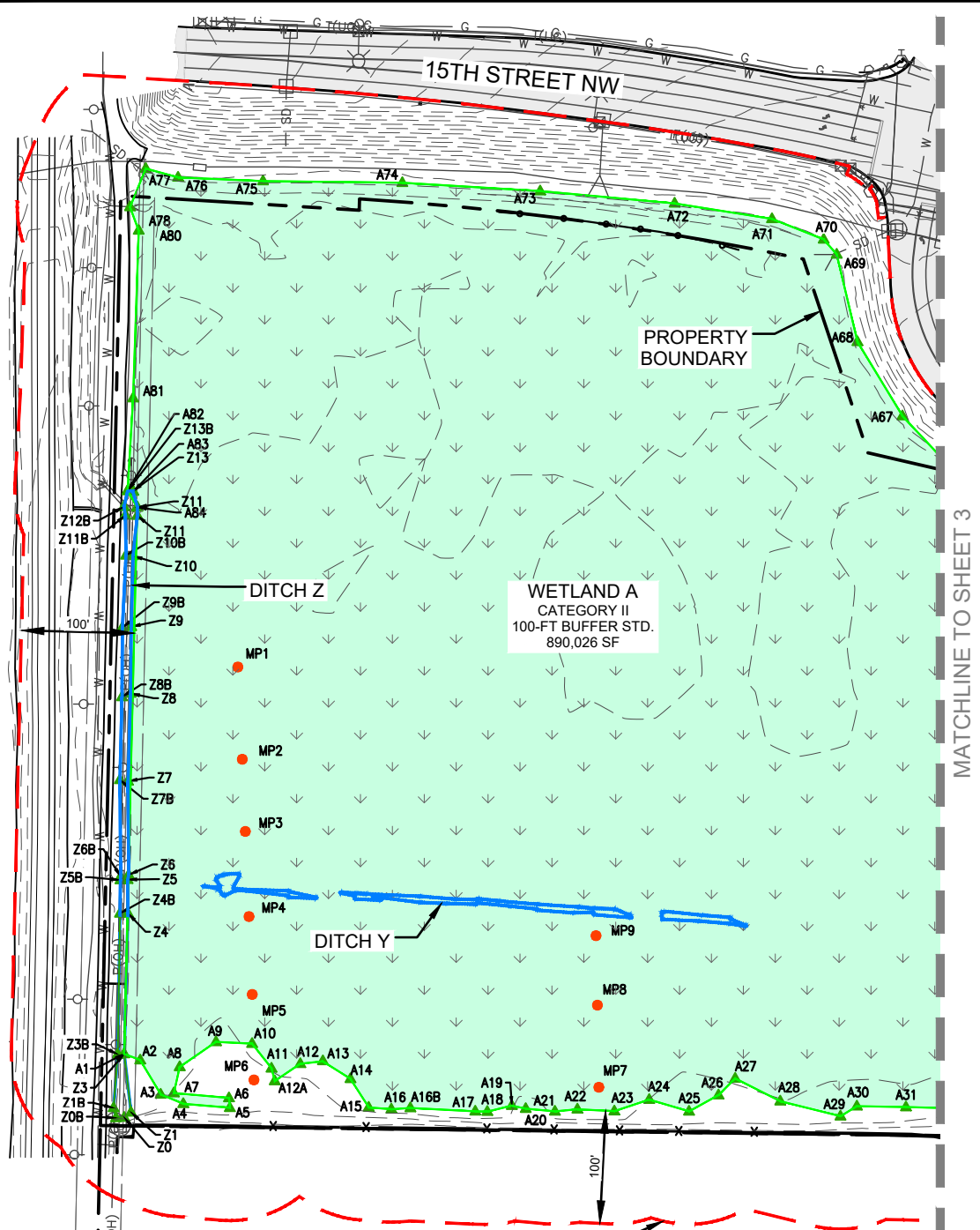
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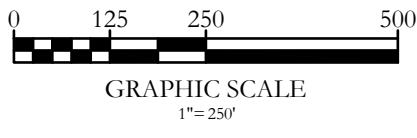


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AUBURN LOGISTICS - VIEWPORT 1



MATCHLINE TO SHEET 3



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SHEET: 3 OF 9	DATE: 12/15/2020

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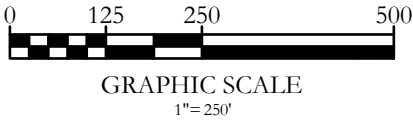
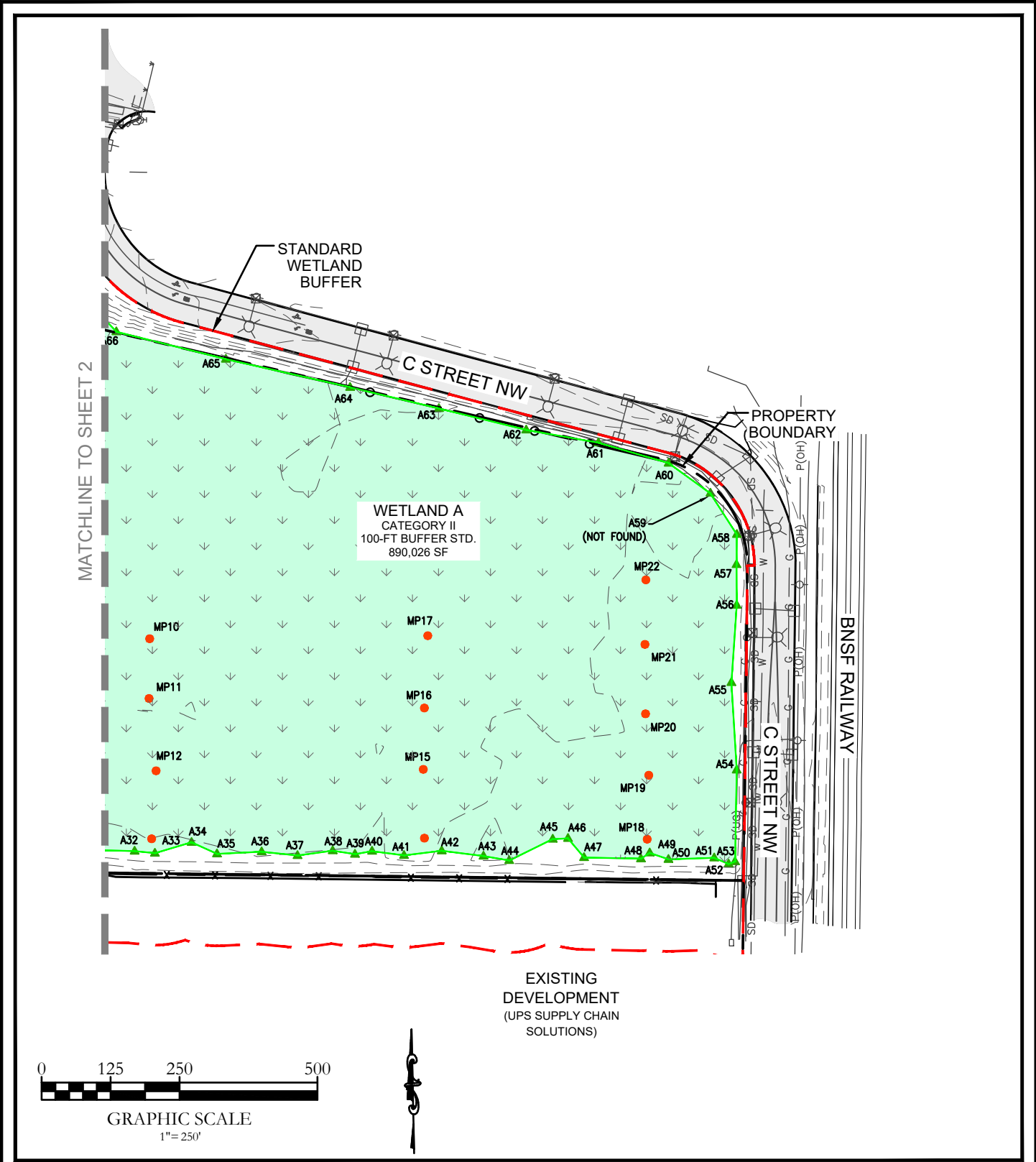
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AUBURN LOGISTICS - VIEWPORT 2



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SHEET: 4 OF 9	DATE: 12/15/2020

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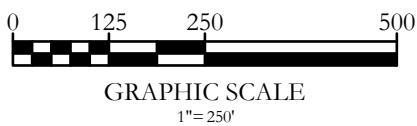
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AUBURN LOGISTICS - SITE AERIAL



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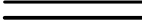




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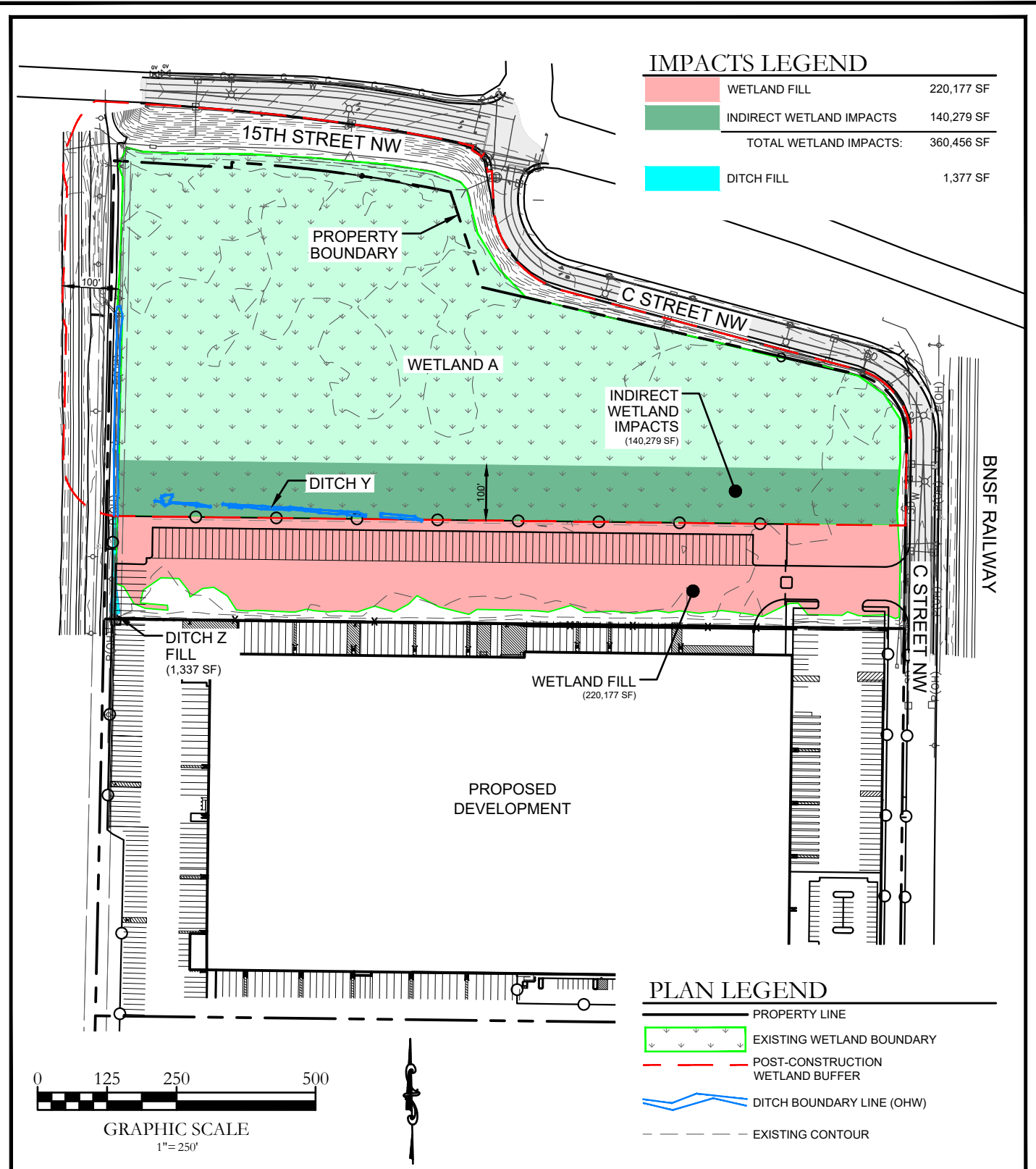
AUBURN LOGISTICS - IMPACTS PLAN

IMPACTS LEGEND

	WETLAND FILL	220,177 SF
	INDIRECT WETLAND IMPACTS	140,279 SF
TOTAL WETLAND IMPACTS:		360,456 SF
	DITCH FILL	1,377 SF

PLAN LEGEND

	PROPERTY LINE
	EXISTING WETLAND BOUNDARY
	POST-CONSTRUCTION WETLAND BUFFER
	DITCH BOUNDARY LINE (OHV)
	EXISTING CONTOUR



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SHEET: 6 OF 9 DATE: 12/15/2020

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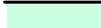

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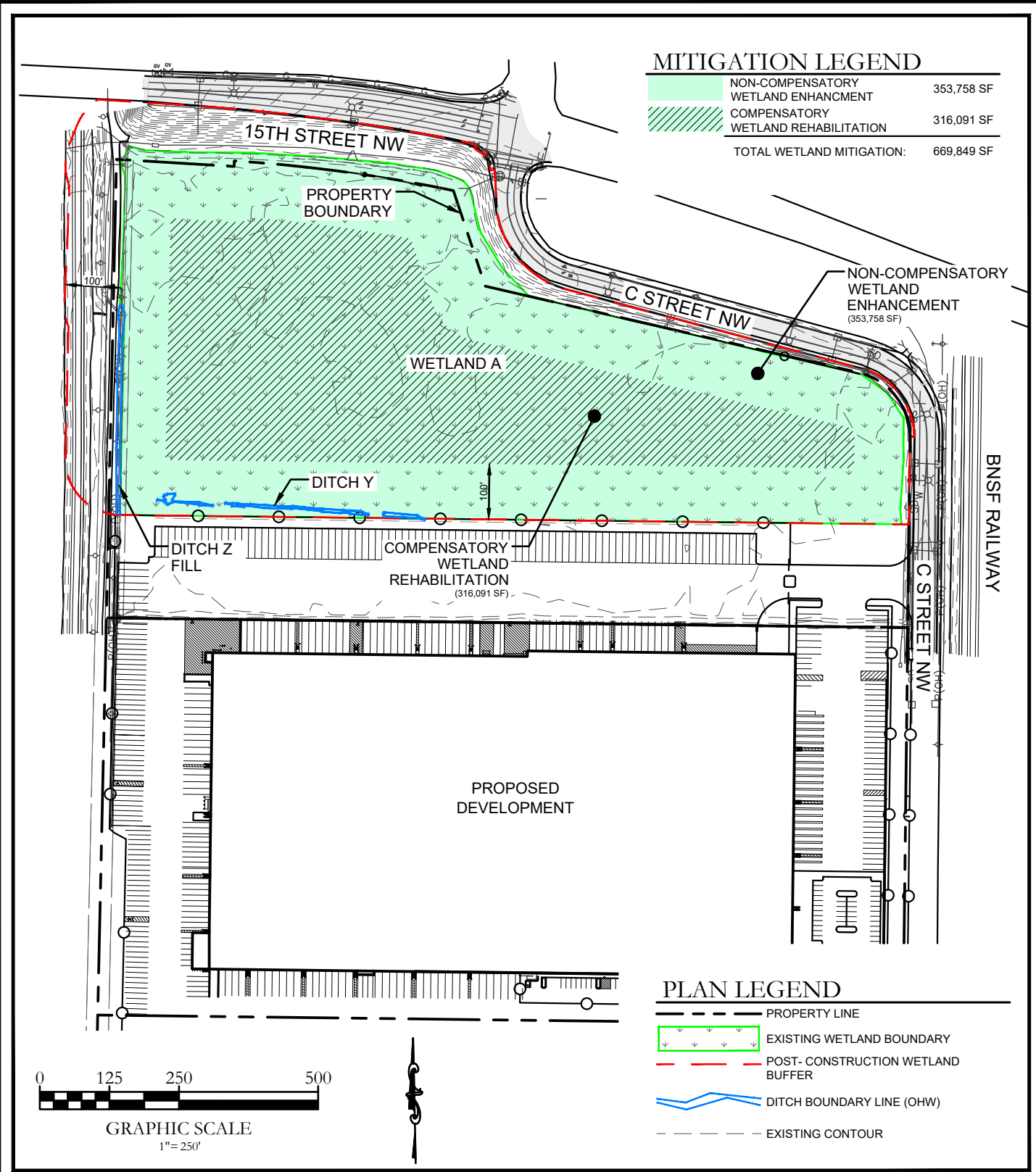
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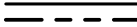




AUBURN LOGISTICS - PLANTING PLAN

MITIGATION LEGEND

	NON-COMPENSATORY WETLAND ENHANCEMENT	353,758 SF
	COMPENSATORY WETLAND REHABILITATION	316,091 SF
TOTAL WETLAND MITIGATION:		669,849 SF



PLAN LEGEND

	PROPERTY LINE
	EXISTING WETLAND BOUNDARY
	POST- CONSTRUCTION WETLAND BUFFER
	DITCH BOUNDARY LINE (OHW)
	EXISTING CONTOUR

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AUBURN LOGISTICS - PLANTING SCHEDULE

PLANT SCHEDULE

Scientific Name	Common Name	Plant Status	Planting Area	Plant Quantities (50% coverage)	Spacing (min.)	Size (min.)	Condition
TREES (25% of total density)				669,849 SF			
<i>Frangula purshiana</i>	Cascara	FAC	Dry	50	10 ft	4 ft	Single trunk, well branched
<i>Fraxinus latifolia</i>	Oregon ash	FACW	Wet	100	10 ft	4 ft	Single trunk, well branched
<i>Malus fusca</i>	Pacific crabapple	FACW	Moist/Wet	50	10 ft	4 ft	Single trunk, well branched
<i>Picea sitchensis</i>	Sitka spruce	FAC	Moist	180	12 ft	4 ft	Full & bushy
<i>Populus balsamifera</i>	Black cottonwood	FAC	Moist/Wet	147	10 ft	4 ft	Single trunk, well branched
<i>Salix lucida</i> or <i>Salix lasiandra</i>	Pacific willow	FACW	Wet	300	10 ft	4 ft	Stakes (3/symbol)
<i>Thuja plicata</i>	Western red cedar	FAC	Moist	140	12 ft	4 ft	Full & bushy
				Total:			
SHRUBS (75% of total density)							
<i>Acer circinatum</i>	Vine maple	FAC	Dry/Moist	75	10 ft	4 ft	Multi-trunk, well branched
<i>Cornus sericea</i>	Red-twig dogwood	FACW	Moist/Wet	927	5 ft	stakes	1/2 in diameter min.
<i>Crataegus douglasii</i>	Douglas hawthorn	FAC	Moist	200	6 ft	2 gal	Multi-trunk, well branched
<i>Lonicera involucrata</i>	Black twinberry	FAC	Moist/Wet	600	4 ft	1 gal	Multi-stem, well branched
<i>Physocarpus capitatus</i>	Pacific ninebark	FACW	Moist/Wet	200	5 ft	1 gal	Multi-stem, well branched
<i>Rosa pisocarpa</i>	Clustered wild rose	FAC	Wet	400	4 ft	1 gal	Multi-stem, well branched
<i>Rubus spectabilis</i>	Salmonberry	FAC	Moist	600	4 ft	1 gal	Multi-stem, well branched
<i>Salix scouleriana</i>	Scouler's willow	FAC	Dry/Moist	3300	6 ft	stakes	1/2 in diameter min.
<i>Salix sitchensis</i>	Sitka willow	FACW	Moist/Wet	3300	6 ft	stakes	1/2 in diameter min.
<i>Spirea douglasii</i>	Douglas Spirea/Hardhack	FACW	Moist/Wet	2000	4 ft	2 - 4 ft	Multi-stem, well branched
				Total:			
Native Wetland Grass Seed Mix 20 lbs/acre				% by wt. (75% coverage)			
<i>Glyceria occidentalis</i>	Western manna grass	OBL	40				
<i>Beckmannia syzigachne</i>	American slough grass	OBL	30				
<i>Hordeum brachyantherum</i>	Meadow barley	FACW	20				
<i>Alopecurus aequalis</i>	Shortawn foxtail	OBL	10				
			Total	100	12 lbs		
Moist Soil Sedge & Rush Mix 20 lbs/acre				% by wt. (25% coverage)			
<i>Carex umilateralis</i>	One-sided sedge	FACW	70				
<i>Carex densa</i>	Dense sedge	OBL	12				
<i>Juncus effusus</i>	Common rush	FACW	5				
<i>Juncus tenuis</i>	Slender rush	FACW	5				
<i>Juncus bufonius</i>	Toad rush	FAC	5				
<i>Carex stipata</i>	Awl fruited sedge	OBL	2				
<i>Carex obnupta</i>	Slough sedge	OBL	1				
			Total	100	4 lbs		

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SHEET: 8 OF 9	DATE: 12/15/2020

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 Auburn, Washington 99001

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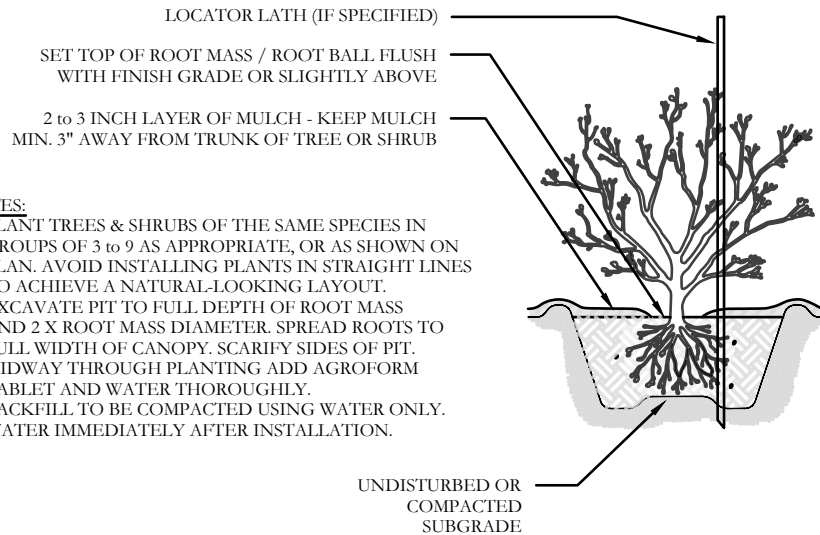


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AUBURN LOGISTICS - PLANTING DETAILS

TREE AND SHRUB PLANTING DETAIL (TYPICAL)

NOT TO SCALE



NOTES:

1. PLANT TREES & 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

NOT TO SCALE

NOTES:

1. LIVE STAKES TO BE 1 TO 2 INCH DIAMETER 24 TO 32 INCHES LENGTH.
2. USE 1/2 INCH DIAMETER REBAR OR ROCK BAR TO MAKE PILOT HOLE.
3. INSTALL LIVE STAKES TAPER END DOWN WITH BUDS POINTED UP.
4. MINIMUM TWO BUDS ABOVE GRADE.
5. SET LIVE STAKES WITH DEAD-BLOW HAMMER.
6. WATER IMMEDIATELY AFTER INSTALLATION.



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.

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