



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT  
4735 EAST MARGINAL WAY SOUTH, BLDG 1202  
SEATTLE, WA 98134-2388

Regulatory Branch

November 27, 2023



Reference: NWS-2022-347  
Creations Northwest,  
LLC (Residential  
Development)



The U.S. Army Corps of Engineers (Corps) received your request for an Approved Jurisdictional Determination (AJD) of the aquatic resources within the review area on the property located at 4987 Auburn Way South in Auburn, King County, Washington as shown on the enclosed drawings dated October 10, 2023. This determination applies only to the review area. Other aquatic resources, including wetlands, ditches, or other ponds, that may occur on this property or on adjacent properties outside the review area are not the subject of this determination

The U.S. Army Corps of Engineers has determined that Wetland A and Unnamed Ditch are not waters of the U.S. and as such, work that would occur within these areas does not require Department of the Army authorization under Section 404 of the Clean Water Act.

Other state and local regulations may still apply to these waters. For example, the Washington State Department of Ecology (Ecology) may regulate these features. For information on how to obtain State approval for your project, you should contact Ecology's Federal Permit Coordinator at [ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov) or at (360) 407-6068. Information regarding State permitting requirements can also be found at the following website: <https://ecology.wa.gov/Water-Shorelines/Wetlands/Regulations>. We are sending a copy of this letter to Ecology and to the Environmental Protection Agency's Aquatic Resources Unit.

This approved jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revisions of the determination. If you object to the enclosed AJD, you may request an administrative appeal under 33 CFR Part 331 as described in the enclosed *Notification of Administrative Appeal Options and Process and Request for Appeal* (RFA) form. To appeal this AJD, you must submit a completed RFA form to the Corps' Northwestern Division (NWD) office at the address listed on the form. In order for the request for appeal to be accepted, the Corps must determine that the form is complete, that the request meets the criteria for appeal under 33 CFR § 331.5, and the form must be received by the NWD office within 60 days from the date on the form. It is not necessary to submit the form to the NWD office if you do not object to this AJD.

The delineation included herein has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a Natural Resources Conservation Service Certified Wetland Determination with the local USDA service center, prior to starting work.

A copy of this letter with drawings will be furnished to [REDACTED]. If you propose to do any work in the areas identified to be waters of the U.S., you should contact our office prior to commencing work to determine permit requirements. If you have any questions, please contact [REDACTED].

Sincerely,

[REDACTED]  
Regulatory Branch

Enclosures

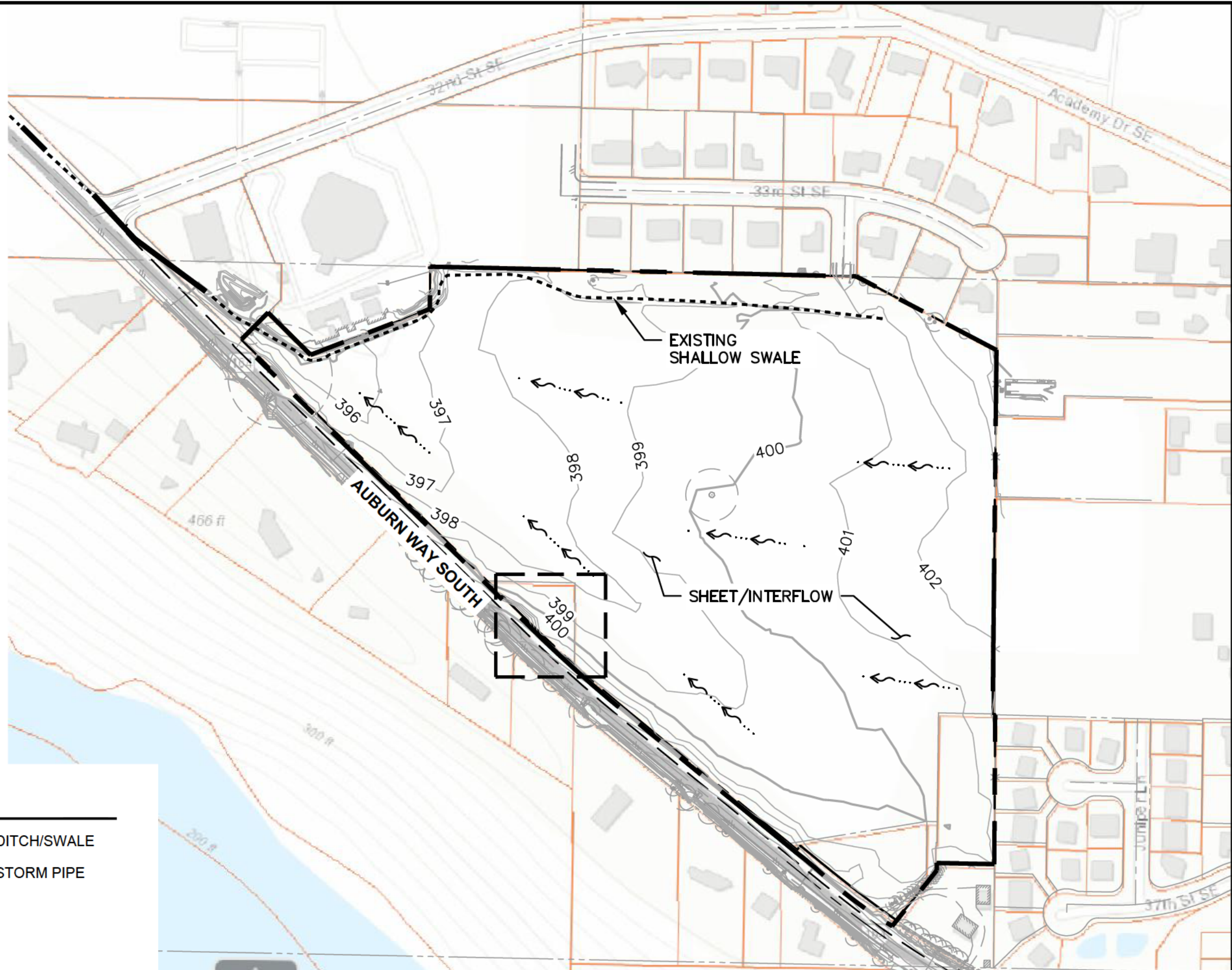
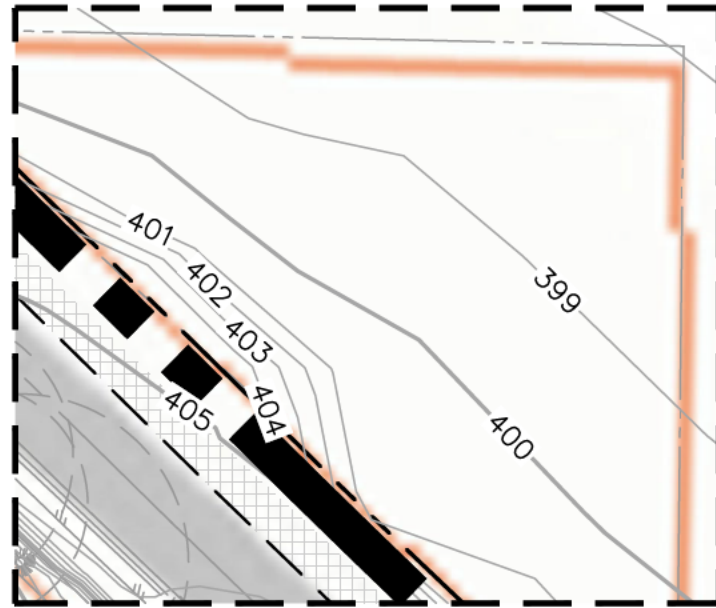
cc:

Washington State Department of Ecology ([ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov))

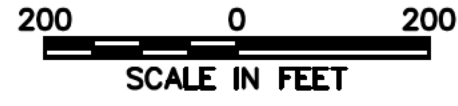


Figure 8 Site Graphic

\\RED-FS\Red-projects\22\15095-01\50design\50.3 Technical Information Report\Appendix A - Figures\Figure 2 - Downstream Drainage\_August\_2023\_USA.dwg PLOT DATE 2023-08-26 10:16 USER: wlas



- LEGEND**
- EX DITCH/SWALE
  - EX STORM PIPE



OAK VISTA DEVELOPMENT  
EXISTING SITE CONTOURS

PROJECT	15095.01
DATE	08/25/2023

FIGURE 2