



**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

January 31, 2024



Reference: NWS-2014-514  
Terrene Property Group  
(AJD)



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 the southeast Corner of 78th Avenue east & 176th Street east, Frederickson, Pierce County, Washington (47.095457, -122.324802) as shown on the enclosed drawings dated 06 March 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 Wetlands A-F and Wetland Z 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. The enclosed *Approved Jurisdictional Determination Memorandum for Record* provides the rationale for jurisdiction for all aquatic resources within the review area.

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.

A copy of this letter with enclosures will be furnished to [REDACTED]  
[REDACTED] A copy of this letter and drawings will also be posted to Seattle District website at <https://www.nws.usace.army.mil/Missions/Civil-Works/Regulatory/Jurisdictional-Determinations>. 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]  
[REDACTED]

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

Enclosures

cc:

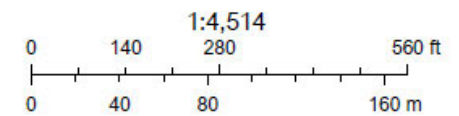
Washington State Department of Ecology ([ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov))

## Appendix B6. WDFW SalmonScape Map



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Pierce - Parcels \_Query result












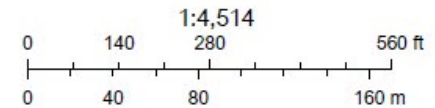


Appendix B3. USFWS National Wetland Inventory Map



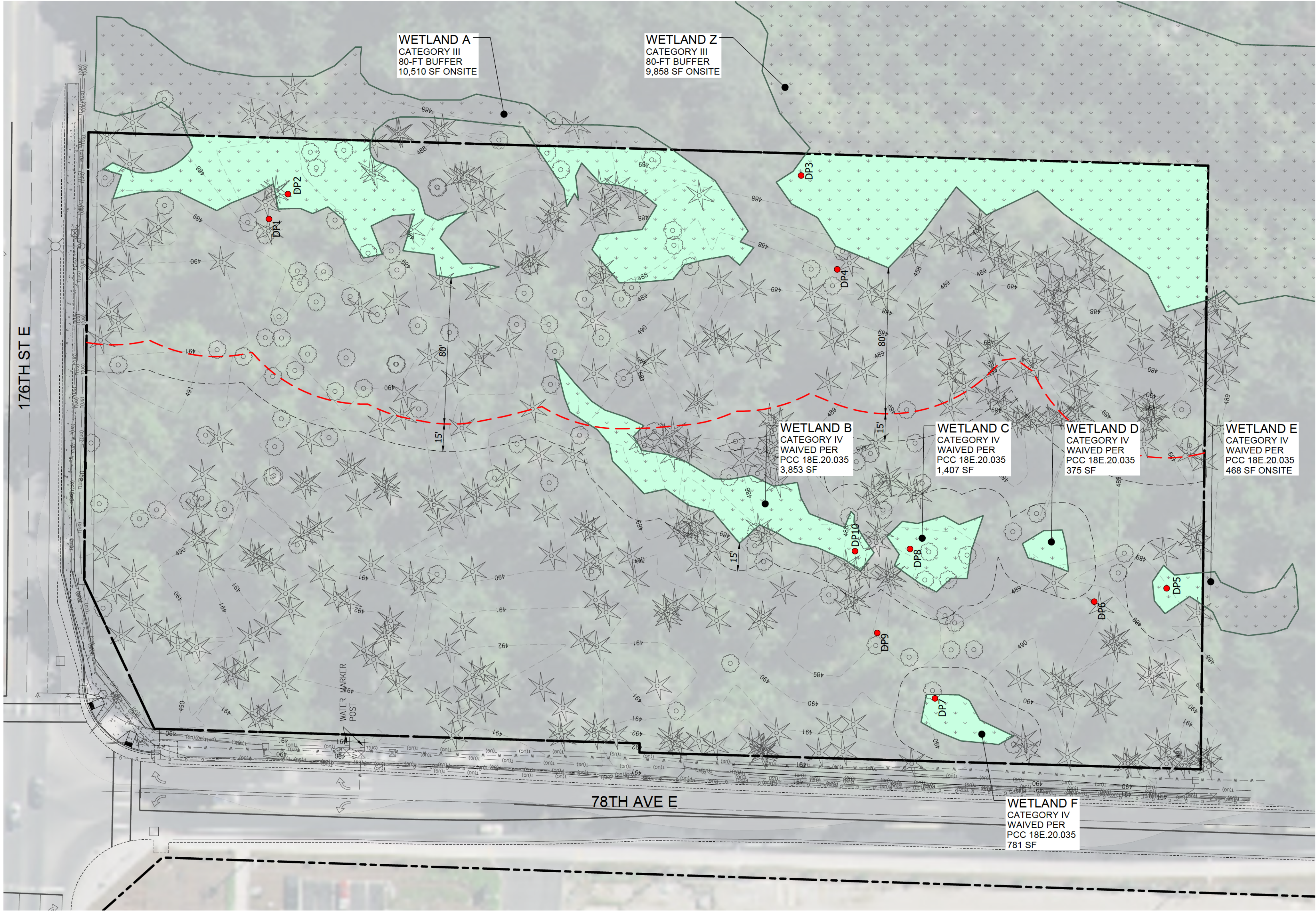
12/19/2022, 3:09:09 PM

- |  |   |   |
|--|---|---|
|  Pierce - Parcels_Query result  |  Estuarine and Marine Wetland      |  Freshwater Pond |
|  Wetlands                       |  Freshwater Emergent Wetland       |  Lake            |
|  Estuarine and Marine Deepwater |  Freshwater Forested/Shrub Wetland |  Other           |



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov, Pierce County WA, County of King, Bureau of Land

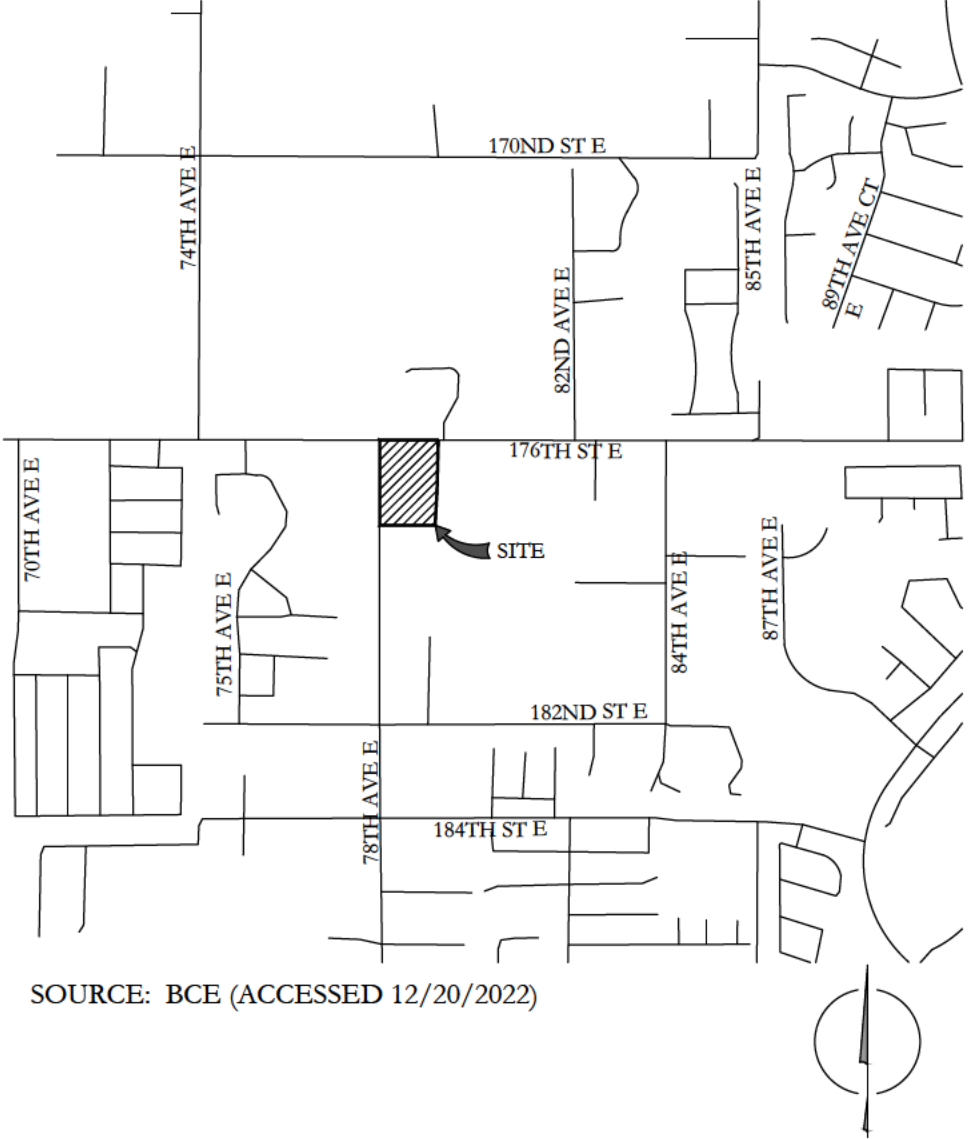




PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- WETLAND BUFFER
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING TREES
  - CONIFEROUS
  - DECIDUOUS

VICINITY MAP



SOURCE: BCE (ACCESSED 12/20/2022)

LOCATION

SECTION 32, TOWNSHIP 19N, RANGE 04E, WM

APPLICANT/OWNER

NAME: TERRENE HOMES  
ADDRESS: 2630 116TH AVE NE STE 200  
BELLEVUE, WA 98004  
CONTACT: MIKE WALSH  
PHONE: 425-822-8848  
E-MAIL: MIKE@TERRENEVENTURES.COM

ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WA 98355  
(253) 514-8952

PRELIMINARY  
INFORMATION ONLY

NOT FOR CONSTRUCTION

SOUNDVIEW CONSULTANTS LLC ASSUMES  
NO LIABILITY OR RESPONSIBILITY FOR  
CONSTRUCTION, IMPROVEMENTS, OR  
ESTIMATES BASED ON THIS PLAN SET

SOURCES:

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

**Soundview Consultants LLC**  
Environmental Assessment • Planning • Land Use Solutions  
P: 253.514.8952  
F: 253.514.8954  
WWW.SOUNDVIEWCONSULTANTS.COM

78TH AVENUE EAST  
78TH AVENUE EAST &  
176TH STREET EAST  
FREDERICKSON, WA 98375  
PIERCE COUNTY PARCEL NUMBER(S):  
0419321010

DATE: 03/01/2023  
JOB: 1486.0003  
BY: DS  
SCALE: AS SHOWN  
SHEET: 1