



US Army Corps
of Engineers
Seattle District



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 – ERRATUM/REVISION

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (360) 734-3156
ATTN: Randel Perry,
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

Erratum Date: August 21, 2019

Public Notice Date: March 28, 2019
Expiration Date: September 19, 2019

Reference No.: NWS-2019-162
Name: Lakeport Reach LLC

ERRATUM/REVISION: This revises the information on wetland impacts and mitigation as described in a Corps/Ecology Joint Public Notice dated March 28, 2019.

The corrected information is as follows: Based on additional sampling at the site, the area of existing wetlands was increased by 0.17 of an acre to a total of 0.80 of an acre. The applicant now proposes to fill 0.76 of an acre of wetlands to construct the project as described in the original public notice (no project revisions). In addition to direct impacts, 0.04 of an acre of indirect impacts would occur to Wetland B from inadequate buffers (wetland area used as “paper buffer”). The applicant would increase the proposed mitigation to 5.60 acres of wetland enhancement at the adjacent SDL mitigation site. Revised colored and non-colored project figures are provided.

All other information shown on Public Notice NWS-2019-162 remains unchanged.

EVALUATION – CORPS: 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 revised 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 described revised 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.

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 certification for the proposed project.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this revised 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. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator'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 randel.j.perry@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Randel Perry, Post Office 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: NWS-2019-162, Lakeport Reach LLC

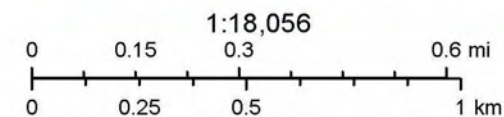
Encl: 15 Figures



Lat: 48.999430
Long: -122.275702

VICINITY MAP

Corps Ref# NWS-2019-162



PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8/4/19



APP. BY: LAKEPORT REACH, LLC
AT: SUMAS, WHATCOM CTY, WA, T41N, R04E, SECTION 34
WATERWAY: WETLANDS IN THE SUMAS FLOODPLAIN
USACE REF #: NWS-2019-162

JOB NO:
SEV0001

FIGURE 1 of 15





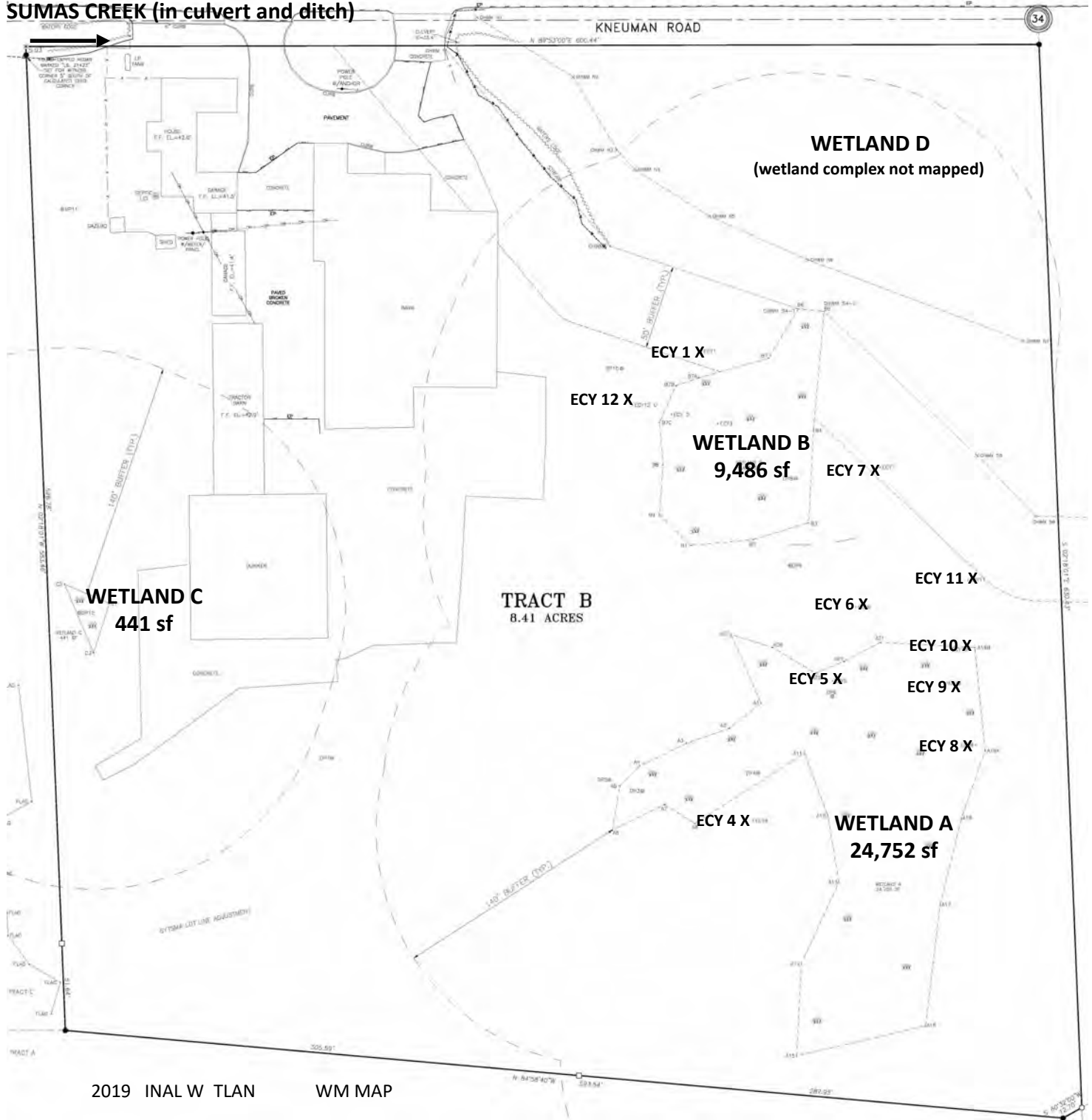
GRAPHIC SCALE - FEET
SCALE: 1 INCH = 30 FEET

BASIS OF BEARINGS =
RECORD OF SURVEY FILED
UNDER AF No. 930315009

VERTICAL DATUM = NGVD 29



SUMAS CREEK (in culvert and ditch)



2019 INAL W TLAN

WM MAP

NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 18 4 19



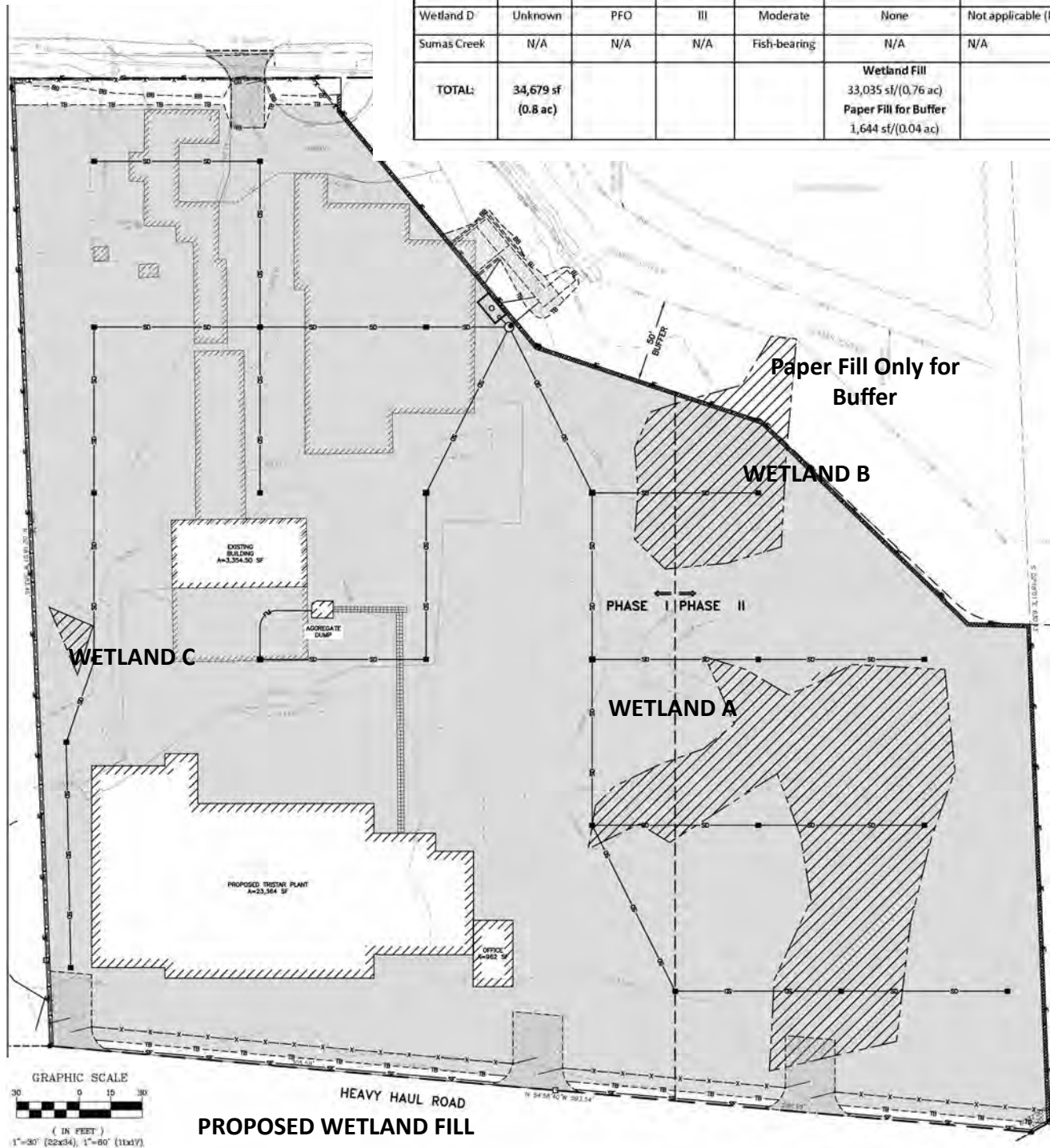
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WATERWAY: WETLANDS IN THE SUMAS FLOODPLAIN
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FIGURE 2 of 15



PROPOSED WETLAND IMPACTS						
Wetland	Size	Cowardin Class	WDOE Category	Habitat Function	Proposed Wetland Fill	Fill Purpose & Phasing
Wetland A	24,752 sf	PEM/PFO	III	Moderate	24,752 sf	Phases 1 & 2 – Product storage & internal roads
Wetland B	9,486 sf	PEM	III	Moderate	Wetland Fill 7,842 sf Paper Fill for Buffer 1,644 sf	Phase 1 – Product storage, internal roads & retaining walls
Wetland C	441 sf	PEM	III	Moderate	441 sf	Phase 1 – Product storage & internal roads
Wetland D	Unknown	PFO	III	Moderate	None	Not applicable (N/A)
Sumas Creek	N/A	N/A	N/A	Fish-bearing	N/A	N/A
TOTAL:	34,679 sf (0.8 ac)				Wetland Fill 33,035 sf/(0.76 ac) Paper Fill for Buffer 1,644 sf/(0.04 ac)	



NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8 4 19

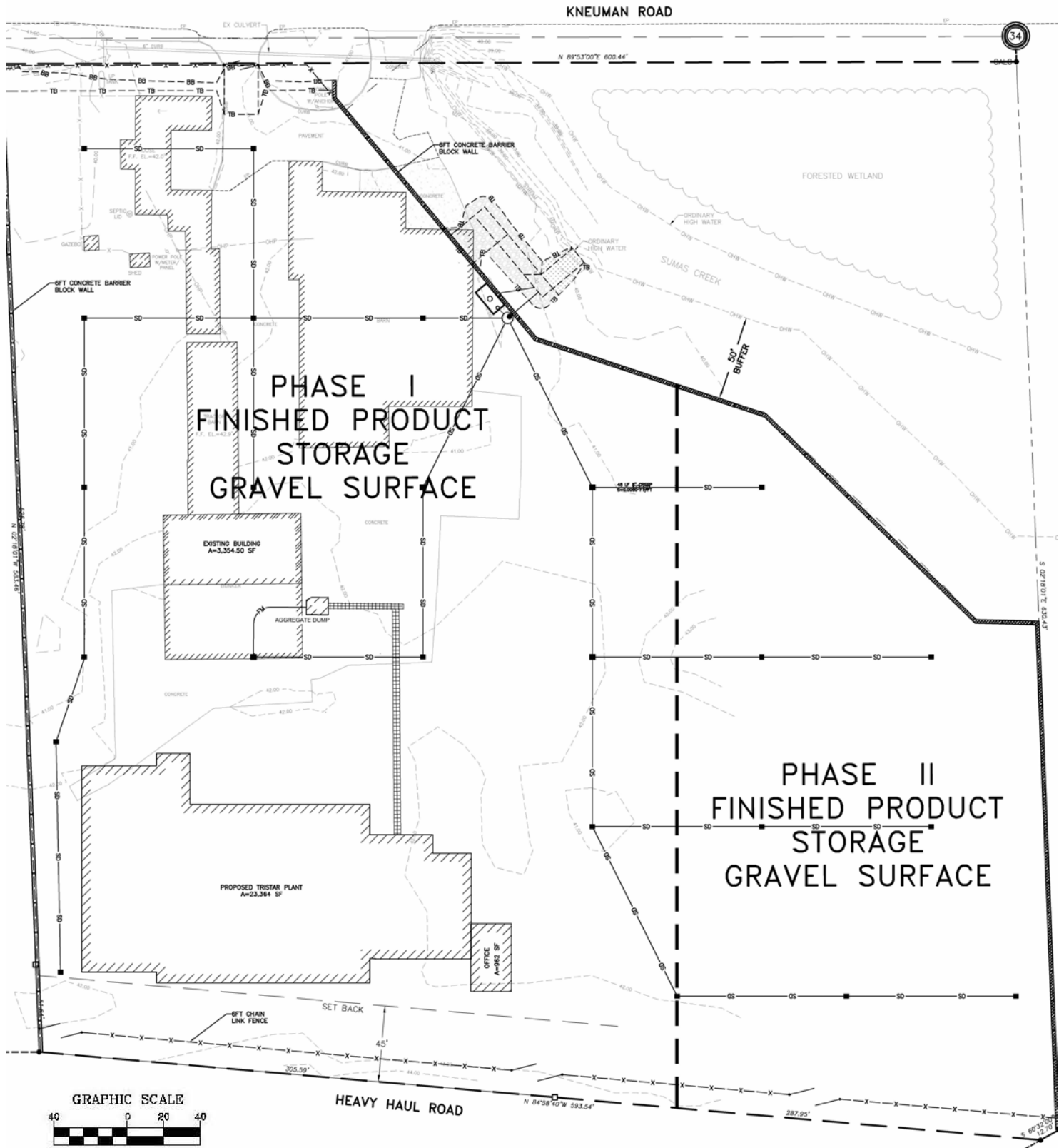


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FIGURE 3 of 15





NWS-2019-162

**PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS**

DATE: 8 4 19

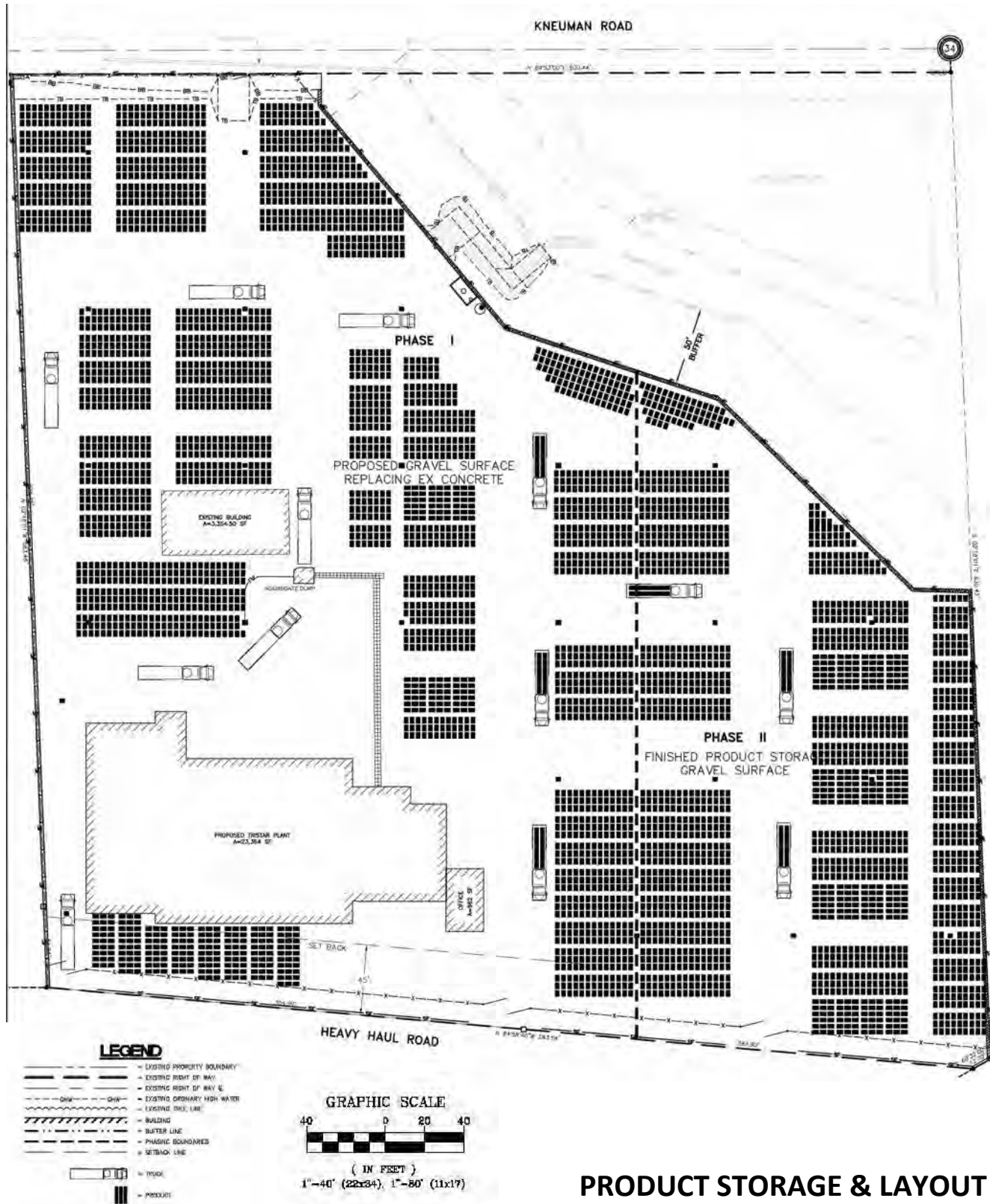


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WATERWAY: WETLANDS IN THE SUMAS FLOODPLAIN
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**JOB NO:
SEV0001**



FIGURE 4 of 15



NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

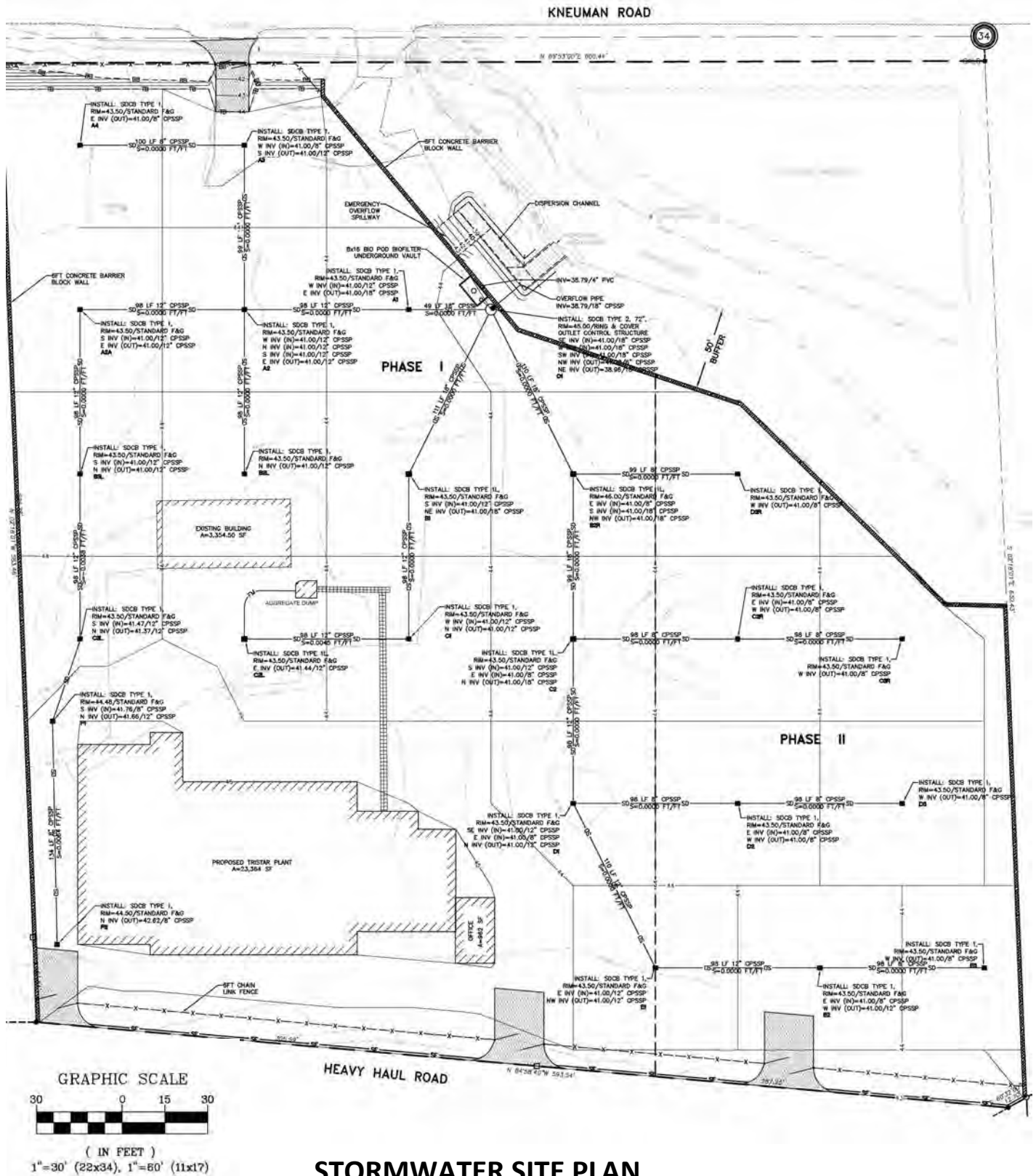
DATE: 8 4 19



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STORMWATER SITE PLAN

NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8 4 19

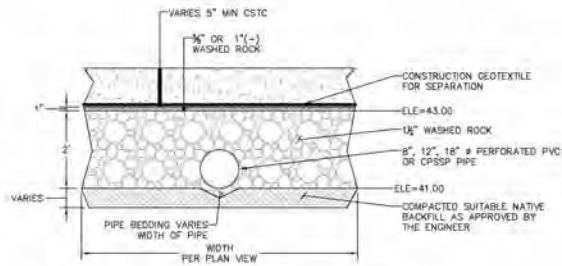


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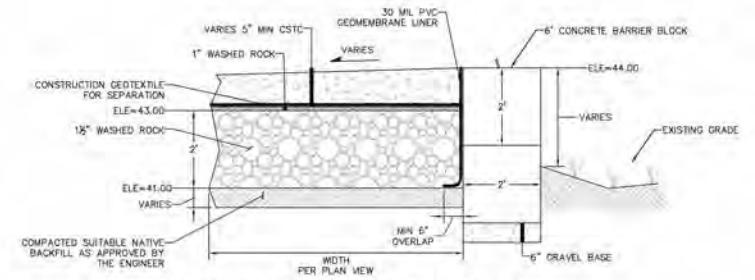
JOB NO:
SEV0001



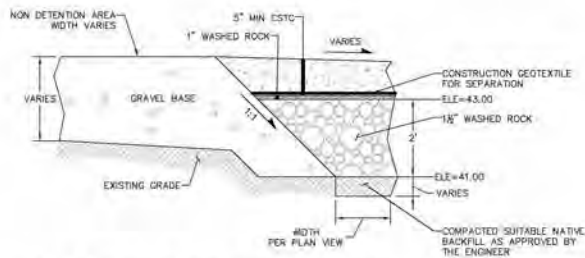
FIGURE 6 of 15



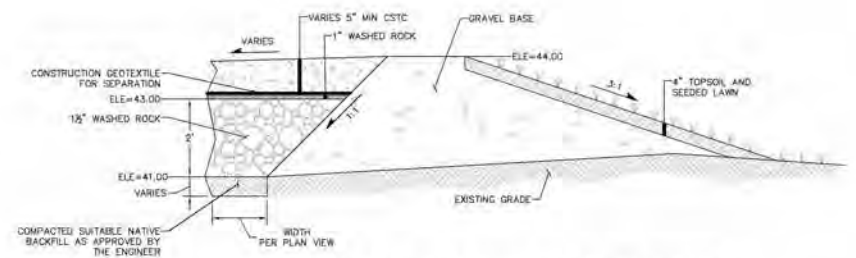
**UNDERGROUND DETENTION
TYPICAL SECTION**
NTS



**UNDERGROUND DETENTION
BLOCK WALL SECTION**
NTS



**UNDERGROUND DETENTION/
NON DETENTION BOUNDARY**



**UNDERGROUND DETENTION SLOPED
EMBANKMENT SECTION**
NTS

UNDERGROUND DETENTION X-SECTIONS

NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

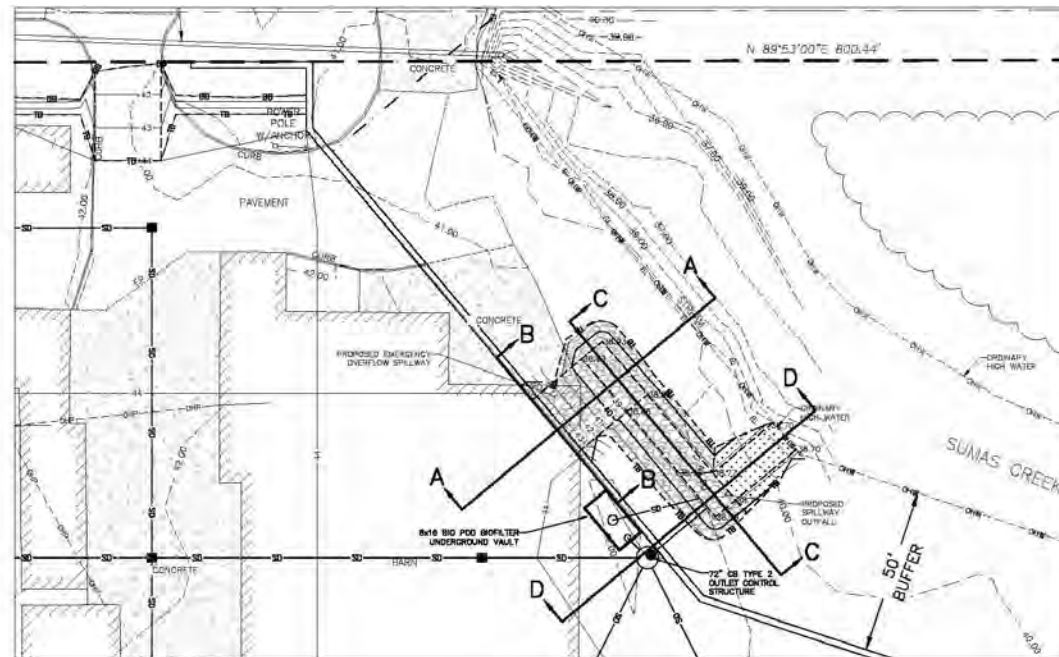
DATE: 8 4 19



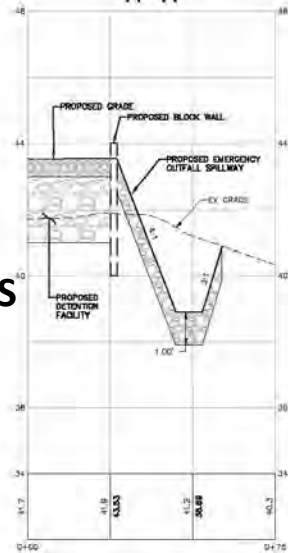
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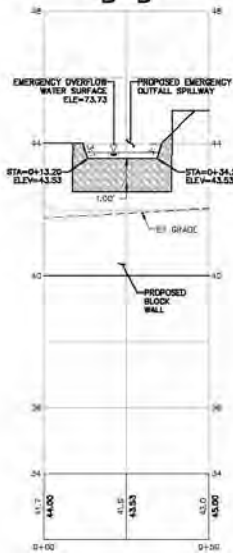
Figure 7 of 15



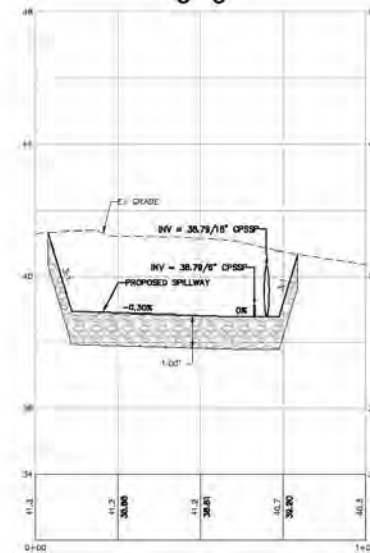
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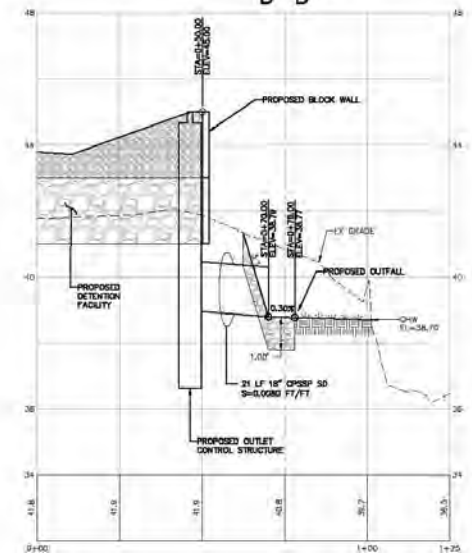
B-B



C-C



D-D



CREEK OUTFALL AND X-SECTIONS

NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8 4 19

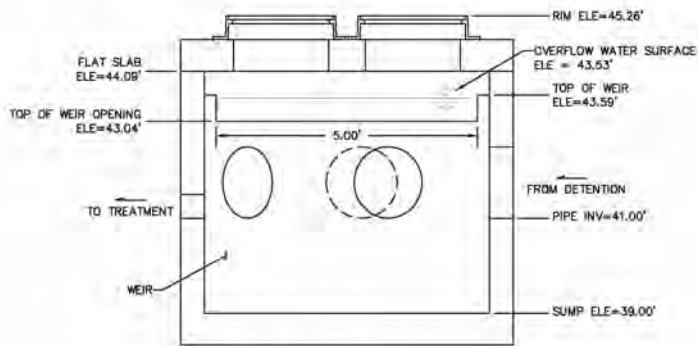


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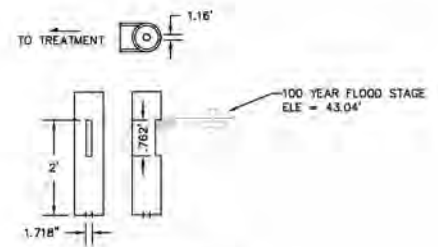
JOB NO:
SEV0001

FIGURE 8 of 15

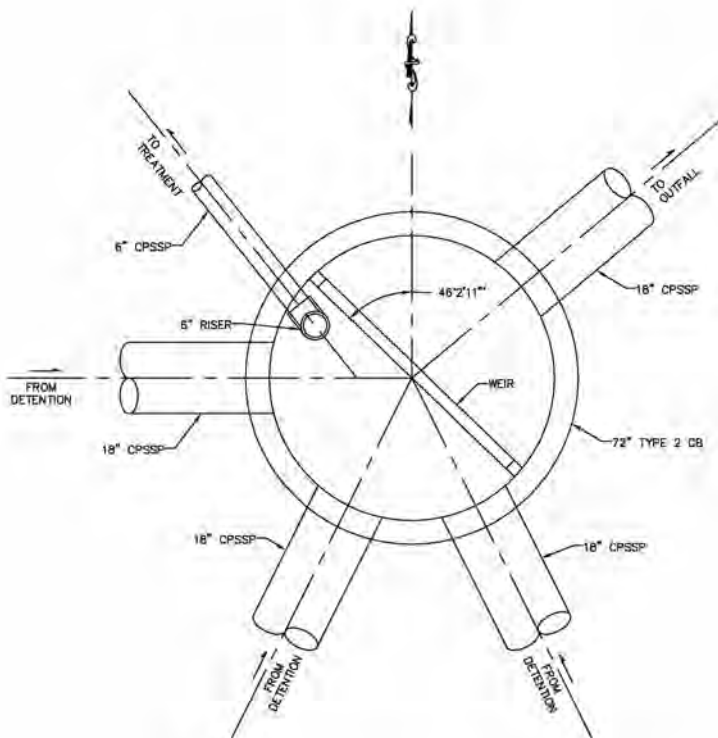




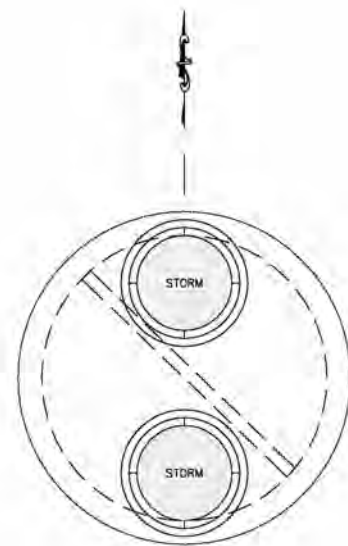
**OUTLET CONTROL STRUCTURE
PROFILE**
NTS



6" RISER DETAIL
NTS



**OUTLET CONTROL STRUCTURE
PLAN**
NTS



**OUTLET CONTROL STRUCTURE
RIM**
NTS

STORMWATER OUTLET CONTROL STRUCTURE

NWS-2019-162

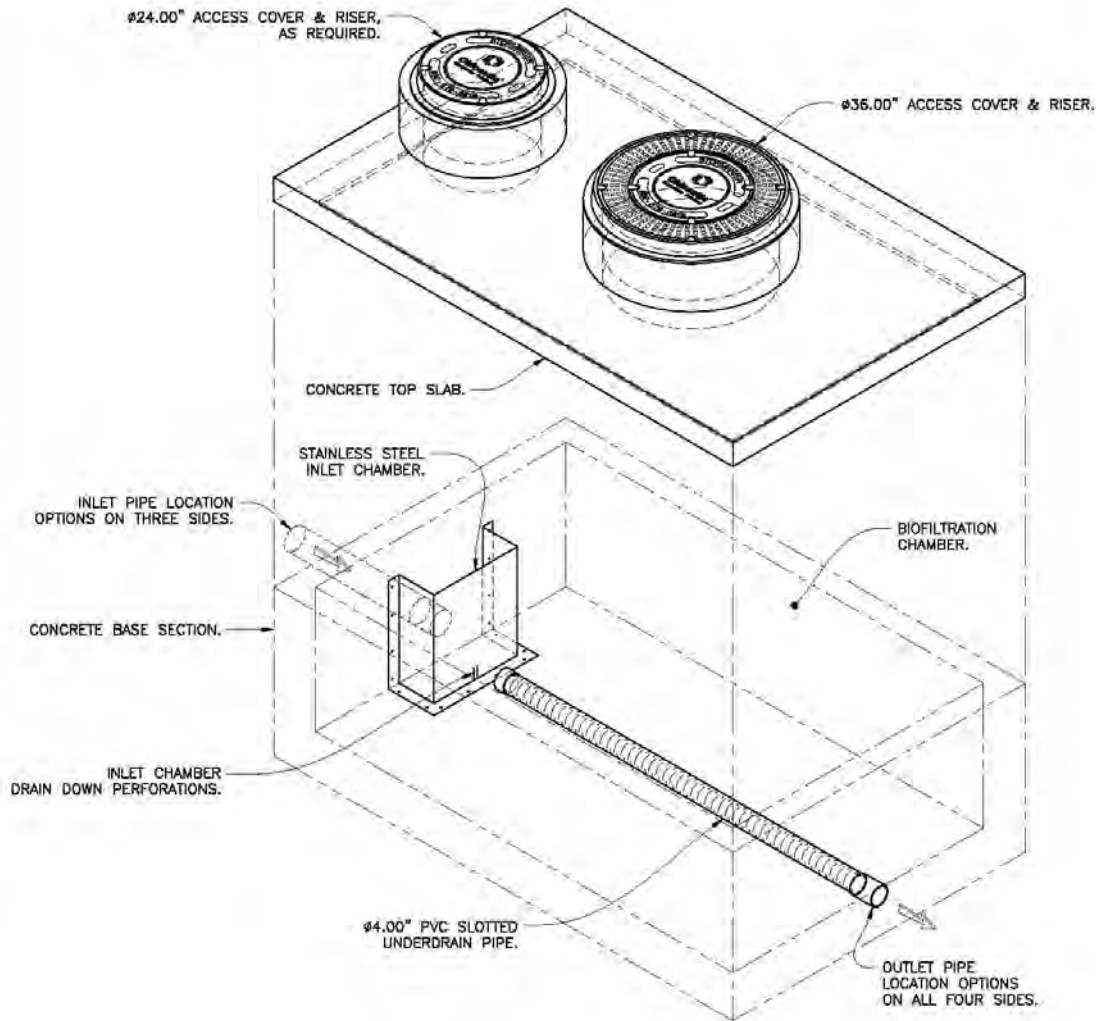
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ISOMETRIC VIEW
 FILTER MEDIA & DRAIN ROCK NOT SHOWN FOR CLARITY.
 SCALE: 1X

BIOFILTER VAULT

NOTES:

1. SEPARATE BYPASS STRUCTURE IS REQUIRED IF PEAK FLOW RATE EXCEEDS TREATMENT CAPACITY.
2. CONTACT OLDCASTLE STORMWATER FOR ENGINEERING ASSISTANCE AND DETAIL DRAWINGS.
3. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C890 & C913.

US Patents Pending



BioPod™ Biofilter
Underground - SoCal Sizing
Vault with External Bypass



Oldcastle®
INFRASTRUCTURE

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DRAWING NO.	REV.	ECO.	DATE	SHEET
BPU-SoCal	NR	ECO-0149	JPR 6/12/18	1 OF 2
		NEW 10/4/18		

NWS-2019-162

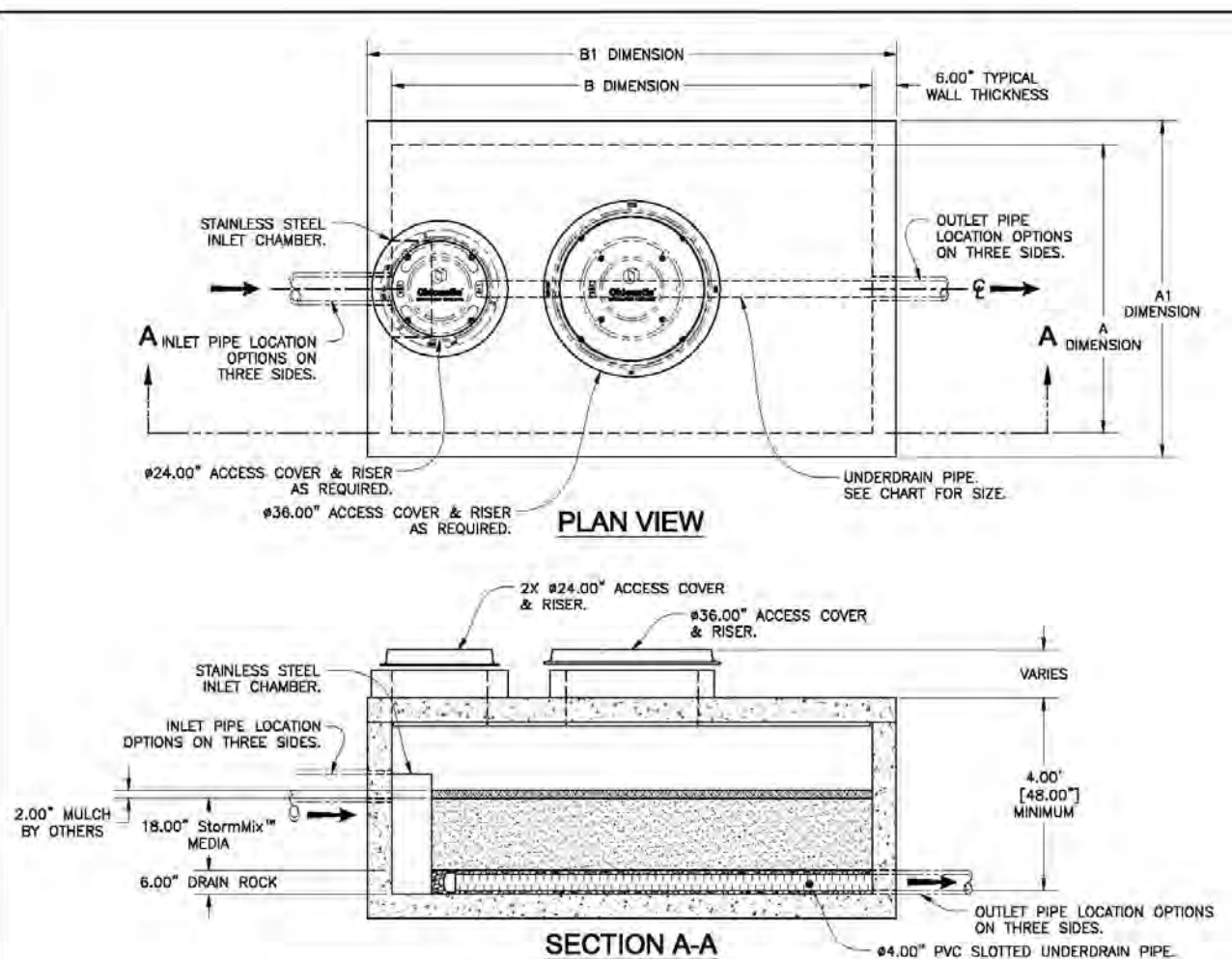
PROPOSED: WETLAND FILL
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APP. BY: LAKEPORT REACH, LLC
AT: SUMAS, WHATCOM CTY, WA, T41N, R04E, SECTION 34
WATERWAY: WETLANDS IN THE SUMAS FLOODPLAIN
USACE REF #: NWS-2019-162

JOB NO:
 SEV0001



BIOFILTER PLAN & SECTIONS

MODEL	VAULT SIZE ¹ (ID)		VAULT FOOTPRINT ¹ (OD)		TREATMENT FLOW CAPACITY ² (GPM/CFS)	TREATMENT FLOW CAPACITY ³ (GPM/CFS)
	A DIM	B DIM	A1 DIM	B1 DIM		
BPU-44	4'	4'	5'	5'	25.6 / 0.057	28.8 / 0.064
BPU-46.5	4'	6.5'	5'	7.5'	38.4 / 0.086	43.2 / 0.096
BPU-48	4'	8'	5'	9'	51.2 / 0.114	57.6 / 0.128
BPU-413	4'	13'	5'	14'	83.2 / 0.185	93.6 / 0.209
BPU-66	6'	6'	7'	7'	57.6 / 0.128	64.8 / 0.144
BPU-68	6'	8'	7'	8'	76.8 / 0.171	86.4 / 0.193
BPU-612	6'	12'	7'	13'	115.2 / 0.257	129.6 / 0.289
BPU-88	8'	8'	9'	9'	102.4 / 0.228	115.2 / 0.257
BPU-812	8'	12'	9'	13'	153.6 / 0.342	172.8 / 0.385
BPU-816	8'	16'	9'	14'	204.8 / 0.456	230.4 / 0.513

¹ All Dimensions Are Nominal

² Based on an WA Ecology GULD Approval for Basic, Enhanced & Phosphorus.
At 1.80 gpm/sf Media Surface Area.

³ Based on an NJCAT Verification & NJ DEP Certification. At 1.80 gpm/sf Media Surface Area.

US Patents Pending



BioPod™ Biofilter
Underground - SoCal Sizing
Vault with External Bypass



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BPU-SoCal	NR	ECO-0149	JPR 6/12/18	1 OF 2
		NEW 10/4/18		

NWS-2019-162

ROPOSED: WETLAND FILL

DATE: 8 4 19

URPOSE: SUMAS CONCRETE PRODUCTS



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AT: SUMAS, WHATCOM CTY, WA, T41N, R04E, SECTION 34

WATERWAY: WETLANDS IN THE SUMAS FLOODPLAIN

USACE REF #:NWS-2019-162

JOB NO:
SEV0001

FIGURE 11 of 15



SDL MITIGATION SITE

NWS-2019-162

PROPOSED: WETLAND FILL

PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8/4/19



APP. BY: LAKEPORT REACH, LLC

AT: SUMAS, WHATCOM CTY, WA, T41N, R4E, SECTION 34

WATERWAY: WETLANDS IN THE SUMAS CREEK FLOODPLAIN

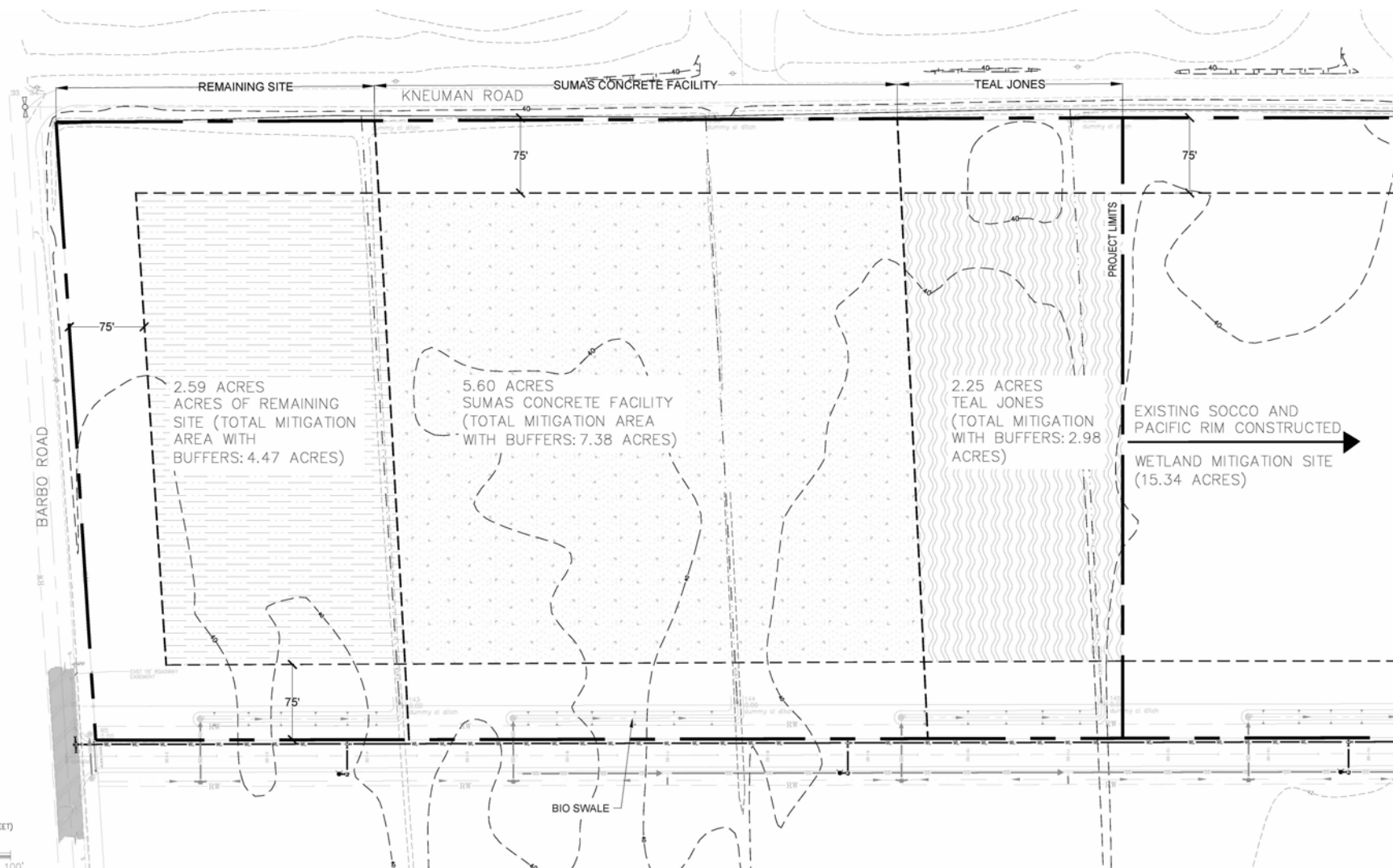
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FIGURE 12 of 15



SUMAS CONCRETE PRODUCTS MITIGATION AREA

NWS-2019-162

PROPOSED: WETLAND FILL

DATE: 8/4/19

PURPOSE: SUMAS CONCRETE PRODUCTS

APP. BY: LAKEPORT REACH, LLC

JOB NO:

AT: SUMAS, WHATCOM CTY, WA, T41N, R4E, SECTION 34

SEV0001







WATERWAY: WETLANDS IN THE SUMAS CREEK FLOODPLAIN

USACE REF #: NWS-2019-162

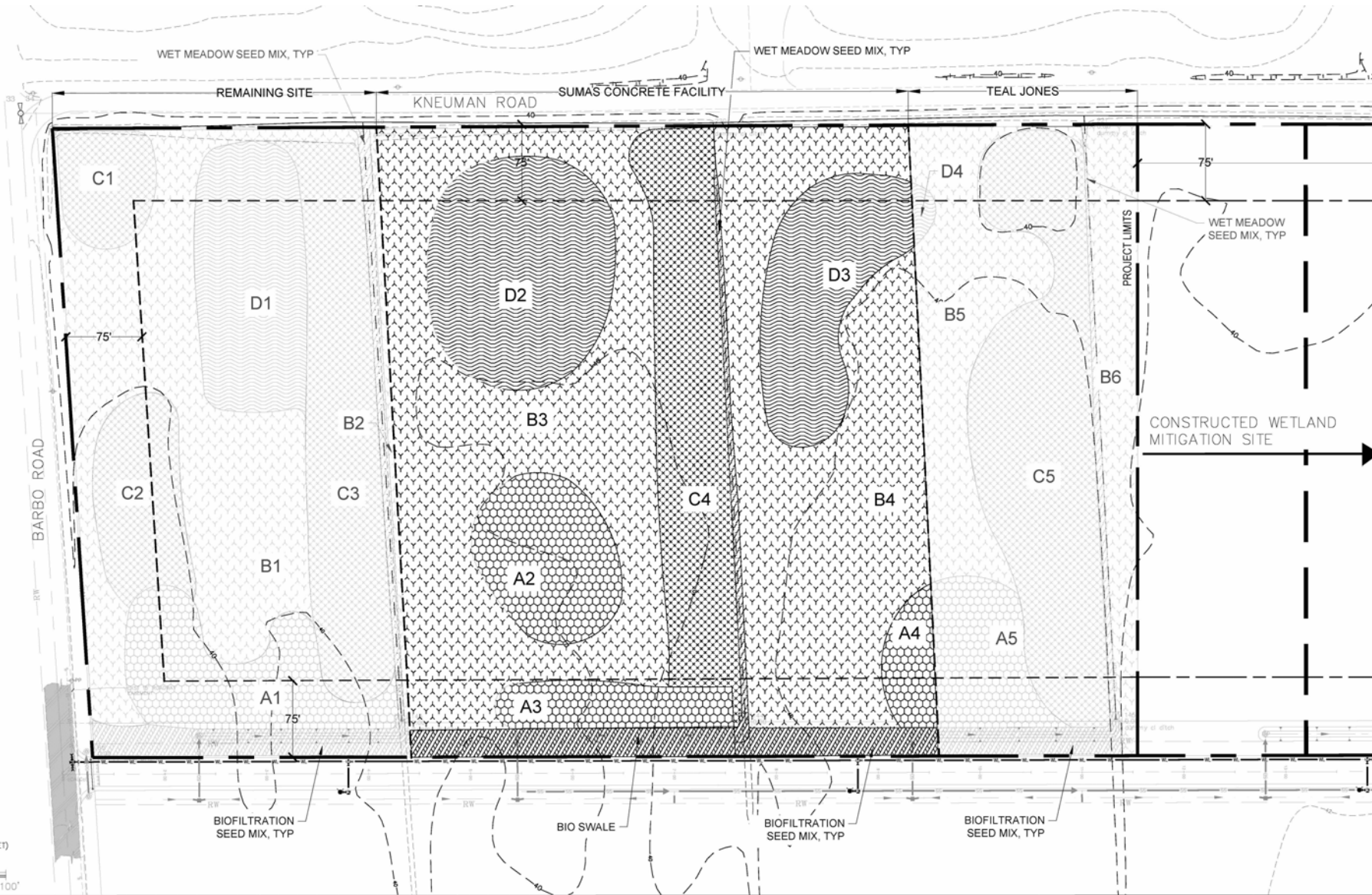
FIGURE 13 of 15



LEGEND:

-  PLANT TYPE A
-  PLANT TYPE B
-  PLANT TYPE C
-  PLANT TYPE D
-  BIOFILTRATION SEED MIX
-  WET MEADOW SEED MIX

MITIGATION PLANTING PLAN



NWS-2019-162

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SEV0001

FIGURE 14 of 15



SUMAS CONCRETE WETLAND ENHANCEMENT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	QTY	A4	A5	A6	TOTAL
PLANT TYPE A (TREES ONLY)										
	BETULA Papyrifera	PAPER BIRCH	18"	BR/TRANS GRD	12' o.c.	60	36	23	119	
	POPULUS TRICHOCARPA	BLACK COTTONWOOD	18"	BR/TRANS GRD	12' o.c.	60	36	23	119	

PLANT TYPE B - WETTER PLANT MIX						B3	B4	TOTAL		
TREES						SF: 42,989	79,380	122,369		
	POPULUS TRICHOCARPA	BLACK COTTONWOOD	18"	BR/TRANS GRD	12' o.c.	34	64	98		
	SALIX LUCIDA SSP. LASIANDRA	PACIFIC WILLOW	18"	BR/TRANS GRD	12' o.c.	34	64	98		
SHRUBS										
	CORNUS STOLONIFERA	RED TWIG DOGWOOD	18"	BR/TRANS GRD	8' o.c.	77	143	220		
	LONICERA INVOLUCRATA	BLACK TWINBERRY	2'-3'	BR/TRANS GRD	6' o.c.	172	318	490		
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2'-3'	BR/TRANS GRD	6' o.c.	172	318	490		
	RUBUS SPECTABILIS	SALMONBERRY	2'-3'	BR/TRANS GRD	6' o.c.	172	318	490		
	SALIX HOOKERIANA	HOOKE'S WILLOW	18"	BR/TRANS GRD	8' o.c.	77	143	220		
	SALIX SITCHENSIS	SITKA WILLOW	18"	BR/TRANS GRD	8' o.c.	77	143	220		
	SPIRAEA DOUGLASII	HARDHACK	2'-3'	BR/TRANS GRD	6' o.c.	172	318	490		

Note: Bold text indicates primary species within the plant mix (50%). Italic text indicates secondary species (50%).

PLANT TYPE C - DRYER PLANT MIX						C4	TOTAL			
TREES						SF: 38,283	38,283			
	ACER MACROPHYLLUM	BIGLEAF MAPLE	18"	BR/TRANS GRD	15' o.c.	16	16			
	ALNUS RUBRA	RED ALDER	18"	BR/TRANS GRD	12' o.c.	26	26			
	ALNUS SINUATA	SITKA ALDER	18"	BR/TRANS GRD	12' o.c.	26	26			
	BETULA Papyrifera	PAPER BIRCH	18"	BR/TRANS GRD	12' o.c.	26	26			
	POPULUS TRICHOCARPA	BLACK COTTONWOOD	18"	BR/TRANS GRD	12' o.c.	26	26			
	PICEA SITCHENSIS	SITKA SPRUCE	2'-3'	BR/TRANS GRD	20' o.c.	7	7			
	SALIX LUCIDA SSP. LASIANDRA	PACIFIC WILLOW	18"	BR/TRANS GRD	15' o.c.	16	16			
	THUJA PLICATA	WESTERN RED CEDAR	2'-3'	BR/TRANS GRD	20' o.c.	7	7			
SHRUBS										
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2'-3'	BR/TRANS GRD	8' o.c.	69	69			
	ROSA NUTKANA	NOOTKA ROSE	12'-18"	BR/TRANS GRD	6' o.c.	74	74			
	RUBUS SPECTABILIS	SALMONBERRY	2'-3'	BR/TRANS GRD	6' o.c.	74	74			
	SALIX SCOUERIANA	SCOUER'S WILLOW	18"	BR/TRANS GRD	8' o.c.	69	69			
	SAMBUCUS RACEMOSA	RED ELDERBERRY	2'-3'	BR/TRANS GRD	6' o.c.	74	74			

Note: Bold text indicates primary species within the plant mix (50%). Italic text indicates secondary species (30%). Plain text indicates a tertiary species (20%).

PLANT TYPE D - EMERGENT MARSH MIX - (FOR SEASONALLY FLOODED AREAS)						D3	D4	TOTAL		
						SF: 22,785	24,915	47,700		
	CAREX OBNUPA	SLOUGH SEDGE	10T	TUBLING	2' o.c.	1652	1806	3,458		
	JUNCUS EFFUSUS	SOFT RUSH	10T	TUBLING	2' o.c.	1652	1806	3,458		
	JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH	10T	TUBLING	2' o.c.	1652	1806	3,458		
	SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	10T	TUBLING	2' o.c.	1652	1806	3,458		

BIOFILTRATION SEED MIX			11,315 SF							
	ELYMUS GLAUCUS	BLUE WILDRYE	80%							
	FESTUCA RUBRA	RED FESCUE	30%							
	BROMUS CARINATUS	CALIFORNIA BROME	10%							

Seed shall be applied at a rate of 87.1 lbs/acre. No noxious weeds will be permitted. The seed mixture shall be no less than 98% pure, and shall have a minimum germination rate of 90%. All areas in project limits to be seeded. Place bio-filtration seed mix where shown and in Plant Type D.

WET MEADOW SEED MIX			242,326 SF							
	HORDUM BRANCHYANTHEMUM	MEADOW BARLEY	45%							
	FESTUCA RUBRA var. ROEMERII	NATIVE OR ROEMER'S RED FESCUE	24%							
	BECKMANNIA SYZIGANCHIE	AMERICAN SLOUGHGRASS	20%							
	GLYCERIA OCCIDENTALIS	WESTERN MANNAGRASS	8%							
	AGROSTIS EXERATA	SPIKE BENTGRASS	3%							

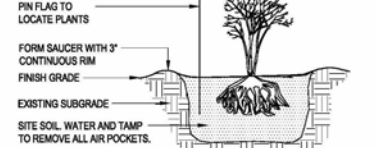
Seed shall be applied at a rate of 25 lbs/acre. No noxious weeds will be permitted. The seed mixture shall be no less than 98% pure, and shall have a minimum germination rate of 90%. All areas in project limits to be seeded with wet meadow seed mix, except areas receiving bio-filtration seed mix.

NOTES:

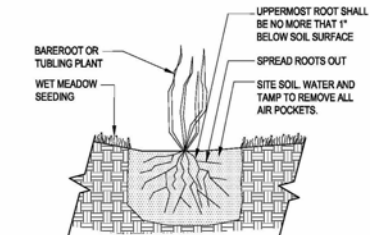
- 1) PLANT INDIVIDUAL TREE AND SHRUB SPECIES IN GROUPS OF 5-15 PLANTS WITHIN EACH PLANTING AREA, (WHERE TOTAL QUANTITIES ALLOW).
- 2) SPACE TREES 15' O.C. OR 20' O.C. (AS SHOWN) FROM OTHER TREES, SPACE SHRUBS 7'-8' O.C. FROM ADJACENT TREES AND SHRUBS. ALL SPACING IS TRIANGULAR.
- 3) PLANT SPACING IS APPROXIMATE. ADJUST SPACING AS NEEDED. PROVIDE THE NUMBERS OF PLANTS IN EACH AREA AS PER ABOVE PLANT LIST.
- 4) SEE GENERAL NOTES FOR ADDITIONAL CONSTRUCTION INFORMATION AND REQUIREMENTS.

NOTE:

- PLANT SO THAT TOP OF ROOT IS EVEN WITH THE FINISH GRADE
- SPREAD ROOTS EVENLY.



A BARE ROOT TREE / SHRUB PLANTING TYP.
SCALE: NTS



B EMERGENT PLANTING TYP.
SCALE: NTS

MITIGATION PLANT LIST & DETAILS



NWS-2019-162

PROPOSED: WETLAND FILL
PURPOSE: SUMAS CONCRETE PRODUCTS

DATE: 8/4/19



APP. BY: LAKEPORT REACH, LLC
AT: SUMAS, WHATCOM CTY, WA, T41N, R4E, SECTION 34
WATERWAY: WETLANDS IN THE SUMAS CREEK FLOODPLAIN
USACE REF #: NWS-2019-162

JOB NO:
SEV0001

FIGURE 15 OF 15