



US Army Corps  
of Engineers  
Seattle District

# Public Notice of Application for Permit

## US Army Corps of Engineers

Regulatory Branch  
4735 E. Marginal Way S., Bldg 1202  
Seattle, WA 98134-2388  
Telephone: (360) 979-3698  
ATTN: Kristin Murray,  
Project Manager

Public Notice Date: June 5, 2025

Expiration Date: July 5, 2025

Reference No.: NWS-2023-681

Name: Santerre, Jeff—  
Bulkhead Replacement

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Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings dated April 24, 2025. The U.S. Army Corps of Engineers (Corps) will also review the work in accordance with Section 404 of the Clean Water Act (CWA).

APPLICANT: Jeff Santerre

5321 Kenyon Street  
Seattle, Washington 98118  
Telephone: (206) 947-2567

AGENT:

Facet  
Attention: Allison Martin  
9706 4<sup>th</sup> Ave NE #300  
Seattle, Washington 98115  
Telephone: (360) 899-1110 Ext. 318

LOCATION: In Padilla Bay at 12342 Seabird Lane, Mount Vernon, Washington 98273  
(Lat 48.4989, Long -122.4828).

WORK: Remove 42 linear feet of existing bulkhead and 29 linear feet of shoreline armoring. Construct a 67-foot-long by 9-foot-high concrete bulkhead located between 1 to 13.5 feet landward of the existing structures. The new bulkhead would be up to 2.0 feet higher (to a 13.49-foot elevation). Rip-rap and 5 timber piles would be removed from a 430-square foot area in front of the new bulkhead. The area would be restored with up to 15 cubic yards of beach material. Work would occur waterward of the mean high water and high tide line. All work on the bulkhead would be completed by equipment operating in the upper intertidal area during periods of low tides. Measures would be taken to contain debris and prevent uncured concrete from contacting the water. All debris would be disposed of at an upland location.

PURPOSE: To protect existing upland structures from erosion.

ADDITIONAL INFORMATION: Copies of this public notice have been distributed featuring color drawings that more accurately communicate 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 by date of issuance. Select and view the listing for this project. The line of mean high water/high tide line 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: Removal of Rip-Rap and 5 timber piles from a 430-square-foot area in front of the new bulkhead and restoration of the area.

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. The project applicant has provided a conservation calculator to be evaluated by the Services.

After receipt of comments regarding this public notice, the Corps will evaluate potential impacts to proposed and/or listed species and their designated critical habitats.

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).

If the Corps determines the proposed action may adversely affect EFH for federally-managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination concerning project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

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. A historic properties investigation has been conducted within the permit area. No historic properties determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area. The Corps invites responses to this public notice from Native American Nations 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 regarding this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Nations 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, 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 Washington Department of Ecology has or will evaluate the proposed project in accordance with Section 401 of the Clean Water Act and for consistency with the Coastal Zone Management Act.

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, 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. 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 [Kristin.m.murray@usace.army.mil](mailto:Kristin.m.murray@usace.army.mil). 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. You may also submit project specific comments to the Corps through the new Regulatory Request System (RRS) using this link: <https://rrs.usace.army.mil/rrs>; Click Public Notices and

NWS-2023-681; Santerre, Jeff (Bulkhead Replacement)

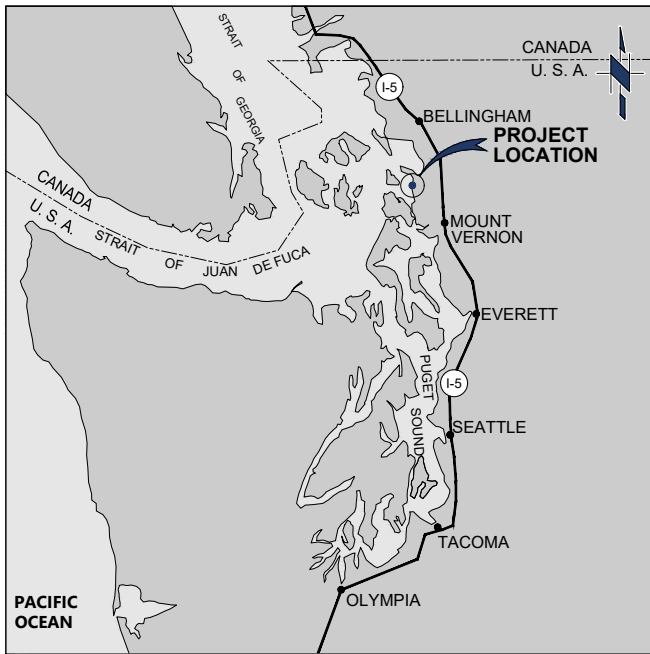
filter to Washington State to see all current Seattle District Public Notices, including this notice. You may submit your comments directly through this portal.

Conventional mail comments should be sent to:

U.S. Army Corps of Engineers, Regulatory Branch, 4735 E. Marginal Way S, Bldg 1202,  
Seattle, Washington, 98134-2388.

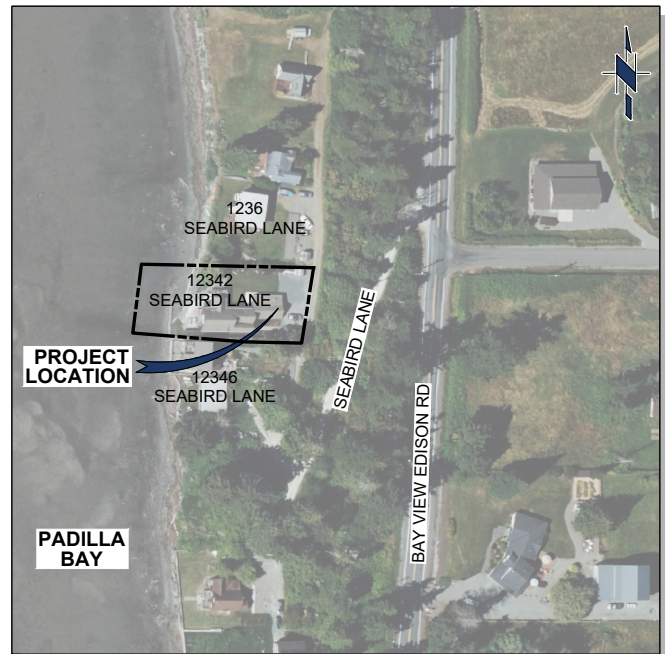
To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Jeff Santerre; NWS 2023-681.

Encl: Figures (7)



## VICINITY MAP

NTS



## PROJECT LOCATION

NTS

## SHEET INDEX

No.	SHEET TITLE
1	TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, AND SHEET INDEX
2	EXISTING SITE AND DEMOLITION PLAN
3	PROPOSED SITE PLAN
4	EXISTING BULKHEAD AND DEMOLITION SECTION A
5	EXISTING BULKHEAD AND DEMOLITION SECTION B
6	PROPOSED BULKHEAD SECTION C
7	PROPOSED BULKHEAD SECTION D

## PROJECT INFORMATION

**ADDRESS:** 12342 SEABIRD LANE MOUNT VERNON, WA 98273

**PROJECT:** BULKHEAD REPLACEMENT

**PROPERTY ID:** P35004

**GEOGRAPHIC ID:** 350330-0-025-0001

**AREA OF LOT:** 0.03847 ACRE

### LEGAL DESCRIPTION:

TAX 10-N 30FT OF S 120FT OF FOL TR BEG 1219.4FT W & 1095.4FT S OF  $\frac{1}{4}$  C BTW SE C19 & 30 TH N 5-36 E 256.22FT TH W PLW N LI OF SEC TO GV MEAN LI TH SLY ALG MEAN LI TAP W OF POB TH E 110FT M/L TPB

### HORIZONTAL DATUM:

NAD83/2011 WASHINGTON STATE PLANE, NORTH ZONE, US SURVEY FEET.

### VERTICAL DATUM:

MEAN LOW LOW WATER (MLLW).

### TIDAL DATUM:

STATION ID: 9448682

STATION NAME: SWINOMISH, WA

HIGHEST ASTRONOMICAL TIDE (HAT) 10.43'

HIGH TIDE LINE\* (HTL) 10.43'

MEAN HIGHER HIGH WATER (MHHW) 8.73'

MEAN HIGH WATER (MHW) 7.94'

MEAN LOW WATER (MLW) 2.50'

MEAN LOWER LOW WATER (MLLW) 0.00'

HIGH TIDE LINE BASED ON THE TEN YEAR AVERAGE NOAA PREDICTED HIGHEST TIDE.

**TOPOGRAPHY AND BATHYMETRY:** COUNTY GIS CONTOURS, INTERVAL = 1'

**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

**12342 SEABIRD LANE  
BULKHEAD REPLACEMENT**

**TITLE SHEET  
AND SHEET INDEX**

**ISSUED FOR PERMIT - REV 0**  
**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

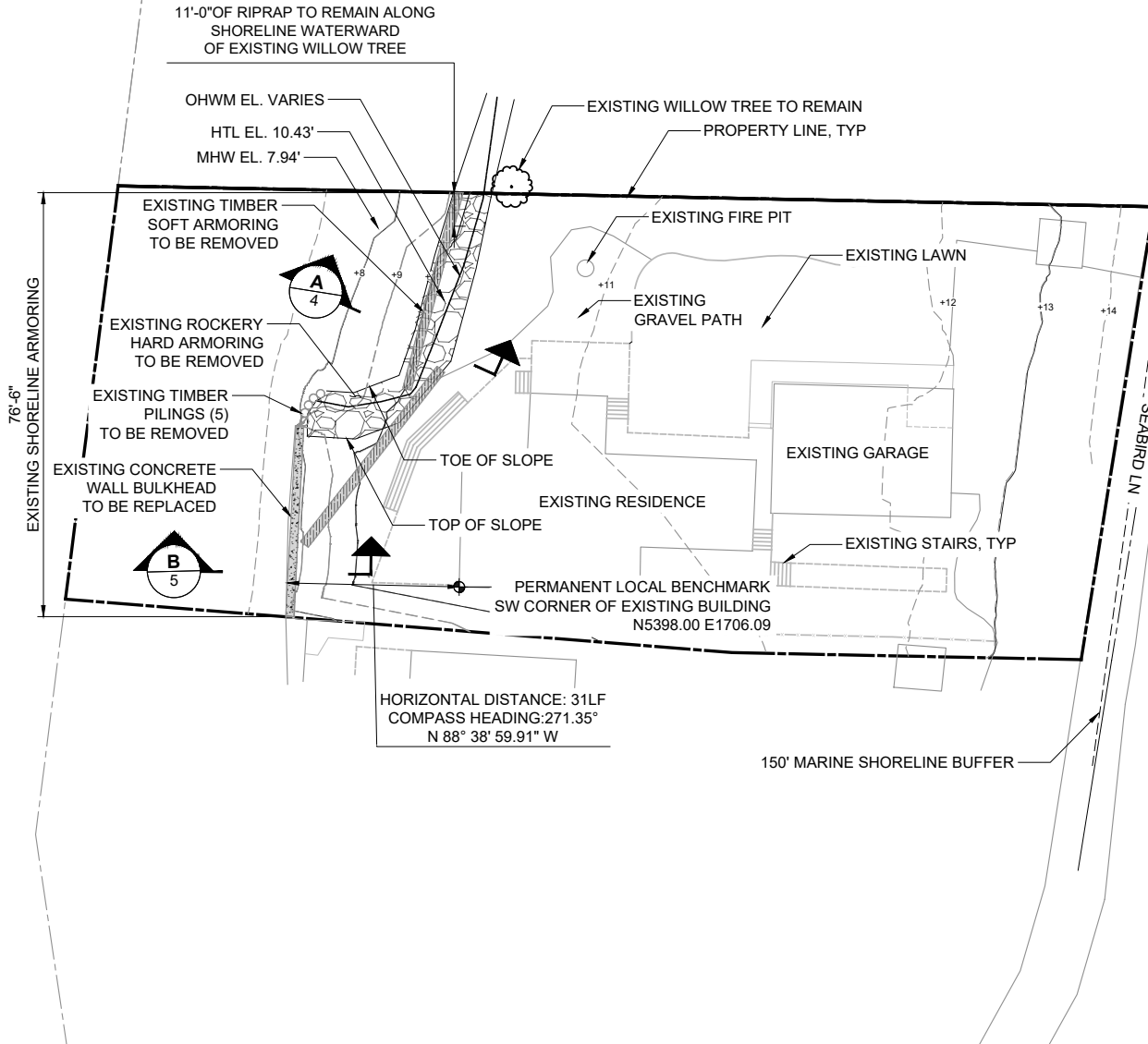
**PROPOSED:**  
BULKHEAD REPLACEMENT.

**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
 $\frac{1}{4}$ S 02, S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 1 OF 7

ANY CHANGES TO THE  
APPROVED PLAN  
NEEDS TO BE  
REVIEWED AND  
APPROVED

# PADILLA BAY



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

**12342 SEABIRD LANE  
BULKHEAD REPLACEMENT**

**EXISTING AND  
DEMOLITION PLAN**

16 8 0 16 32  
SCALE IN FEET

**ISSUED FOR PERMIT - REV 0**

**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

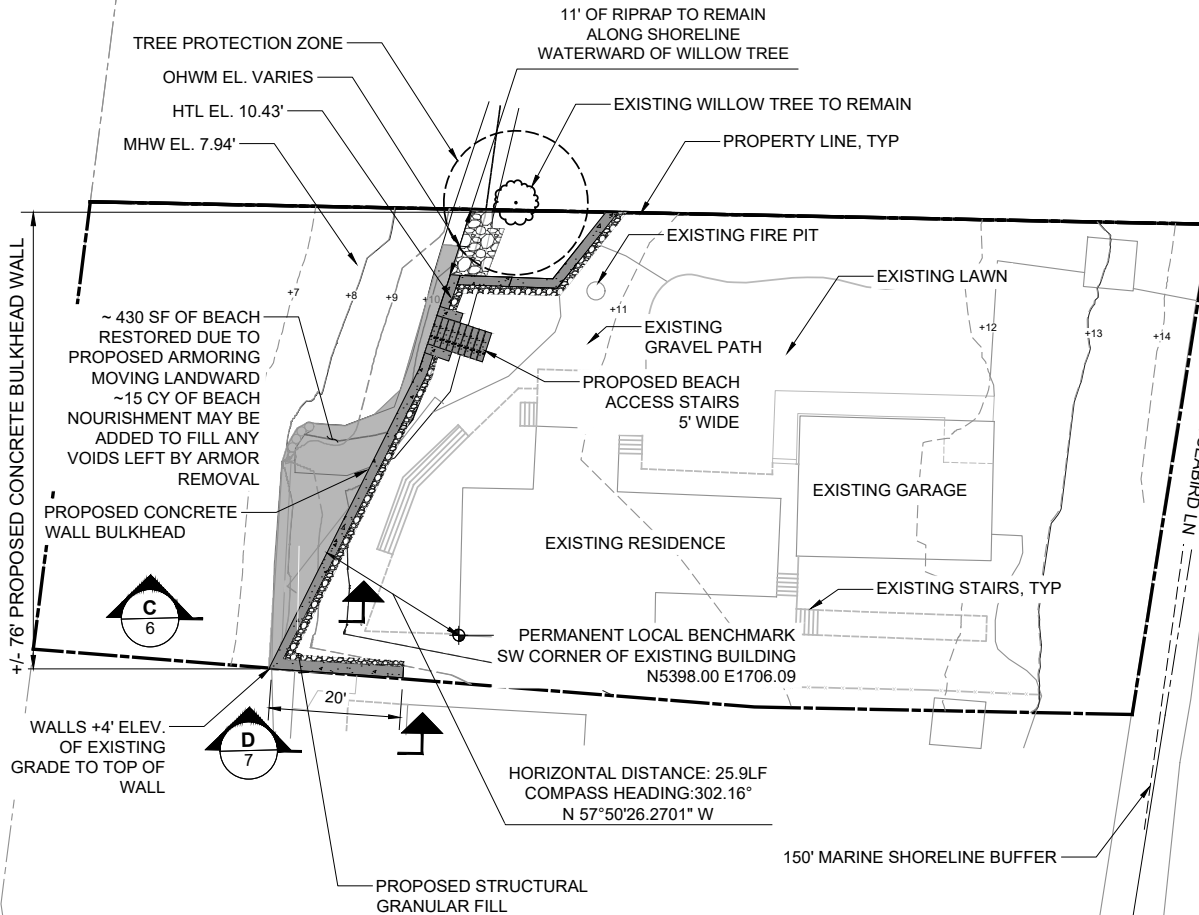
**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
1/4 S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 2 OF 7

ANY CHANGES TO THE  
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NWS-2023-681

## PADILLA BAY



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

12342 SEABIRD LANE  
BULKHEAD REPLACEMENT



ISSUED FOR PERMIT - REV 0

 **FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

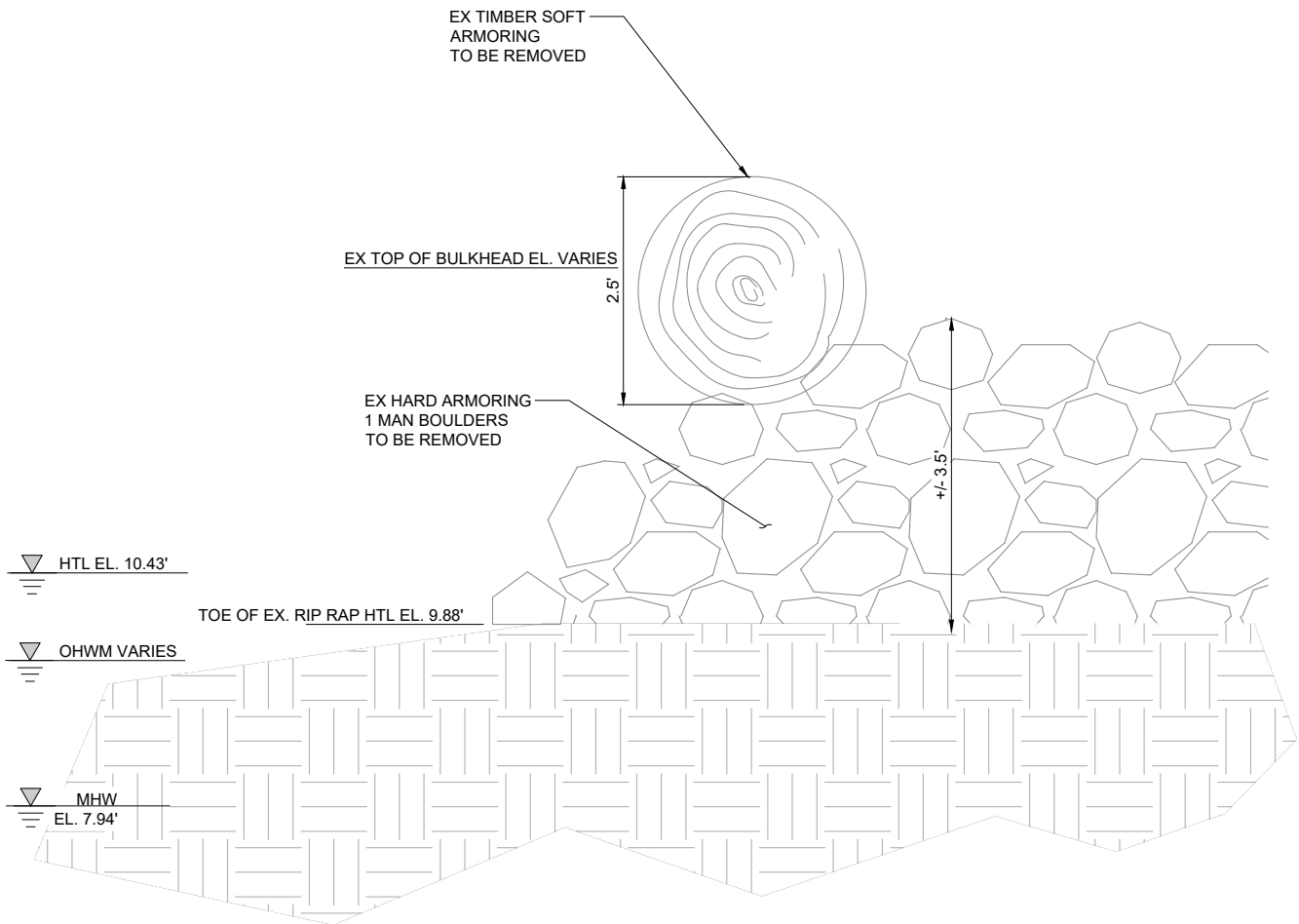
**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
¼ S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 3 OF 7

ANY CHANGES TO THE  
APPROVED PLAN  
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APPROVED



4/17/25 - NMOFFATT - Z:\SHARED\PROJECTS\ACTIVE\2023\02\0259.00 - 12342 SEABIRD LN MT VERNON - JEFF SANTERRE\DWG\DRAWING\12342 SEABIRD LN MT VERNON\_JARPA 2-25-2025\_NMLDWG



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

**12342 SEABIRD LANE  
BULKHEAD REPLACEMENT**

**EXISTING BULKHEAD AND  
DEMOLITION SECTION A**



**ISSUED FOR PERMIT - REV 0**

**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
1/4 S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

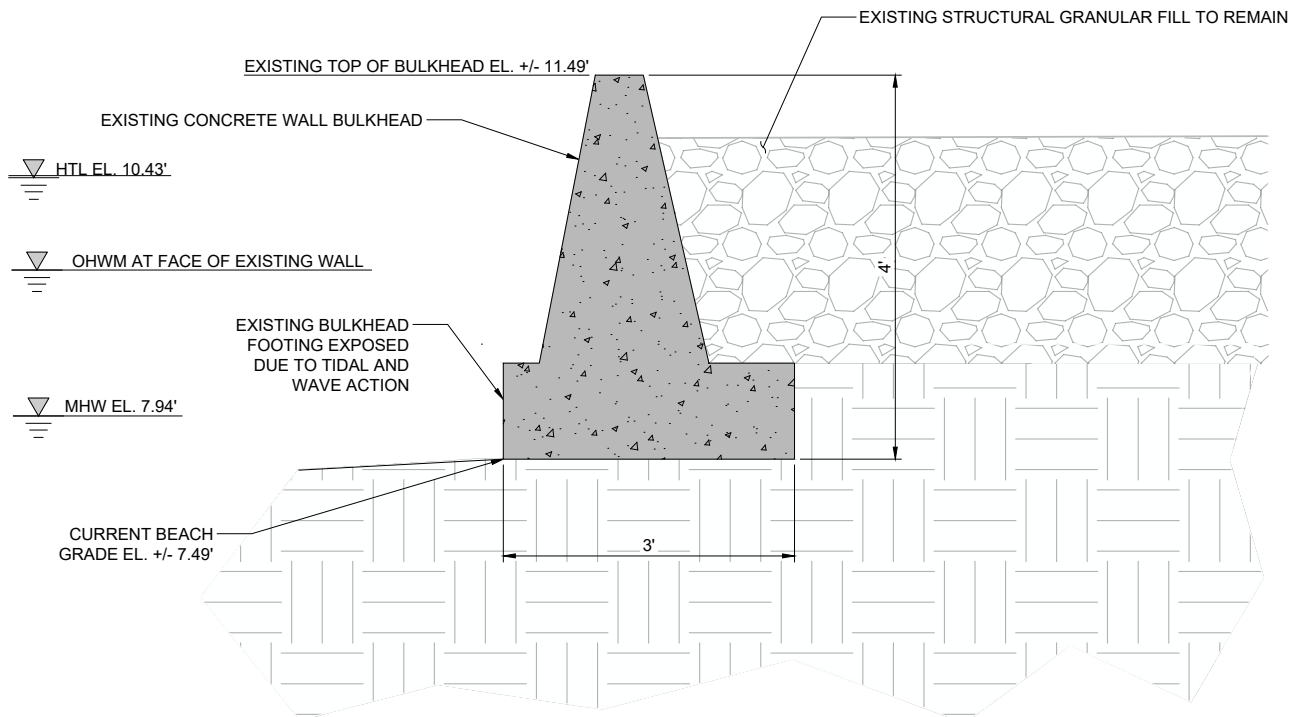
**DATE:** APRIL 2025  
**SHEET:** 4 OF 7

ANY CHANGES TO THE  
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NWS-2023-681



4/17/25 - NMOFFATT - 2:SHARED/PROJECT/ACTIVE/2023/02/0259.00 - 12342 SEABIRD LN MT VERNON - JEFF SANTERRE/DWG/12342 SEABIRD LN MT VERNON - JARPA 2-25-2025 - NLDWG



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

**12342 SEABIRD LANE  
BULKHEAD REPLACEMENT**

**EXISTING BULKHEAD  
AND DEMOLITION SECTION B**



**ISSUED FOR PERMIT - REV 0**

**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

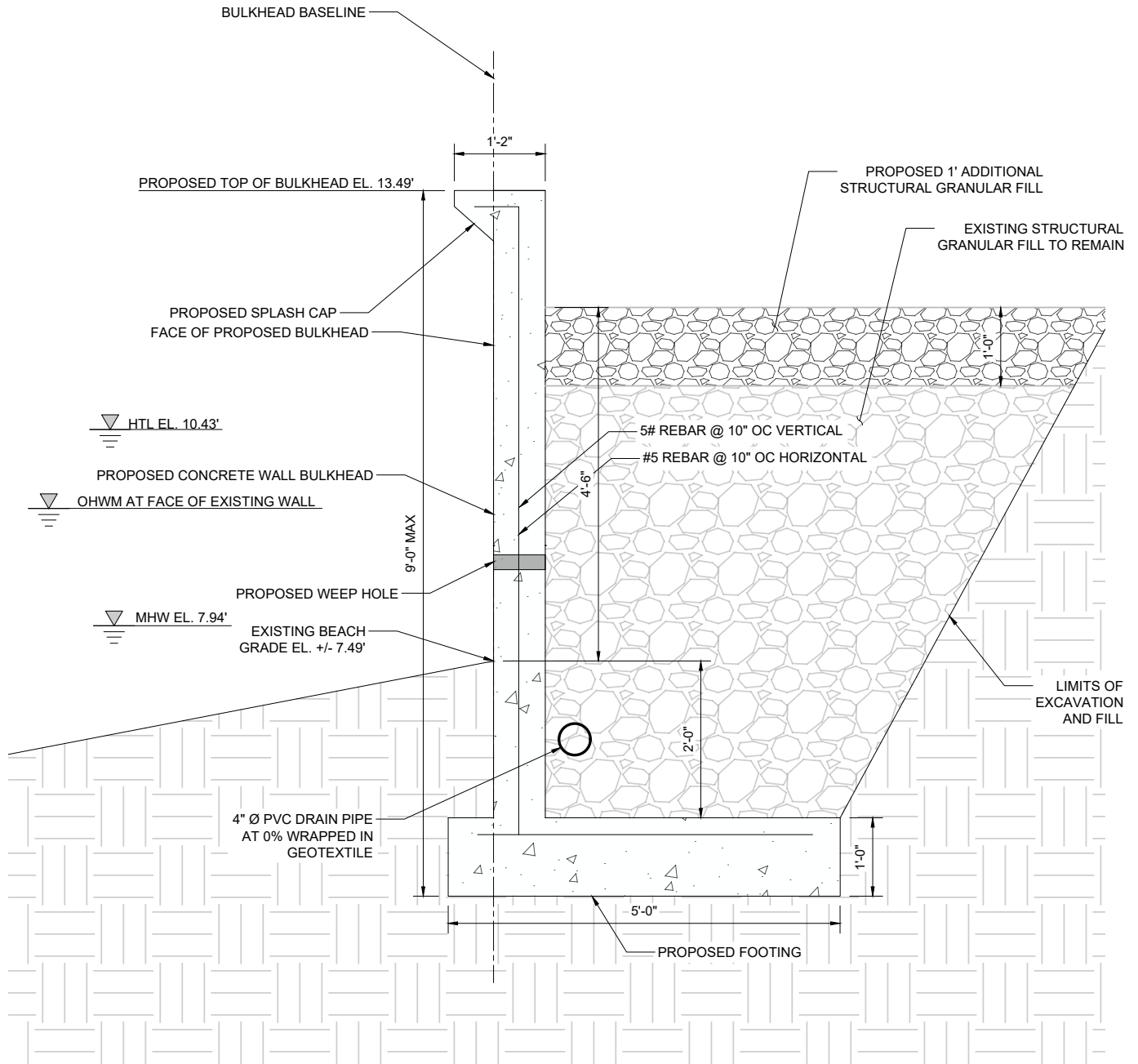
**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
1/4 S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 5 OF 7

ANY CHANGES TO THE  
APPROVED PLAN  
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APPROVED

NWS-2023-681

4/17/25 - NMOFFATT - 2:SHARED/PROJECT/ACTIVE/20250220020299.00 - 12342 SEABIRD LN MT VERNON - JEFF SANTERRE/DWG/12342 SEABIRD LN MT VERNON - JARPA 2-25-2025 - NLDWG



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

**12342 SEABIRD LANE  
BULKHEAD REPLACEMENT**

**PROPOSED  
BULKHEAD SECTION C**

1 1/2 0 1 2  
SCALE IN FEET

**ISSUED FOR PERMIT - REV 0**  
**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

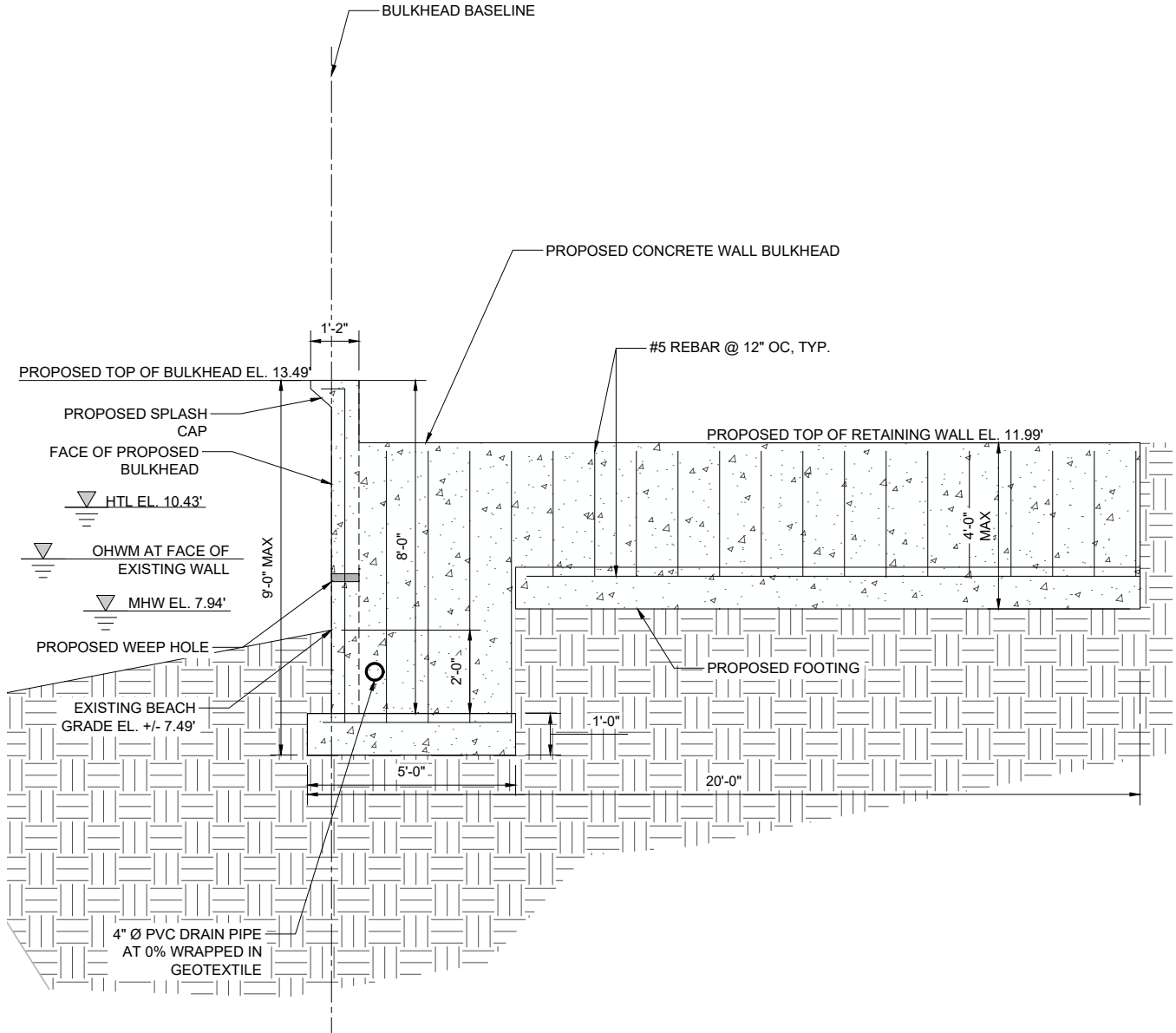
**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
1/4 S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 6 OF 7

ANY CHANGES TO THE  
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NWS-2023-681

4/17/25 - NMOFFATT - 2:5:58 PM - PROJECT: 12342 SEABIRD LANE - JARPA 2-25-2025 - NMLDWG



**PURPOSE:**  
BULKHEAD REPLACEMENT

**DATUM:** MLLW

**APPLICATION BY:**  
JEFF SANTERRE

**ADJACENT PROPERTY OWNERS:**  
SEE JARPA APPLICATION

12342 SEABIRD LANE  
BULKHEAD REPLACEMENT

PROPOSED  
BULKHEAD SECTION D



ISSUED FOR PERMIT - REV 0  
**FACET** 9706 4th Ave NE, Suite 300  
Seattle, WA 98115  
www.facetnw.com P: 206.523.0024

**PROPOSED:**  
BULKHEAD REPLACEMENT.

**IN:** PADILLA BAY  
**AT:** MOUNT VERNON, WA 98273  
SKAGIT COUNTY  
1/4 S 02 S30, T35, R03  
**PARCEL:** P35004, P35005

**DATE:** APRIL 2025  
**SHEET:** 7 OF 7

ANY CHANGES TO THE  
APPROVED PLAN  
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NWS-2023-681