



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) 393-2867
ATTN: Randel Perry,
Project Manager

Public Notice Date: June 6, 2025
Expiration Date: July 6, 2025

Reference No.: NWS-2025-346
Name: Magnolia Bluff, LLC

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 and Section 404 of the Clean Water Act, for certain work described below and shown on the enclosed drawings dated May 2025.

APPLICANT: Magnolia Bluff, LLC
Attention: Mr. Gregory Zaugg
405 South Main Street, Suite 800
Salt Lake City, Utah 84111
Telephone: (801) 530-7359

AGENT: Facet
Attention: Mr. Erik Dahl
9706 4th Avenue Northeast, Suite 300
Seattle, Washington 98115
Telephone: (206) 523-0024

LOCATION: In Shilshole Bay at Seattle, King County, Washington.

WORK: Repair a two-tiered, approximately 180-linear-foot-long concrete bulkhead and upland retaining wall.

PURPOSE: Maintain protection for existing upland single-family residence and associated property features.

ADDITIONAL INFORMATION: The applicant proposes to repair the lower portion of a two-tiered, approximately 180-linear-foot-long concrete bulkhead and upland retaining wall. The lower bulkhead would be repaired by patching and recoating the concrete headwall, repairing 12 concrete buttresses, and installing a steel-sheet pile scour guard at the lower bulkhead footing for the entire length of the bulkhead. The sheet pile scour guard would extend approximately one foot out from the existing wall and would be installed using a vibratory hammer mounted on a small excavator. The sheet piles would extend approximately 6 feet below the toe of the existing wall and would project about 8 to 12 inches out from the face of the

existing wall. The steel sheet piles would be painted with marine-grade, non-toxic epoxy paint intended for steel in marine environments.

Twelve concrete triangular shaped buttresses would be repaired by constructing timber formwork around each buttress to encapsulate it, installing rebar, and casting approximately 6 inches of new concrete on each side. A water-based penetrating sealer such as EnduraBlend or Saltguard WB would be applied to the bulkhead to prevent saltwater intrusion into existing cracks in the seawall and reduce rebar corrosion. To avoid any contact with the water, application would be limited to low tide when the wall is dry and above the splash zone. Drips and overspray will be kept from contact with sediments by using cloths and/or containment fabric. Protective plastic sheeting or containment fabric would be used to allow sufficient curing time before any potential exposure to high tide or wave splash.

Best Management Practices and temporary erosion and sediment control (TESC) measures will be implemented for the duration of project activities to minimize potential construction impacts. Work will be completed during low tide in the dry to avoid direct impacts to minimize impacts to beach substrate and water quality (via turbidity). All equipment and material staging will occur within upland areas. A spill response kit will be maintained present on-site during completion of project activities. All construction debris will be collected and not allowed to enter waters of the state. All debris generated will be properly disposed of at an approved off-site disposal facility. If debris or spilled material accidentally enters the waterway, immediate actions will be taken to remove the material.

NOTE: Ancillary to the work requiring Corps authorization, the applicant proposes to repair the upper portion of the bulkhead by sealing cracks and applying an anti-corrosive coating to the metal piles. Work would occur above the mean high water and high tide line elevations. As with the lower portion, a water-based penetrating sealer such as EnduraBlend or Saltguard WB would be applied to the bulkhead to prevent saltwater intrusion into existing cracks in the seawall and reduce rebar corrosion. To avoid any contact with the water, the application would be limited to low tide when the wall is dry and above the splash zone. Drips and overspray would be kept from contact with sediments by using cloths and/or containment fabric. Protective plastic sheeting or containment fabric would be used to allow sufficient curing time before any potential exposure to high tide or wave splash.

Copies of this public notice are distributed featuring project drawings in color to 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 the date of issuance. Select and view the listing for this project.

The location of the line of mean high water and the high tide line shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines boundaries of the wetland/waters are substantially inaccurate, a new public notice may be published.

MITIGATION: None proposed.

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 in reference to this public notice, the U.S. Army Corps of Engineers 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). If the U.S. Army Corps of Engineers (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 relative to 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. There are no recorded historic properties within the permit area. The permit area has been so extensively disturbed by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. 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 from 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 and 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 that reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors that may be relevant to the proposal will be considered, including the cumulative effects thereof, including 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 the overall needs and welfare of the people.

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 other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or 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.

SOURCE OF FILL MATERIAL: The source of fill material would be a commercial concrete provider.

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 randel.j.perry@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.

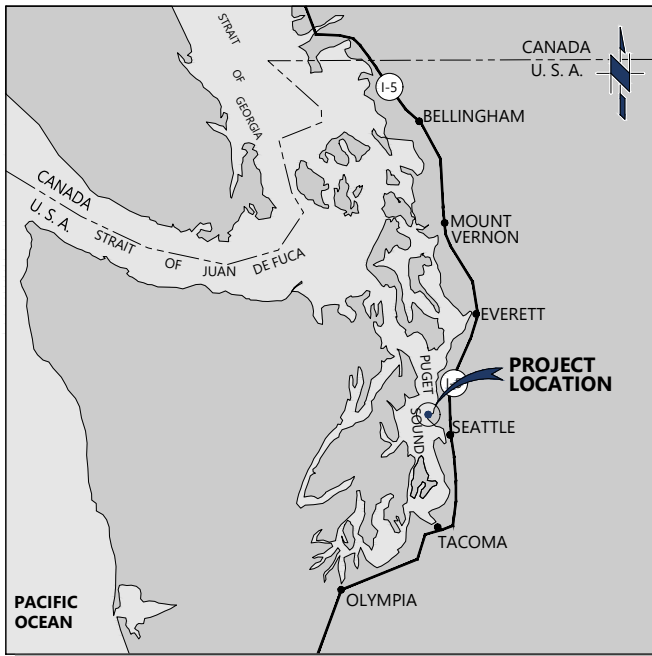
You may also submit project-specific comments to the Corps through the new Regulatory Request System (RRS) using this link: <https://rrs.usace.army.mil/rrs>. Click Public Notices and filter to Washington State to see all current Seattle District Public Notices, including this notice. You may submit your comments directly through this portal.

Conventional mail comments should be sent to:
U.S. Army Corps of Engineers, Regulatory Branch, Attention: Randel Perry,
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: Magnolia Bluff LLC, NWS-2025-346.

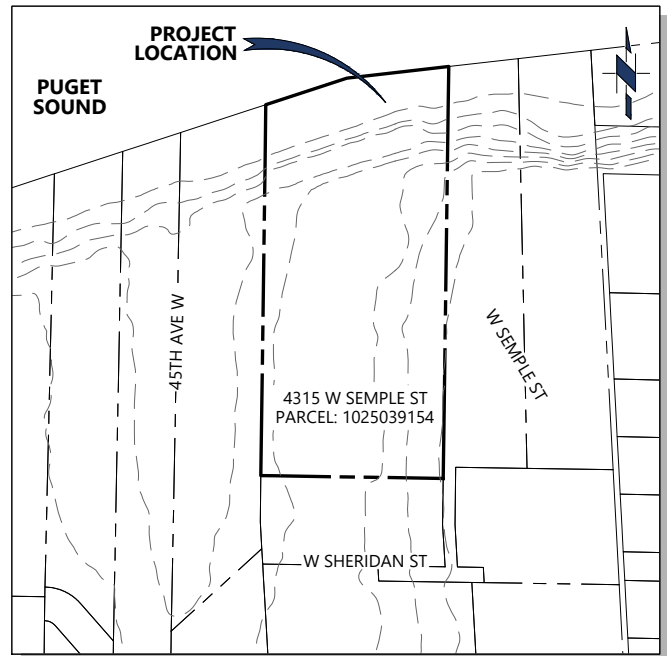
Encl: Figures (6)

530025 - EDAIL - 2:SHAREDPROJECTS\ACTIVE\2024\1024100545 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - JARPA DRAWINGS - PHASE 2.DWG



VICINITY MAP

NTS



PROJECT LOCATION

NTS

SHEET INDEX

No.	SHEET TITLE
1	TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, AND SHEET INDEX
2	OVERALL SITE PLAN
3	DETAILED BULKHEAD REPAIR PLAN
4	BULKHEAD REPAIR SECTION
5	BULKHEAD REPAIR ELEVATION
6	SITE IMAGERY

PROJECT INFORMATION

ADDRESS: 4315 WEST SEMPLE ST
PROJECT: BULKHEAD REPAIR - PHASE 2
PARCEL ID: 1025039154
AREA OF LOT: 1.82 ACRE

LEGAL DESCRIPTION:
PCL A SEATTLE BLA #3013320 REC #20120827900004 SD BLA BEING POR OF NW 1/4 OF SE 1/4 OF NW 1/4 STR 10-25-03
HORIZONTAL DATUM:
NAD83/2011 WASHINGTON STATE PLANE, NORTH ZONE, US SURVEY FEET.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

TIDAL DATUM:
STATION ID: 9447130
STATION NAME: SEATTLE, WA

HIGHEST ASTRONOMICAL TIDE (HAT) 10.86'
HIGH TIDE LINE* (HTL) 10.86'
MEAN HIGHER HIGH WATER (MHHW) 8.92'
MEAN HIGH WATER (MHW) 8.07'
MEAN LOWER LOW WATER (MLLW) -2.30'

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

TOPOGRAPHY AND BATHYMETRY:
KING COUNTY GIS CONTOURS, INTERVAL = 1'
SEPT 2011 SITE SURVEY (TRUE NORTH LAND SURVEYING, INC)

PURPOSE:

PROTECT EXISTING PRIMARY STRUCTURE (SINGLE FAMILY RESIDENCE) AND PREVENT FURTHER DETERIORATION OF EXISTING BULKHEAD.

DATUM:

MLLW

APPLICATION BY:

MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:

SEE JARPA APPLICATION

4315 W SEMPLE ST BULKHEAD REPAIR/REPLACEMENT - PHASE 2

TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, 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:

REPAIR EXISTING BULKHEAD.

IN: PUGET SOUND

AT: SEATTLE, WA, 98119
KING COUNTY
S10, T25, R3

PARCEL: 102503-9154

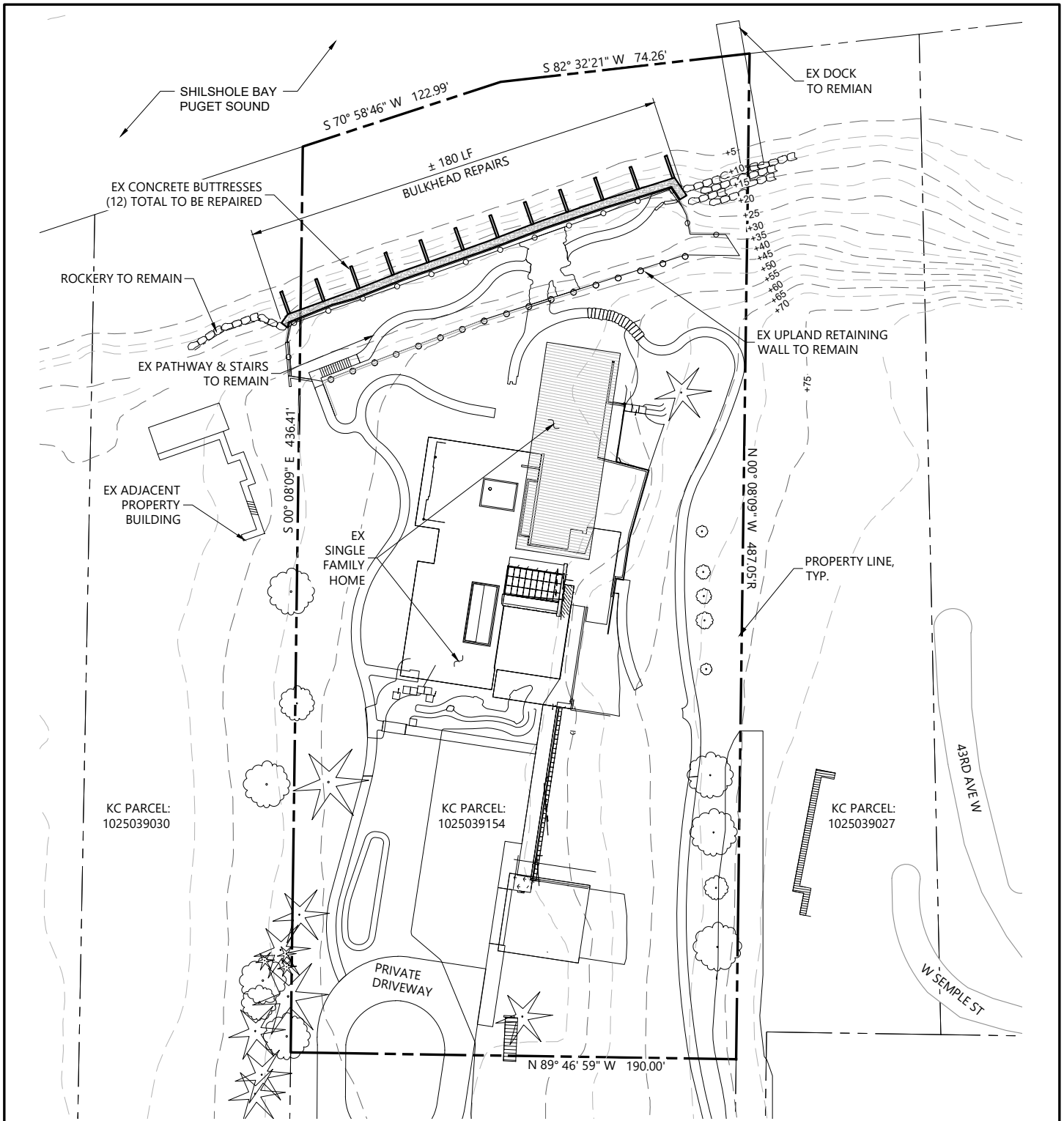
DATE: MAY 2025

SHEET: 1 OF 6

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

NWS-2025-346

503025 - EDAL - 2\SHARED\PROJECTS\ACTIVE\2024\1024100545 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - 4315 WEST SEMPLE SEATTLE - JARPA DRAWINGS - PHASE 2.DWG



PURPOSE:
PROTECT EXISTING PRIMARY STRUCTURE
(SINGLE FAMILY RESIDENCE) AND PREVENT
FURTHER DETERIORATION OF EXISTING
BULKHEAD.

DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

**4315 W SEMPLE ST
BULKHEAD REPAIR/REPLACEMENT
- PHASE 2**

OVERALL SITE PLAN

30 15 0 30 60
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:
REPAIR EXISTING BULKHEAD.

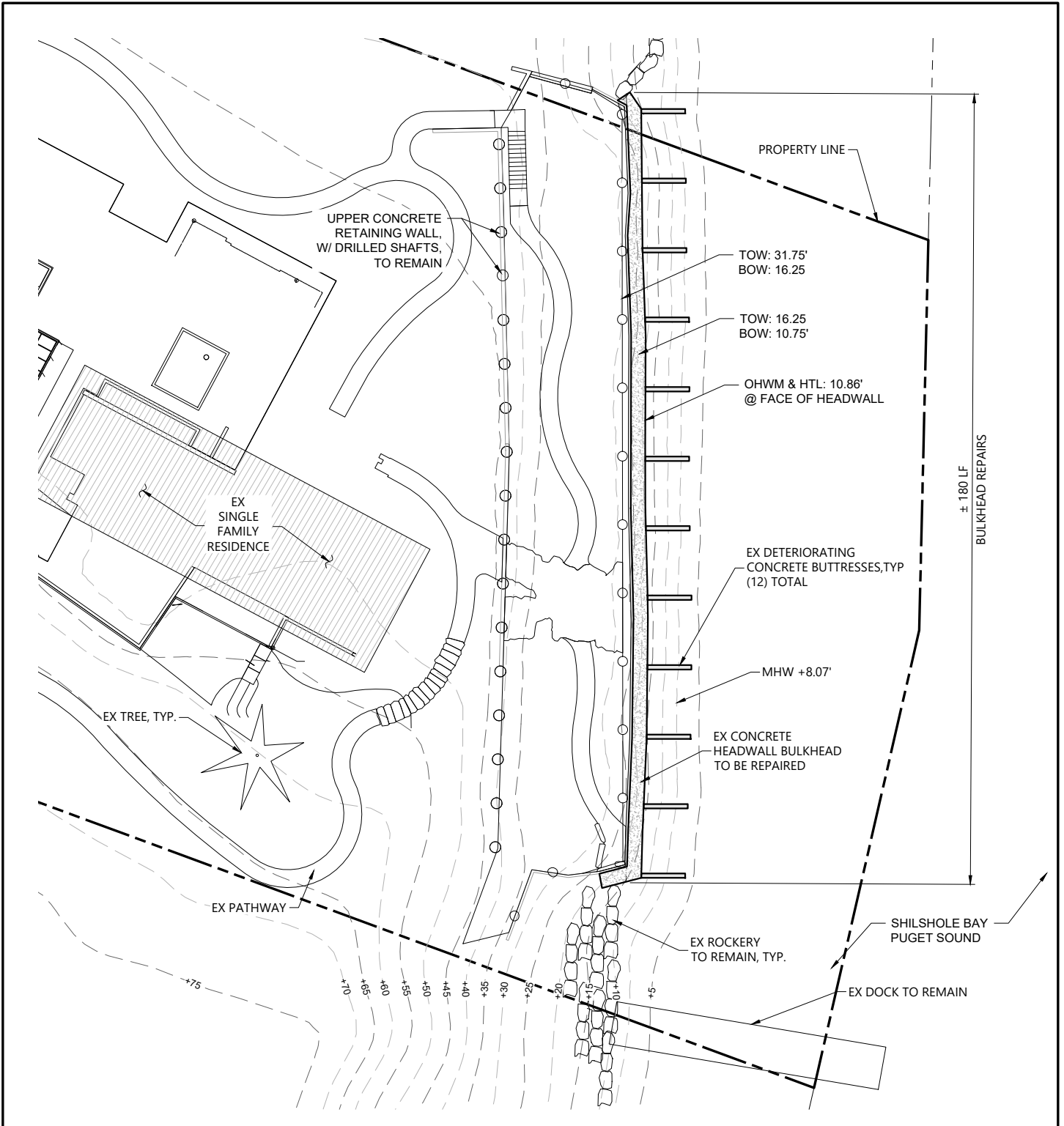
IN: PUGET SOUND
AT: SEATTLE, WA, 98119
KING COUNTY
S10, T25, R3
PARCEL: 102503-9154

DATE: MAY 2025
SHEET: 2 OF 6

ANY CHANGES TO THE
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NWS-2025-346

5/30/25 - EDAL - 2/SHARED PROJECTS/ACTIVE/2024/10/24/10.0545 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - 4315 WEST SEMPLE SEATTLE - ZIG SERAFIN - JARPA DRAWINGS - PHASE 2.DWG



PURPOSE:
PROTECT EXISTING PRIMARY STRUCTURE (SINGLE FAMILY RESIDENCE) AND PREVENT FURTHER DETERIORATION OF EXISTING BULKHEAD.

DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

4315 W SEMPLE ST
BULKHEAD REPAIR/REPLACEMENT
- PHASE 2

BULKHEAD REPAIR PLAN

SCALE IN FEET

ISSUED FOR PERMIT - REV 0

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Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
REPAIR EXISTING BULKHEAD.

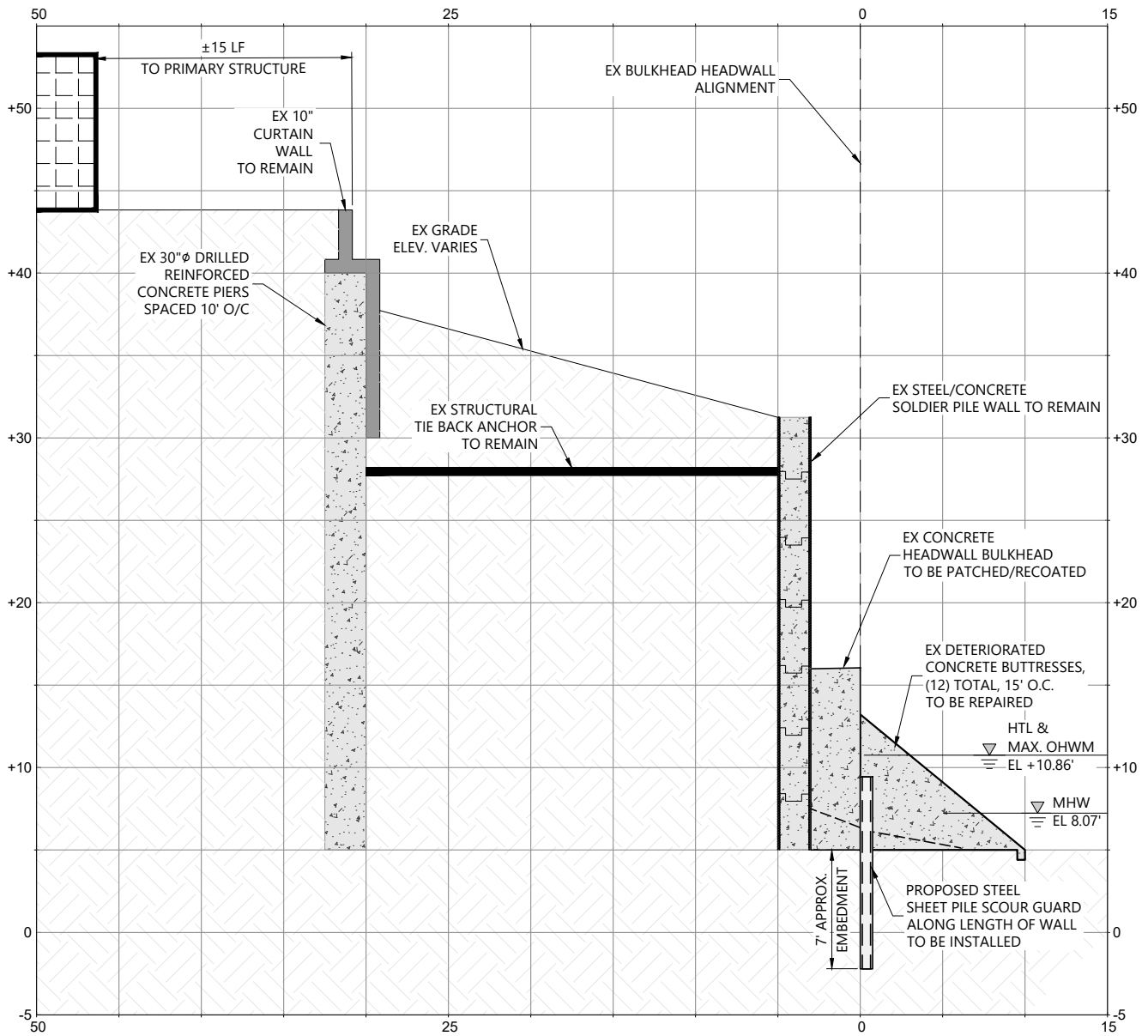
IN: PUGET SOUND
AT: SEATTLE, WA, 98119
KING COUNTY
S10, T25, R3
PARCEL: 102503-9154

DATE: MAY 2025
SHEET: 3 OF 6

ANY CHANGES TO THE
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NWS-2025-346

5/30/25 - EDALH - 2/SHARED/PROJECTS/ACTIVE/2024/10/24/10/0545 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - JARPA DRAWINGS - PHASE 2.DWG



PURPOSE:
PROTECT EXISTING PRIMARY STRUCTURE
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DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

4315 W SEMPLE ST
BULKHEAD REPAIR/REPLACEMENT
- PHASE 2

BULKHEAD REPAIR SECTION



ISSUED FOR PERMIT - REV 0

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Seattle, WA 98115
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PROPOSED:
REPAIR EXISTING BULKHEAD.

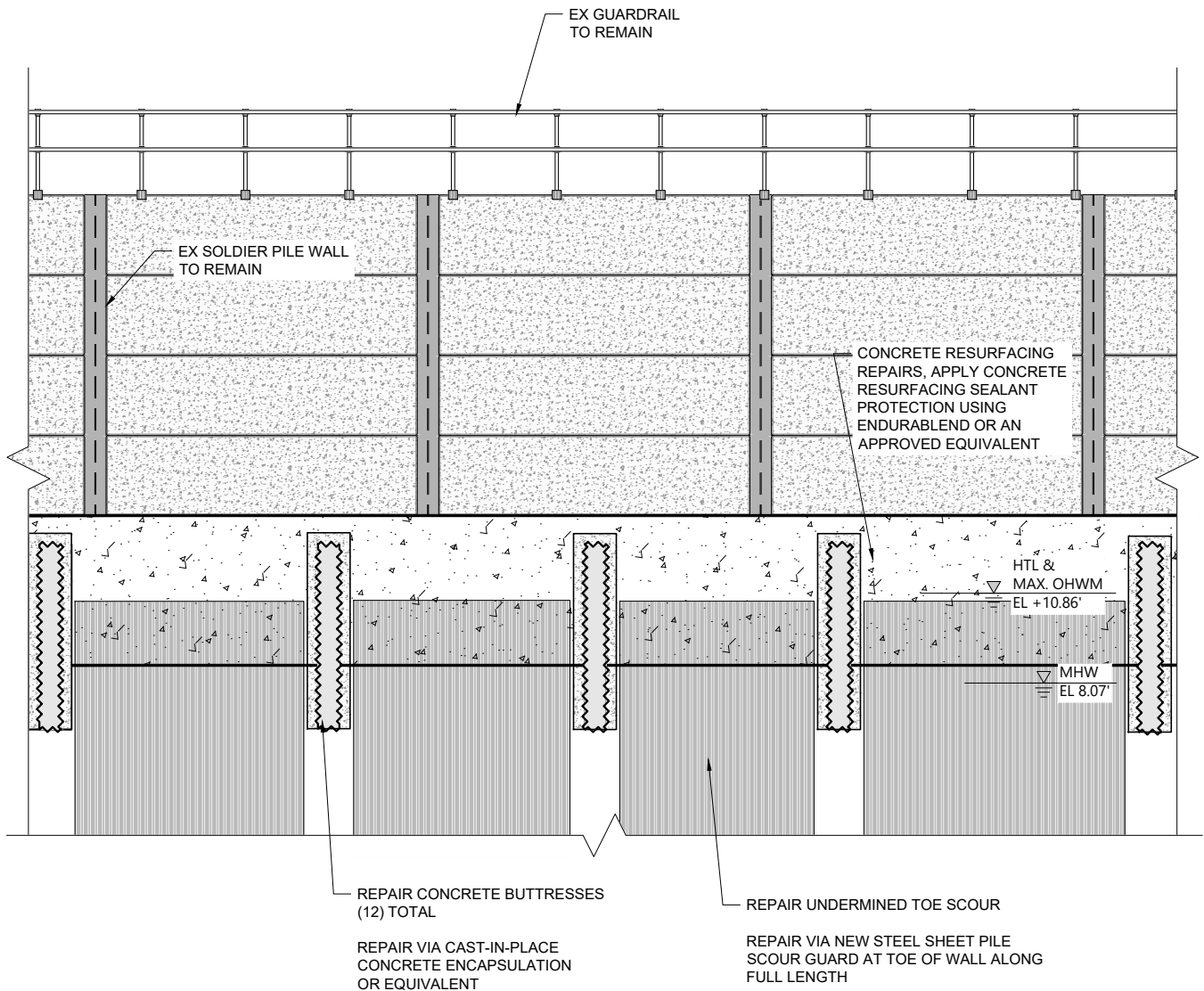
IN: PUGET SOUND
AT: SEATTLE, WA, 98119
KING COUNTY
S10, T25, R3
PARCEL: 102503-9154

DATE: MAY 2025
SHEET: 4 OF 6

ANY CHANGES TO THE
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NWS-2025-346

5/30/25 - EDAHL - 2/SHARED/PROJECTS/ACTIVE/2024/10/24/10/0545 - ZIG SERAFIN - JARPA DRAWINGS - PHASE 2.DWG



PURPOSE:
PROTECT EXISTING PRIMARY STRUCTURE
(SINGLE FAMILY RESIDENCE) AND PREVENT
FURTHER DETERIORATION OF EXISTING
BULKHEAD.

DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

4315 W SEMPLE ST
BULKHEAD REPAIR/REPLACEMENT
- PHASE 2

BULKHEAD REPAIR ELEVATION



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

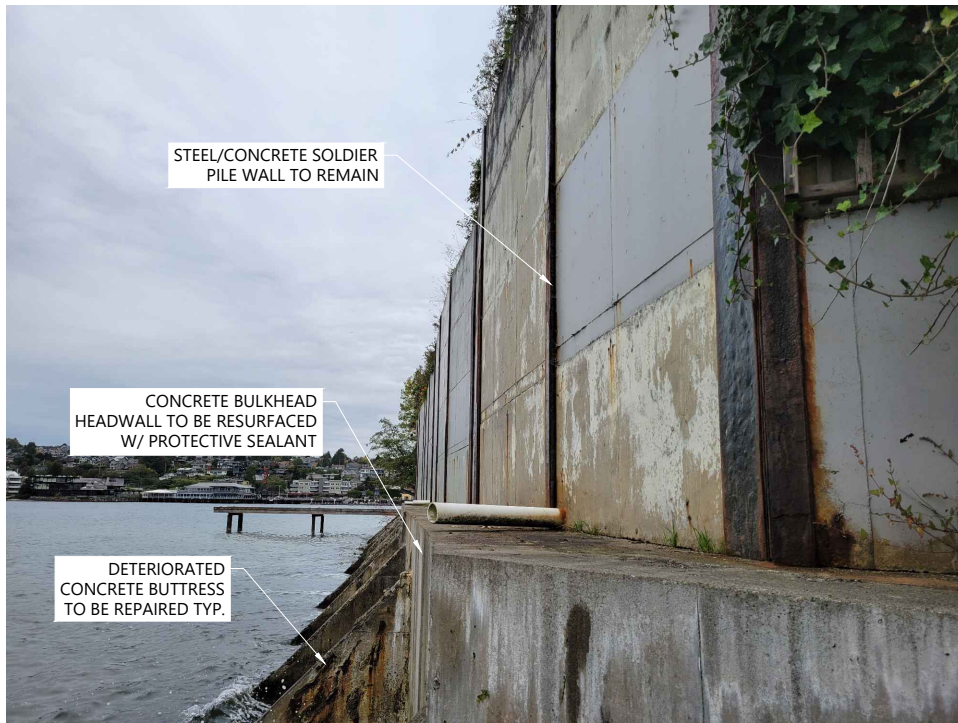
PROPOSED:
REPAIR EXISTING BULKHEAD.

IN: PUGET SOUND
AT: SEATTLE, WA, 98119
KING COUNTY
S10, T25, R3
PARCEL: 102503-9154

DATE: MAY 2025
SHEET: 5 OF 6

ANY CHANGES TO THE
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5/30/25 - EDALH - 2/SHARED/PROJECTS/ACTIVE/2024/10/24/10.0545 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - JARPA DRAWINGS - PHASE 2.DWG



PURPOSE:
PROTECT EXISTING PRIMARY STRUCTURE (SINGLE FAMILY RESIDENCE) AND PREVENT FURTHER DETERIORATION OF EXISTING BULKHEAD.

DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

4315 W SEMPLE ST
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- PHASE 2

SITE IMAGERY

ISSUED FOR PERMIT - REV 0
FACET 9706 4th Ave NE, Suite 300
Seattle, WA 98115
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