



US Army Corps
of Engineers
Seattle District

PUBLIC NOTICE

Applicant: Magnolia Bluff, LLC

Published: November 19, 2025

Expires: December 19, 2025

Seattle District

Permit Application No. NWS-2025-346

Interested parties are hereby notified that a revised 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 (CWA), for certain work described below and shown on the enclosed drawings dated October 2025. The work was previously described in Public Notice No. NWS-2025-346, dated June 6, 2025. The revision consists of deleting the previously proposal installation of sheet pile scour guard at the lower bulkhead footing and to placement of rock at the base of the structure to protect the footing. A detailed description of the revised project is given below.

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 approximately 180 linear foot long concrete bulkhead/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 work involves repairing 12 concrete buttresses and installing rip rap at the toe of the existing concrete footing slab.

Twelve existing concrete triangular-shaped buttresses will be repaired by constructing timber formwork adjacent to each buttress. A new replacement buttress will be cast and poured next to the existing ones. Drilled dowel bars will be installed to tie the new concrete into the existing structure. Approximately 10 inches of new concrete will be placed on at each buttress to structurally reinforce the bulkhead. Approximately 40 cubic yards of light, loose rip rap would be installed in an area approximately 540 square feet at the toe of the existing concrete footing slab to protect the structure from undermining scour.

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.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates 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 of 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 the 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. ESA consultations have been initiated with NMFS and USFWS for the project.

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). The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

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.

WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act requires applicants proposing any activity that may result in a discharge into waters of the U.S. to provide the Corps with a certification from the jurisdiction in which the discharge originates that the discharge will comply with applicable water quality requirements. The Washington State Department of Ecology (Ecology) is the certifying authority for this activity. The Corps cannot make a final permit decision until Ecology determines the activity would not result in a discharge, grants certification (with or without conditions), waives certification, or fails to act within the reasonable period of time. Conditions may be added to the Corps permit if Ecology determines they are necessary to ensure compliance with the applicable water quality standards.

COASTAL ZONE MANAGEMENT ACT: The Coastal Zone Management (CZM) Act requires federal permitting agencies to ensure that authorized activities affecting any coastal use or resource are conducted in a manner consistent with the State's approved CZM program. The applicant has provided a certification that the proposed activity complies with and will be conducted in a manner consistent with the management program. The Washington Department of Ecology (Ecology) will evaluate the proposed project for consistency with their enforceable policies and will determine whether they conditionally concur with, concur with, or object to this consistency certification. The Corps cannot make a final permit decision until Ecology concurs with the applicant's certification of consistency. Conditions may be added to the Corps permit if Ecology determines they are necessary to ensure compliance with the CZM program.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that 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 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 in order 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. 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. 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.

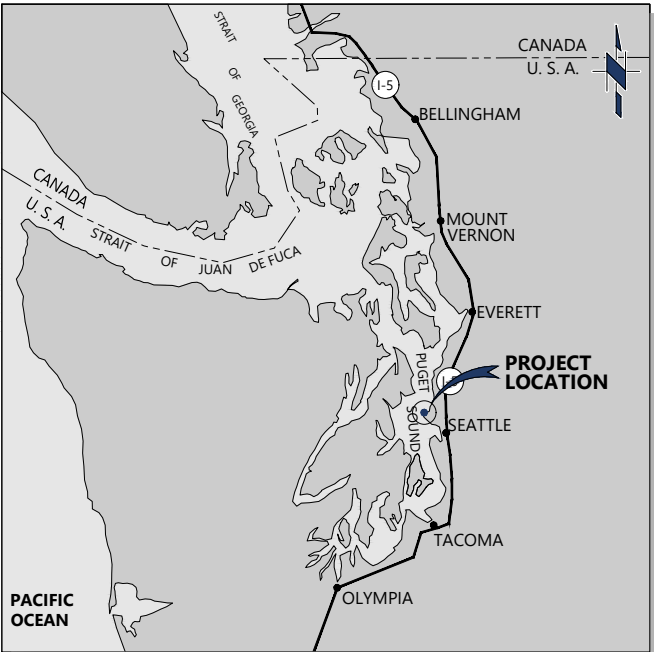
You may also now submit project specific comments to the Corps through the new Regulatory Request System (RRS) through this link: <https://rrs.usace.army.mil/rrs> ; Click Public Notices and filter to Washington State to see all current Seattle District Public Notices, including this notice. You may submit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

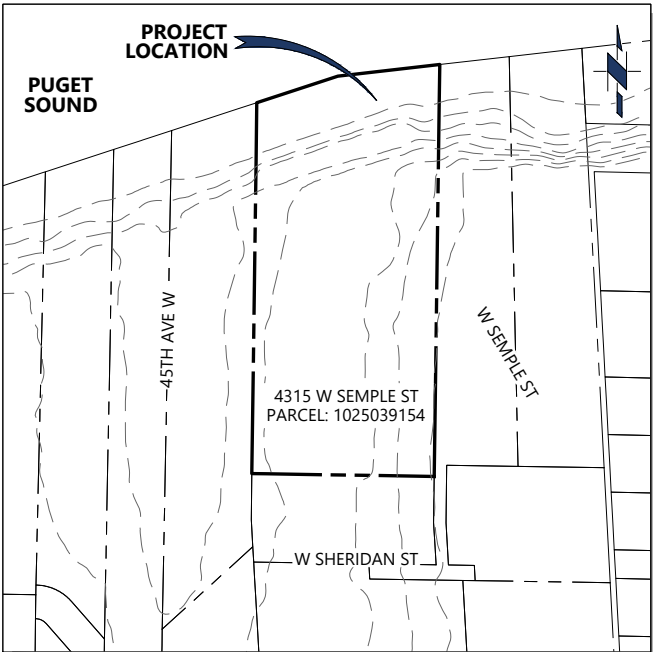
To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Magnolia Bluff LLC, NWS-2025-346.

Encl: Figures (8)

10/10/25 - ERIDANL - Z:\SHARED\PROJECTS\ACTIVE\2024\1024102410546 - ZIG SERAFIN - JARPA DRAWINGS REVISION - PHASE 2_NEW0CT25.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	EX DETAILED PLAN
4	PROPOSED DETAILED PLAN
5	BULKHEAD REPAIR SECTION
6	BULKHEAD REPAIR ELEVATION
7	SITE IMAGERY
8	GENERAL NOTES

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)

Lat: 47.6713013°; Long: -122.4120883°

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 - 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.

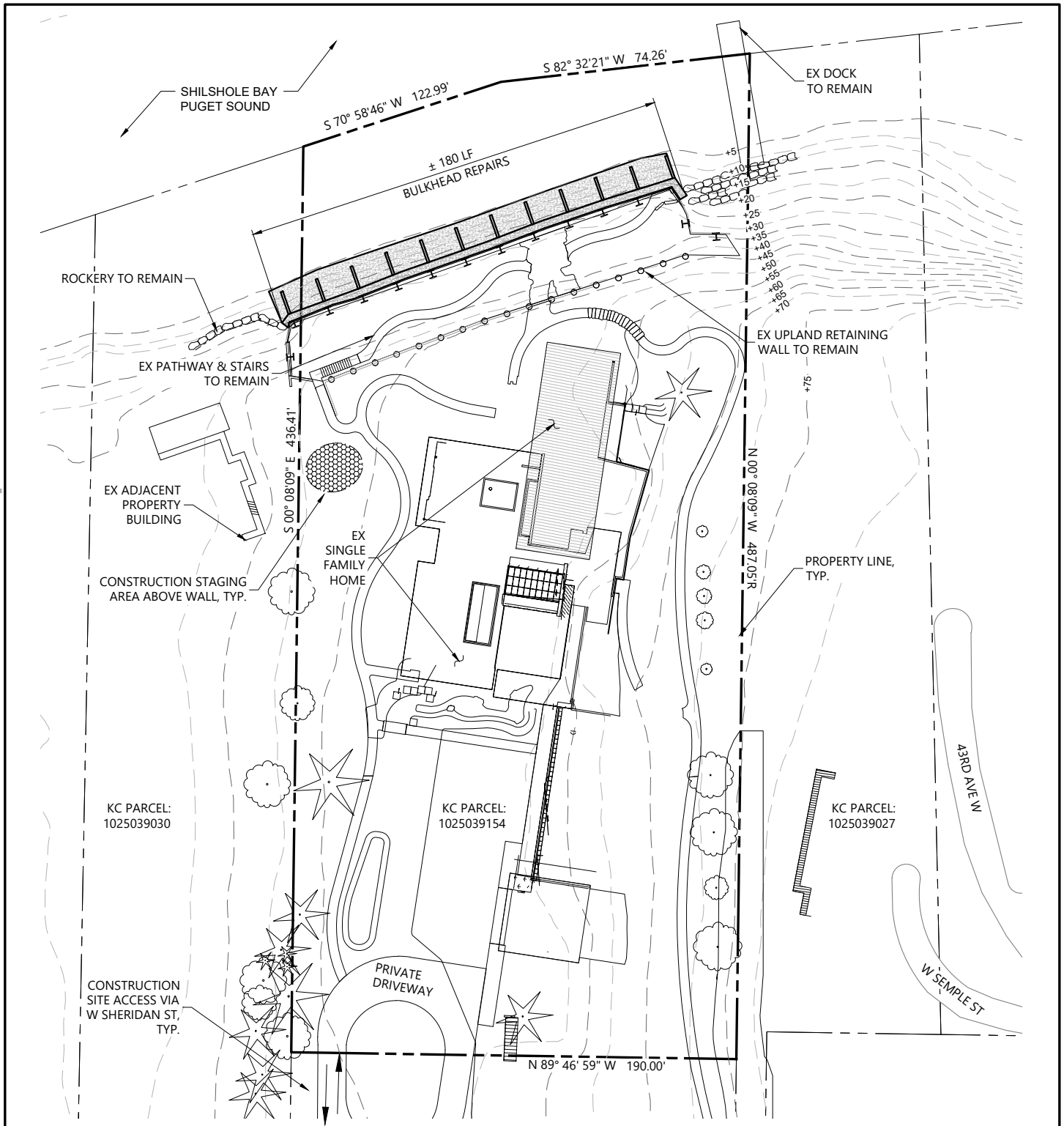
Corps Ref# NWS-2025-346

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

DATE: OCTOBER 2025
SHEET: 1 OF 8

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

10/10/25 - ERIDIAN - Z:\SHARED\PROJECTS\ACTIVE\2024\1024102410.0546 - ZIG SERAFIN - 4315 WEST SEMPLE SEATTLE - 4315 WEST SEMPLE SEATTLE\DRAWINGS\CAD-REV\ACTIVE\FILE\4315 WEST SEMPLE SEATTLE - ZIG SERAFIN - JARPA DRAWINGS REVISION - PHASE 2 - NEW OCT 25.DWG



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APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
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**4315 W SEMPLE ST
BULKHEAD REPAIR - PHASE 2**

OVERALL SITE PLAN

30 15 0 30 60
SCALE IN FEET



ISSUED FOR PERMIT - REV 0

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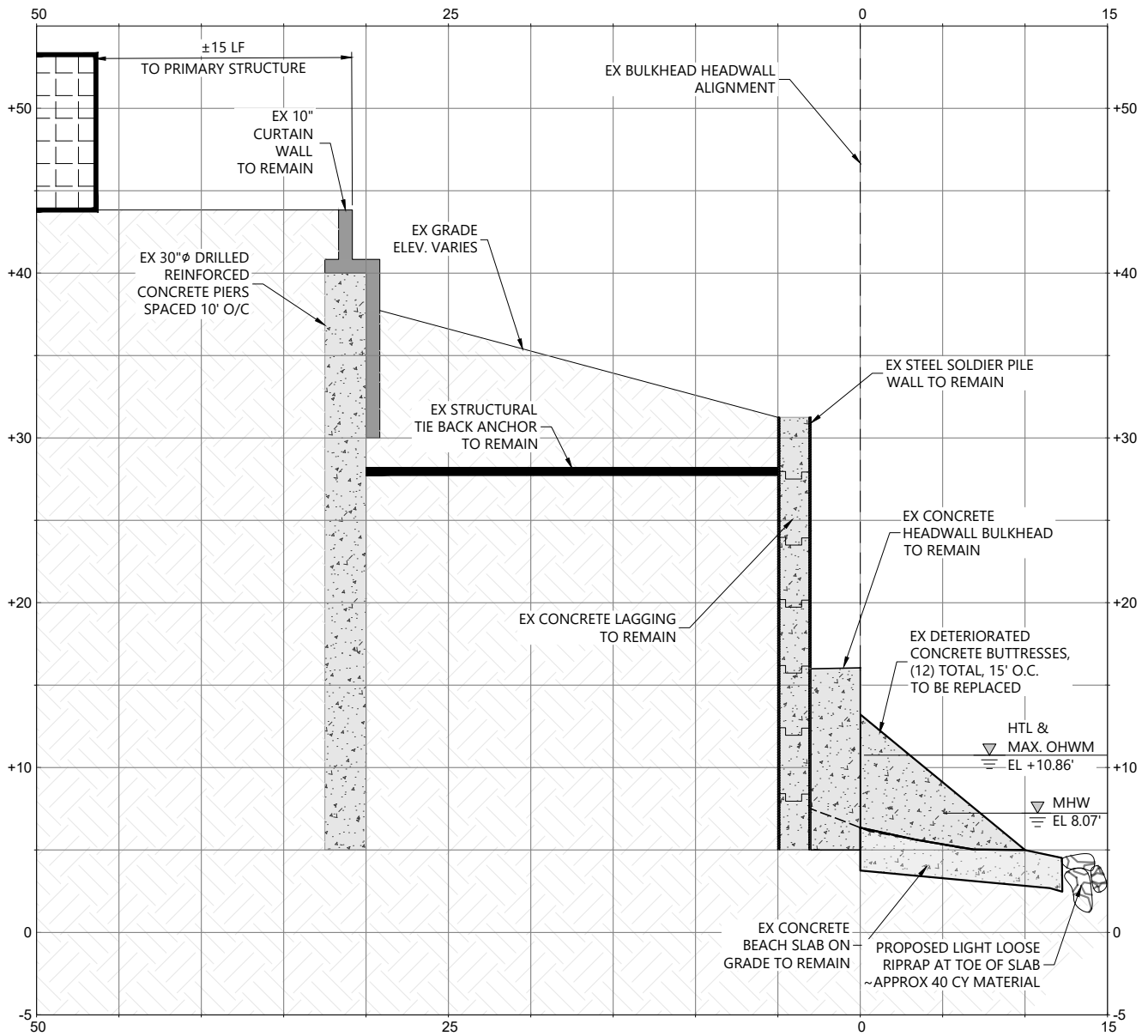
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IN: PUGET SOUND
AT: SEATTLE, WA, 98119
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DATE: OCTOBER 2025
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DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

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

BULKHEAD REPAIR SECTION



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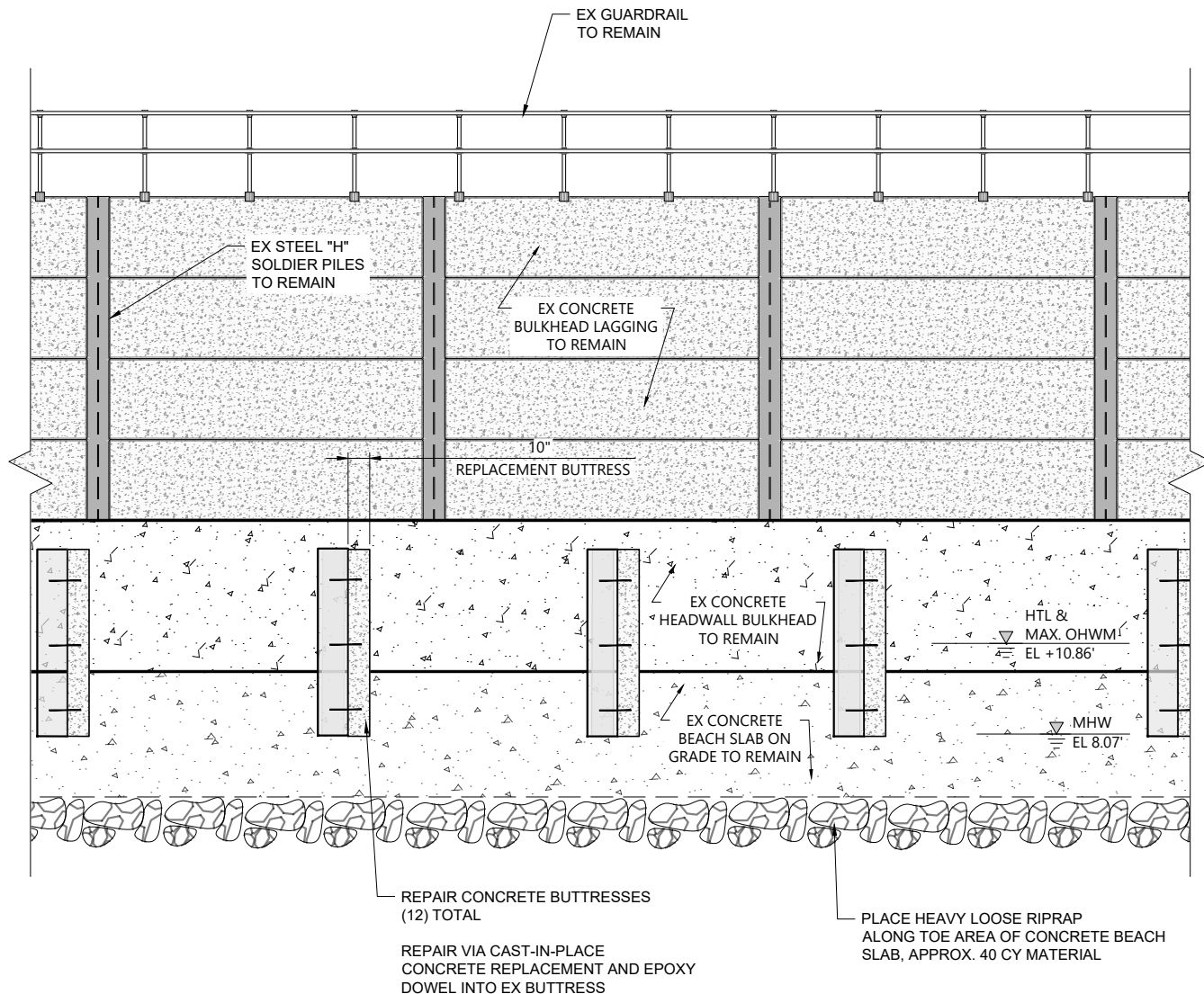
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NWS-2025-346

IN: PUGET SOUND
AT: SEATTLE, WA, 98119
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S10, T25, R3
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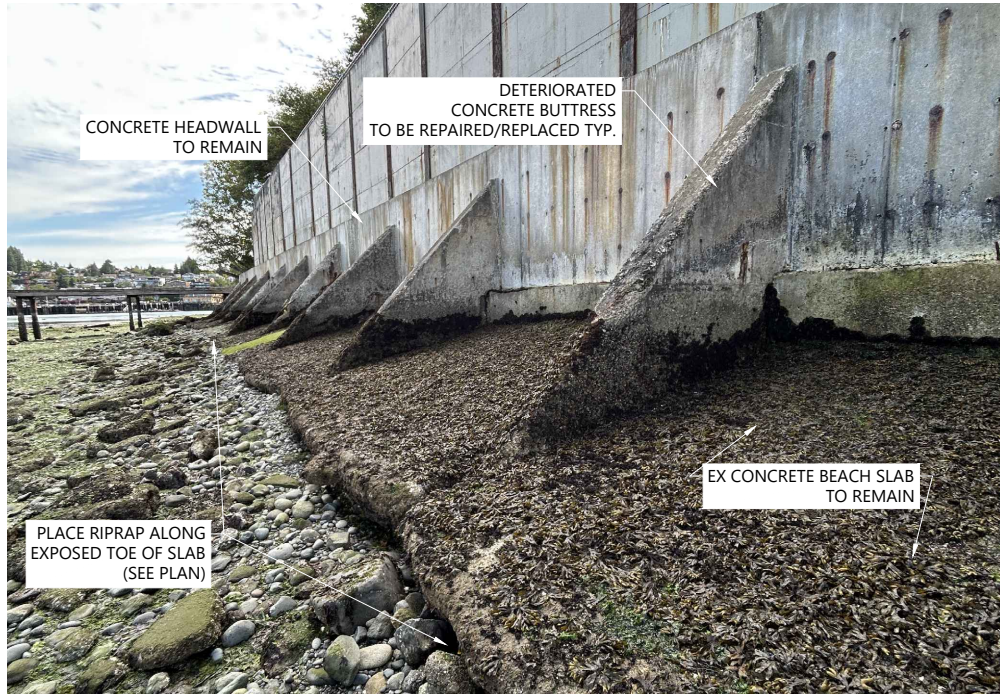
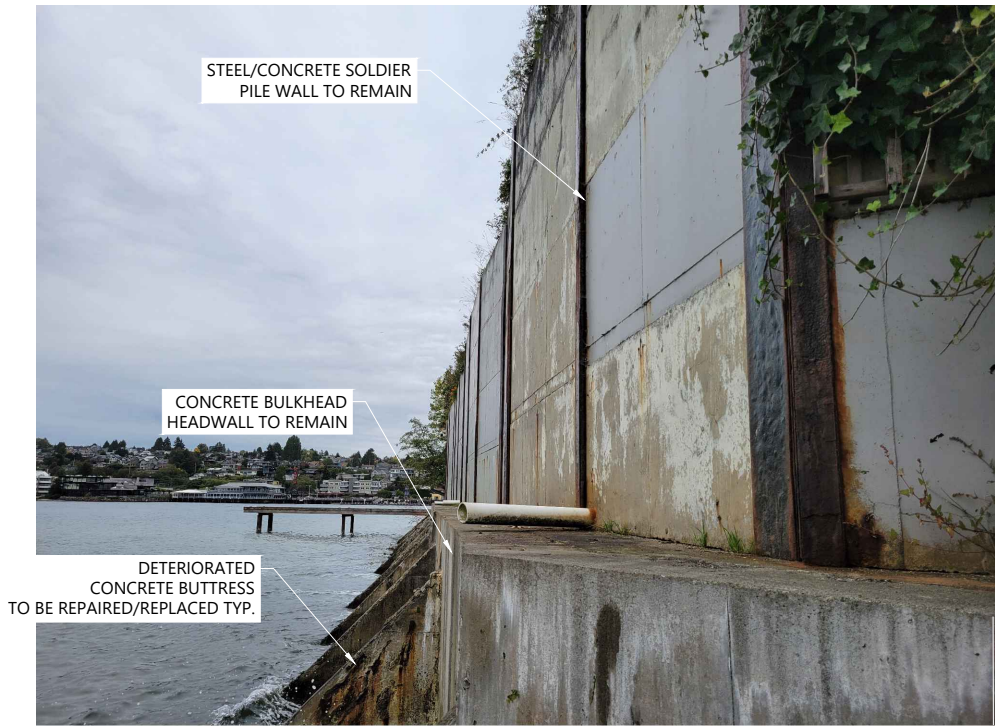
DATE: OCTOBER 2025
SHEET: 5 OF 8

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10/10/25 - ERIDIAN - Z:\SHARED\PROJECTS\ACTIVE\2024\1024102410.0546 - ZIG SERAFIN - JARPA DRAWINGS REVISION - PHASE 2_NEW02725.DWG



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DATUM: MLLW

APPLICATION BY:
MAGNOLIA BLUFF, LLC

ADJACENT PROPERTY OWNERS:
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4315 W SEMPLE ST
BULKHEAD REPAIR - PHASE 2

SITE IMAGERY

ISSUED FOR PERMIT - REV 0

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NWS-2025-346

IN: PUGET SOUND
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DATE: OCTOBER 2025
SHEET: 7 OF 8

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10/10/25 - ERICKDAHL - Z:\SHARED\PROJECTS\ACTIVE\2024\102410.0546 - ZIG SERAFIN - JARPA DRAWINGS REVISION - PHASE 2_NEW\02725.DWG

PROJECT NOTES

BEST MANAGEMENT PRACTICES

- 1. ALL CONSTRUCTION DEBRIS WILL BE COLLECTED AND NOT ALLOWED TO REENTER THE WATERS OF THE STATE.
- 2. IF DEBRIS OR SPILL MATERIAL ACCIDENTALLY ENTER THE WATERWAY, IMMEDIATE ACTIONS WILL BE TAKEN TO REMOVE THE MATERIAL, AND PROPER ENTITIES WILL BE NOTIFIED.
- 3. CARE WILL BE TAKEN IN ALL WORK TO PREVENT DEBRIS, OIL AND GREASE FROM ENTERING THE WATER.
- 4. ALL DEBRIS OR SPILL MATERIAL WILL BE PROPERLY DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY. EMERGENCY SPILL PREVENTION/CLEANUP KITS SHALL BE KEPT ONSITE DURING REPAIR WORK.
- 5. ALL EQUIPMENT WILL BE CHECKED DAILY FOR LEAKS AND ANY NECESSARY REPAIRS WILL BE MADE PRIOR TO COMMENCEMENT OF WORK.
- 6. NO EQUIPMENT, MATERIALS OR VEHICLES SHALL BE PARKED OR STORED NEAR OR ON THE BEACH. ALL CONSTRUCTION ACCESS SHALL BE FROM THE LANDSIDE.
- 7. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT A SITE APPROVED BY CITY OF SEATTLE. THERE SHALL BE NO DUMPING OR DISPOSING OF DEBRIS ON THE BEACH OR IN THE WATERS OF THE STATE.
- 8. ALL WORK WILL OCCUR DURING THE APPROVED DEPT OF FISHERIES WORK WINDOW.
- 9. THE RELEASE OF OIL, CHEMICALS, SOLID WASTE, UNTREATED EFFLUENTS, OR OTHER HAZARDOUS MATERIALS ONTO OR INTO THE WATER IS PROHIBITED. EQUIPMENT USING OIL, GASOLINE, OR DIESEL USED ON SITE SHALL BE CHECKED DAILY FOR EVIDENCE OF LEAKAGE, IF EVIDENCE OF LEAKAGE IS FOUND, FURTHER USE OF SUCH EQUIPMENT SHALL BE SUSPENDED UNTIL THE DEFICIENCY HAS BEEN SATISFACTORILY CORRECTED.

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ADJACENT PROPERTY OWNERS:
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GENERAL NOTES

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