US Army Corps of Engineers
Seattle District

WASHINGTON STATE DEPARTMENT OF ECOLOGY

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

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 316-3156
ATTN: Amanda Barbieri,
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

Public Notice Date: September 1, 2020
Expiration Date: October 1, 2020

Reference No.: NWS-2020-571
Name: NorthPoint Holdings, LLC
(Cascade Logistics Park)

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed drawings dated August 6, 2020.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: NorthPoint Holdings, LLC
Attention: Josh Wills
4825 Northwest 41st Street, Suite 500
Riverside, Missouri 64150
Telephone: (314) 691-0106

AGENT: Soundview Consultants, LLC
Attention: Matt DeCaro
2907 Harborview Drive, Suite D
Gig Harbor, Washington 98335
Telephone: (253) 514-8952

LOCATION: The project is located in Edgecomb Creek, seven agricultural drainage ditches (51st Avenue East Ditch, 152nd Street Ditches, and Ditches U-X), and 35 wetlands at Arlington and Marysville, Washington.

WORK: The applicant proposes to place up to 20,000 cubic yards of fill in 9 acres of wetlands, and up to 13,400 cubic yards of fill in Edgecomb Creek and onsite agricultural drainages ditches to construct an industrial park to include multiple buildings and associated infrastructure such as parking, access roads, and stormwater management facilities.

PURPOSE: The purpose of the proposed project is to provide industrial facilities.

ADDITIONAL INFORMATION: The subject property consists of 20 parcels totaling 431-acres in the cities of Arlington and Marysville, Washington. The property is currently used for agricultural production and consists of crops, hay fields, single-family residences, and agricultural-related outbuildings.

The proposed project would fill up to 11,100 linear feet (lf) of the existing Edgecomb Creek channel, excluding the uppermost 200-foot. The entire onsite section of Ditch X (1,164 lf) would be filled. Other onsite agricultural ditches would also be filled, some of which are not federally regulated as waters of the U.S. per an Approved Jurisdictional Determination issued by the Corps on July 30, 2020 (Corps Reference No. NWS-2020-571). The proposed project would also place fill in up to 9.07 acres (395,235 square feet (sf)) of onsite wetlands. The majority of onsite wetlands to be filled consist of low and moderate functioning Category III and IV, riverine and depressional, palustrine emergent wetlands. One Category II riverine wetland (Wetland H) would be filled.

The wetland boundaries and location of the ordinary high water mark 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: As compensation for impacts to Edgecomb Creek and onsite agricultural ditches, the applicant proposes to realign and restore Edgecomb Creek within a restored riparian corridor adjacent to the west side of the Burlington Northern Santa Fe (BNSF) railroad. The riparian corridor would be up to 315 feet in total width. Edgecomb Creek would be realigned through a 15-foot wide stream channel that meanders through the riparian corridor, and additional side channels would be connected to the main stream channel to provide off-channel habitat and flood storage. In addition, small and large woody debris would be placed within the realigned channel.

As compensation for wetland impacts, the applicant proposes up to 20 acres of on-site wetland re-establishment and creation in the proposed riparian corridor along the realigned Edgecomb Creek. The applicant would create forest, scrub-shrub, and emergent habitats through riparian plantings.

The proposed mitigation plan has not been approved by the Corps and is currently under review.

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 from 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). The proposed action would impact EFH in the project area.

If the U.S. Army Corps of Engineers (Corps) determines that 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. The Corps invites responses to this public notice from Native American Tribes 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 Tribes 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, 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 – CORPS: 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 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 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 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.

SOURCE OF FILL MATERIAL: The source of the fill material will be native soils from onsite sources excavated during the initial clearing and grading activities.

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 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. 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 whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

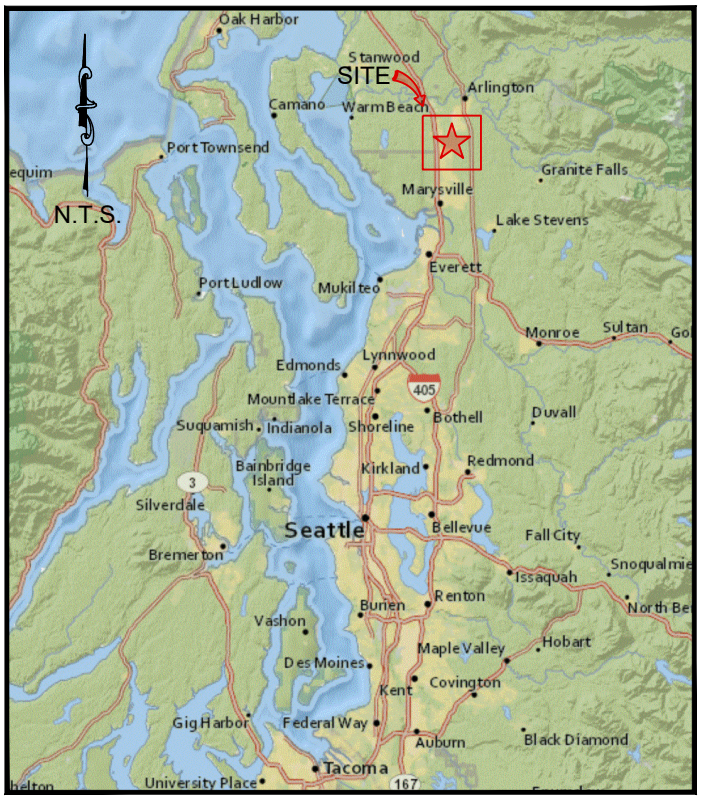
CORPS COMMENTS: All e-mail comments should be sent to amanda.barbieri@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Amanda Barbieri, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the 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.

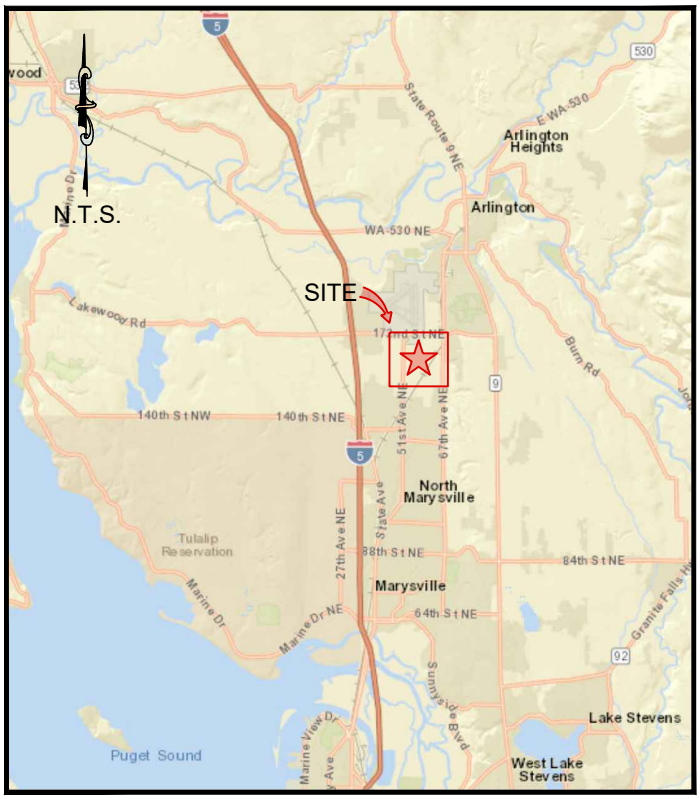
ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

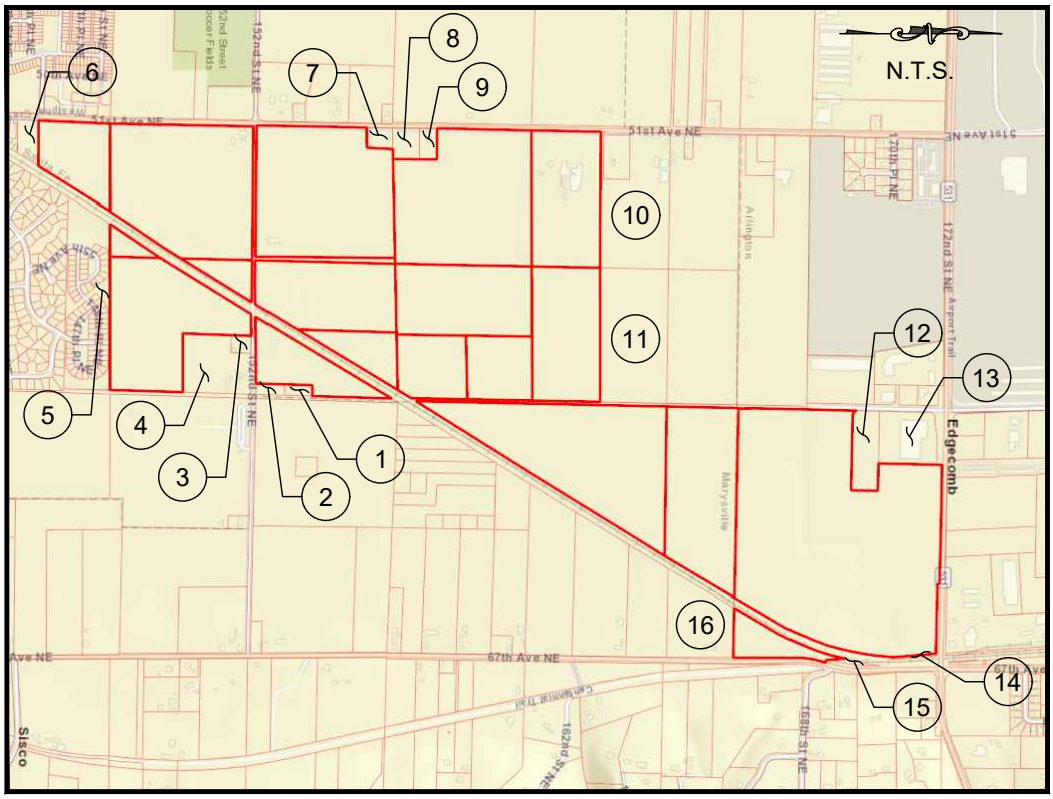
To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: NorthPoint Holdings, LLC (NWS-2020-571)

Encl: Figures (14)

CASCADE LOGISTICS PARK - VICINITY MAP







ADJACENT PROPERTY OWNERS:

1. FITHEN, CLINTON & DIEDRA
2. ROBINETT LAND COMPANY, LLC
3. NAKKEN, LONA
4. TREW PROPERTIES, LLC
5. CREEKWALK ESTATES, LLC
6. CHURCH PROPERTY
7. GILL PROPERTIES, LLC
8. DAHL, MICHAEL & SONIA
9. DAHL, MICHAEL & SONIA
10. MARYSVILLE NORTH I, LLC
11. MARYSVILLE NORTH I, LLC
12. ROYAL STORAGE, LLC
13. NWB CROWN BUILDING, LLC
14. BNFS RAILWAY COMPANY
15. SNOHOMISH PROPERTY MANAGEMENT
16. GROVEN, ORVILLE & TERRY

APPLICANT:

NORTHPOINT DEVELOPMENT LLC

PROPOSED PROJECT:

DEVELOPMENT OF REGIONALLY SIGNIFICANT INDUSTRIAL PARK

LOCATION:

PORTIONS OF SECTION 27, TOWNSHIP 31 N, RANGE 05 E, W.M.

LAT 48° 08' 56.30" N

LONG -122° 08' 43.9" W

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CASCADE LOGISTICS PARK

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MARYSVILLE, WASHINGTON 98271

PORTIONS OF SECTION 27 & 34, TOWNSHIP 31N, RANGE 05E, W.M.

REFERENCE NUMBER: NWS-2020-571	DATE: 08/06/2020
NEAR/AT: ARLINGTON/MARYSVILLE	JOB: 1703.0004
COUNTY: SNOHOMISH	BY: SAJ
STATE: WASHINGTON	SCALE: N/A
	SHEET: 1 OF 14

CASCADE LOGISTIC PARK - EXISTING CONDITIONS

APPLICANT:
NORTHPOINT
DEVELOPMENT LLC
PROJECT:
CASCADE LOGISTICS PARK

SOURCES:
LDC | Surveying Engineering Planning
20210 142nd Avenue NE
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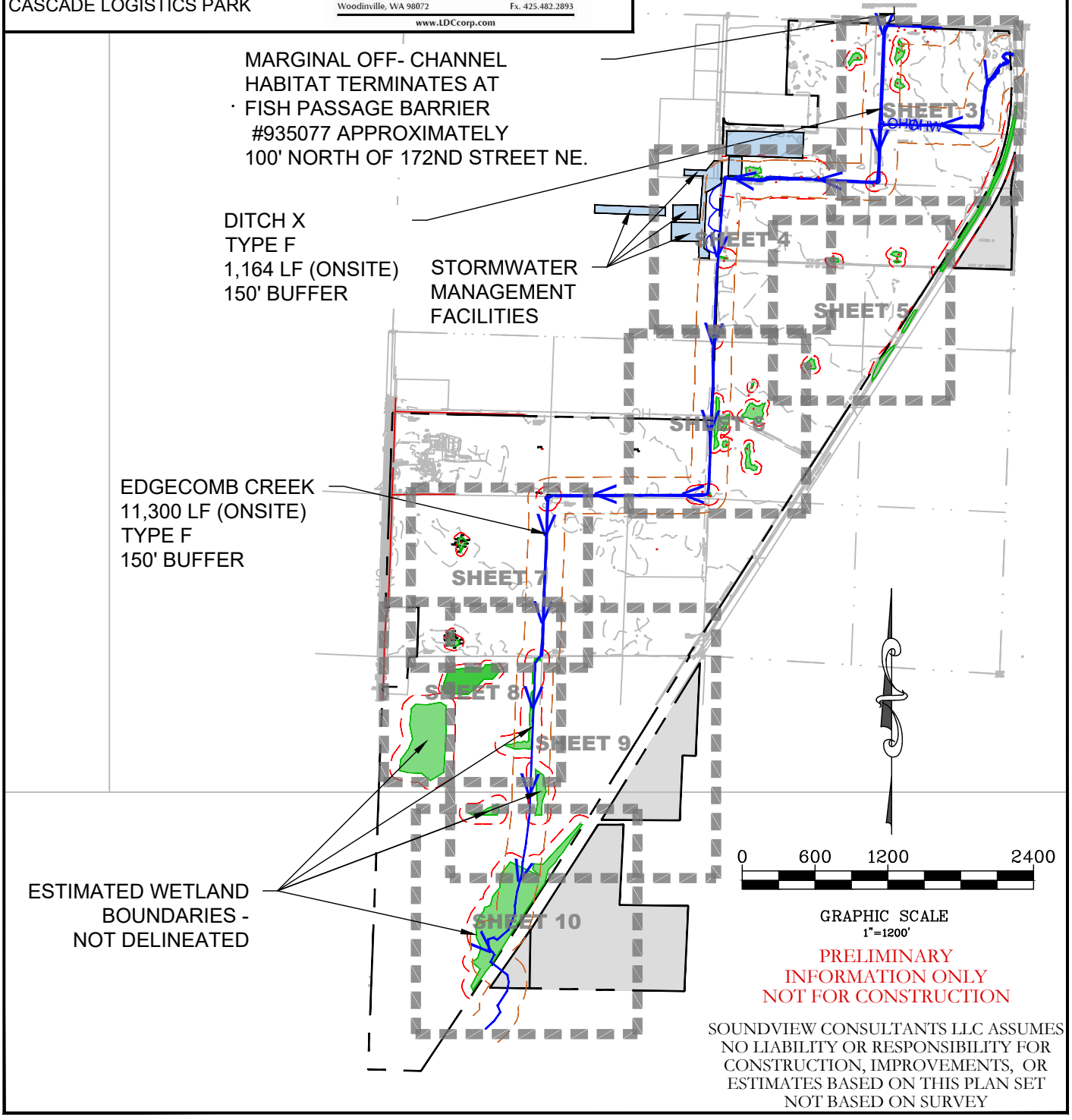

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COUNTY: SNOHOMISH	BY: SAJ
STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 2 OF 14

CASCADE LOGISTICS PARK - EXISTING CONDITIONS MAP 1

APPLICANT:
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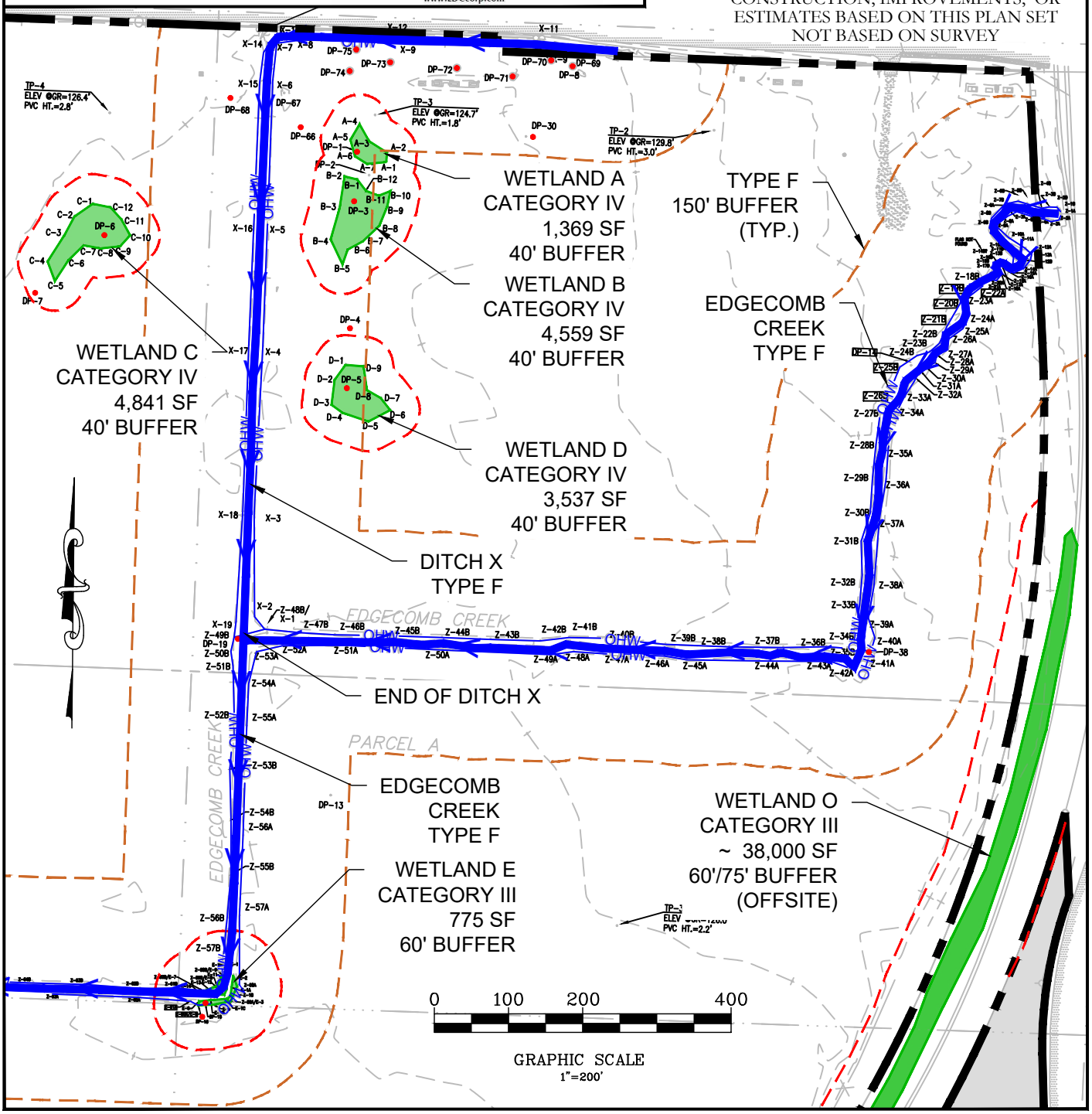

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	SHEET 3 OF 14

CASCADE LOGISTICS PARK - EXISTING CONDITIONS MAP 2

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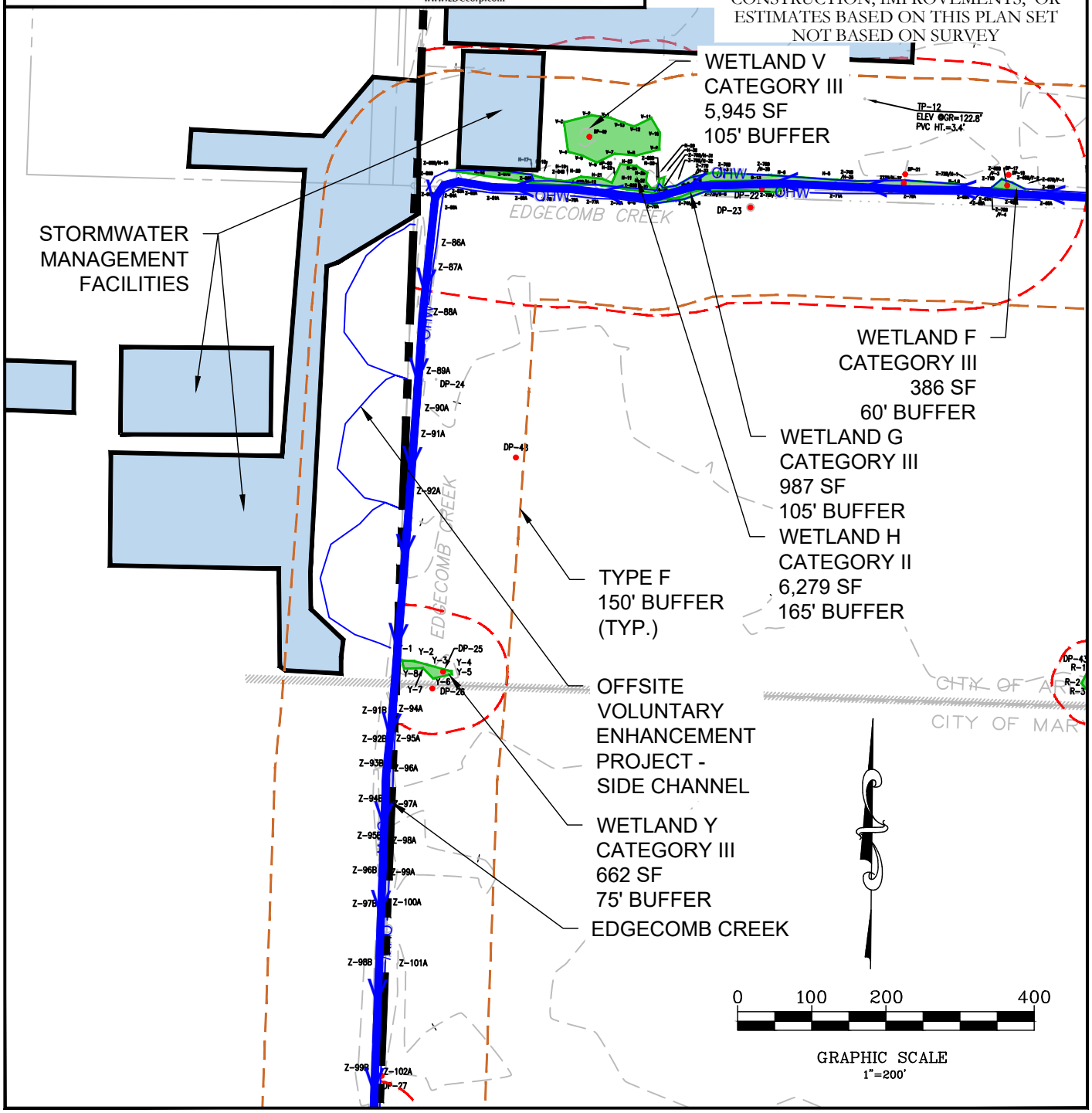

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COUNTY: SNOHOMISH	BY: SAJ
STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 4 OF 14

CASCADE LOGISTICS PARK - EXISTING CONDITIONS MAP 3

APPLICANT:
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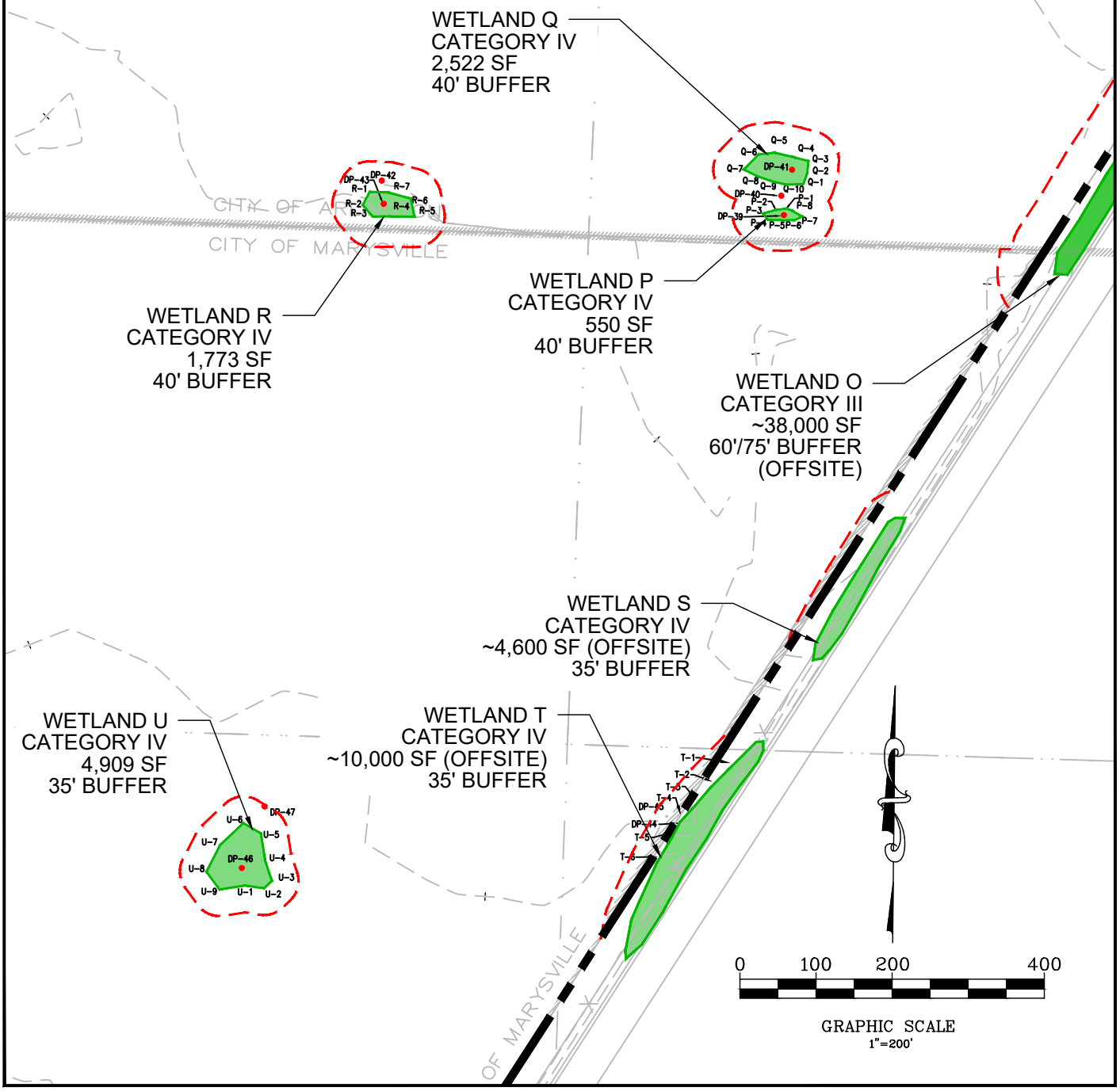

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STATE: WASHINGTON	SCALE: SEE GRAPHIC
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CASCADE LOGISTIC PARK - EXISTING CONDITIONS MAP 4

APPLICANT:
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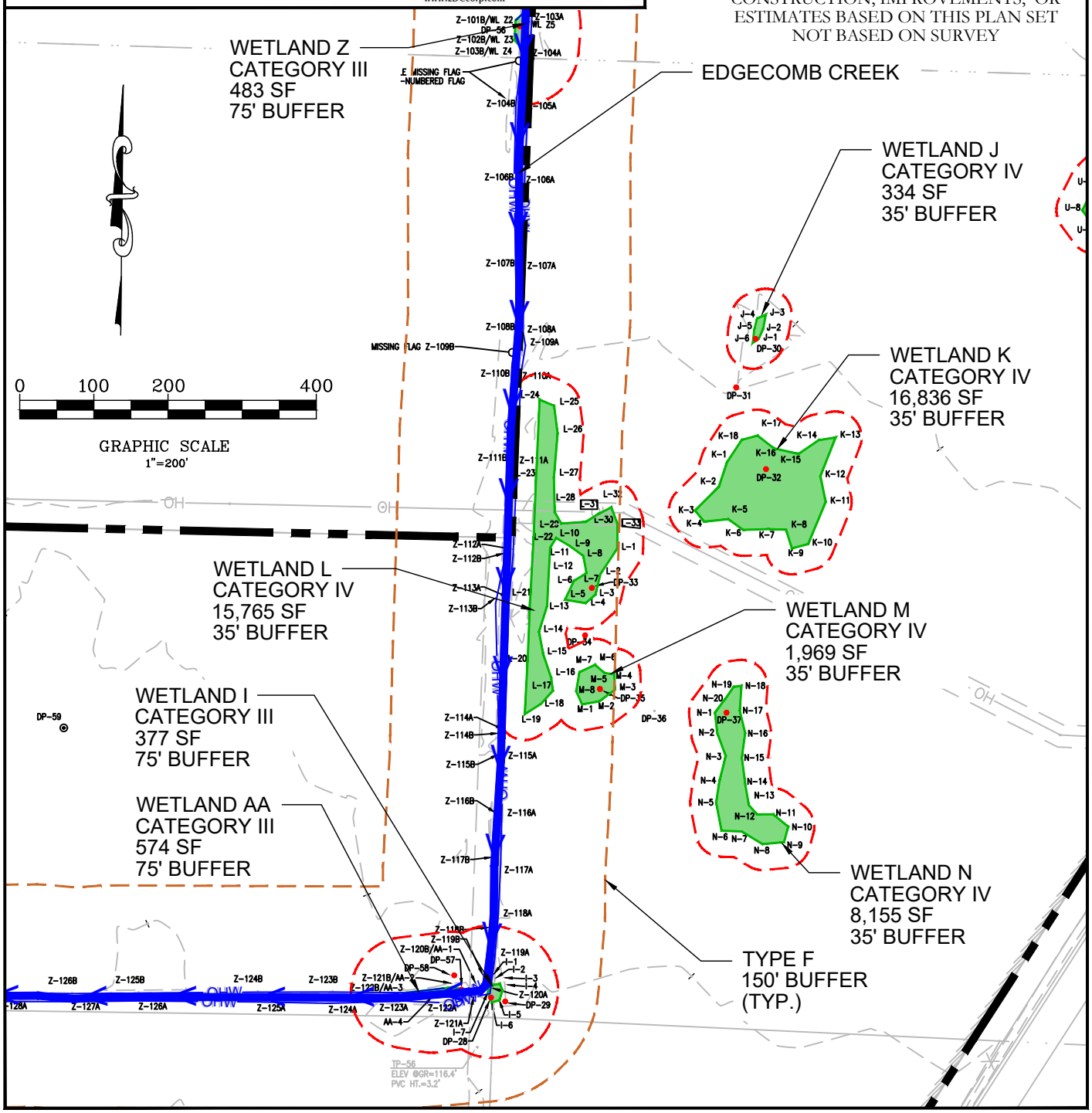

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CASCADE LOGISTIC PARK - EXISTING CONDITIONS MAP 5

APPLICANT:
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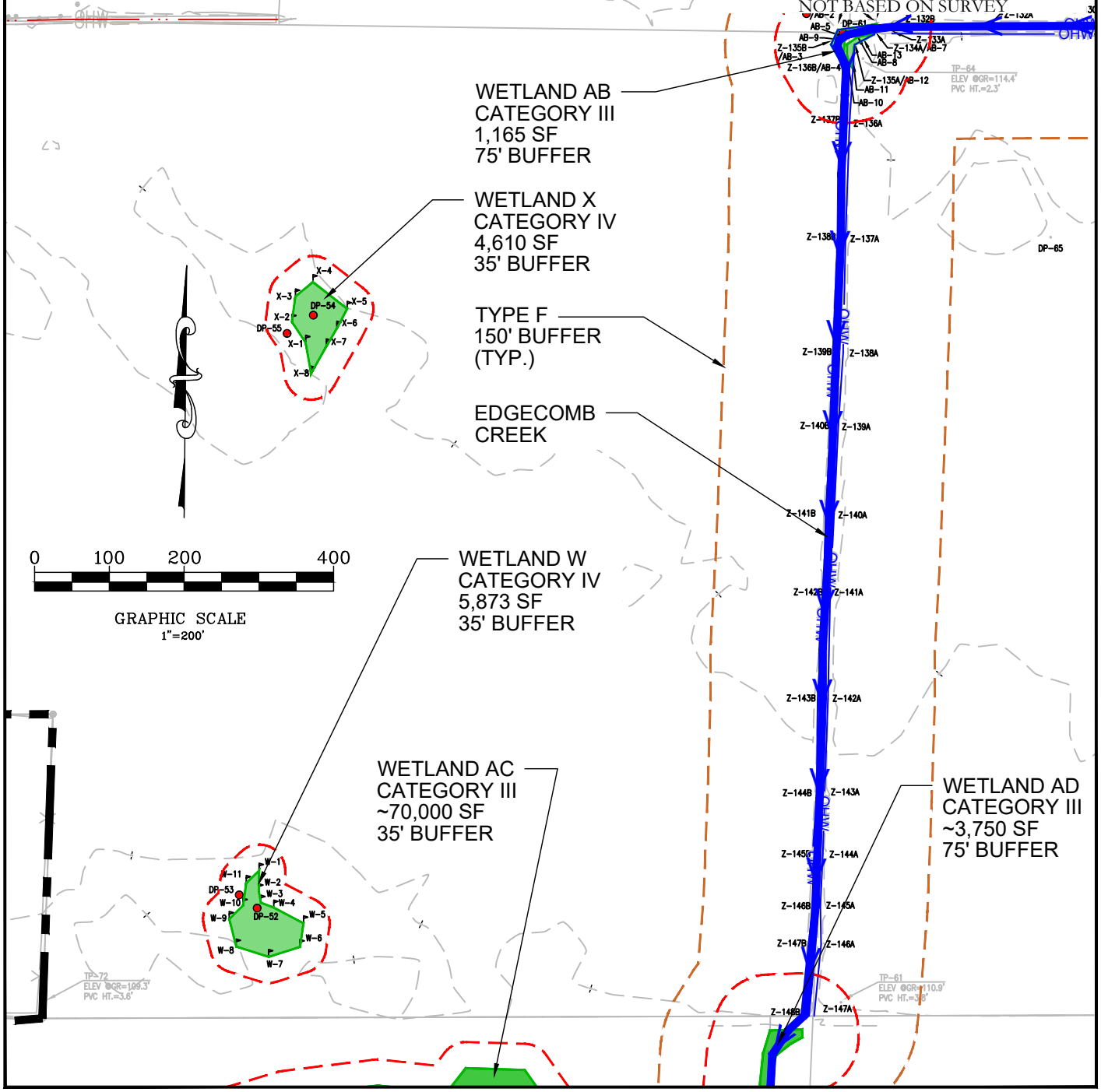

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CASCADE LOGISTIC PARK - EXISTING CONDITIONS MAP 6

APPLICANT:
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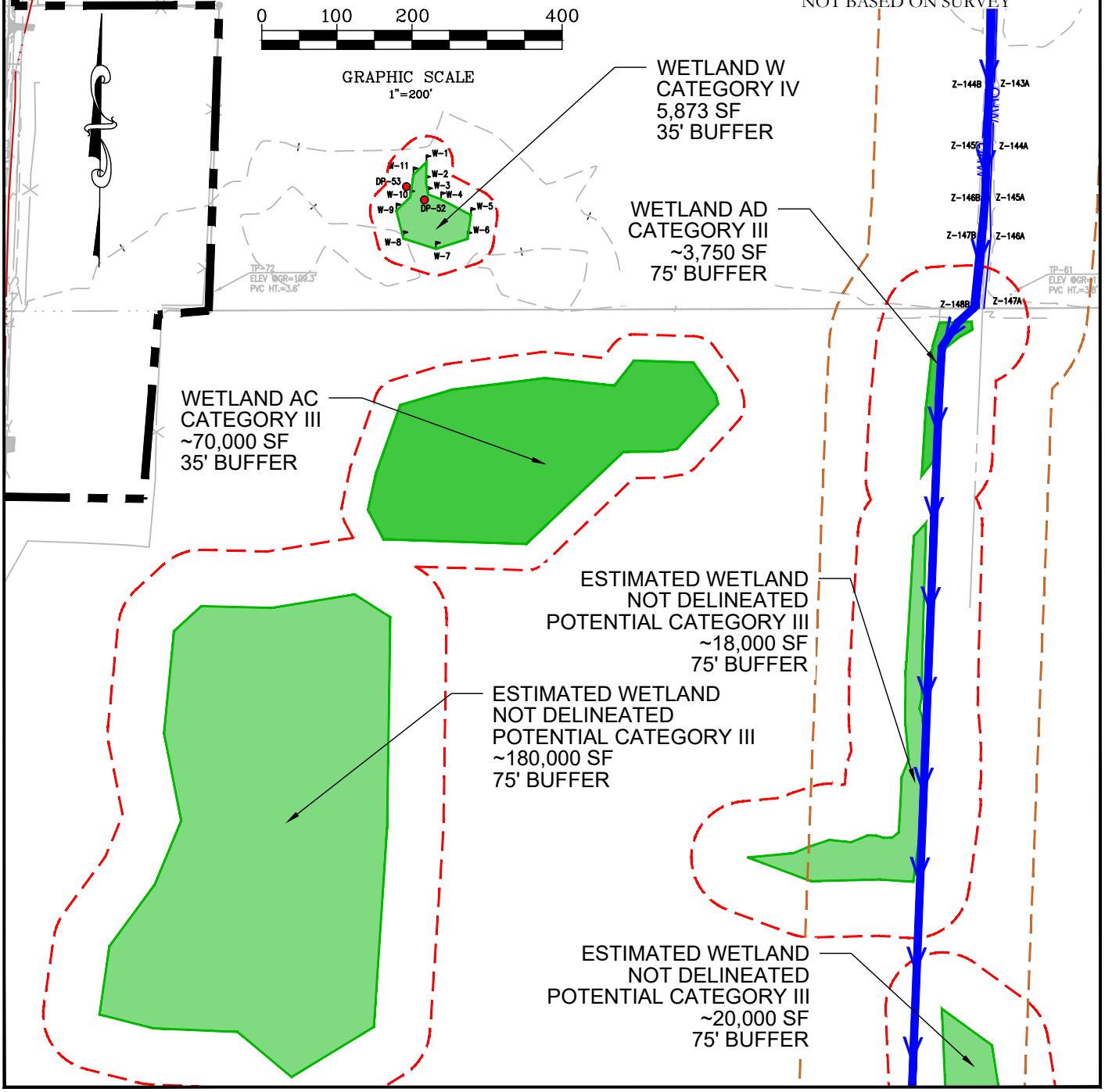

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COUNTY: SNOHOMISH	BY: SAJ
STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 8 OF 14

CASCADE LOGISTIC PARK - EXISTING CONDITIONS MAP 7

APPLICANT:
NORTHPOINT
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PROJECT:
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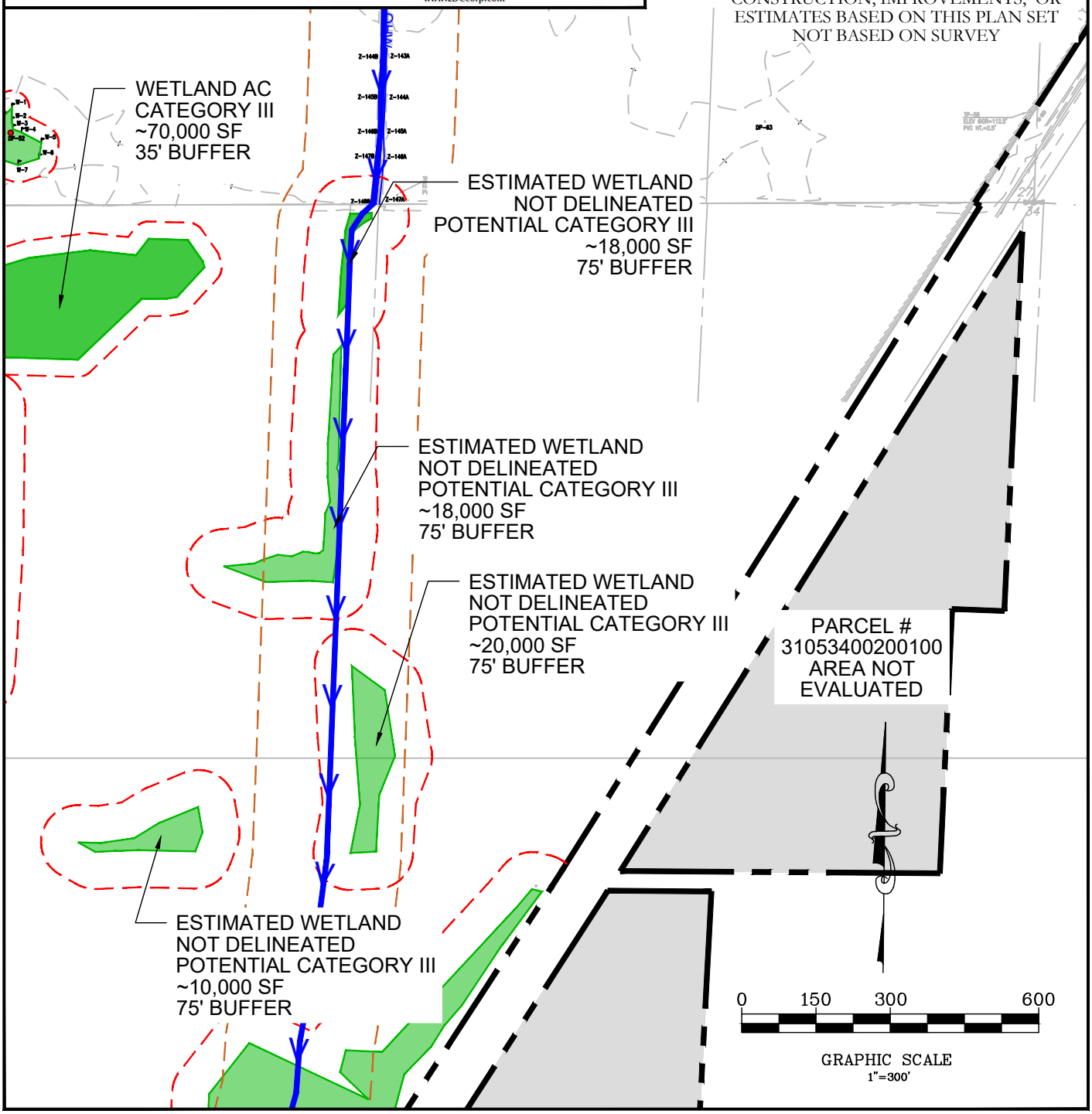

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STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 9 OF 14

CASCADE LOGISTIC PARK - EXISTING CONDITIONS MAP 8

APPLICANT:
NORTHPOINT
DEVELOPMENT LLC
PROJECT:
CASCADE LOGISTICS PARK

SOURCES:
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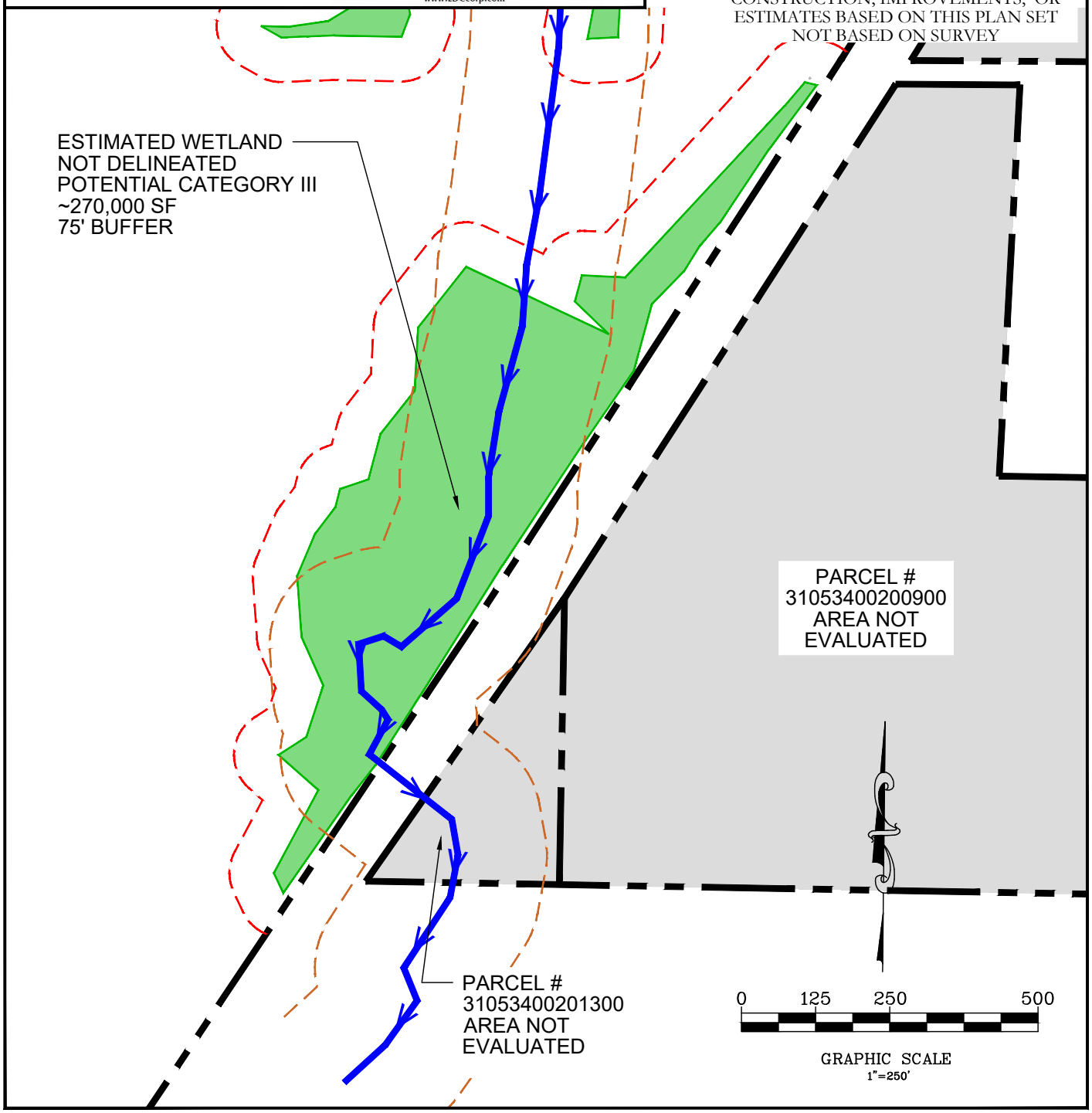

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COUNTY: SNOHOMISH	BY: SAJ
STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 10 OF 14

CASCADE LOGISTICS PARK - PROPOSED PROJECT

APPLICANT:
NORTHPOINT
DEVELOPMENT LLC
PROJECT:
CASCADE LOGISTICS PARK

SOURCES:
LDC | Surveying Engineering Planning
20210 142nd Avenue NE
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

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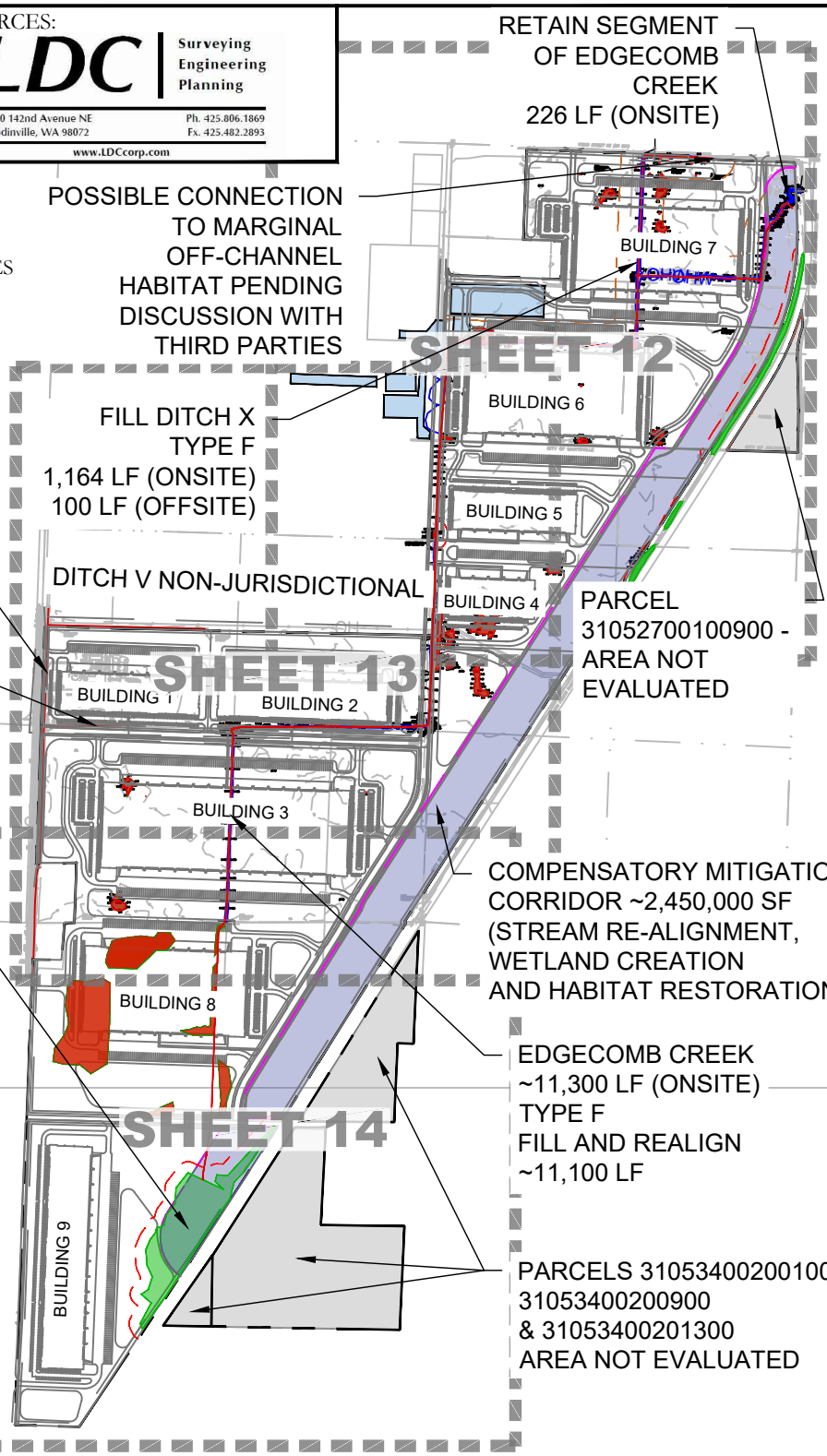

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ARLINGTON, WASHINGTON 98223
MARYSVILLE, WASHINGTON 98721
PORTIONS OF SECTION 27 & 34, TOWNSHIP 31N, RANGE 05E, W.M.

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STATE: WASHINGTON	SCALE: SEE GRAPHIC
	SHEET 11 OF 14

CASCADE LOGISTICS PARK - IMPACTS AND CONCEPTUAL MITIGATION PLAN MAP 1

APPLICANT:
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DEVELOPMENT LLC
PROJECT:
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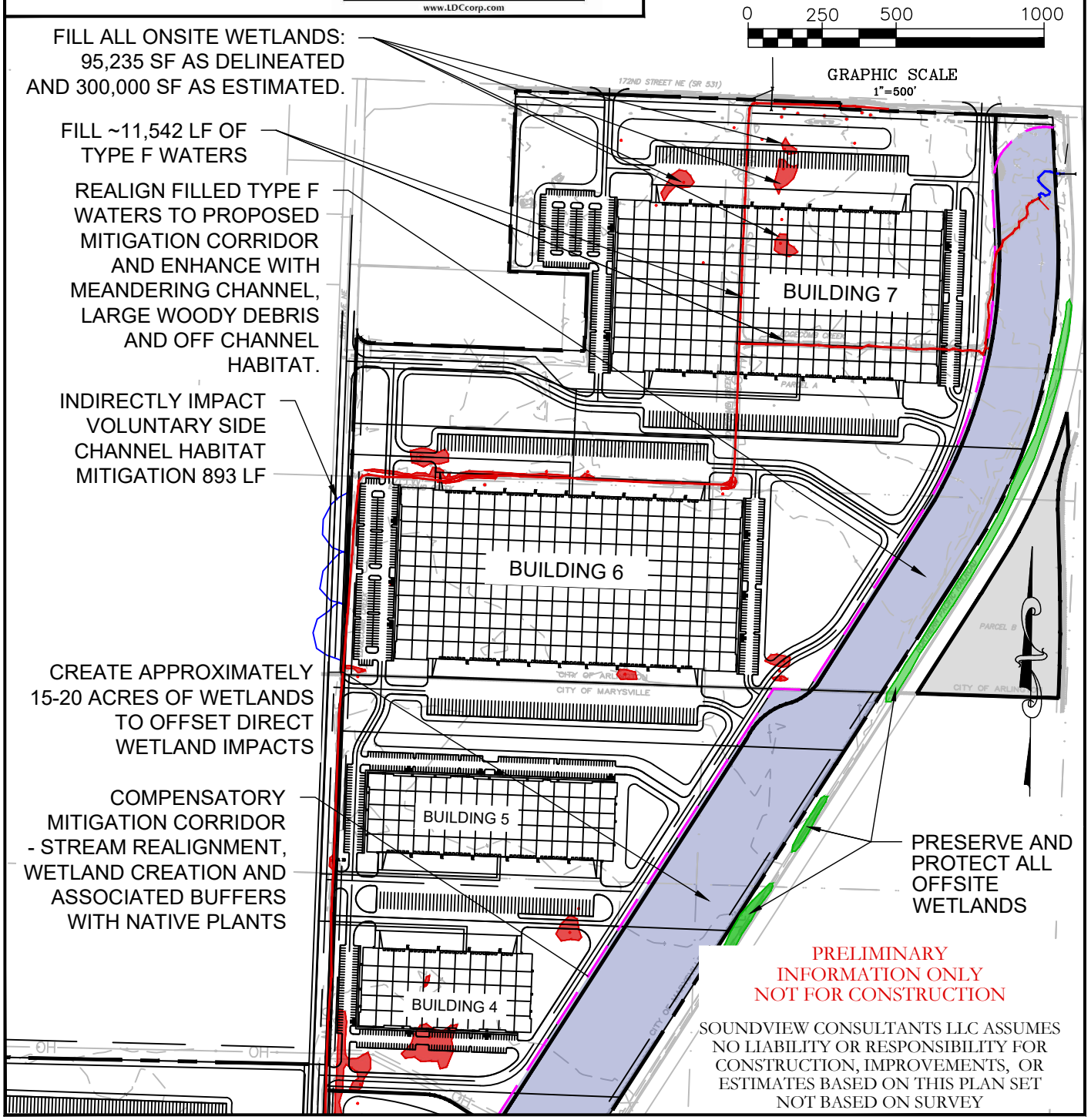

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CASCADE LOGISTICS PARK - IMPACTS AND CONCEPTUAL MITIGATION PLAN MAP 2

APPLICANT:
NORTHPOINT
DEVELOPMENT LLC
PROJECT:
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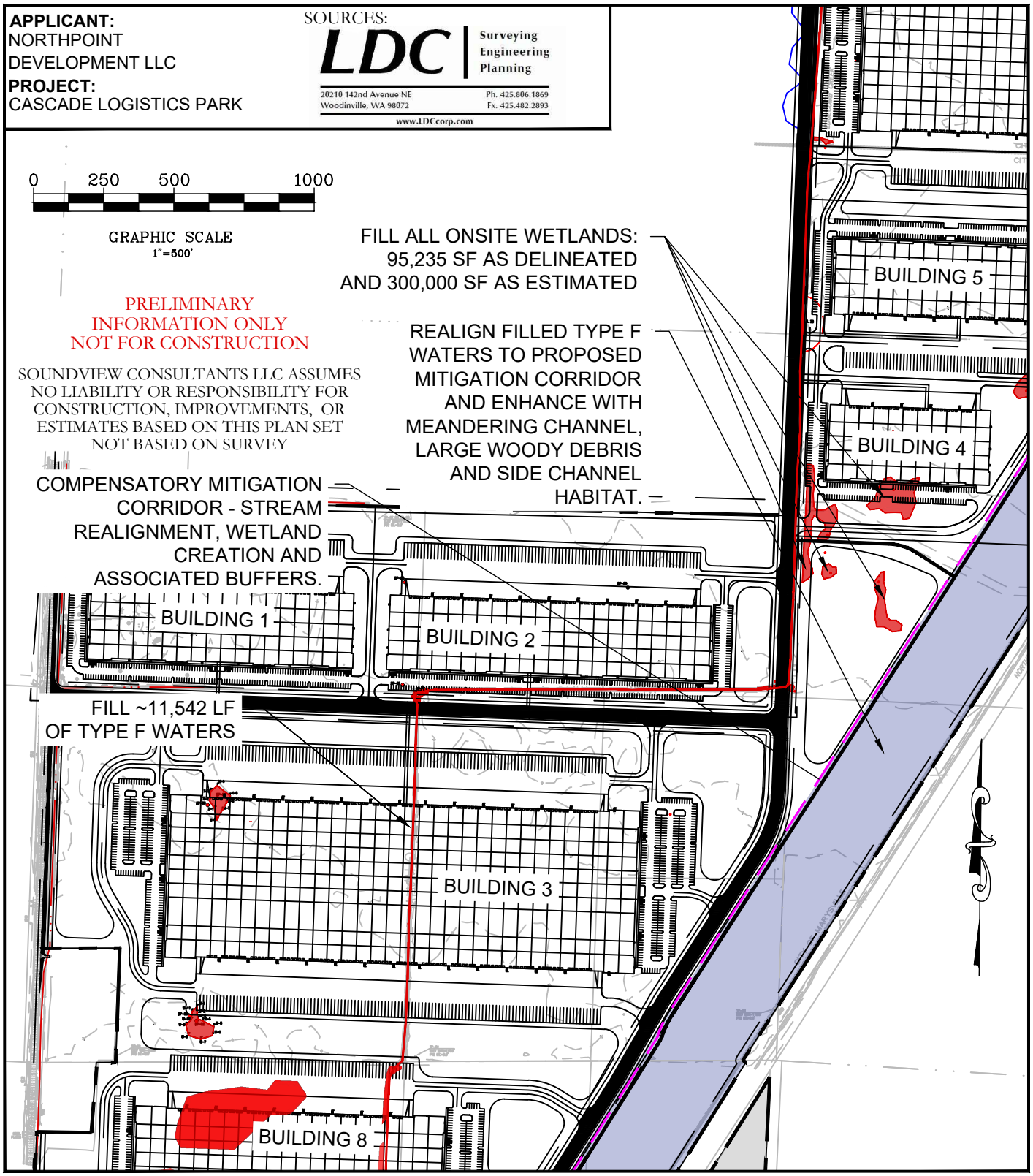

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CASCADE LOGISTICS PARK - IMPACTS AND CONCEPTUAL MITIGATION PLAN MAP 3

APPLICANT:
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DEVELOPMENT LLC
PROJECT:
CASCADE LOGISTICS PARK

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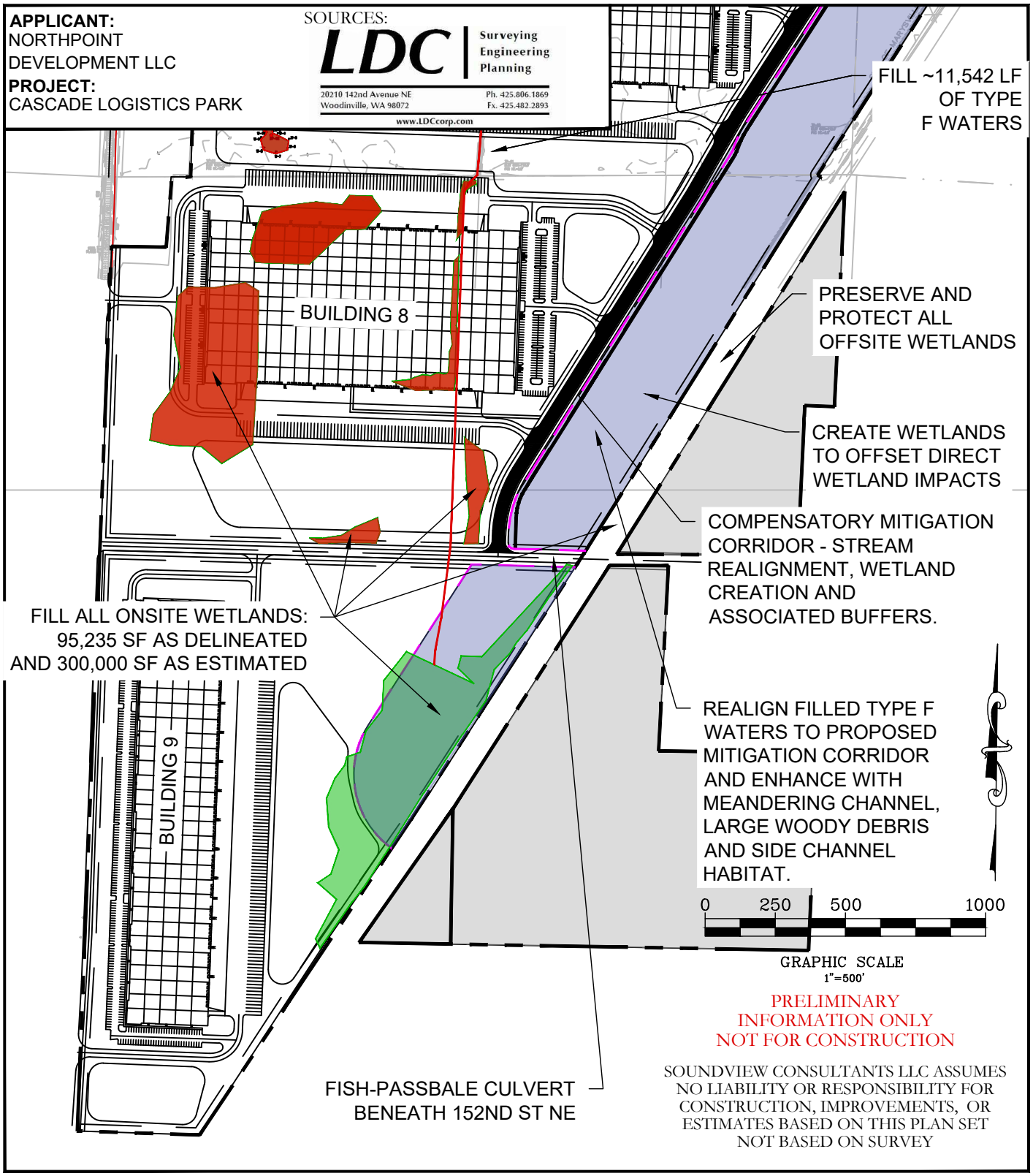

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