



US Army Corps  
of Engineers  
Seattle District

# Public Notice

## Proposal for a Nearshore Umbrella Mitigation Bank

US Army Corps of Engineers  
Regulatory Branch  
4735 East Marginal Way South  
Building 1202  
Seattle, WA 98134-2388  
Telephone: (208) 449-5051  
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Public Notice Date: April 9, 2025  
Expiration Date: May 9, 2025

Reference No.: NWS-2025-00270  
Name: Kitsap Nearshore Umbrella  
Mitigation Bank

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) is considering a proposal to establish the Kitsap Nearshore Umbrella Mitigation Bank (Bank) within Kitsap and Mason Counties, Washington.

**BANK SPONSOR CONTACT:** Waterman Mitigation Partners  
Steve Sego, Principal  
PO Box 376  
Burley, WA 98322  
(206) 661-2401  
wmpkitsap@gmail.com

**LOCATION:** The Kitsap Nearshore Umbrella Mitigation Bank is proposing 6 separate sites totaling 72 acres that are located within nearshore and estuarine habitats that surrounds a portion of WRIA 15 and that overlaps with Kitsap and Mason Counties, see Table 1 below and Figure SA-1 in Prospectus.

**Table 1: Bank Site Locations**

Bank Site – Separate Site	Latitude	Longitude	Township	Range
Narrows - Pat Carey Vista	47.587663°	-122.648202°	24N	1E
Narrows - Lions Park Coal Dock Site	47.585308°	-122.645107°	24N	1E
Narrows - Kitsap Housing Authority	47.565423°	-122.623285°	24N	1E
Ross Creek	47.537900°	-122.656300°	24N	1E
Gorst - Quarry	47.533570°	-122.685106°	24N	1E
Gorst - Loading Dock	47.532833°	-122.686442°	24N	1E
Gorst - Mill Lagoon	47.531368°	-122.691390°	24N	1E
Gorst - Evergreen Auto Site	47.529434°	-122.695837°	24N	1E
Gorst – Gorst Creek	47.527893°	-122.698402°	24N	1E
Wright Creek	47.541799°	-122.676714°	24N	1E
Port Gamble Mill	47.855600°	-122.581300°	27N	1E
Seabeck Creek	47.637600°	-122.838300°	25N	1W

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**MITIGATION BANKING:** Mitigation banks provide an alternative to traditional permittee-responsible compensatory mitigation. Mitigation banks offer an opportunity to implement compensatory mitigation at a regional scale in advance of impacts. Mitigation banks establish “credits” through restoring, creating, enhancing, and/or preserving wetlands and other aquatic resources. These credits can then be sold to future permit applicants who need to offset the adverse environmental impacts of projects with wetland and aquatic resource impacts that would occur within the bank’s designated, and agency approved, “service area”. The Mitigation Bank Instrument (MBI) is the document that defines the Bank. It is a legal document that is created in cooperation between the Bank Sponsor and the Interagency Review Team (IRT). The IRT includes the Corps as IRT Chair, and may also include the Environmental Protection Agency, and other Federal, Tribal, State, and local agencies. The MBI contains the legal language between the Bank Sponsor and the agencies, and the technical and procedural elements of constructing, operating, and maintaining the Bank. The first stage of developing a MBI is reviewing the Prospectus of the mitigation bank proposal.

**PROJECT DESCRIPTION:** The purpose of this public notice is to receive public comment on the Prospectus for this proposed mitigation bank entitled *Kitsap Nearshore Umbrella Mitigation Bank Prospectus* dated March 18, 2025 (Prospectus).

In the Prospectus, the listed conceptual goals of the Bank are to restore nearshore marine ecological functions and nearshore habitats surrounding the Kitsap Peninsula. The Bank would consist of 6 sites comprising a total of 72 acres (see **Figure SA-2** and Table 2 below).

**Table 2: Bank Site Acreages**

<b>Bank Site</b>	<b>Approximate Area (acres)</b>
Port Washington Narrows	1.5
Ross Creek	10.9
Gorst Creek	7.2
Wright Creek	2.8
Port Gamble Mill Site	11.2
Seabeck Bay	38.4
<b>Total</b>	<b>72.0</b>

- 1) **Port Washington Narrows Site:** Proposed mitigation actions at the three locations (1.5 acres total) include re-establishing, rehabilitating, enhancing, and preserving intertidal habitat. See attached **Figures Narrows 1-6** and Section 11.2 of the Prospectus for existing conditions, current land use, and historic land use of the three Port Washington Narrows Site locations.
- 2) **Ross Creek Site:** Proposed mitigation actions at five locations (10.9 acres total) includes re-establish of intertidal habitat and estuarine wetland; rehabilitation of estuarine and palustrine wetland; enhancement of intertidal and wetland associated upland. See attached **Figures Ross 1-4** and section 12.2 of the Prospectus for the existing conditions, current land use, and historic land use of the Ross Creek Site.
- 3) **Gorst Creek Site:** Proposed mitigation actions at the five locations (7.2 acres total) include re-establishing and rehabilitating intertidal habitat and estuarine wetlands. See attached **Figures**

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**Gorst 1-6**, and Section 13.2 of the Prospectus for existing conditions, current land use, and historic land use of the seven Gorst Creek Site locations.

- 4) **Wright Creek Site:** Proposed mitigation actions at the 2.8-acre include re-establishing and rehabilitating intertidal habitat and estuarine wetlands; enhancing riparian-associated upland and floodplain and wetland-associated uplands; and preserving upland forest outside of riparian- and wetland-associated uplands. See attached **Figures Wright 1-4**, and Section 14.2 of the Prospectus for existing conditions, current land use, and historic land use of the Wright Creek Site.
- 5) **Port Gamble Mill Site:** Proposed mitigation actions at the 11.2-acre site include re-establishing shallow subtidal, intertidal, and shoreline habitat; re-establishing estuarine salt marsh wetland; re-establishing shoreline and riparian habitats; rehabilitating nearshore habitat to restore natural sediment transport processes; and preserving associated uplands. See attached **Figures Mill Site 1-4b**, and Section 15.2 of the Prospectus for existing conditions, current land use, and historic land use of the Port Gamble Mill Site.
- 6) **Seabeck Site:** Proposed mitigation actions at the 38.4-acre site include re-establishing, rehabilitating, and enhancing estuarine and palustrine wetlands; re-establishing and enhancing a fish-bearing stream and floodplain; enhancing upland forest outside of riparian- or wetland-associated uplands; and preserving upland forest outside of riparian- and wetland-associated uplands. See attached **Figures Seabeck 1-4**, and Section 16.2 of the Prospectus for existing conditions, current land use, and historic land use of the Seabeck Site.

**PROSPECTUS AVAILABILITY:** The Prospectus is available for review at the above-listed Corps office and can be downloaded at the following internet addresses:

[https://ribits.ops.usace.army.mil/ords/f?p=107:278:920311232583:::278:P278\\_BANK\\_ID:7164](https://ribits.ops.usace.army.mil/ords/f?p=107:278:920311232583:::278:P278_BANK_ID:7164)

<http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PublicNotices.aspx>

**SERVICE AREA:** The service area of a mitigation bank is the geographic area over which its credits may be used for compensatory mitigation. The Sponsor has proposed a single service area for this Umbrella Mitigation Bank. See attached **Figures SA-1, SA-2**. The service area would include the nearshore areas surrounding Kitsap County and the northwestern portion of Mason County. The Corps is seeking comments on the proposed service areas. The proposed service areas may be increased or decreased based on public and IRT comments.

**PURPOSE:** The purpose of a mitigation bank is to provide compensatory mitigation for adverse aquatic ecosystem impacts associated with activities authorized by the Corps and other regulatory entities that occur within the bank's service area. The use of bank credits as future compensatory mitigation would depend on case-by-case approval by the involved regulatory agencies after determining that the use of bank credits would be consistent with all applicable rules and policies of the agencies.

**ADDITIONAL INFORMATION:** The Bank Sponsor will work with the IRT to develop the MBI in accordance with the Federal Mitigation Rule, 33 CFR Parts 325 and 332 and 40 CFR Part 230, *Compensatory Mitigation for Losses of Aquatic Resources*; and the State Rule, Chapter 173-700 WAC, *Wetland Mitigation Banks*; as well as other applicable State, local, and Federal requirements. For additional information on wetland mitigation banking within Washington State, please refer to the following websites:

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<http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/Mitigation.aspx>

**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 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 Corps 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 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.

**CULTURAL RESOURCES:** Historic properties investigations will be conducted within the proposed Bank site areas and will be coordinated with the Washington Department of Archaeology and Historic Preservation. The Corps will review the latest published version of the National Register of Historic Places, lists of properties determined eligible for the historic register, and other sources of information. 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 any of the proposed Bank site locations. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]) with any Tribe that has information or concerns with historic properties in the areas of the proposed Bank locations.

**EVALUATION:** 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 identify project aspects that need to be addressed during the bank review process and in the development of the MBI. Public comments will assist the IRT to determine whether or not to authorize the proposed Bank. For accuracy and completeness of the record, all comments should be submitted in writing with sufficient detail to furnish a clear understanding of the reasons for that support or opposition.

**COMMENT AND REVIEW PERIOD:** Conventional mail or email comments on this 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, email comments must originate from the author's email account and must include on the subject line of the email message the mitigation bank name and reference number as shown below. Either conventional mail or email comments must include the mitigation bank name and reference number, as shown below, and the commentator's name, address, and phone number. All comments, whether conventional mail or email, must reach the Corps no later than the expiration date of this public notice to ensure consideration.

**CORPS COMMENTS:** All email comments should be sent to [shane.k.skaar@usace.army.mil](mailto:shane.k.skaar@usace.army.mil). Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Shane Skaar, 4735 East Marginal Way South, Building 1202, Seattle, Washington 98134-2388. 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.

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MITIGATION BANK NAME AND REFERENCE NUMBER: To ensure proper consideration of all comments, responders must include the following mitigation bank name and reference number in the text of their comments:

**Kitsap Nearshore Umbrella Mitigation Bank; NWS-2025-00270**