



US Army Corps
of Engineers
Seattle District



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 (360) 734-3156
Attn: Randel Perry, Project Manager

WA Department of Ecology

SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone (360) 407-6068
Attn: SEA Program, Federal Permit
Coordinator

Public Notice Date: April 1, 2013

Expiration Date: May 1, 2013

Reference No.: NWS-2013-112

Name: Sage-Wood Holdings

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 United States as described below and shown on the enclosed drawings dated March 8, 2013.

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.

APPLICANT: Sage-Wood Holdings
900 Dupont Street
Bellingham, Washington 98225
Attention: Mr. Derek Stebner
Telephone: (360) 920-1187

AGENT: Miller Environmental Services, LLC
119 Grand Avenue, Suite D
Bellingham, Washington 98225
Attention: Mr. Ed Miller
Telephone: (360) 296-3639

LOCATION: In wetlands at Bellingham, Washington.

WORK: Fill 2.75 acres of wetlands.

PURPOSE: Provide commercial parking facilities for airport patrons.

ADDITIONAL INFORMATION: The applicant proposes to fill and grade a 10.60 acre project, including filling 2.75 acres of Category II and II Palustrine forested and palustrine scrub-shrub wetlands to construct a commercial parking facility for patrons of Bellingham International Airport. Work will be accomplished by mechanical equipment; temporary sediment and erosion controls will be utilized. Post-construction stormwater will be treated on-site before discharge to the City of Bellingham stormwater conveyance system.

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The wetland boundaries 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: As mitigation for the wetland impacts described above, the applicant proposes to purchase 3.23 credits from the Lummi Nation Wetland and Habitat Mitigation Bank.

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. A preliminary determination indicates that the activity will not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

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 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, lists of properties determined eligible and other sources of information. A historic properties investigation has been conducted within the permit area under Corps reference number NWS-2008-1236. 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 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

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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 clean materials from a local commercial source.

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.

ADDITIONAL EVALUATION: The project is outside Whatcom County's Shoreline Management Program jurisdictional area.

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 it would be in the public interest to authorize this proposal. 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 commentator'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 randel.j.perry@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Randel Perry, 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.

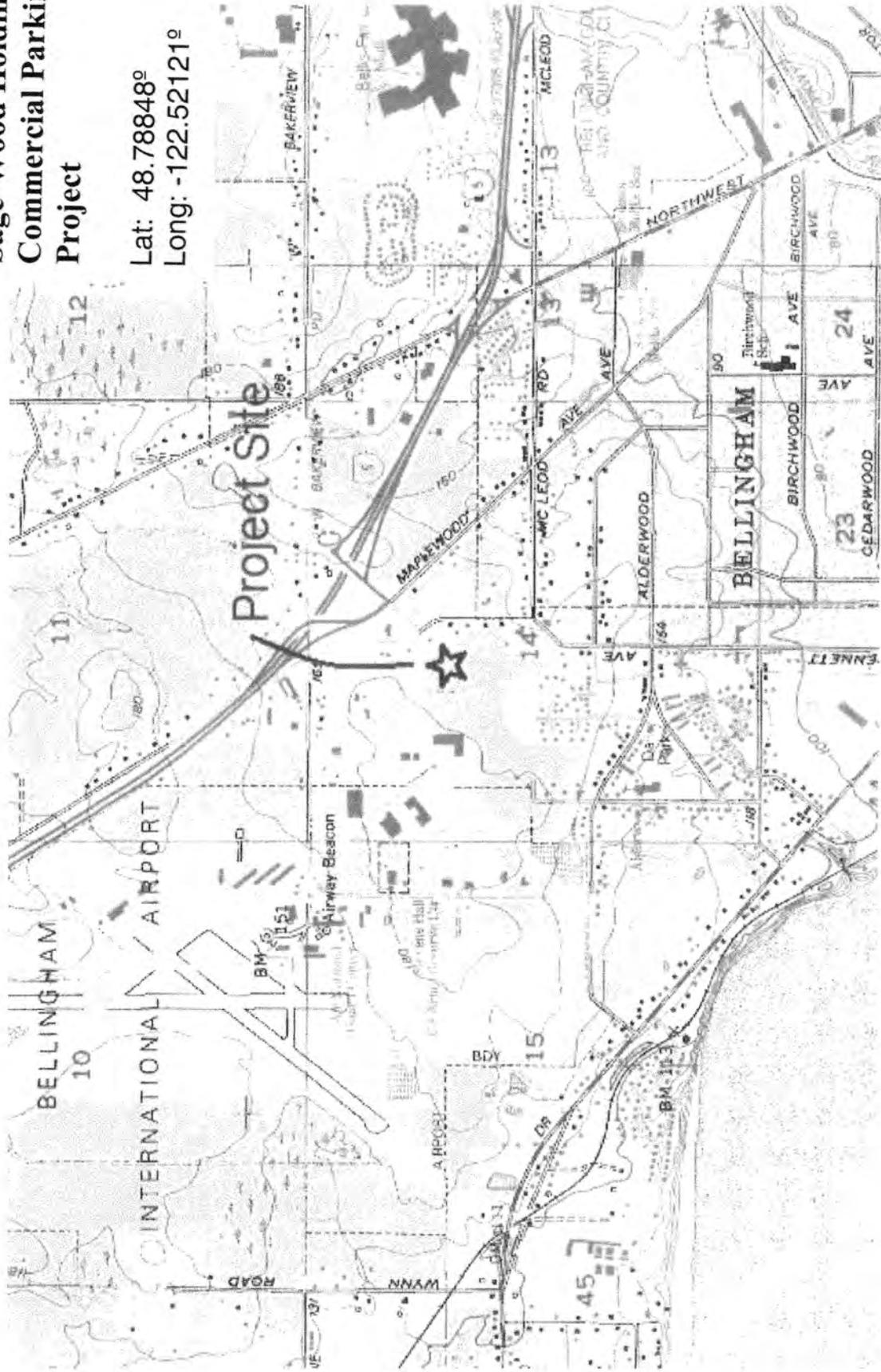
ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: SEA program – Federal Permit Coordinator, P.O. 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: Sage-Wood Holdings, NWS-2013-112

Encl: 8 Figures

**Sage-Wood Holdings
Commercial Parking
Project**

Lat: 48.78848°
Long: -122.52121°

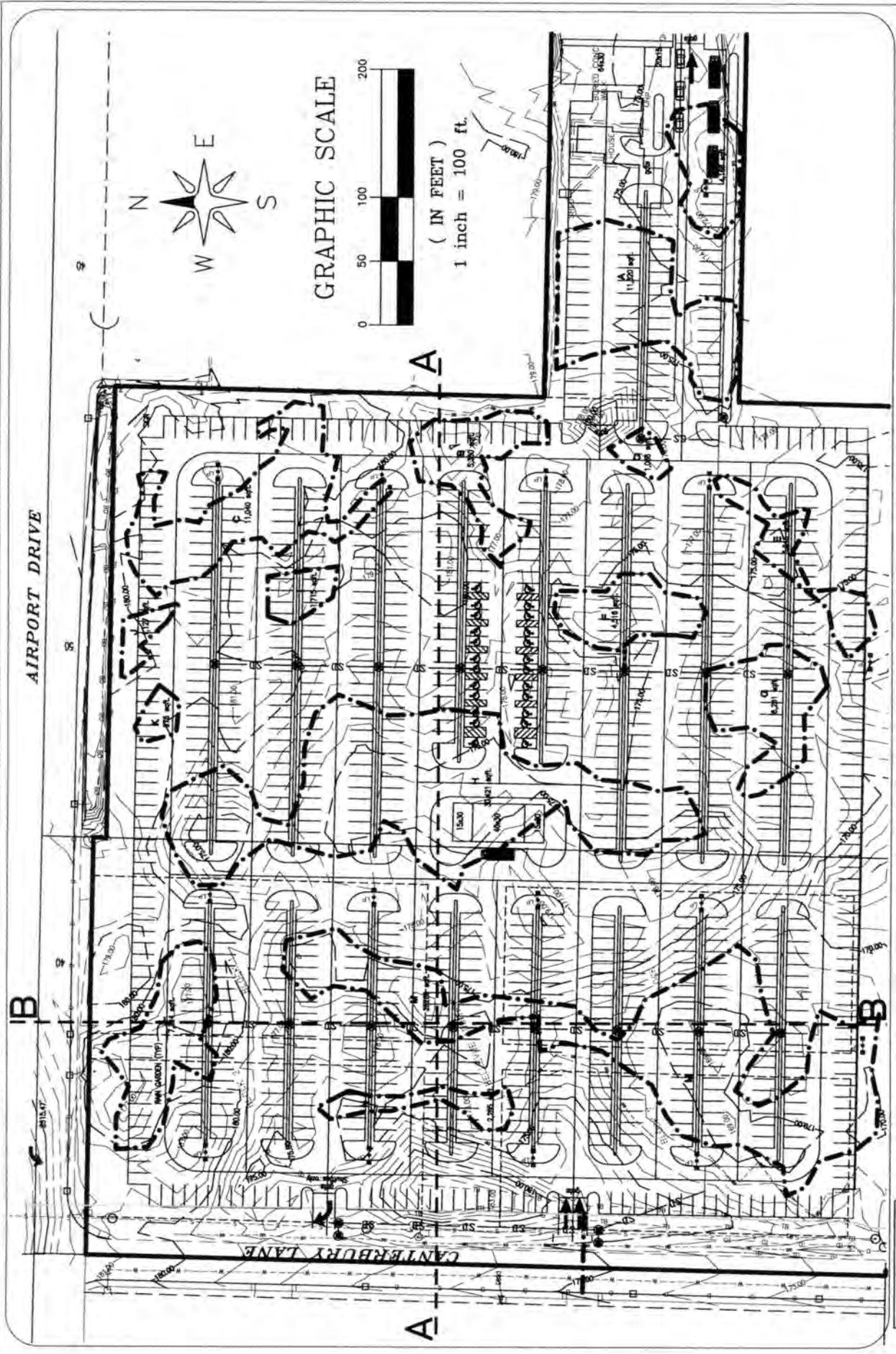


Reference: NWS-2013-112	Proposed: Wetland Fill
Purpose: Commercial Parking	Waterway: Wetlands
App. By: Sage-Wood Holdings	At: Bellingham, Washington
Sheet 1 of 8	Date: March 8, 2013

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Sec. 141 T 38 N R 02 E



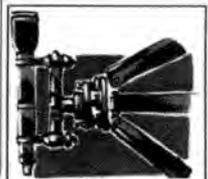
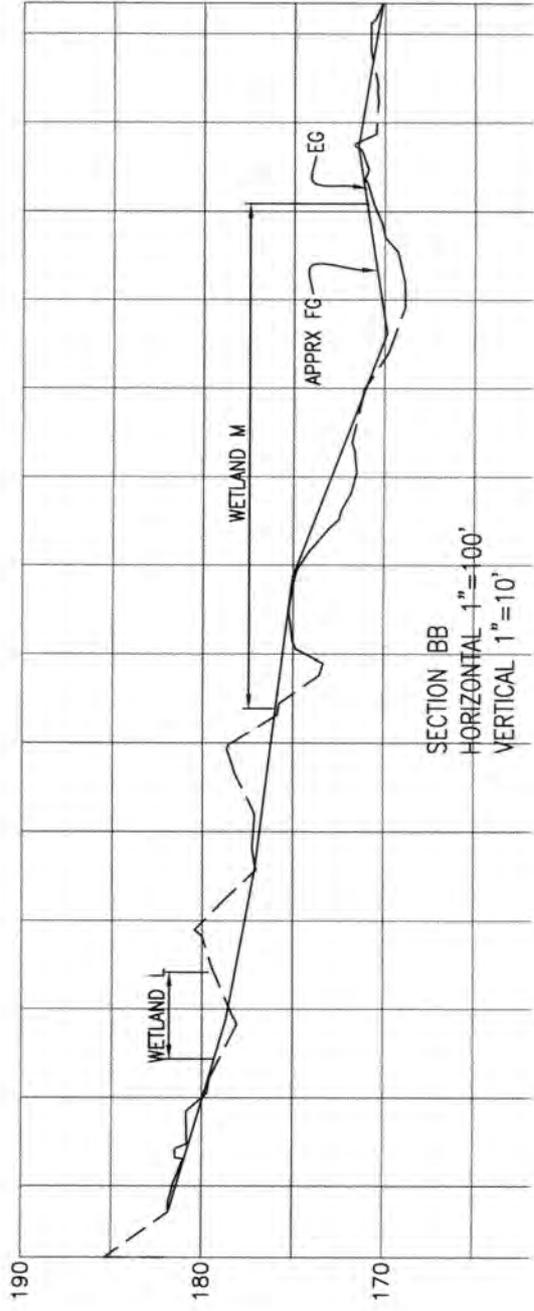
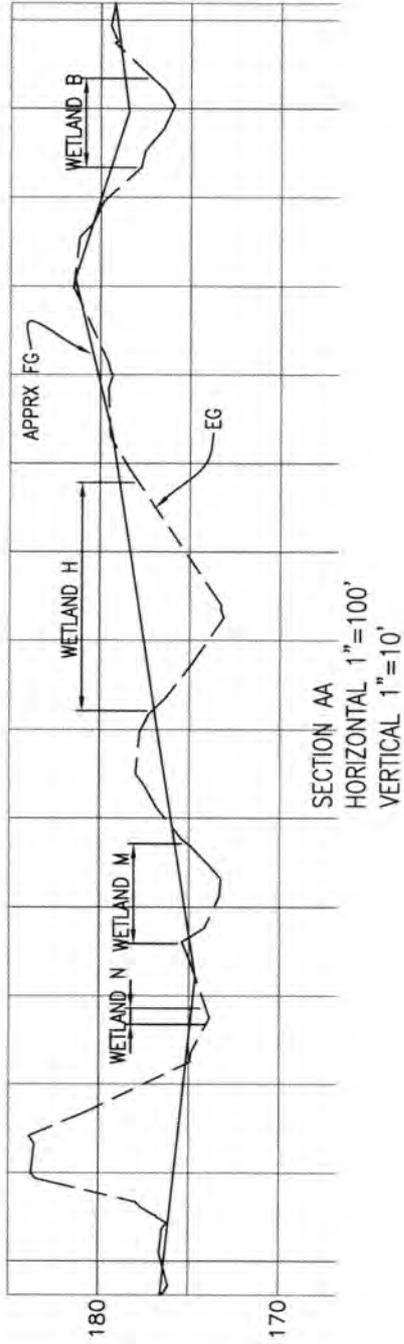
Reference: NWS-2013-112
 Purpose: Commercial Parking
 App. By: Sage-Wood Holdings
 Sheet 3 of 8

Proposed: Wetland Fill
 Waterway: Wetlands
 At: Bellingham, Washington
 Date: March 8, 2013

5160 INDUSTRIAL PL. SUITE 108
 FERNDALE, WA 98248
 Ph. (360) 383-0620
 FERNDALE, WA 98248

LAND DEVELOPMENT
 ENGINEERING &
 SURVEYING INC.



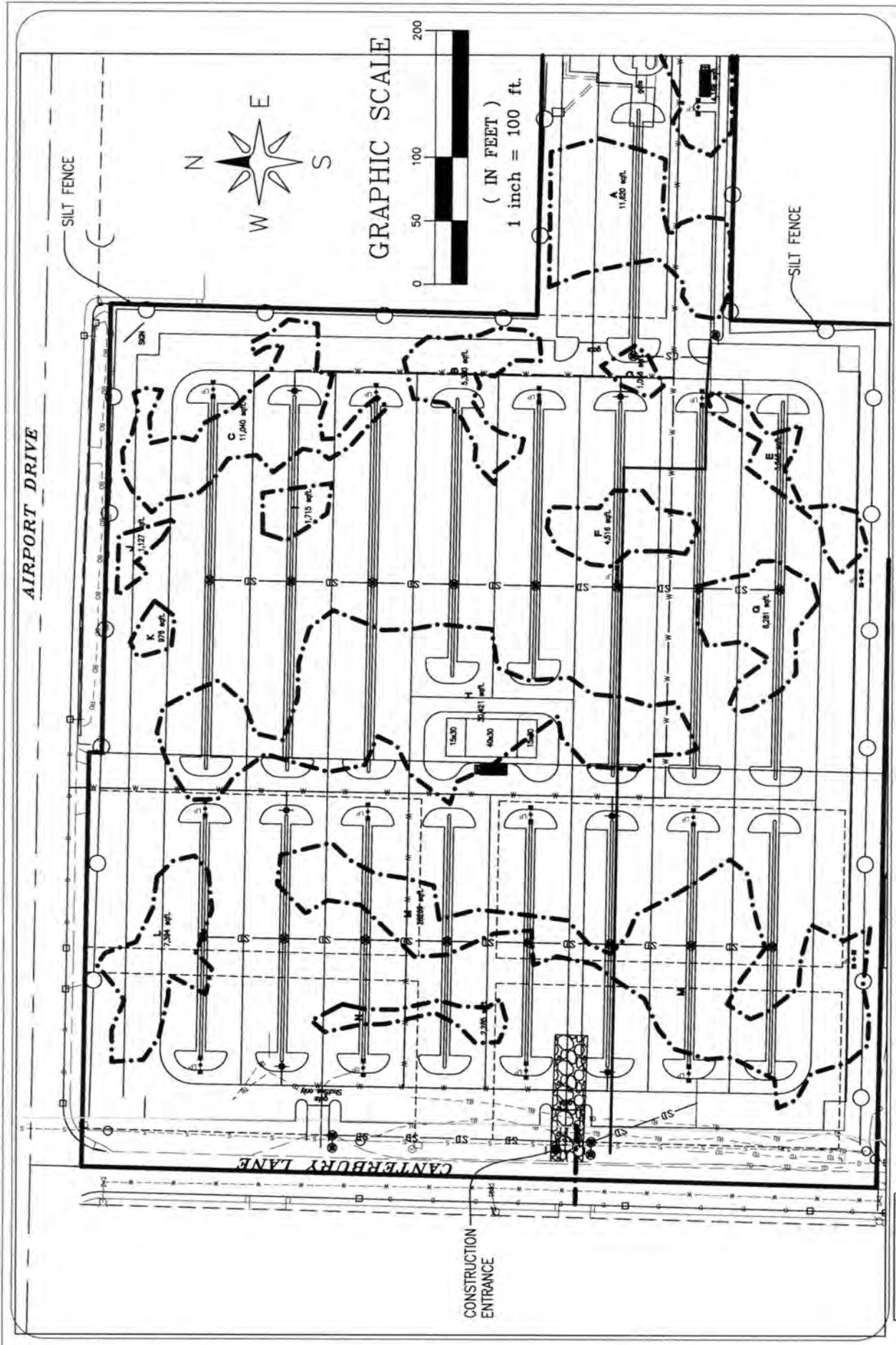


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 Sheet 4 of 8

Proposed: Wetland Fill
 Waterway: Wetlands
 At: Bellingham, Washington
 Date March 8, 2013



Reference: NWS-2013-112
 Purpose: Commercial Parking
 App. By: Sage-Wood holdings
 Sheet 5 of 8

Proposed: Wetland Fill
 Waterway: Wetlands
 At: Bellingham, Washington
 Date March 8, 2013

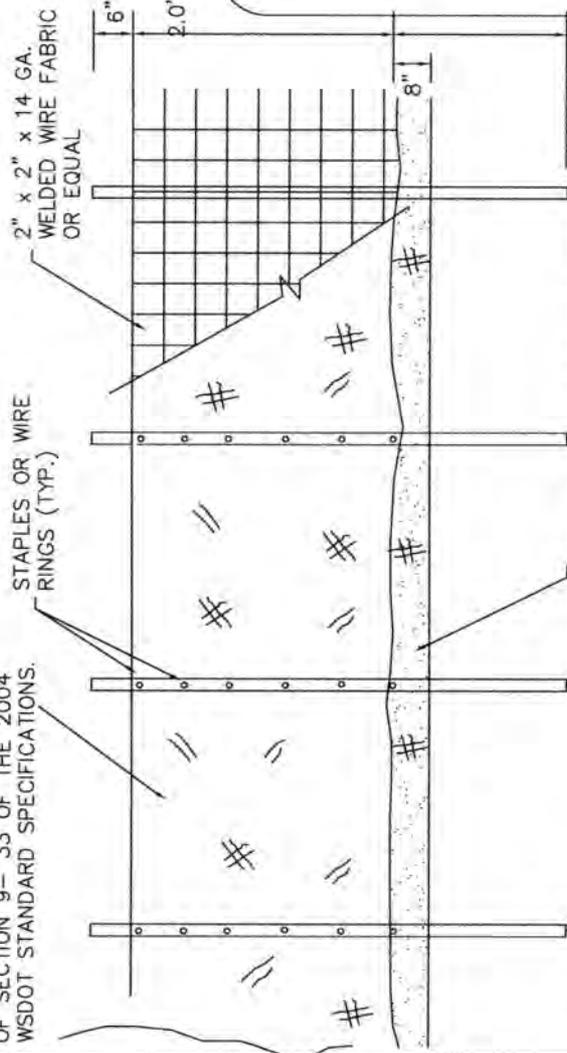
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 FERNDALE, WA 98248

LAND DEVELOPMENT
 ENGINEERING &
 SURVEYING INC.



CALL 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

GEOTEXTILE FABRIC MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 9-33 OF THE 2004 WSDOT STANDARD SPECIFICATIONS.

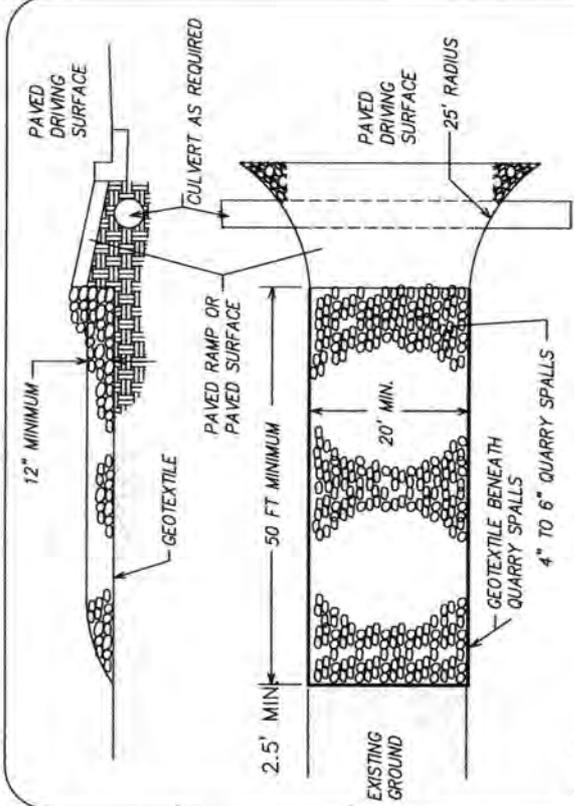


BURY THE LOWER 6" OF GEOTEXTILE FABRIC MATERIAL WITHIN AN EXCAVATED 8"x8" TRENCH ON THE UPHILL SIDE OF THE FENCE. FILL THE TRENCH WITH 0.75" TO 1.50" WASHED GRAVEL BACKFILL

5' STEEL POSTS SPACED AT MAX. 6' O.C.

GENERAL NOTES:

1. ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEN THE WATER MUST BE INTERCEPTED AND CONVEYED TO A FULLY-FUNCTIONING SEDIMENT TRAP, POND, OR CONVEYANCE SYSTEM.
3. IT IS IMPORTANT TO PERIODICALLY CHECK THE UPHILL SIDE OF FENCING FOR SIGNS OF CLOGGING. IF CLOGGING OCCURS, THE FENCE WILL ACT AS A BARRIER TO FLOW AND WILL CAUSE CHANNELIZATION PARALLEL TO THE FENCE. TO REMEDY THIS, THE CONTRACTOR SHALL REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SILT FENCING SHALL BE CONSTRUCTED DIRECTLY AFTER CLEARING AND GRUBBING IS COMPLETE. THE FENCE SHALL ONLY BE REMOVED WHEN CONSTRUCTION OF UTILITIES DEEMS IT ABSOLUTELY NECESSARY. IMMEDIATELY AFTER UTILITIES ARE IN-PLACE, THE SILT FENCING SHALL BE RECONSTRUCTED.



NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE WHATCOM COUNTY PLANNING DEPT.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE WHATCOM COUNTY PLANNING DEPARTMENT
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE WHATCOM COUNTY PLANNING DEPT.

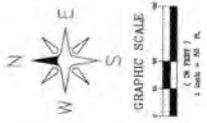
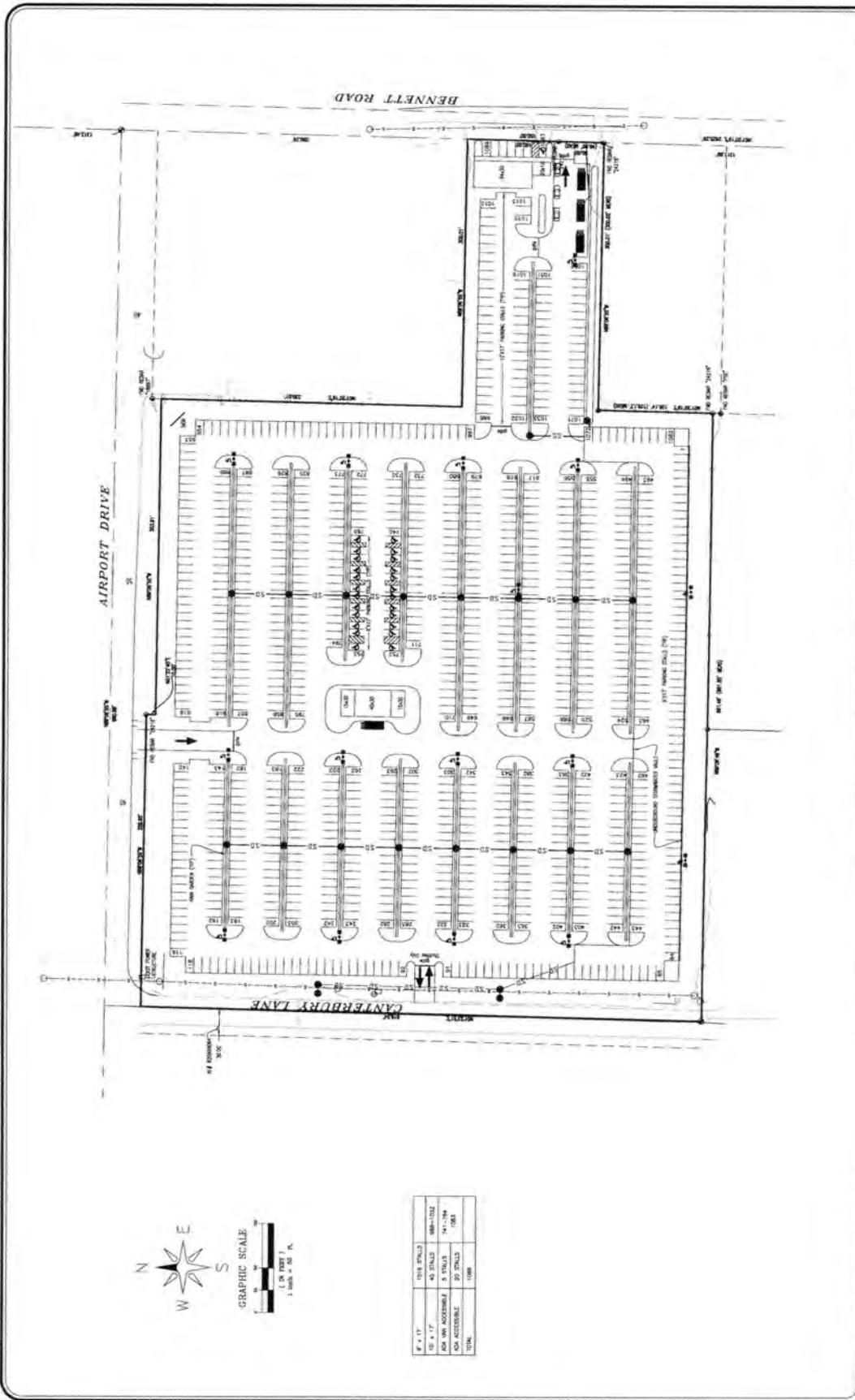
TEMPORARY CONSTRUCTION EXIT



**LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.**

5160 INDUSTRIAL PL. SUITE 108
FERNDALE, WA 98248
Ph (360) 383-0620
FERNDALE, WA 98248

Reference: NWS-2013-112
Purpose: Commercial Parking
App. By: SageWood holdings
Sheet 6 of 9
Proposed: Wetland Fill
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At: Bellingham, Washington
Date: March 8, 2013



8' x 17'	108 STALLS	08A-102A
10' x 17'	45 STALLS	08A-102B
ADA W/ ACCESSIBLE	2 STALLS	9A-1-9A
ADA ACCESSIBLE	20 STALLS	10B
TOTAL	175	

AIRPORT BUSINESS PARK
PRELIMINARY SITE PLAN

JOB # 12030 FOR: SAGEWOOD HOLDINGS

LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDALE, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

SHEET 1 of 1

Reference: NWS-2013-112
 Purpose: Commercial Parking
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 Sheet 1 of 1
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