



**PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: February 13, 2024

RE: PL-SDP-23-0001 & PL-SEPA-23-0007

Pitt Dock Marina Replacement
Public Hearing Date: February 20, 2024

I. GENERAL INFORMATION

A. Applicant: Marine Floats
313 East F Street
Tacoma, WA 98421

B. Owner: Harbor Investments NW, LLC
7728 76th Avenue Northwest
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The applicant is proposing to remodel an existing marina, removing and replacing solid decked surfaces and creosote-treated wood piles with fiberglass grating and galvanized steel pile, respectively. The project proposal also includes reinforcing support of the existing net shed, replacing an existing entrance gate landward of the mean higher high water mark (MHHW), adding four-foot railings around the existing pier, and replacing the access gate.

The existing pier, ramp, and floats total 5,247.5 square feet with solid-decked portions and 47 creosote piles. The project proposal will total 4,317 square feet with the pier and ramp using 100 percent aluminum grating, and the floats using 50 percent aluminum grating, a reduction of 930.5 square feet of overwater coverage. All 47 creosote piles are proposed to be removed and replaced with 17 galvanized steel piles (Exhibit C).

Removal and demolition will utilize a tugboat, crane, pile driver and associated work boats/skiffs, and any construction debris will be taken to an approved upland facility for disposal. Removal of existing creosote pilings will be accomplished using a tugboat and barge with a pile driver and extractor. Extracted pilings will be placed in a containment bin on the construction barge. The new pre-fabricated pier, ramp, and float will be transported from the Marine Floats property in Tacoma via barge. The new steel piles will be transported from the manufacturer's yard via barge. Piles will be installed via vibratory hammer. Where proofing is necessary, a bubble curtain and 6" wood block for sound attenuation will be utilized. The pier and ramp will be lifted into place using a barge-mounted crane and secured using hand tools. The floats will be connected to the piles using hand tools. Work will take approximately three days to complete but is dependent upon tides and weather.

The project meets the criteria for a shoreline substantial development permit (SDP) per the Gig Harbor Shoreline Master Program (GHSMP) 8.2.1.A. An SDP permit is a Type III permit which requires a hearing examiner decision.

III. SITE DESCRIPTION

- A. Location:** 8205 Dorotich Street
Pierce County Parcel Nos. 5970000101 &
5970000110
- B. Site Area/Acreage:** 8,712 square feet/0.20 acre upland area
12,194 square feet/0.28 acre of tidelands lease
20,785 square feet/0.48 acre harbor lease
- C. Existing Site Characteristics**
- 1. Topography:** The site's uplands slope down gradually from Dorotich Street on the southwest to Gig Harbor Bay on the northeast.
 - 2. Vegetation:** The upland portion of the site is landscaped with ornamental landscaping.

3. **Wetlands and Critical Areas:** Gig Harbor Bay is the only critical area within 300 feet of the project proposal.

D. Zoning

1. **Subject parcel:** Waterfront Millville (WM)
2. **Adjacent zoning and current use:**
 - a. **Northwest:** WM, commercial offices
 - b. **Southwest:** WM, single-family residential
 - c. **Northeast:** Gig Harbor Bay
 - d. **Southwest:** WM, commercial marina
3. **Shorelines:** The SMP designates the subject site as City Waterfront. SMP subsection 5.2.5 addresses the purpose and management policies for the City Waterfront destination.

- E. Utilities / Road Access:** The site is accessed by a single driveway from Dorotich Street abutting on the south. The property is serviced by City of Gig Harbor water and sewer, Peninsula Light electricity, and Puget Sound Energy gas.

IV. APPLICABLE CODES AND POLICIES:

- A. Comprehensive Plan:** The subject property is designated a Waterfront area by the Gig Harbor Comprehensive Plan. The purpose of this land use category is to provide for a variety of waterfront uses allowed under the GHSMP and Gig Harbor Municipal Code (GHMC). Generally, lower intensity waterfront areas favor residential uses while the more intense waterfront areas would provide for higher density residential and commercial/retail uses.

- B. Gig Harbor Municipal Code:** The project proposal is subject to Titles 17, 18, and 19 of GHMC and will be reviewed against the standards of the following chapters of the GHMC:
1. 17.48 Waterfront Millville (WM)
 2. 17.62 Height Restriction Area
 3. 17.68 Nonconformities
 4. 17.72 Off-Street Parking and Loading
 5. 17.76 Boat Moorage
 6. 17.99 Design Manual
 7. 18.04 Environmental Review (SEPA)
 8. 18.08 Critical Areas Ordinance
 9. 18.10 Flood Hazard Construction Standards

- C. Shoreline Master Program:** Shoreline development in Gig Harbor is regulated by the SMP, adopted November 8, 2021 and effective

January 28, 2022. The project proposal will be reviewed against the following sections of the SMP:

1. 5.2 Shoreline Environment Designations
2. 6.2 Marine Shorelines, Vegetation Conservation, and Critical Areas Protection

D. Revised Code of Washington: The SDP must be found consistent with the Shoreline Management Act of RCW 90.58.

E. Washington Administrative Code: The SDP must be found consistent with the provisions of WAC 173-27-150.

V. BACKGROUND INFORMATION

On January 30, 2023 the city was alerted to work being done on the subject site by the Washington State Department of Labor and Industries. The city conducted research and found no permits for the work described and conducted a site inspection where the inspector found a pipe and mechanical unit, new boards on the dock, new handrails, windows, and doors on the netshed. The city issued a stop work order on February 8, 2023. On February 17, 2023 the city communicated that a shoreline substantial development permit would be required for the work.

According to the HAMP (Exhibit C), the existing netshed is the second shed built on the waterfront property. Construction of the existing net shed was in the late 1940's after the first shed was demolished. The first shed was constructed between 1915 to 1918. The applicant included a chronology of alterations and additions to the net shed after 1986:

- 1990: Floats and pilings renovated or added, added new decking and cross timbers, added a garage door on the side facing south and commercially rewired the building.
- 1992: The shop area was partitioned and rented as office space. The office space facing the harbor is now leased by an architect,
- 1994: Dorotich Street was paved along with a curb and sidewalks.
- 2008: Replaced corrugated, galvanized tin sheet roof with new roof.

The net shed and marina has been an existing use since the 1940s and as such retain existing nonconforming status. Repairs and maintenance are permitted without a loss of nonconforming use or structure status per GHMC 17.68.050.

VI. DESIGN REVIEW

The city's Design Review process is defined under GMHC Chapter 17.98. GHMC Subsection 17.98.050(B) states, "the application shall be reviewed by the director for compliance with the specific requirements of GHMC Chapter 17.99 and all other applicable codes." The subject request complies with all applicable requirements of the city's Design Manual.

No utilities, lighting, or outdoor furnishings are proposed at this time. The addition of these appurtenances at a later date would require design review.

VII. ENVIRONMENTAL REVIEW

Pursuant to WAC 197-11 and Gig Harbor Municipal Code Chapter 18.04, on December 28, 2023 the City of Gig Harbor issued a Determination of Nonsignificance (DNS) for the proposed action (Exhibit S). The city received the following comments:

1. The Washington State Department of Ecology (DOE) provided a comment letter requesting best management practices and proper disposal of treated wood from the project site. DOE noted that the subject property is within a quarter mile of two contaminated sites; if contamination is suspected, discovered, or occurs during the project work, testing of contaminated media must be conducted, and if contamination is present DOE must be notified (Exhibit T).
2. The Squaxin Tribe provided a comment noting that the netshed has not been evaluated for the National Register and recommends a historical evaluation of the netshed to determine its eligibility for the National Register (Exhibit U).

VIII. PUBLIC NOTICE & INPUT

The notice of application was posted at the subject site on August 11, 2023. The notice was also published in the Tacoma News Tribune, sent to state agencies, and notice was mailed to all property owners within 300 feet of the subject site on August 11, 2023. The city received the following comments:

1. The Washington State Department of Natural Resources stating that they are involved in the project permitting process as the project is located on state-owned aquatic lands (Exhibit M).
2. Pierce Transit responded to the notice of application but did not have a comment (Exhibit N).

3. The Nisqually Indian Tribe responded to the notice of application but did not have any specific concerns (Exhibit O).
4. The DOE provided a comment letter requesting best management practices and proper disposal of treated wood from the project site. DOE noted that the subject property is within a quarter mile of two contaminated sites; if contamination is suspected, discovered, or occurs during the project work, testing of contaminated media must be conducted, and if contamination is present DOE must be notified (Exhibit P).

The notice of public hearing was posted at the subject site on February 6, 2024. The notice was also published in the Tacoma News Tribune, sent to state agencies, and notice was mailed to all property owners within 300 feet of the subject site on February 6, 2024. The city has received no comments at the time of this staff report.

IX. STAFF ANALYSIS AND FINDINGS

A. Planning Staff

1. **Comprehensive Plan:** The site is designated as a Waterfront area by the City's Comprehensive Plan. The purpose of this land use category is to provide for a variety of mixed uses along the waterfront which as allowed by the GHMC and SMP. The following is an analysis of Comprehensive Plan goals applicable to the proposal:

Goal 2.2 Define Identity and Create Community Based Urban Form: Define a pattern of urban development which is recognizable, provides an identity and reflects local values and opportunities.

Policy 2.2.3.H Waterfront

Provides for a variety of mixed uses along the waterfront which are allowed under the GHMC and SMP. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses.

Staff analysis: The existing use is a commercial fishing dock and warehouse, consistent with the mixed waterfront uses desirable within the WM zone and SMP.

Goal 3.4 Protect the native and built environment from degradation and pollution and require low impact development where feasible.

Policy 3.4.1

Encourage open waters and sustainable land development and building practices in the construction of new development.

Policy 3.4.4

Preserve and protect habitat which provides the shoreline's unique value, including the Crescent Creek and Donkey Creek estuaries, and critical saltwater habitats which include kelp beds, eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and areas with which priority species have a primary association.

Staff analysis: The HAMP (Exhibit C) found that there is no significant vegetation on the project site, and no wetlands within 300 feet of the project site. The project proposal includes the removal of 930.5 square feet of over water coverage and 47 creosote-treated wood pilings. The project proposal represents low impact development and an improvement upon the existing deck, pier, and floats.

Goal 10.1 Protect Natural Quality: It is the goal of the City of Gig Harbor to protect ecological processes and functions existing in the shoreline and nearshore area. It is also the goal of the City of Gig Harbor to protect and restore shoreline vegetation, recognizing the multiple benefits native vegetation provides, including reduction in the need for structural stabilization; ecological functions and habitat; coastal bluff stability, safety, and protection of human life and property; and visual and aesthetic qualities.

Staff analysis: Provided the request is properly conditioned to address potential environmental impacts during construction, the proposal which would allow for the development of a water-dependent use consistent with the requirements of the SMP, is generally consistent with the stated purpose and applicable goals of the Comprehensive Plan.

2. Gig Harbor Municipal Code

GHMC CHAPTER 17.48 WATERFRONT MILLVILLE (WM)

The intent of the WR is to provide a wide range of uses and activities on the shoreline of Gig Harbor located within the area between Rosedale Street and Stinson Avenue. This district serves primarily as a medium intensity, mixed use waterfront district with an emphasis on medium-density residential, marine-dependent and marine-related uses. Uses which enhance the historic fishing village atmosphere and which are harmonious with surrounding residential areas are encouraged.

Staff analysis: Marinas are a permitted use in the WM district.

GHMC 17.48.090 Performance Standards

A. *Exterior mechanical devices.* Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

Staff analysis: There is electricity, water, and sanitary sewer currently on the project site (Exhibit K). However, no utilities are required or proposed on the proposed marina. However, should any utilities, including fire suppression, be added at a later time, it must comply with all applicable regulations.

B. Landscaping is required and shall be installed in conformance with Chapter 17.78 GHMC, and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

Staff analysis: There are no landscaping requirements for the existing netshed and marina.

C. *Outdoor storage of materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets. Fishing-related equipment is exempt from this standard.

Staff analysis: If properly conditioned, the project proposal will be compliant with this standard, and no unpermitted storage materials shall be stored outdoors.

- D. *Outdoor lighting.* Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. (Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.)

Staff analysis: No lighting is required or proposed at this time. However, the applicant noted that should lighting be added at a later time, it will be oriented away from the water, and must comply with all applicable regulations.

- E. *Waterview opportunity and waterfront access.*
1. Maximum hard surface coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses or for increased height, as follows:
 2. Waterview/harbor access opportunities.
 - a. Waterview opportunity, by means of public view corridors measuring 20 frontage feet along the street or 20 percent of the total waterfront frontage of the parcel, whichever is greater. View corridors shall be from public rights-of-way. Parking shall not be allowed in view corridors. Fences or railings shall not be allowed in view corridors except where required by the city building code.
 - b. Waterview opportunity, by means of a five-foot-wide public pathway along the property perimeter down one side line of the property to mean higher high water or a bulkhead or to the waterside face of structure, whichever is further waterward, then across the waterside face of the property or structure and back to the street along the other side line.
 - c. Waterview opportunity, by means of a public viewing platform at the highest level of any structure on the property. Minimum area of the platform shall be 50 square feet. Railings around the platform may exceed the maximum height permitted for the structure. The platform shall be open to the public.

- d. Harbor access opportunity, by means of a public fishing pier extending out to the mean lower low water and connected by a minimum five-foot-wide public pathway to the frontage street. A minimum of 10 feet of open water shall surround the fishing pier.
- e. Harbor access opportunity, by means of a public small boat landing available for transient use by rowboats, canoes, dinghies, etc., extending out to mean lower low water and connected by a five-foot-wide public pathway to the frontage street. A minimum of 10 feet of open water shall surround the small boat landing.
- f. Harbor access opportunity, by means of a public transient moorage for up to two 30-foot boats and which must have a minimum water depth of eight feet and which must be easily accessible to visiting boats and posted with signage which can be read at a distance of 100 feet.

Staff analysis: No waterview or harbor access currently exists, and none is proposed. This standard is not applicable.

- F. *Design.* All development in the WM district shall conform to the design and development standards contained in GHMC Chapter 17.99.

Staff analysis: The project proposal is compliant with all applicable design and development standards of GHMC Chapter 17.99, as discussed in the relevant section of this report.

- G. *Trash receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

Staff analysis: If properly conditioned, the project proposal will be compliant with this standard, and no unpermitted storage materials shall be stored outdoors.

- H. *Restaurant uses.* The bar area of restaurant 1 and 3 uses may not exceed more than 40 percent of the customer eating area of the restaurant. Restaurant 2 and 3 uses shall not operate a deep-fat fryer and shall install equipment that will significantly limit the emission of food smells from the restaurant.

Staff analysis: No restaurant uses are proposed, this standard is not applicable.

GHMC 17.62 HEIGHT RESTRICTION AREA

The purpose of this height restriction area is to establish standards for those properties located inside the Gig Harbor view basin where decreased building height shall be required. This is intended to be a limitation on height so as not to restrict views from adjacent properties.

GHMC 17.62.030 Standards

The maximum height for structures shall be 16 feet, except that in the historic district defined in GHMC Chapter 17.99, structures shall not exceed the height limits defined in GHMC 17.99.510.A.2 and 17.99.510.B, and except as otherwise may be provided in a planned unit development or a planned residential development.

Staff analysis: The applicant measured the netshed at 15 feet 6 inches, and no alterations to height are proposed (Exhibit V).

GHMC 17.72 OFF-STREET PARKING AND LOADING

GHMC 17.72.030 Number Of Off-Street Parking Spaces

Marinas require that for moorages/slips less than 45 feet, one off-street parking space for every two berths is required. The project proposal includes seven moorages under 45 feet, which is the same as the existing number of moorages.

Staff analysis: Three parking spaces are provided adjacent to the pier (Exhibit V). However, since the netshed and marina are existing uses and the project proposal does not change the number of moorages under 45 feet, no additional parking is required.

GHMC 17.76 BOAT MOORAGE

Requirements for boat moorages are established to assure safety as well as compatibility with surrounding uses.

GHMC 17.76.020 Standards For Moorages And Launching Ramps

No building permit shall be issued for a boat moorage or launching ramp for public or commercial use unless the following standards have been met:

- A. The approval of the city engineer as to structural stability and safety must be obtained in writing;

Staff analysis: The engineering division and city engineer have reviewed and approved the project proposal (Exhibit E).

- B. Any moorage or wharf on private property must be at least 12 feet from a side property line unless there is evidence of an agreement among property owners for joint use of common side lot lines;

Staff analysis: The proposed floats are more than 12 feet from the side property lines (Exhibit D).

- C. Fences or other obstructions to the view from adjacent properties or the street shall not be permitted;

Staff analysis: There is an existing gate that is proposed to be replaced. The applicant submitted an elevation of the gate design, which shows the gate constructed from steel with 3.5 inch spacing between the pickets. Revised elevation drawings show that the fence will not exceed six feet in height per GHMC 17.99.340.C (Exhibits D & Q).

- D. Parking for activities related to watercraft shall be provided with the following ratio of off-street automobile spaces to moorages:
1. Moorages/slips less than 45 feet: One space for every two berths;
 2. Moorages/slips 45 feet or longer: One space for every berth;
 3. All moorage facilities shall provide a minimum of two parking spaces.

Staff analysis: Three parking spaces are provided adjacent to the pier. However, since the netshed and marina are existing uses and the project proposal does not change the number of moorages under 45 feet, no additional parking is required.

GHMC Chapter 17.99 Design Manual

Design review approval is required for all outdoor proposals which require a building permit or are part of a project or development requiring a site plan, subdivision, conditional use permit or utility extension agreement per 17.98.030.A.

Staff analysis: There are no elements of the proposal (such as lighting, furniture, paint, or decorative surfaces) requiring review against design manual standards.

GHMC CHAPTER 18.08 CRITICAL AREAS ORDINANCE

The purpose of the Gig Harbor Critical Areas Ordinance is to promote the maintenance, enhancement and preservation of critical areas and environmentally sensitive natural systems by avoiding or minimizing adverse impacts from construction and development. The proposal is subject to GHMC 18.08 as it includes critical fish and wildlife habitat areas and flood hazard areas.

There are no designated critical areas located on the project site or within 300 feet, except for Gig Harbor Bay to the north.

GHMC Chapter 18.10 Flood Hazard Construction Standards

The purpose of 18.10 is to promote public health, safety, and general welfare; as well as reduce the annual cost of flood insurance and minimize public and private losses due to flood conditions through applicable provisions.

GHMC 18.10.070 Provisions for Flood Hazard Reduction

Only those parts which are relevant to the project proposal have been included for brevity.

- A. *General standards.* In all areas of special flood hazards, the following standards are required.
- B. *Anchoring.*
 - 1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

Staff analysis: The engineering division and city engineer have reviewed and approved the project proposal and find that it is appropriately anchored (Exhibit E).

- C. *Construction materials and methods.*
 - 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
 - 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
 - 3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed

and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Locating such equipment below the base flood elevation may cause annual flood insurance premiums to be increased.

Staff analysis: The project proposal is water dependent and utilizes materials and equipment resistant to flood damage. Fire suppression and lighting may be proposed at the time of the building permit and will be reviewed against all applicable regulations at that time.

D. *Utilities.*

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
2. Water wells shall be located on high ground that is not in the floodway;
3. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Staff analysis: No utilities are proposed at this time. Fire suppression and lighting may be proposed at the time of the building permit, and will be reviewed against all applicable regulations at that time.

- E. *Review of building permits.* Where elevation data is not available either through the flood insurance study, FIRM, or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding (GHMC 18.10.050). The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

Staff analysis: The project proposal for the marina is water dependent and designed to float, elevation data is not relevant.

Steel pilings will be used to replace the creosote-treated wood pilings and support an existing netshed.

3. Gig Harbor Shoreline Master Program (GHSMP)

5.2 SHORELINE ENVIRONMENT DESIGNATIONS

5.2.5 City Waterfront Environment: The purpose of the “City Waterfront Environment” is to accommodate and foster the unique mix of uses and activities that characterize the Gig Harbor Bay waterfront. Current zoning allows for professional services such as legal, medical, and architectural offices; business services, such as postal services, financial institutions and photocopying businesses; sales level 1 such as grocery stores, hardware stores and flower shops; product services level 1 such as the servicing, repair and maintenance of small personal items such as shoes, computers, watches and jewelry; restaurants, taverns, hotels and marinas.

Staff analysis: The proposed improvements to the netshed and replacement of the existing pier and floats is aligned with the mix of uses and activities characteristic of the Gig Harbor Bay waterfront.

5.2.5.D Management Policies

In addition to the other applicable policies and regulations of the SMP, the following management policies should apply:

1. In this environment as well as others, preserve the cultural heritage of Gig Harbor as a fishing village by supporting commercial fishing activities and accessory facilities, and by encouraging adaptive reuse of historic net sheds when water-dependent uses for those structures are no longer economically viable.
2. Redevelopment should occur in a manner that avoids impacts to critical areas and natural shoreline processes.
3. Commercial and recreational development should serve both the citizens of Gig Harbor and tourists.
4. Public access and education should be enhanced through interpretive signage, viewpoints and overlooks, and physical access to the water when feasible.
5. Degraded shoreline ecological functions should be restored by removing unnecessary shoreline armoring, derelict structures, and unused pilings or pilings treated with toxic materials wherever possible.
6. New structures waterward of the ordinary high water mark should only be

7. permitted for water-dependent uses, public access, or ecological restoration. Water-related and water-enjoyment commercial uses may be allowed waterward of the ordinary high water mark provided they are located in existing overwater structures. Decks located waterward of the ordinary high water mark may be allowed provided they are appurtenant to a permitted upland water-oriented or water-enjoyment use. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use. To reduce the impacts of shoreline development and increase effective use of water resources, multiple uses of the same over-water facility should be encouraged.
8. Shoreline uses and modifications located waterward of the ordinary high water mark should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
9. All developments and uses waterward of the ordinary high water mark should be located and designed to minimize interference with surface navigation, to minimize adverse visual impacts, and to allow for the safe passage of fish and wildlife, particularly those species dependent on migration.

Staff analysis: The proposed improvements to the existing netshed and the replacement of the existing creosote wood piles and solid wood decking with galvanized steel piles and grated decking is consistent with the cultural heritage of Gig Harbor and the desire to avoid net loss of shoreline ecological function, including the safe passage of fish and wildlife. There is no existing or proposed public access.

6.2 MARINE SHORELINES, VEGETATION CONSERVATION AND CRITICAL AREAS PROTECTION

6.2.2 Regulation – No Net Loss and Mitigation

Uses and developments that cause a net loss of ecological functions and processes shall be prohibited. All uses and development shall provide a report to the Shoreline Administrator that addresses no net loss of ecological function associated with a development proposal in a format approved by the City.

Staff analysis: The HAMP (Exhibit C) provides a no net loss analysis which concludes that there is a potential for short-term impacts associated with construction; however, the project outcome will improve shoreline ecological function. The project proposal will remove 47 creosote piles, replacing them with 17 galvanized steel

piles; and the replacement of the pier, ramp and floats with modern aluminum grating will result in a reduction of 930.5 square feet of overwater coverage. The technical memorandum prepared by the third-party critical areas consultant recommends the city accept the HAMP (Exhibit F).

6.2.3.2 Marine – Vegetation Conservation Strip

The project was reviewed for compliance by a third-party critical areas consultant. In the technical memorandum provided by the consultant, they stated that the existing and proposed land use is considered water dependent; therefore, the establishment of the vegetation strip is not required. Staff concurs with this finding.

6.2.5.24 Critical Fish and Wildlife Habitat Areas

Critical fish and wildlife habitat areas (CFWHA) are those areas identified as being of critical importance in the maintenance and preservation of fish, wildlife and natural vegetation. Areas which are identified or classified as fish and wildlife habitat areas subject to this section shall be subject to the requirements of this section.

Staff analysis: The HAMP includes an analysis and discussion of the project's effects on CFWHAs, an Endangered Species Act determination analysis, and proposed mitigation measures to avoid and minimize project impacts.

The HAMP was reviewed for compliance by a third-party critical areas consultant. In the technical memorandum provided by the consultant, they state the HAMP provides sufficient analysis and discussion of the potential effects (e.g., noise and water quality) on the CFWHA species that might be present during project construction. The HAMP does not provide mitigation sequencing to demonstrate the avoidance or minimization requirements defined in GHSMMP 6.2.2; however, the HAMP provides sufficient project information to demonstrate that avoidance is not practicable because the project proposal involves replacement of several structural components. The project design does incorporate all applicable minimization measures.

The HAMP outlines best management practices (BMPs) that will be implemented during project construction. BMPs include adherence to approved in-water work windows, permit conditions issued by Washington Department of Fish and Wildlife and the U.S. Army Corps of Engineers, and avoidance and minimization of short-term and long-term impacts. Staff concurs with the consultant's finding

that the applicant has provided sufficient project analysis of avoidance and minimization of project impacts (Exhibit F).

6.2.5.29 Flood Hazard Areas

Areas which are prone to flooding and which are identified in the most current Federal Emergency Management Administration flood insurance rate maps for the City of Gig Harbor shall be subject to the requirements of this section and the requirements of GHMC Chapter 18.10 *Flood Hazard Construction Standards*.

4. Revised Code of Washington (RCW)

RCW CHAPTER 90.58 SHORELINE MANAGEMENT ACT (SMA) OF 1971

RCW 90.58.140 Development Permits

1. A development shall not be undertaken on the shorelines of the state unless it is consistent with the policy of this chapter and, after adoption or approval, as appropriate, the applicable guidelines, rules, or master program.
2. A substantial development shall not be undertaken on shorelines of the state without first obtaining a permit from the government entity having administrative jurisdiction under this chapter.

The full requirements for the granting of a permit are not included for brevity. However, they are available for review online or by request at the city.

Staff analysis: The proposal is consistent with the goals and regulations of the SMA which promote the public use of shorelines, while protecting against adverse effects to the public health, the land and its vegetation and wildlife and the waters of the state and their aquatic life. As discussed throughout this report, the project proposal is consistent with local regulations including the GHSMP.

5. Washington Administrative Code (WAC)

WAC 173-27 SHORELINE MANAGEMENT AND ENFORCEMENT PROCEDURES

WAC 173-27-140 Review Criteria for All Development

1. No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
2. No permit shall be issued for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.

Staff Analysis: As discussed throughout this report, the project proposal is consistent with the policies and provisions of the SMA and GHSMP. The project proposal includes an existing netshed which is below the height threshold of 35 feet above grade and will not obstruct the view of residences adjoining the shoreline.

WAC 173-27-150 Review Criteria for Substantial Development Permits

1. A substantial development permit shall be granted only when the development proposed is consistent with:
 - a. The policies and procedures of the act;
 - b. The provisions of this regulation; and
 - c. The applicable master program adopted or approved for the area. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of chapter 173-26 WAC, and to the extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government.
2. Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

Staff analysis: The proposal is also consistent with the applicable requirements of the WAC 173-27 and with the GHSMP. If properly conditioned, the request can be found consistent with the RCW 90.58, WAC 173-27, and the applicable provisions of the GHSMP.

B. Operations and Engineering

The Public Works Department have no recommended mitigation or conditions.

C. Fire Marshal/Building Official

The Fire Marshal and Building Official have no recommended mitigation or conditions.

X. CONCLUSIONS:

A. Shoreline Substantial Development Permit:

1. The proposed residential pier, ramp, and float, which is a water-dependent use promoted by the Shoreline Management Act, is generally consistent with the policies and provisions of the Act.
2. The proposal complies with the requirements of WAC 173-27, including those set forth in WAC 173-27-150.
3. If properly conditioned, the requested Shoreline Substantial Development Permit is consistent with the applicable policies and development standards set forth in the SMP.

B. Design Review:

1. The proposal is consistent with the applicable requirements of GHMC Chapter 17.99.

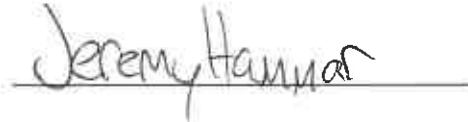
XI. RECOMMENDATIONS:

Should the requested Shoreline Substantial Development Permit be authorized by the Hearing Examiner, staff recommends the imposition of the following special conditions of approval:

1. The applicant shall obtain a Hydraulic Project Approval from the Washington Department of Fish and Wildlife for the project prior to any site work.
2. Standard best management practices shall be utilized throughout the construction phase, including, but not limited to temporary erosion and sediment control and stormwater management.
3. Outdoor storage of materials or refuse is not permitted unless screened by a wall, fence, landscaping or structure from the surrounding properties and streets. Fishing-related equipment is exempt from this standard.
4. The applicant must obtain all applicable permits for any utilities or appurtenances including, but not limited to, lighting, fire suppression, or permanent furnishings.
5. The Nisqually Indian Tribe provided a comment letter (Exhibit O) requesting notification of any inadvertent discoveries of archaeological resources/human burials. The applicant must include a plan of action should an inadvertent discovery of archaeological resources/human remains occur on the civil plans.

6. The DOE provided comments (Exhibits P & T) noting that the subject property is within a quarter mile of two contaminated sites. The applicant must utilize best management practices to contain potentially contaminated media. If contamination is suspected, discovered, or occurs during the project work, testing of contaminated media must be conducted, and if contamination is present DOE must be notified.

Project Planner: Jeremy Hammar, Senior Planner



Date: **February 13, 2024**

The following exhibits are included for your review of the development application:

Exhibit A Hearing Examiner Staff Report

Exhibit B N/A

Exhibit C Pitt Dock Marina Replacement Habitat Assessment & Habitat Management Plan prepared by Aquatic Resources, LLC dated July 6, 2023

Exhibit D Project Drawings prepared by Marine Floats received November 22, 2023

Exhibit E SEPA Memo from Public Works dated December 8, 2023

Exhibit F Technical Memorandum prepared by Grette Associates, LLC dated August 29, 2023

Exhibit G Site Survey prepared by Thornton Land Surveying dated February 1, 2023

Exhibit H Joint Aquatic Resources Permit Application dated July 13, 2023

Exhibit I Habitat Map prepared by Marine Surveys & Assessments dated June 28, 2023

Exhibit J Habitat Report prepared by Marine Surveys & Assessments dated June 28, 2023

Exhibit K SEPA Checklist prepared by Marine Floats dated July 7, 2023

Exhibit L Master Planning Permit Application received July 19, 2023

Exhibit M WA Department of Natural Resources comment on NOA dated September 11, 2023

Exhibit N Pierce Transit comment on NOA dated August 10, 2023

Exhibit O Nisqually Indian Tribe comment on NOA dated August 24, 2023

Exhibit P Department of Ecology comment on NOA dated September 7, 2023

Exhibit Q No Net Loss Shoreline Ecological Functions Evaluation Form received July 19, 2023

Exhibit R Communication with Applicant dated November 22, 2023

Exhibit S SEPA Determination of Nonsignificance dated December 28, 2023

Exhibit T Department of Ecology comment on SEPA DNS dated January 18, 2024

Exhibit U Squaxin Tribe comment on SEPA DNS dated January 5, 2024

Exhibit V Communication with applicant dated September 20, 2023

Duration of Permit Approval: The shoreline substantial development permit addressed by this decision shall expire two (2) years from the effective date of the decision, unless construction activities commence or, if no construction is proposed, the use or activity is commenced. If substantial progress is made within two years, the permit shall remain valid for five (5) years. If construction is not completed within 5 years, the administrator may grant an extension of time up to but not exceeding one (1) year for substantial progress and for completion of the project pursuant to section 4.08 E of the Gig Harbor Shoreline Master Program and WAC 173-27-090. The remaining land use permits addressed by this decision, shall expire three (3) years from the date of the decision, unless a complete application for subsequent building permit or civil permit has been submitted and remained active, pursuant to GHMC 19.02.008. Upon written request by the property owner, prior to the date of land use permit expiration, the director may grant an extension of time up to but not exceeding one (1) year pursuant to GHMC 19.02.008(F). See GHMC 19.02.008 for complete regulations on the duration of permit approvals and expiration of permits.

Availability of Complete Project Permit File for Review: The complete project permit file, including findings, conclusions, and conditions of approval, if any, is available for review at the city of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335. Please contact Roxanne Robles, Senior Planner, at 253-851-6170 should you desire to review the file.

RECEIVED

By C. ANDREWS at 2:43 pm, Jul 19, 2023

EXHIBIT C



**Aquatic Resources
LLC**

**PITT DOCK
MARINA REPLACEMENT**

Habitat Assessment & Habitat Management Plan

Date: July 6, 2023

Prepared for: **Pitt Dock Marina**
8205 Dorotich St
Gig Harbor, WA 98332

Tabitha Simonetti

313 East F Street
Tacoma, WA 98421
(253)383-2740
tsimonetti@aquaticresourcesllc.com

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List of Abbreviations

BMP	Best Management Practice
CAMP	Capitol Asset Management Program
DNR	Department of Natural Resources
DPS	Distinct Population Segment
EPA	Environmental Protection Agency
ESA	Endangered Species Act of 1973
ESU	evolutionary significant unit
FEMA	Federal Emergency Management Agency
FR	Federal Register
GHMC	Gig Harbor Municipal Code
GHSMP	Gig Harbor Shoreline Master Plan
HA	Habitat Assessment
MLLW	mean low lower water
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
NW	Northwest
OWS	overwater structure
PHS	Priority Habitat and Species
PNW	Pacific Northwest
PSEMP	Puget Sound Ecosystem Monitoring Program
SRKW	Southern Resident Killer Whale
USACE	United States Army Corps of Engineers
USFWS	United State Fish and Wildlife Service
WA	Washington
WDFW	Washington State Department of Fish and Wildlife
WDOE	Washington State Department of Ecology
WRIA	Water Resource Inventory Area
WSCC	Washington State Conservation Commission
WSDOT	Washington State Department of Transportation
WSF	Washington State Ferry

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Pitt Dock Marina Replacement

1 Project Information

1.1 Purpose

The proposed activity is a marina replacement project in Gig Harbor. Based on the location of the project (i.e., within 300 feet of critical fish and wildlife habitat), this Habitat Assessment (HA)/ Habitat Management Plan (HMP) has been developed to meet the requirements of the Gig Harbor Shoreline Master Program (GHSMP) 6.2.5.24(4) (City of Gig Harbor 2022).

The current use of the property is a commercial marina. The parcel consists of a small, paved parking lot and marina that includes a historic net shed. There are ornamental flowers, shrubs, and a tree planted in the area.

To the north and east of the project parcel is Gig Harbor Bay; the south consists of Arabella's Landing Marina, to the west is Dorotich Drive and Harborview Drive. Layout of the existing site plan can be seen in Figure 1.

1.2 Applicant Information

Organization: Harbor Investments NW LLC

Name: David Pitt

Phone: (206) 304-1477

Email: dave@affinityventuresnw.com

Mailing Address: 1329 N Nortlake Way, Seattle, WA 98103

1.3 Biologist Information

Name: Tabitha Simonetti

Phone: (253)383-2740

Email: tabitha@marinefloats.com

Mailing Address: 313 East F Street, Tacoma, WA 98421

Qualifications: Bachelor of Science in Earth and Environmental Science with a focus in Wildlife Ecology and Conservation Sciences (30 semester hours of wildlife coursework) from Washington State University. Two years' experience working with Marine Floats Corporation, Environmental Assessment Services, and Washington State Department of Fish and Wildlife CAMP. Tabitha is also a certified Marine Naturalist by the Friday Harbor, Washington Whale Museum. In addition, she has received training from the Department of Ecology in "How to Administer Development Permits in Washington's Shoreline" and "How to Conduct a Forage Fish Survey".

1.4 Project Location

Address: 8205 Dorotich St, Gig Harbor, WA 98332

Section: 05, Township: 21 N, Range: 02 E

Parcel Number: 5970000110

Latitude: 47.33330 N Longitude: -122.58363 W

Waterbody: Gig Harbor Bay

The Vicinity Map of the Project location can be seen in Figure 2.

1.5 Net Shed History¹

HAER Number: WA-186-K

Present Owner: David Pitt – Harbor Investments LLC

Present Use: Partitioned for leased office space, leased art studio space, and the owner's general storage.

Date of Construction: 1940s

Builder, Contractor, and Supplier: Johnny Stanich

1.5.1 Alterations and Additions

The existing net shed is the second shed built on the waterfront property. Construction of the second and existing net shed was in the late 1940's after the first shed was demolished. The owner/builder of the first shed was Martin Stanich and friend, Joe Morgan (between 1915 to 1918). Martin built the second shed immediately to the south of the original with his sons, Tony and John. As with all early construction, family and community members helped. The following is a chronology of alternations and additions made by contractors to the Stanich (Ellsworth-Thornhill) net shed after 1986.

- 1990: Floats and pilings renovated or added. Added new decking and cross timbers. (Ellsworth found that the lumber used for the original structure is in full dimensional sizes and rather than convert the entire building, he had the new timbers cut specially at a mill in Enumclaw). Added a garage door on the side facing south and commercially rewired the building. (Ellsworth described the old wiring as knob and tube wiring, with ceramic insulators varnished linen insulation. He also found glass fuses, and a one-wire circuit from the street. He noted that originally the dock had no electricity and that this was added later in the 1940's).
- 1992: Renovations complete, the shop area was partitioned off for rent as office space. The office space is in the front (facing harbor), which is now leased by an architect, and Ellsworth uses the back space for personal storage.
- 1994: Paved Dorotich Street leading to the shed, added a curb and sidewalks.
- 2008: Replaced corrugated, galvanized tin sheet roof with new roof. Ellsworth has reportedly invested approximately \$350,000 since 1986 in renovation, upkeep, and expansion of the net shed property. He expects future investment since the pilings and dock need repair periodically.

1

[https://www.cityofgigharbor.net/456/Stanich#:~:text=Existing%20netshed%20is%20the%20second,Morgan%20\(between%201915%20to1918\).](https://www.cityofgigharbor.net/456/Stanich#:~:text=Existing%20netshed%20is%20the%20second,Morgan%20(between%201915%20to1918).)

1.5.2 Historical Context

Both originally from Dubrovnik, Croatia, Martin, and Katherine Stanich met and married in Astoria Oregon, moving to Gig Harbor in 1910 with their four children: Lena and Mary (twins), Tony and John. The last child, Ann, was born in their Gig Harbor home in 1915. Martin built the home and adjacent net shed on the waterfront on Dorotich Avenue. The dock was for his first purse seiner, the Welcome, built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 after the second Welcome was built at the Skansie Shipyard in 1920. Martin believed in diversification and purchased the Strout property adjacent to his home in 1924. Formerly the St. Peter's Bros. grocery that burned down, it was replaced by the Stanich Grocery Store. As was customary in Croatian fishing families, the sons took over the family business. As the oldest, Tony managed the grocery store and John took over the fishing boat. Both sons inherited the dock and net shed, and the house was left to the girls. Tony married Adelaide Hubmann and built their home on the lot between the family home and grocery store. Tony ran the store until the late 1950's. The Stanich Store served the commercial fleet supplying groceries on credit at the beginning of each busy fishing season with family members helping in the store as needed. When competitors entered the Gig Harbor grocery business and operating as a "credit store" was no longer feasible, the store was remodeled with space as a liquor store and a smaller deli space in the late 1950's. When the liquor agency left, Tony retired in 1971. The space was rented as a realty company and the smaller space remained a bakery/deli (NY Nails and Suzanne's Deli). When Tony died in 1995, the building was sold to Debra and Alan Ross in 1997. Their daughter, Irene, still lives in Gig Harbor lives in the family home on Dorotich next to the old grocery store. John, fishing since age 16, took over the Welcome in 1920 when his father retired. He married Pauline Castelan and skippered the fishing vessel for over 50 years. They lived half a block from the grocery store on Harborview Drive with their daughter. Jane still lives in Gig Harbor. John passed suddenly in 1974 and the following year the Welcome was sold. The home that Martin built was left to John and Tony's sister, Ann Manley, and Lena (Karmelich) Stanich. Ann Manley's daughter, Mary Ann Jackson, now owns the home. Mary (Stanich) Katich died in the spring of 1972. John's grandsons, John and Tom Dempsey helped (uncle) Tony with dock maintenance and repairs until it was sold in 1983. Three years later, Mike Thornhill and Robert Ellsworth, proprietor of the Ship to Shore and Kayaks, purchased the site. Prior to Ellsworth's complete remodel of the shed, the space was rented by a local commercial fisherman, who used it to store fishing nets and equipment. It is now a series of rooms for storage, office space and an art studio with an elevated dock extending in front, and low floats for moorage.

1.5.3 Structural / Design Information

General Description

The Stanich (Ellsworth-Thornhill) net shed is approximately 1,440 square feet. Exact dimensions of the property and shed were not available at the time of the survey.

Character

The original character of the net shed was a simple, gabled roof wood structure on pilings with one large room to store net, cork and gear for the Welcome. The family lived in a tent during its construction until the home was built. Two planks bridged the net shed to land. To the left of the entrance was a small outhouse space. The shed was demolished when the new net shed was constructed. The existing net shed maintained its rectangular shape and was constructed to the south. It extended further out with a larger dock and space around the shed. John and Tony later added a simple platform float for improved access to their boats at low tide. The larger space also provided moorage for other local fishing vessels. Currently the central partitioned area of the shed is used for Ellsworth's personal storage, though he plans on renting this section in the future. The structure did not have a flushing toilet, just a "fisherman's trap door"

accessed by lifting two small moveable planks (a toilet that is a hole that emptied into the harbor). In 1986 (at time of the Ellsworth-Thornton purchase), there were 26 fishing vessels (purse seiners and gillnetters) rafted around the shed's low dock. The only way to get to the boats was to climb down a ladder and walk over the rafted boats. This was common for area net sheds prior to added dock ramps. At the time, the fishermen were paying 70 dollars a month for moorage, and since the sale of the property, many have left. There are now 16 boats moored (no commercial fishing vessels) and there is an aluminum ramp leading to the dock.

Condition of Fabric

In its completely remodeled state, the Stanich (Ellsworth-Thornton) net shed is in good, but non-original condition. Other than framing, some siding and some decking, very little original fabric is left.

1.5.4 Site Layout

Operations and Processes

The following refers to the operations and processes of the Stanich (Ellsworth-Thornton) net shed in its historic context (pre-1980). It is not currently in use as a net shed. Operations included commercial fishing- purse seining.

A purse seine is a large net hauled out by a smaller boat or "skiff" to form a large circle. Fishermen pull the bottom of the netting, "pursing" it closed to capture schools of fish. Once the net is pulled aboard by a "power block" or "reel", the final length of net full of fish is either pulled on-board, or a smaller "brailing" net is used to scoop the catch and load it into the vessel's hatch. A cannery boat or "tender" typically transfers the fish to the cannery. Historically, fishermen of Gig Harbor have used this method to catch salmon, sardine and herring.

Cotton Nets

In the 1930s and 1940s, while the Stanich net shed was in high use, fishermen tarred their cotton seine nets to hold their shape and keep them from rotting. The community had a large vat where the Millville Marina (HAER No. WA-186-G) is now, where they would soak the netting in the hot tar, then wring the net in rollers, to be stacked in the back of trucks and spread it out in a nearby field. As the nets dried, the crew would take the net strips and spread them apart to prevent the pieces from sticking together. Typically, the crew of the seining operation would do the tarring and mending of nets 2 to 3 months prior to leaving to fish, as part of overall preparations. Cotton nets would also need more mending and patching than nylon nets, which did not come into use until after WWII in the early 1950's.

Workers

A crew of five men generally operate each purse seiner. Prior to restrictions on large vessels, the advent of the nylon seine net and the power block in the 1940s and 1950s, seine vessels usually had crews of 8 to 10 men.

Associated Vessels

Martin Stanich owned the purse seiner "Welcome" built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 and sank at Admiralty Island in 1961. The second Welcome built for Martin Stanich at the

Skansie Shipyard in 1920 was sold in 1975 and was rammed by a research vessel near Foulweather Bluff and sank in 1978. (City of Gig Harbor 2009)

1.6 Project Description

The project site is a commercial marina. The project proposes to replace the existing 16' entrance gate behind MHHW, add 4' railing around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel piling. As well as re-enforcing support of the existing net shed. The project will introduce more environmentally friendly materials and re-design the marina to be more functional while still reducing the overwater coverage by 930.5 square feet.

Table 1: Existing Marina Dimensions

Existing					
Name	Grating Percentage	Length (ft)	Width (ft)	Quantity	Square Footage
Pier Removed	0			1	1,066
Pier Replaced	0			1	439
Ramp	10	48 (40 overwater)	3	1	120
Float	0	12	10	1	120
	0	44	10	1	440
	0	85	4.5	1	382.5
	0	20	3	3	180
	0	63	10	1	630
	0	187	10	1	1,870
Piling Material	Quantity	Diameter			
Creosote Treated Wood	47	14			
Total Square Footage		5,247.5			

Table 2: Proposed Marina Dimensions

Proposed					
Name	Grating Percentage	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	14	11	1	154
Pier	100	57	5	1	285
Ramp	100	50 (42 Overwater)	4	1	168
Float	50	30	6	1	180
	50	60	8	1	480
	50	40	8	1	320
	50	210	8	3	1,680
	50	40	4	3	480
	50	47	4	1	282
	50	48	4	1	288
Piling Material	Quantity	Diameter			
Creosote Treated Wood	17	12			
Total Square Footage		4,317			

1.7 Project Construction Details

The marina replacement project will be installed over the marine waters of Gig Harbor Bay in Gig Harbor, Washington. FEMA (Federal Emergency Management Agency) has designated this area as a 100-year floodplain (Zone AE EL-14, Effective 3/7/2017).

Construction sequence of the marina replacement will be:

- Demolition: Removal, demolition, and disposal of the existing facility at an approved upland facility includes the following:
- Using a tugboat, barge, crane, pile driver, and associated work boats/skiffs, disconnect the existing floating marina sections and place these on a barge using a barge-mounted crane. A containment bin will be utilized to stow the debris. Containment booms will be deployed, and 1,505 square feet of the existing solid decked timber pier will be cutback and removed at low tide. Any construction debris will be removed.
- Piling Removal: Removal of the existing creosote piling will be accomplished using a tugboat and barge equipped with a pile driver and extractor.
- Removal of the existing creosote wood pilings will be via a barge mounted derrick and vibratory hammer on the construction barge. The vibratory extraction method will be attempted first, then the direct pull method will be used if vibratory is unsuccessful by using a choke cable around the base of the pile. The extracted piling will not be shaken or scraped off and will be placed directly into a containment bin located on the construction barge. If the pile breaks piles located in intertidal and shallow subtidal areas that are less than -10 feet deep
- MLLW shall be cut at least 2 feet below the mudline; In subtidal areas that are greater than -10 feet deep MLLW, piles shall be cut at least 1 foot below the mudline. Piles shall be cut off at lowest practical tide condition and at slack water. This is intended to reduce turbidity due to reduced flow and short water column through which pile must be withdrawn. The contractor shall

provide the location of all the broken and cut piles using a GPS. EPA Region 10 and DNR 2016 Best Management Practices will be followed.

- Installation of new galvanized steel piling: The new galvanized steel piling will be barged to the project site from the manufacturer's yard.
- Replacement piles will be installed using a vibratory hammer, which takes about 15-20 min. per pile. No proof will be used for non-load bearing piles (floats). Proofing may be necessary for load-bearing pilings. If proofing occurs a wooden block and bubble curtain will be utilized (Longmuir & Lively, 2001). (10) 12" pile will be installed outside the net-shed and connected below the net shed to re-enforce the support of the existing net shed. (7) 12" float pile will be driven.
- Installation of marina system: Once the piling is in place and secure, the floating marina system, and replacement timber pier with 100% fiberglass grating will be installed. The new float system will be prefabricated at Marine Floats Corporation facility in Tacoma and towed to Gig Harbor for installation. The new float system is EnviroCrete®². Marine Floats Corporation will barge all construction debris to an approved upland disposal site. A 4' x 50' aluminum ramp with 100% fiberglass grating will connect the floats to the pier.

Marine Floats installs their docks from the water, never from the land, by using the following method:

- The construction crew is small, 2-4 men. A small tugboat pulls the construction barge loaded with supplies to the site. The prefabricated floats are tied behind the barge and pulled to the site via water.
- Existing floats and piling are placed in a containment bin on the construction barge, which is transported back to the facility via water for off-loading and then demolition and disposal at an approved upland facility.
- The new steel piling is driven using a vibratory hammer and crane mounted on the floating construction barge.
- The pre-constructed floats are manually attached to the float piling using pile hoops.
- Depth is sufficient, no float stops will be installed.
- The floats are constructed on the Marine Floats property in Tacoma for each dock system.

1.8 Action Area

The action area includes the entire Gig Harbor Bay area. This area includes potential turbidity and sound effects from pile removal and pile driving. The area consists of a 25-foot buffer around each piling.

² EnviroCrete® Specifications – Float surface decked with 50% pre-stressed concrete decking and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1 ½" x 1 ½" squares and 69% open area. All timber is Chemonite pressure treated Douglas/fir glulam's is part of the framing. Metal fasteners are hot dipped galvanized steel or stainless steel. White vinyl rub strip on all edges with pneumatic vinyl corners. Power pedestals equipped with electrical and potable water, and fire system utilities will be installed.

2 Species and Habitat Information

2.1 Habitat

The habitat is located within Water Resource Inventory Area (WRIA)15 Kitsap. Photographs of the project site can be seen in Figure 5-Figure 7.

Washington State Department of Fish and Wildlife’s (WDFW) Priority Habitat and Species (PHS) tool classifies the project area as “Aquatic Habitat” with the occurrence name “Estuarine and Marine Wetland”. The WDFW PHS map and information can be seen in Figure 8 and Figure 9. The PHS Report shows surf smelt spawning along the eastern shore of Gig Harbor Bay, however not near the project site. North Creek and Crescent Creek are utilized by coho, winter steelhead, fall hum, fall chinook, and resident costal cutthroat (WDFW 2023). The project is outside the pocket estuary zone as seen in Figure 10.

Washington State Department of Ecology (WDOE) Coastal Atlas maps classifies this shoreline as “Marine Shoreline” as seen in Figure 10. The Gig Harbor Municipal Code (GHMC) classifies the site shoreline as being within 300 feet of critical fish and wildlife habitats (18.08.186). The GHSMP classifies the site shoreline as “City Waterfront” area as seen in Figure 12 (City of Gig Harbor 2022).

WDOE Coastal Atlas maps classifies the project location as “flood hazard” seen in Figure 13 (WDOE 2023). FEMA classifies the area as Zone AE with an Elevation of 14 feet as seen in Figure 14 (Department of Homeland Security 2023).

According to WDOE Atlas, there are only marine estuarine wetlands near the project area. The entire Gig Harbor area is classified under the “Tacoma Narrows” Estuary as seen in Figure 15. The site is in an area with “Artificial Slope Stability” as seen in Figure 16. The shoreline consists of “Artificial Coastal Landform” with “Low Energy” as seen in Figure 17. There is “No appreciable drift” along the site shoreline as seen in Figure 18 (WDOE 2023).

A dive report was performed by Marine Survey’s and Assessment; the habitat map can be seen in Figure 19. The dive report is attached to this application.

2.1.1 Status of species with Critical Habitat in the project action area

Listed species have a potential to occur in the project area. The species that have the potential to occur in the project area as determined by National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS) are seen in Table 3.

Table 3: Designated Critical Habitat: NMFS and USFWS

NMFS/ USFWS Critical Habitat Species	Critical Area within 300 feet of the Project Area and Potential of Species Occurrence
Marine Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	Yes
Freshwater Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	No
Critical Habitat for Puget Sound Steelhead (NMFS, 2016)	Yes
Marine Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	Yes

Freshwater Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	No
Bull Trout Final Critical Habitat (USFWS, 2010)	No
Bocaccio Rockfish (Puget Sound-Georgia Basin DPS) Critical Habitat (NMFS, 2014)	Yes
Yelloweye Rockfish (Puget Sound-Georgia Basin DPS) Critical Habitat (NMFS, 2014)	No
Green Sturgeon (Southern DPS) Critical Habitat (NMFS, 2009)	No
Marbled Murrelet (USFWS, 2016)	No
Southern Resident Killer Whale (SRKW) Critical Habitat (NMFS, 2021)	Yes
Humpback Whale Critical Habitat (NMFS, 2021)	No
Leatherback Sea Turtle Critical Habitat (NMFS, 2012)	No
Pacific Eulachon (Southern DPS) (NMFS, 2011)	No

2.1.1.1 Puget Sound Chinook

Puget Sound Chinook were listed under the Endangered Species Act of 1973 (ESA) as threatened on March 24, 1999 (64 FR 14308) and June 28, 2005 (70 FR 37159); updated April 14, 2014 (79 FR 20802). Critical habitat was designated for 12 ESUs of West Coast Salmon, including the Puget Sound Chinook Salmon on September 2, 2005 (70 FR 52630).

Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*) are an evolutionary significant unit (ESU), that include naturally spawned Chinook salmon originating from rivers flowing into Puget Sound from the Elwha River, including rivers in Hood Canal, South Sound, North Sound, and the Strait of Georgia. The ESU also includes Chinook Salmon from multiple artificial propagation programs (NOAA Fisheries 2021).

Chinook salmon are the largest of the Pacific salmon. Chinook fry rear in freshwater from three months to one year, one year is typical of spring chinook and fish in northern areas. Most chinook in the Puget Sound area migrate to the marine environment during or shortly after their first year (Myers, et al. 1998).

Chinook migrate from freshwater habitats downstream to the estuary. After leaving the estuarine habitat they enter the Puget Sound and spread out among various nearshore ecosystems. Some rear for weeks and some pass through the estuarine habitat immediately. Habitat use depends on size of the fish, while smaller chum 50-60 mm or smaller stay along the shoreline and in shallow waters, while larger go to deeper water (Fresh 2006). Prey sources vary for salmon; they often feed on organic matter like eelgrass, they also feed on emergent insects and epibenthic crustaceans. The size of the fish, turbidity, temperature, time of year, convergence zones, and climate all effect the feeding and growth of chinook (Simenstad, et al. 1988).

The Gig Harbor area is located within East WRIA 15. Historically there was a wild Chinook run in Crescent Creek that ended in the 1940s. This area lacks the typical riverine habitat of mainstream rivers found throughout the Puget Sound. Low number of spawning Chinook are still observed in the streams surrounding East WRIA 15 (WSCC 2000).

The portion of the project below the line of extreme high water is an area designated as critical habitat for the Puget Sound Chinook ESU (70 FR 52630). The project footprint is near Puget Sound Chinook marine critical habitat. Crescent Creek is to the northeast of the project area, where there is a fall chinook

presence (WDFW 2022). It is likely that this species utilizes the shoreline and marine environment surrounding the project location.

2.1.1.2 Puget Sound Steelhead

Puget Sound Steelhead DPS were listed under the ESA as threatened on May 11, 2007 (72 FR 26722). Critical habitat was designated for the DPS of Puget Sound Steelhead in the Puget Sound on February 24, 2016; approximately 2,031 miles of freshwater and estuarine habitat in Puget Sound Washington was designated as critical habitat. (70 FR 52630).

Puget Sound Steelhead (*Oncorhynchus kisutch*) are a DPS throughout the Puget Sound. Freshwater steelhead are known as rainbow trout. Unlike Pacific salmon, steelhead can return to the ocean after spawning and return to freshwater to spawn again. Steelhead fry can spend one to two years in freshwater and three to four years in the open ocean before they return. Steelhead migrated quickly through the Puget Sound estuarine environment to go to the open ocean. They do not have long-term feeding or growth periods in the nearshore areas of Puget Sound (PSEMP, 2012).

The north end of Gig Harbor Bay contains Crescent Creek and North Creek, that are designated as critical habitat for the Puget Sound Steelhead DPS. Winter steelhead form a presence in both creeks and likely migrate to marine waters (WDFW 2022). The project site is in the vicinity of the marine waters that are utilized by the Winter steelhead to reach the creeks when they migrate.

2.1.1.3 Hood Canal summer-run Chum

Hood Canal summer-run chum ESU were listed under the ESA as threatened on March 25, 1999 (64 FR 14508) and June 28, 2005 (70 FR 37160); updated April 14, 2014 (79 FR 20802). Critical habitat was designated for 12 ESUs of West Coast Salmon, including the Hood Canal summer-run chum on September 2, 2005 (70 FR 52630). Critical habitat includes all of Hood Canal and adjacent shoreline north/northwest, ending near Sequim.

Hood Canal summer chum (*Oncorhynchus keta pop.*) are an ESU that are part of the Puget Sound chum. Chum spawning grounds are near coastal rivers and lowland streams within the Puget Sound. Chum spends more time in the estuarine environment than other species of salmon (Healey 1982). Juvenile chum prey on benthic organisms found in and around eelgrass beds, with a diet changing to drift insects and plankton, as their size increases (Simenstad, Fresh and Salo 1982).

Hood Canal summer-run chum do not have critical habitat within 300 feet of the project area. There are no streams that have documented a presence near Gig Harbor Bay (WDFW 2022). It is unlikely the species would utilize the shoreline or marine environment near the project site or be adversely affected by the proposed action.

2.1.1.4 Puget Sound Bull Trout

Puget Sound Bull Trout were listed under the ESA as threatened on November 1, 1999 (64 FR 58910). Critical habitat was designated on September 26, 2005 (70 FR 56212) and updated on October 18, 2010 (75 FR 63898).

Coastal- Puget Sound bull trout (*Salvelinus confluentus*) are a native salmonid to Washington State. Historically the Puget Sound bull trout were widely distributed throughout the PNW. Several DPSs have become extinct over time. In western Washington the species resident forms exist as anadromous, fluvial, and adfluvial.

Anadromous: Spawning and early rearing in cold-water streams. Major growth occurs in saltwater. Frequent migration into and out of mainstem rivers, estuaries, and saltwater. Adults are

piscivorous and are 400–600+ mm (found in Snohomish River) **Fluvial**: Spawning and early rearing in cold-water streams. Major growth occurs during migrations up and down mainstem rivers. Adults piscivorous. 300-500+ mm (e.g., S.F. bull Skokomish River) **Adfluvial**: Spawning and early rearing in cold-water streams. Major growth occurs in lakes or reservoirs. Adults piscivorous. 400-600+ mm (e.g., Cedar River above Chester Morse Lake) (Shellberg 2002).

Puget Sound bull trout live in both marine and freshwater, they are members of the char subgroup of the salmon family. Habitat degradation, dams and diversions, and predation by non-native fish threatened the population causing the USFWS to list the species as threatened under the ESA (64 FR 58910).

East WRIA 15 has not identified a presence of Coastal-Puget Sound bull trout. The streams in the vicinity are low elevation, which does not reach water temperatures for spawning requirements. Use of the nearshore environment by bull trout has not been documented (WSCC 2000).

Critical habitat for Coastal-Puget Sound bull trout has been designated by the USFWS in the Puget Sound watershed. Gig Harbor Bay has no streams that connect to the presence of the species. The nearest stream with documented presence of the species is the Puyallup River (WDFW 2022). It is unlikely the species would utilize the shoreline or marine environment near the project site or be adversely affected by the proposed action.

2.1.1.5 Rockfish

Two DPSs of Rockfish were listed under the ESA by NMFS. The Yelloweye was listed as threatened and the Georgia Basin DPS of bocaccio rockfish was listed as endangered on April 28, 2010 (75 FR 22276). Critical Habitat for both species was designated on November 13, 2014 (79 FR 68402).

The two species of rockfish listed under the ESA, yelloweye (*Sebastes ruberrimus*) and the Georgia Basin DPS Bocaccio (*Sebastes paucispinis*) critical habitat lies in all of the Puget Sound, the Strait of Juan de Fuca east of Victoria Sill, and south of the North Strait of Georgia (NMFS 2014). Larvae and juvenile rockfish occupy the pelagic environment and have been observed under free-floating algae, seagrass, and detached kelp (Shaffer, et al. 1995, Love, Yoklavich and Thorstein 2002). Once reaching 3 to 9 cm juvenile rockfish move to the pelagic environment. The bocaccio associates with shallow nearshore areas for up to a year old, while yelloweye moves to deeper waters at an earlier age. Yelloweye have a small home range and remain near the bottom of the water column, while bocaccio have a larger home range and spend time suspended in the water column (Love, Yoklavich and Thorstein 2002).

Outside of Gig Harbor Bay in deeper waters yelloweye rockfish have designated critical habitat; this is outside of the project area. The majority of Gig Harbor Bay is designated as a critical habitat for the bocaccio rockfish, including the project area. Juvenile rockfish are found in high densities of floating and submerged kelp fish, which have not been observed at the project location (NMFS 2014) and (Soundview 2021). The Washington State Coastal Atlas Map seen in Figure 19 documents patchy kelp to the west of the project, but none on site (WDOE 2023).

Juvenile bocaccio rockfish within the project's action area may be temporarily affected by the elevated noise from pile driving, causing avoidance of the area. There are not anticipated adverse effects long term.

2.1.1.6 Green Sturgeon- Southern DPS

The Southern DPS of green sturgeon were listed under the ESA as threatened on April 7, 2006 (71 FR 17757). Critical habitat was designated for the Southern DPS of green sturgeon in North America on October 9, 200 (74 FR 52300).

The Southern DPS of green sturgeon (*Acipenser medirostris*) spawns in rivers and migrates to the marine environment to grow and feed. This population is known to migrate to the west coast in the summer and fall months. During migration the population can be found in the bays and estuaries of Washington. Populations were threatened due to overfishing, but mainly degradation of habitat. Dams and culverts prevent the population from migrating back to their spawning habitat in the rivers (NOAA Fisheries 2022).

Green sturgeon of the Southern DPS do not have critical habitat within 300 feet of the project area. It is unlikely the species would utilize the shoreline or marine environment near the project site or be adversely affected by the proposed action.

2.1.1.7 *Marbled Murrelets*

Marbled murrelets were listed under the ESA as threatened on October 1, 1992 (57 FR 45328). Critical habitat was designated for the species by the USFWS in 1996 (61 FR 26256), revised in 2011 (76 FR 61599), and reviewed again on August 4, 2016 (81 FR 51348) to determine if the ESA definition of critical habitat was still being met. Ultimately designated critical habitat for the species includes approximately 3,698,100 acres in Washington, Oregon, and California.

Marbled murrelets (*Brachyramphus marmoratus*) are small seabirds that dive, feed, and rest on the ocean, they fly inland to nest in old growth forests (USFWS 2016). Habitat for the species is in danger due to habitat degradation, forest fragmentation, climate change, and oil spill entanglement (Defenders of Wildlife 2022). The species feeds on small fish, for example herring, capelin, and sand lance. These types of fish are found near the shoreline (NPS 2019).

Marbled Murrelet critical habitat is not within the project area or within 300 feet of it. Results from the Puget Sound Seabird Survey group monitors the Puget Sound Gig Harbor Spit has shown minimal sightings over the years of observation. The last sighting was June 10, 2021, with a count of two (PSSS 2022).

This species is unlikely to occur in the area. If they are foraging in the action area construction work could deter them from staying in the area temporarily due to the elevated noise levels from pile driving. No long-term adverse effects are anticipated to occur due to the project.

2.1.1.8 *Southern Resident Killer Whales*

Southern Resident killer whales DPS (SRKW) were listed under the ESA as endangered on November 18, 2005 (70 FR 69903). Critical habitat was designated for the species by the NMFS in 2006 (71 FR 69054) and revised on August 2, 2021 (86 FR 41668). Critical habitat is that of marine waters along the U.S. West Coast between the 20-foot and 656.2-foot depth contour, it spans from the U.S. international border with south Canada to Point Sur, California.

The Southern Resident killer whale DPS (*Orcinus orca*) consists of the three pods J, K, and L. During the late spring, summer and early fall the species resides in the inland waterways of Washington State (Bigg 1982, Ford, Ellis and Balcomb 2000, Krahn 2002). The main reason this species became listed as endangered was due to a lack of prey availability. SRKW mainly feed on salmon and take advantage of the Puget Sound chum and Chinook runs (Baird 2001).

The Orca Network's sightings archives document several sightings near the Tacoma waterfront and surrounding areas from 2020 to 2022, however none in the Gig Harbor Bay (Orca Network 2022). The bay has heavy boat traffic and is highly developed with shallow waters, it is unlikely the species would be

in the vicinity of the project area. A marine mammal monitoring plan is proposed, and it is unlikely that the project will adversely affect the species.

2.1.1.9 *Humpback whale*

Fourteen humpback whale DPSs were listed under the ESA as endangered on September 8, 2016 (81 FR 62260). Critical habitat was designated for the species by NMFS in 2021 and amended to add critical habitat for an additional three DPSs on February 17, 2022 (87 FR 8981). Critical Habitat is not designated for this species in Gig Harbor Bay.

Humpback whales (*Megaptera novaeangliae*) were listed as an endangered species due to whaling in the 19th and early 20th century (ESC 2020). Humpbacks have been seen in the Puget Sound, but none have been spotted within Gig Harbor Bay (Orca Network 2022). The bay has heavy boat traffic and is highly developed with shallow waters, it is unlikely the species would be in the vicinity of the project area. A marine mammal monitoring plan is proposed, and it is unlikely that the project will adversely affect the species.

2.1.1.10 *Pacific Leatherback Turtle*

The Pacific leatherback turtle (*Dermochelys coriacea*) was listed as endangered under the ESA on June 2, 1970 (35 FR 8491). This species has the potential to occur in the Puget Sound, however January 26, 2012 (77 FR 4170) NMFS designated critical habitat to the species along the outer coast of Washington State, not including the Puget Sound.

Leatherback turtles typically occur in oceans worldwide, but they do not breed in Washington State. Those that have been seen foraging near Washington are believed to nest in western New Guinea (WDFW 2022). This species is highly unlikely to be found near the project site or in Gig Harbor Bay, therefore the project is unlikely to adversely affect the species.

2.1.1.11 *Pacific Eulachon- Southern DPS*

Pacific eulachons Southern DPS was listed under the ESA as threatened on March 18, 2010 (75 FR 13012). Critical habitat was designated for the species by NMFS on October 20, 2011 (76 FR 65324). Critical Habitat is not designated for this species in Gig Harbor Bay. The Critical habitat for the Southern DPS of the Pacific eulachons is 16 specific areas with a combination of freshwater creek and rivers and their associated estuaries (76 FR 65324).

Pacific eulachon (*Thaleichthys pacificus*) are anadromous fish, offspring hatch in fresh water and are carried to the estuary nearby by the flow of the river. Once carried to the estuary juveniles move from the nearshore areas to deeper waters and have a wide distribution (Hay 2000, NMFS 2011).

Pacific Eulachon of the Southern DPS do not have critical habitat within 300 feet of the project area. It is unlikely the species would utilize the shoreline or marine environment near the project site or be adversely affected by the proposed action.

2.1.1.12 *Forage Fish*

Forage fish are small, schooling fish serving as a source of food for other valuable marine mammals, birds, and fish species. Forage fish populations monitored in Washington State, as prey resources include Pacific herring (*Clupea harengus pallasii*), sand lance (*Ammodytes hexapterus*), and surf smelt (*Hypomesus pretiosus*). These species are a key component of the marine ecosystem in the state. Monitoring for these species is key to managing a healthy ecosystem (Bargmann 1998).

Sand lance and surf smelt are not considered concerned, threatened, or endangered by the State or Federal status. Pacific Herring is considered a Species of Concern and a State Candidate species.

According to WDFW and the Department of Natural Resources (DNR) Aquatics Division there is no forage fish spawning habitat in the project area, as seen in Figure 20 (DNR- Aquatics Division and WDFW 2023). In addition, the substrate surrounding the project site does not appear suitable for forage fish spawning.

3 Effect Analysis of Proposed Project

Reviewing this project, the direct and indirect effects to the species and their critical habitats are considered. Existing structures are considered an element of the environmental baseline at the time of the proposed action. Impacts that may occur are based on current baseline conditions as opposed to historical conditions.

3.1 Direct Effects

Direct effects are those effects that will immediately reduce or destroy the listed species and/or their critical habitat. The potential direct impacts would be caused by the construction phase of this project. These potentials include analysis of the effects to the floodplain, noise, and water quality impacts to the surrounding marine environment.

3.1.1 Impacts to FEMA Concerns

FEMA classifies the area as Zone AE with an Elevation of 14 feet as seen in Figure 14 (Department of Homeland Security 2023). With the project location occurring in the flood hazard area, Table 4 addresses the possible impacts that could affect ESA Listed Species and critical habitat within the floodplain. This is being addressed per GHMC 18.10.100.

Table 4: FEMA Floodplain Related Impacts

Question Regarding Potential Impact on ESA Listed Species and critical habitat	Answer
Does the project involve the removal of native vegetation?	No
Does the project include channel straightening?	No
Does the project result in habitat isolation?	No
Does the project include bank armouring?	No
Does the project reduce flood storage capacity?	No
Does the project adversely affect flood velocities?	No
Does the project adversely affect spawning substrate?	No
Does the project adversely affect floodplain refugia?	No
Does the project result in degradation of water quality?	Yes, for a brief time see Section 3.1.3 .
Will there be construction noise or turbidity effects?	Yes, see Section 3.1.2 and 3.1.3 .

3.1.2 Pile Driving Noise

Pile driving noise is a result of two objects hitting one another with released energy. The sound goes down through the piling and radiates into the bottom of the sediment causing waves in the substrate (Popper and Hastings 2009). Many marine mammals create an auditory scene to navigate the marine environment and pile driving noise can affect this scene (Bergman 1990). Evidence shows increased

sound can cause stress levels to enhance due to the noise exposure (Hattingh and Perry 1992). James Anderson concluded that pile driving does affect juvenile fish, through studies within the Puget Sound (1990).

In order to minimize pile driving impacts to the marine environment several steps will be taken to limit the impacts. Pile removal and pile driving will take place between July 15 and February 15, when salmonids are least likely to be in the area. A vibratory pile driver will be utilized and a sediment curtain will be deployed.

As mentioned in Section 2.1.1.7 Marbled murrelets do not have critical habitat in the Gig Harbor Bay (81 FR 51348). Due to no critical habitat a murrelet monitoring plan is not proposed for this project. With a lack of sightings, it is unlikely that the species will be in the area while pile driving occurs.

SRKWs have the potential to be impacted by pile driving noise as well. However, due to the shallow depths and heavy activity in Gig Harbor Bay as mentioned in Section 2.1.1.8 it is unlikely the species will enter the project area.

3.1.3 Water Quality

As seen in Figure 21 the water quality is a Category 5 – 303d with Bacteria- fecal coliform parameter (WDOE 2022). There are several sites within the Bay that contain contaminated sediments. The project at 8205 Dorotich Street is not suspected of having contaminated sediment, soil, or groundwater. If it is found the Environmental Report Tracking System Coordinator at the Southwest Regional Office will be contacted.

A 25- foot radius around each pile is considered the action area for potential water quality impacts. Turbidity plumes caused by pile removal and pile driving are expected to settle back to background level after an hour, depending on the sediment type and the currents in the bay. (USACE 2008).

Increased turbidity from pile driving and removal could cause adverse effects on salmon and bull trout in the vicinity. The increase could affect primary productivity, interfere with fish respiration, alter the suitability of spawning areas, and reduce habitat diversity (Mulvihill, et al. 1980). This project proposes turbidity effects that will be localized and brief.

Water quality impacts from increased turbidity due to construction activities are not expected to travel upstream to nearby creeks. It is likely that the water quality will be temporarily impacted causing marine species to move out of the area. The construction barge will operate in a way to reduce turbidity as much as possible, such as anchoring in places where much of the work can be done with the crane to avoid excessive maneuvering of the barge. The work will be done at tides where the water is high enough to prevent the barge from grounding out.

To minimize impacts while removing and installing piling, BMPs will be implemented. The EPA developed, “EPA Region 10 Best Management Practices for Piling Removal and Placement in Washington State” and these BMPs will be followed (EPA 2016). In addition to BMPs, all-work windows will be followed to reduce impact on aquatic species in the area.

3.2 Indirect Effects

Indirect effects are those effects that will occur over time, because of the project and impact the listed species and their critical habitat. The potential indirect impacts that are analyzed are the threat of alteration to salmonid migration pathways, and increased predation.

3.2.1 Salmonid Migratory Pathway Alteration

Juvenile salmonids utilize the nearshore habitats when navigating through their migratory corridor. Estuarine and marine nearshore habitats, like Gig Harbor Bay are often along the migratory corridor. There is evidence to show that overwater structures can alter the movement and behavior of these juvenile migratory species. However, it is unclear what the significance of this alteration is. It is possible that delays in movement or alteration of movement patterns can occur when encountering an overwater structure, but the fitness and survival of the species is unknown (Nightingale and Simenstad 2001). A report by Sothard, et al. (2006) analyzed several studies of the effects of OWS in the form of ferry terminals and the effects they had on salmonids. Results observed several ferry terminals including the Fautleroy and Edmonds ferry terminals. Findings showed that “juvenile salmon were observed most frequently adjacent to ferry terminals (within 10 m of the edge of the OWS) but were also observed far from (10 to 50 m away) and underneath the terminals” (Sothard, et al. 2006). Shading caused by the structures can alter the movement and deter or delay the salmonids from their usual migratory patterns.

Findings have also shown that the response to OWSs are uncertain. Some fish will pass under the dock, some will go around, and others split up the school they are traveling with (Pentec Environmental 1997, Weitkamp 1982). There are varying opinions and evidence of the effect OWS have on salmonid migration patterns.

The proposed action is a replacement for an already existing OWS. Therefore, it is unlikely that the replacement of the structure will alter migration patterns of the species. The proposed action will add grating to the structure, ultimately reducing the amount of shading that is currently present at the site.

3.2.2 Increased Predation

There is no evidence of docks accumulating predators of salmonid species in the Puget Sound (Nightingale and Simenstad 2001, Ratte and Salo 1985, Cardwell, et al. 1980). Marine mammals have been known to utilize various structures like breakwaters as haul out areas, but there is no literature to suggest that this increases predation on the juvenile fish species. Pilings are capped to prevent birds from aggregating around the docks. Ultimately this helps provide additional protection for the small migrating fish species.

A report prepared for the Washington State Department of Transportation (WSDOT) found evidence of the following:

We conclude that potential salmon predators were slightly more abundant at WSF terminals as compared with unmodified shorelines, although large aggregations were not observed on any occasion. The spatial distribution patterns of both bird and fish predators rarely overlapped with juvenile salmon oriented in surface waters close to shore (Williams, et al. 2003).

This study shows that the presence of OWS and increased predation does not directly relate to salmonid species moving to deeper waters to avoid predation.

3.2.3 Light Penetration

Overwater structures can reduce light penetration by causing increased shading. Light limitations can stunt growth in algae like *Ulva* or *Enteromorpha* spp. It can also stunt growth in eelgrass and other epibenthic organisms resulting in reduced prey for salmon and bull trout (Berkowitz 2017, Simenstad, et al. 1988). As noted in Section 1.5, the proposed project will extract the existing solid structure and replace it with one incorporating 50% fiberglass grating on the floats and 100% fiberglass grating on the pier and ramp, that will allow greater light penetration. The design incorporating grating can be seen in Figure 3.

3.3 Interrelated and Interdependent Effects

No additional interrelated or interdependent actions will cause effects on species because of this project. Completion of the project will not further promote construction that would not occur without accomplishment of the project.

3.4 Take Analysis

Section three of the ESA defines “take” as to “harass, harm, pursue, hunt, shoot, wound, trap, capture, collect or attempt to engage in any such conduct.” The USFWS further defines “harm” as “significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, or sheltering.” It is likely that no “take” will result from this project.

3.5 Determination of Effect

According to Section 6.2.5.28 of the GHSMP, new development is only allowed within special flood hazard areas or riparian zones if the proposed development can demonstrate “No Effect” or “Not Likely to Adversely Affect” for federally listed species and their critical habitat. After reviewing the appropriate data and surveys, the determination of effects for the various species is seen in Table 5 below.

Table 5: Effects Determination

NMFS/ USFWS Critical Habitat and Species	Determination of Effect
Marine Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	May affect, not likely to adversely affect
Freshwater Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	No effect
Critical Habitat for Puget Sound Steelhead (NMFS, 2016)	May affect, not likely to adversely affect
Marine Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	No effect
Freshwater Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	No effect
Bull Trout Final Critical Habitat (USFWS, 2010)	May affect, not likely to adversely affect
Bocaccio Rockfish (Puget Sound-Georgia Basin DPS) Critical Habitat (NMFS, 2014)	May affect, not likely to adversely affect
Yelloweye Rockfish (Puget Sound-Georgia Basin DPS) Critical Habitat (NMFS, 2014)	No effect
Green Sturgeon (Southern DPS) Critical Habitat (NMFS, 2009)	No effect
Marbled Murrelet (USFWS, 2016)	No effect
Southern Resident Killer Whale (SRKW) Critical Habitat (NMFS, 2021)	No effect
Humpback Whale Critical Habitat (NMFS, 2021)	No effect
Leatherback Sea Turtle Critical Habitat (NMFS, 2012)	No effect
Pacific Eulachon (Southern DPS) (NMFS, 2011)	No effect

4 Net-Loss Analysis

Project construction may result in some short-term negative impacts. However, the outcome of the project will improve site conditions related to ecological function of the nearshore marine environment. Short term impacts will be temporary and minor. As seen in Section 5 below, minimization measures of impacts are described.

The project is proposing a replacement of overwater coverage, reducing the footprint by 930.5 square feet and removal of (47) 14” creosote treated wood pilings. It also will remove solid decked structures, replacing them with one that will incorporate 50% fiberglass grating on the floats and 100% fiberglass grating on the ramp and pier. The long-term impacts are overall positive and will improve the nearshore environment.

It is determined that no-net-loss of ecological function will result from this project’s unavoidable impacts.

5 Mitigation and Management Measures to Minimize or Avoid Impacts

Several mitigation and management measures will be taken through the design of the project and construction techniques to avoid and minimize impacts and are shown below.

- The dock design complies with regulatory agency requirements.
- All permits will be received from the required regulatory agencies before any work commences.
- Floatation will be permanently encapsulated.
- Piling will be driven with a vibratory hammer, utilizing a sediment curtain.
- The pile driver will operate for the minimum days necessary to complete the project.
- A boom will be deployed to contain construction debris.
- A containment bin will be installed on the construction barge, to hold the removed dock.
- Overwater work will be completed during the approved work windows (July 15- February 15).
- The proposed project will incorporate 50% fiberglass grating on the floats and 100% fiberglass grating on the pier and ramp.
- (47) 14” creosote treated wood piling will be removed and replaced by (17) 12” galvanized steel piling.
- The overwater footprint will be reduced by 930.5 square feet.
- Any additional provisions and conditions issued by WDFW or the USACE in their respective permits will be followed.
- Best Management Practices will be exercised throughout the project.
- No net loss of ecological function will be accomplished by the project.

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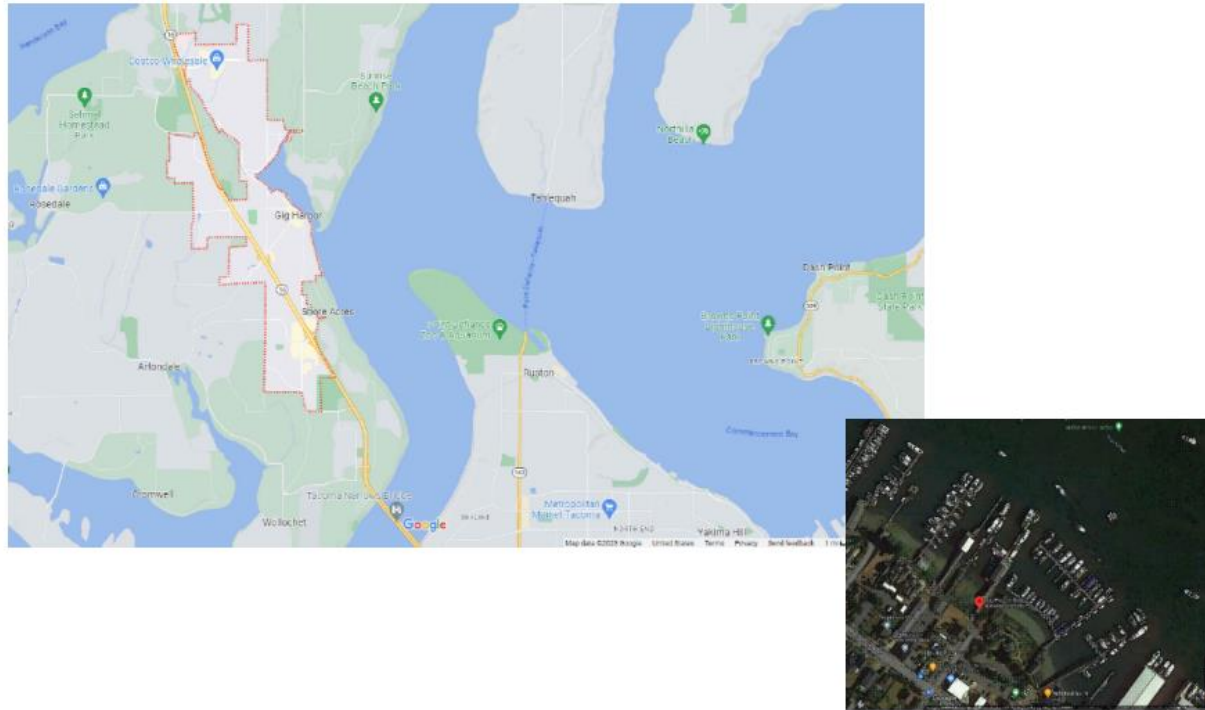
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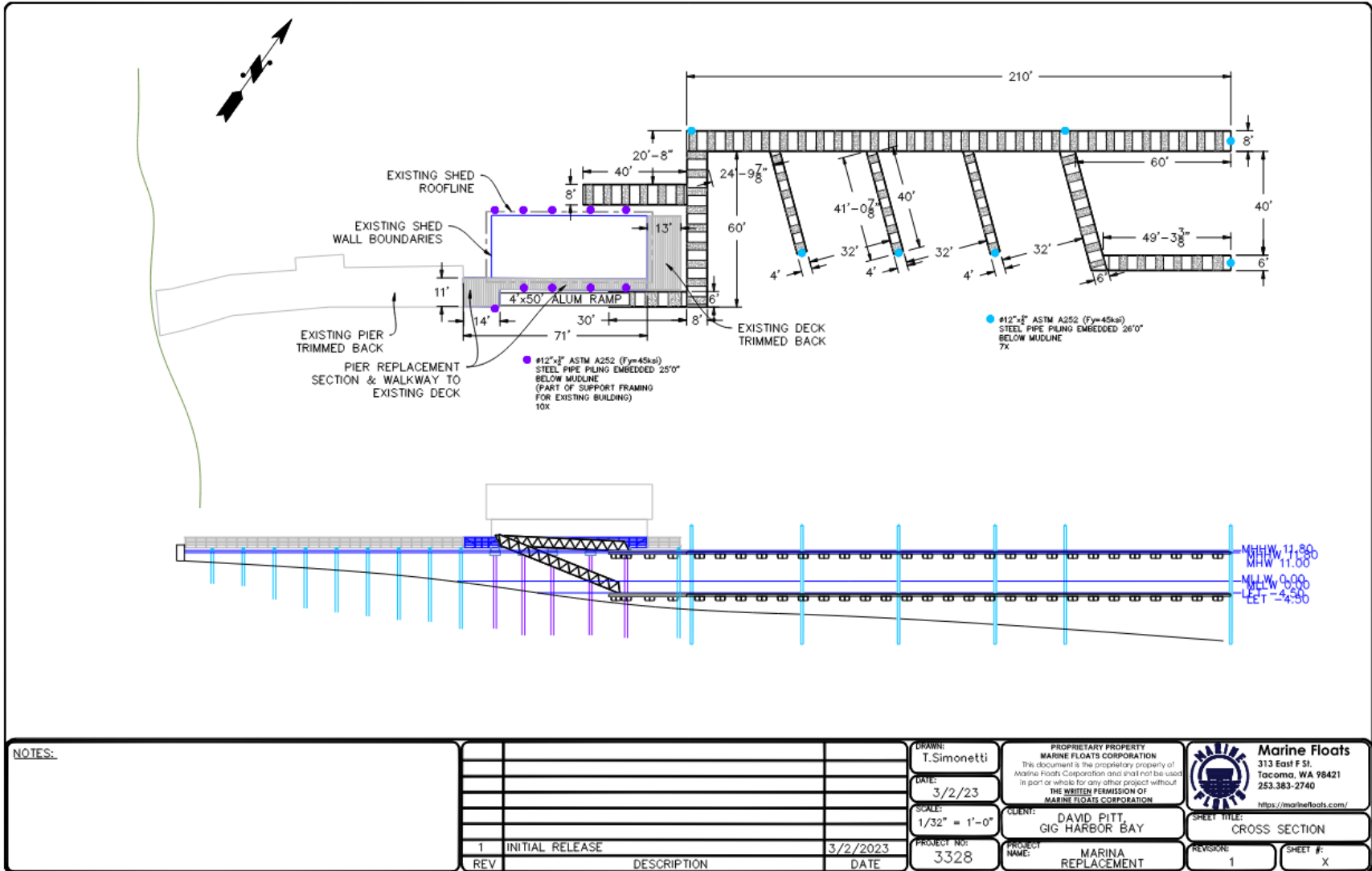
7 Figures

Figure 2: Vicinity Map



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	REV	DESCRIPTION		DATE				

Figure 3: Proposed Project Plan



NOTES:

REV	DESCRIPTION	DATE
1	INITIAL RELEASE	3/2/2023

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T.Simonetti
 DATE:
3/2/23
 SCALE:
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CROSS SECTION
 REVISION:
1
 SHEET #:
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Figure 4: Existing Site Cross Section- Plan View

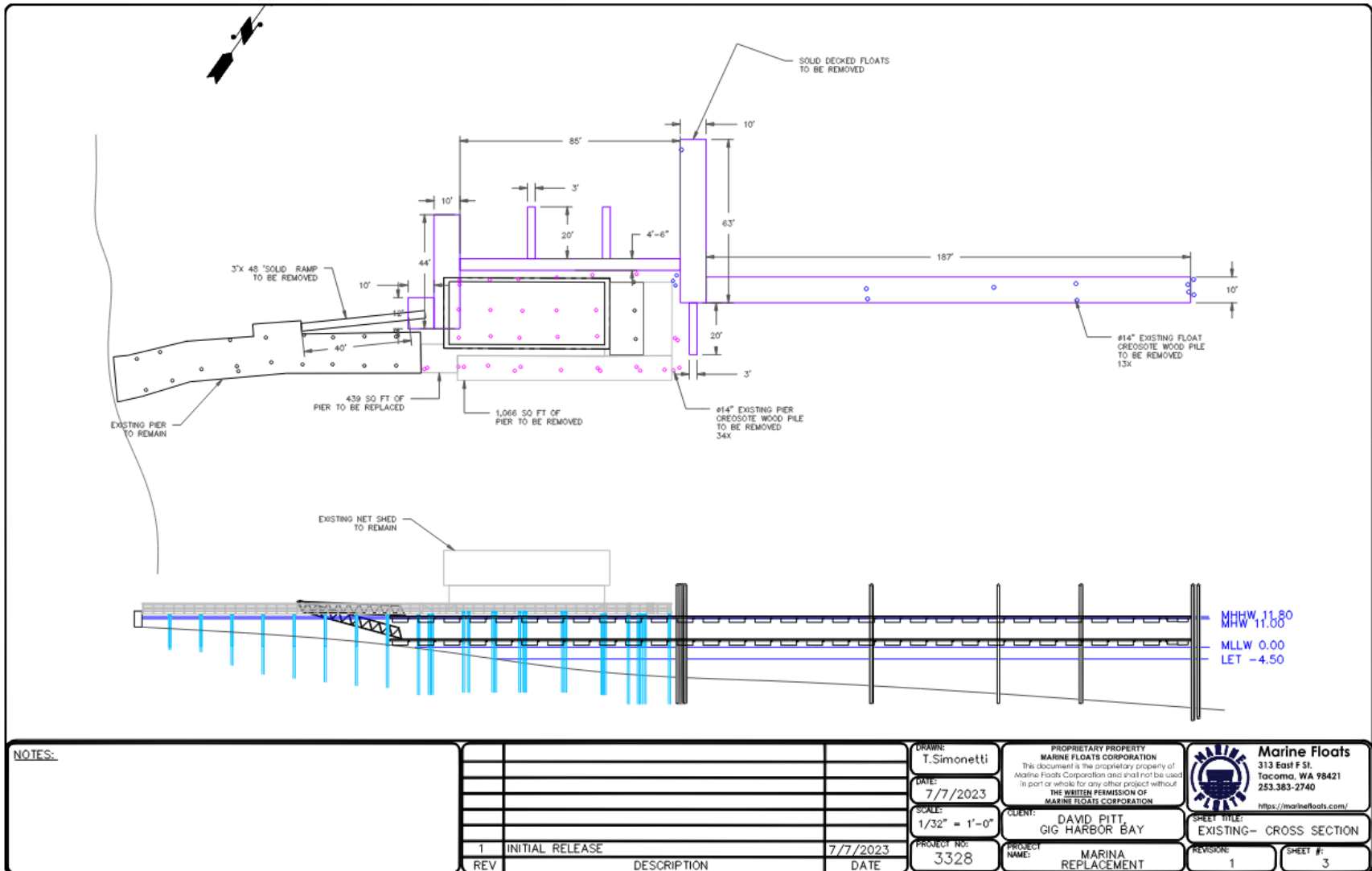


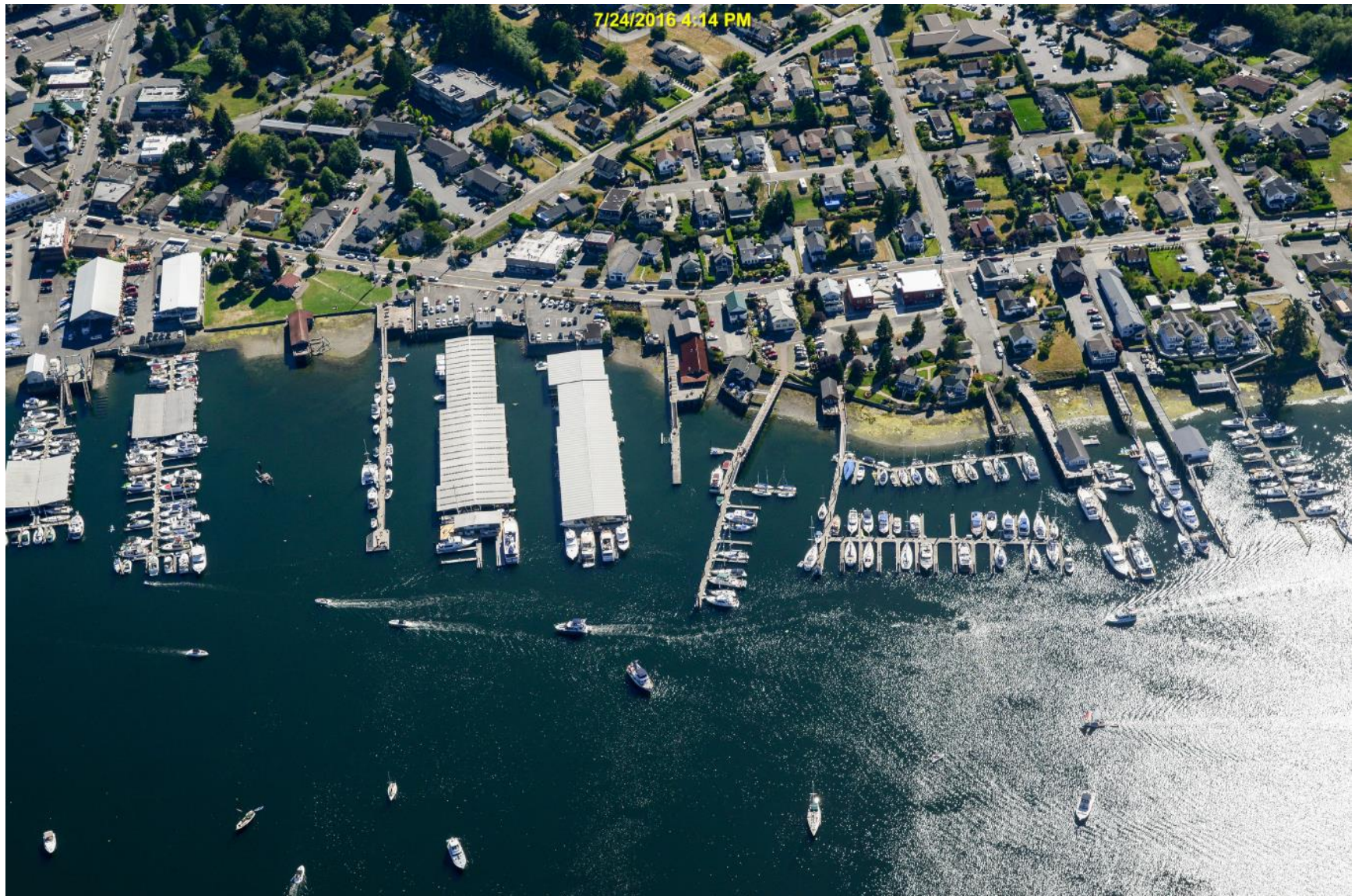
Figure 5: Project Backshore



Figure 6: Existing Netshed and Floats.

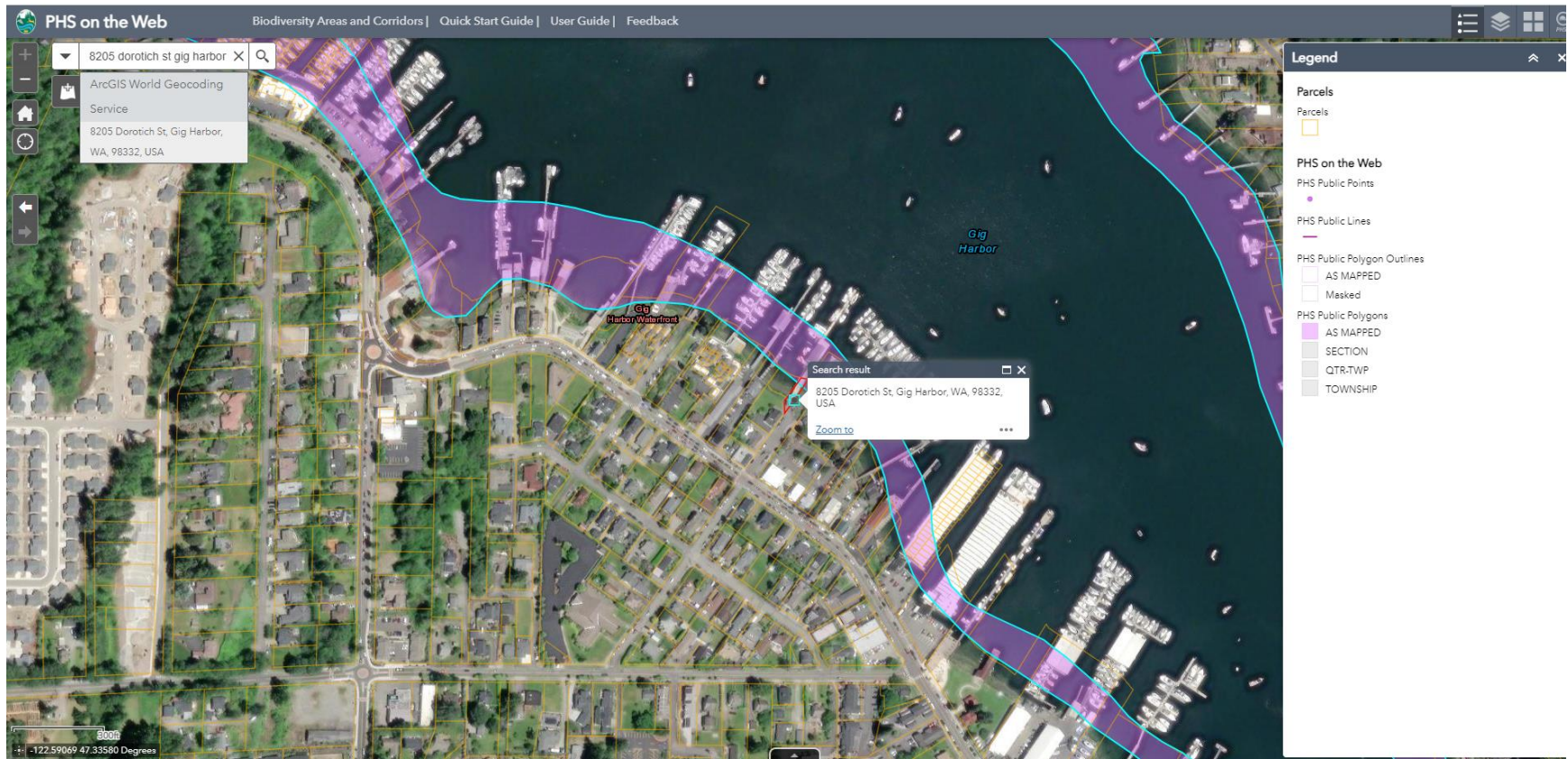


Figure 7: Department of Ecology, Gig Harbor Shoreline Photo



(WDOE 2016)

Figure 8: WDFW Priority Habitat and Species Map



(WDFW 2023)

Figure 9: WDFW Priority Habitat and Species Information

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Estuarine and Marine Wetland	N/A	N/A	No

PHS Species/Habitats Details:

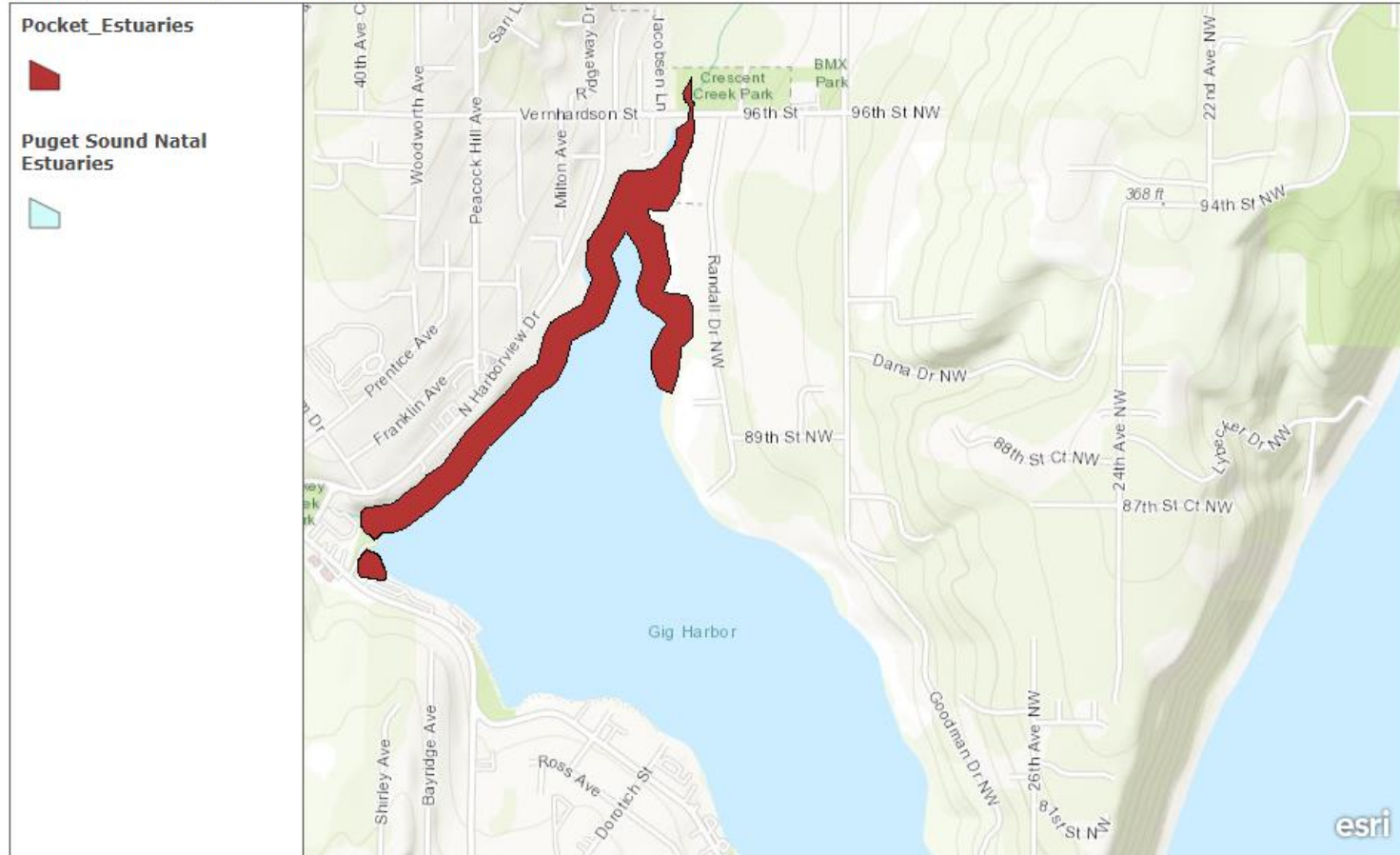
Estuarine and Marine Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Estuarine and Marine Wetland - NWI Code: E2USN
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

(WDFW 2023)

Figure 10: Pocket Estuary Map

Puget Sound Natal & Pocket Estuaries

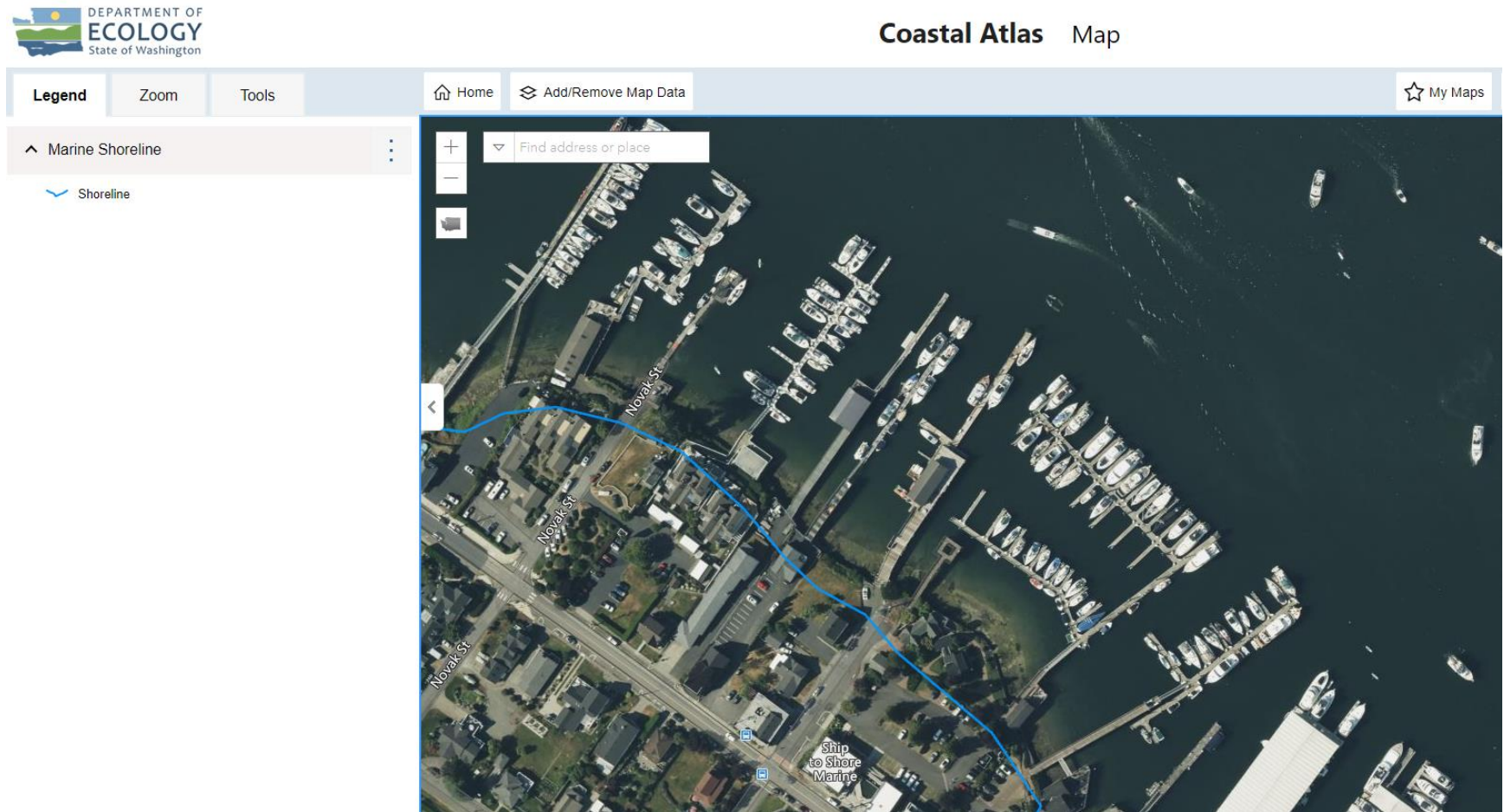


This map represents natal and pocket estuaries within the Puget Sound.

0.2mi

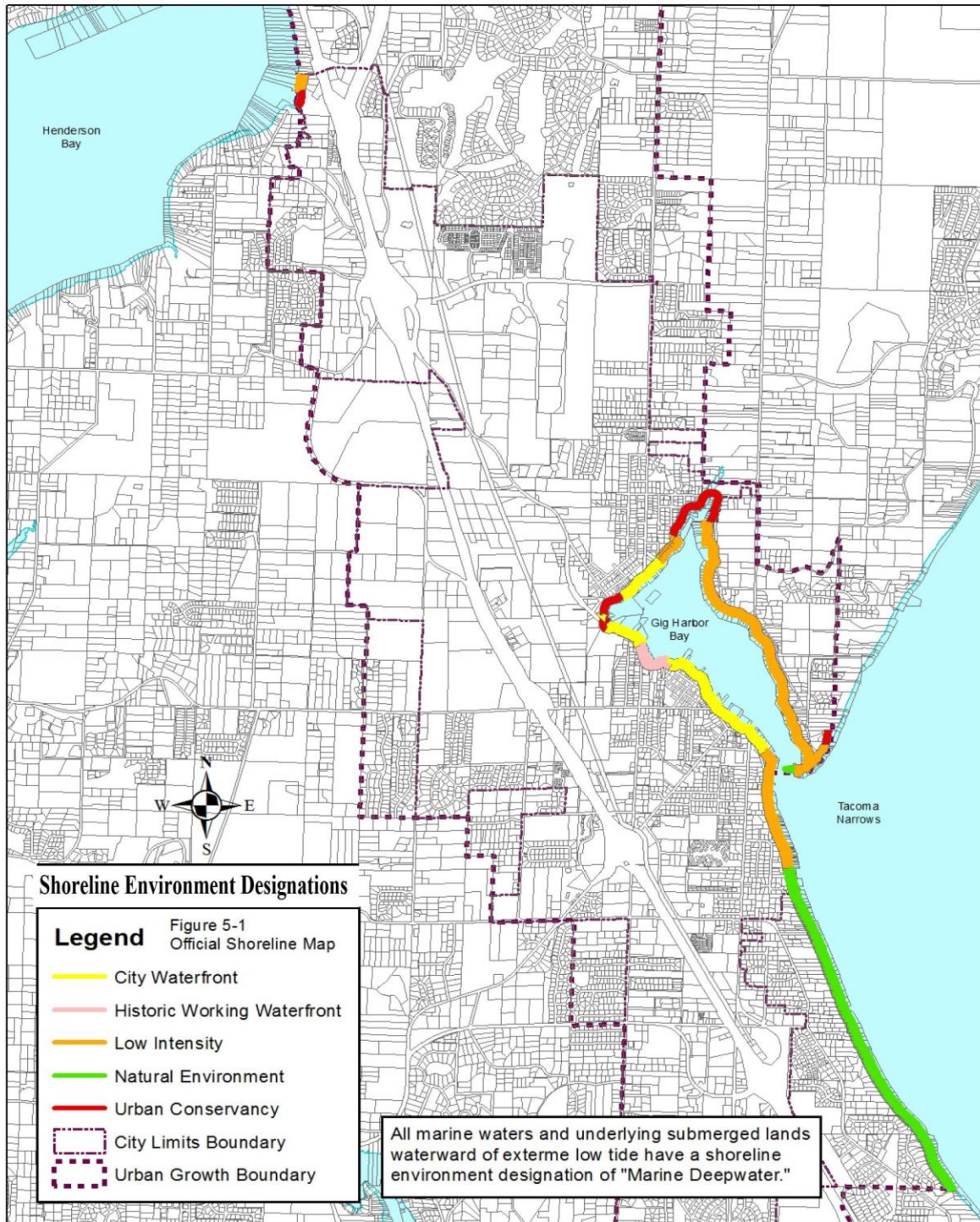
Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | National Oceanic and Atmospheric Administration (NOAA), NOAA Fisheries, NOAA Fisheries West Coast Region

Figure 11: WDOE Coastal Atlas Marine Shoreline Areas



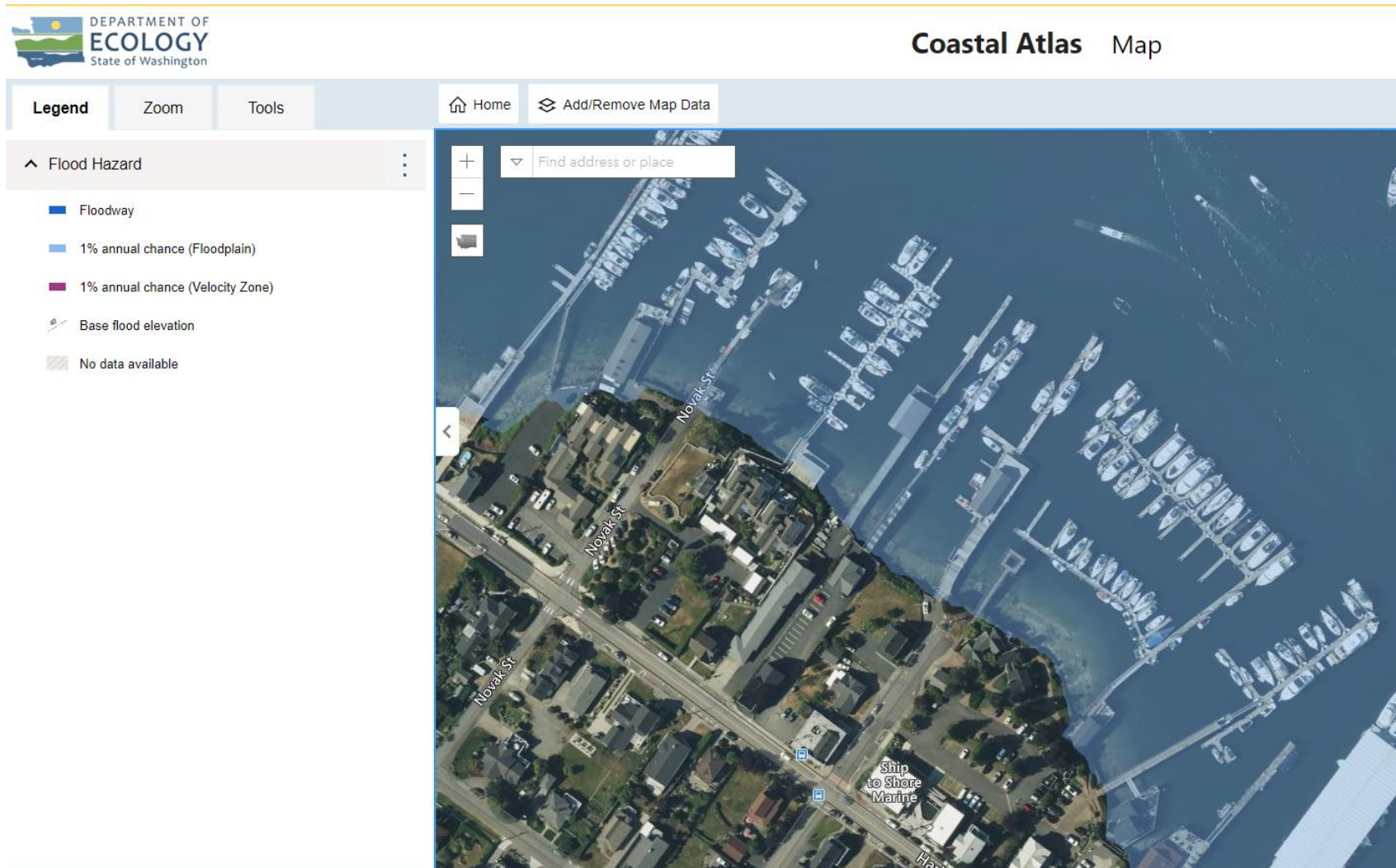
(WDOE 2023)

Figure 12: City of Gig Harbor Shoreline Environment Designations Map



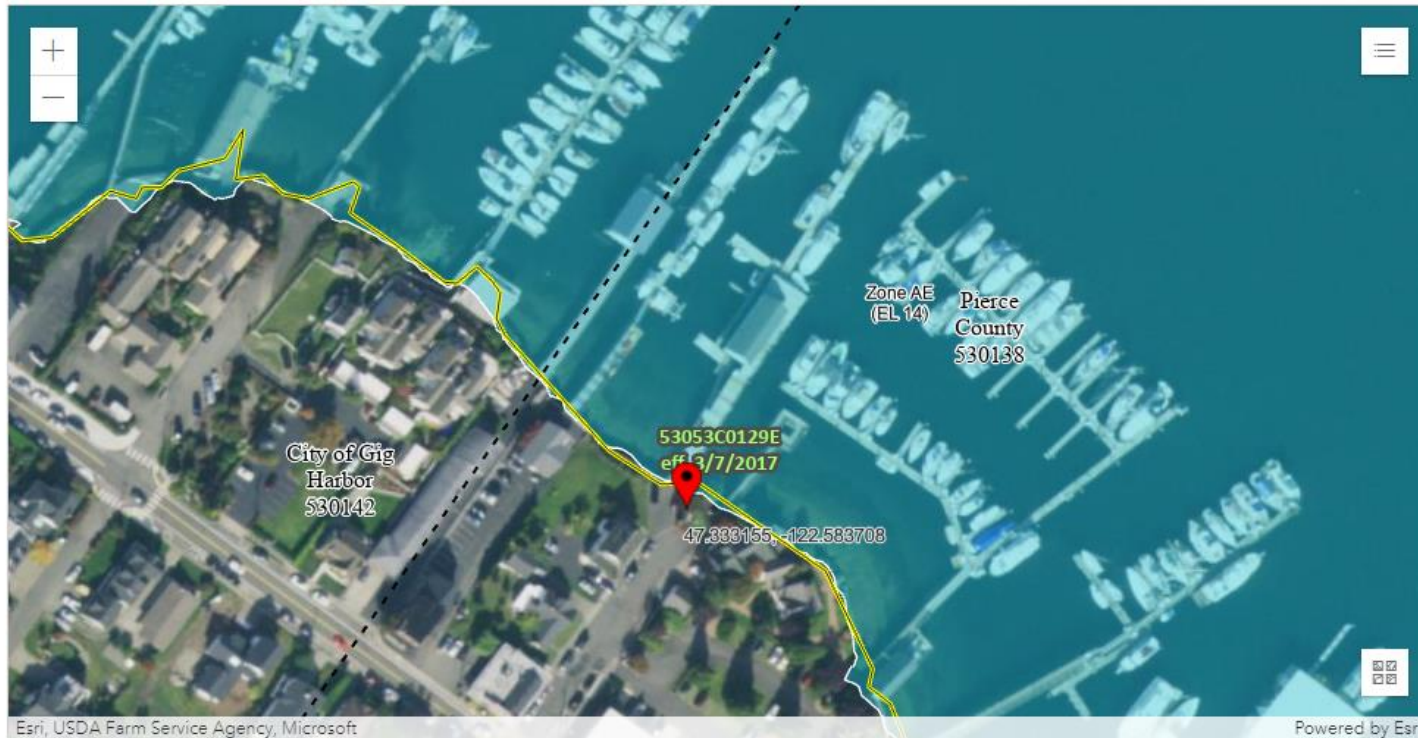
(City of Gig Harbor 2022)

Figure 13: WDOE Coastal Atlas Map- Flood Hazard



(WDOE 2023)

Figure 14: FEMA Flood Hazard Map

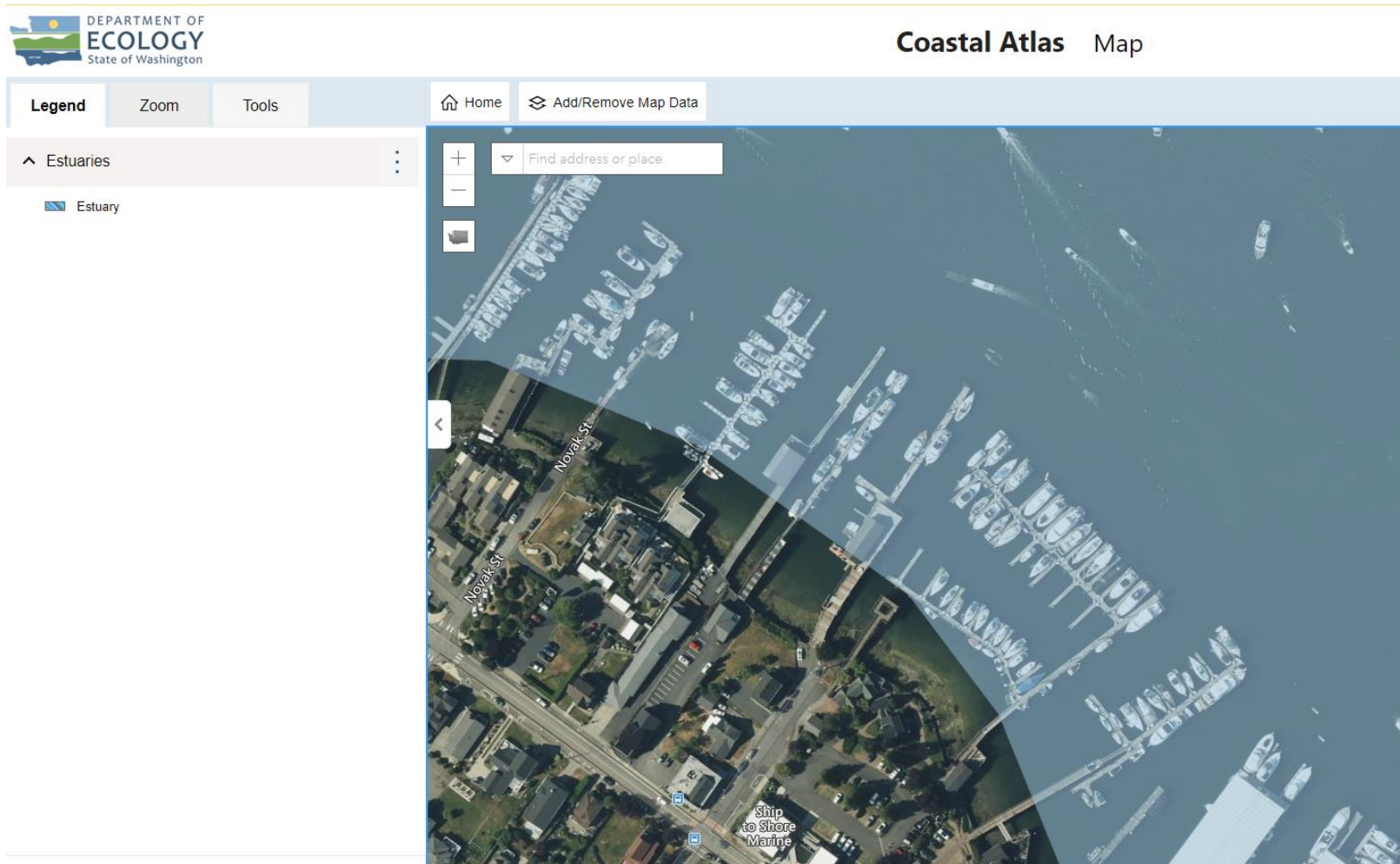


Esri, USDA Farm Service Agency, Microsoft Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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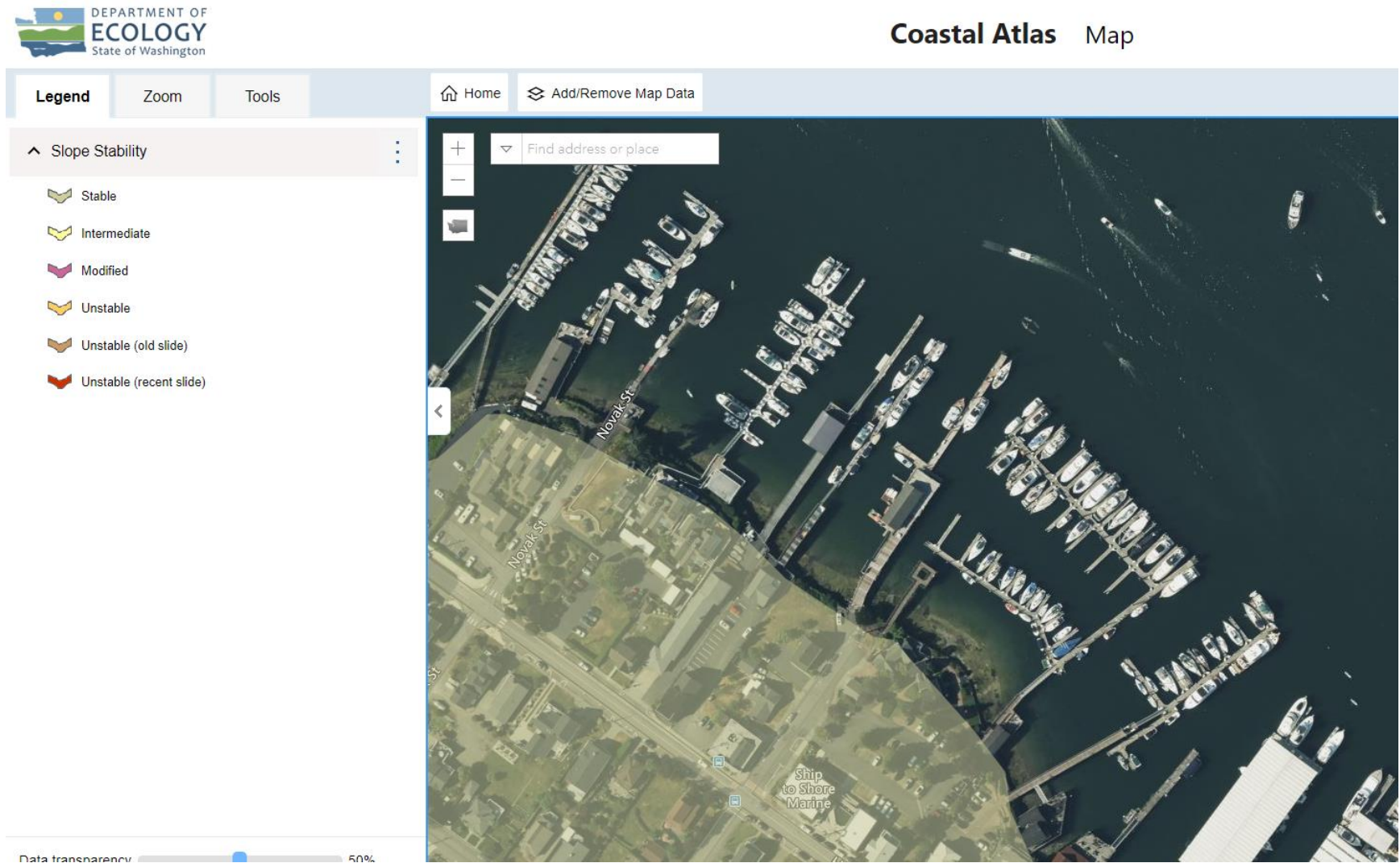
(Department of Homeland Security 2023)

Figure 15: WDOE Coastal Atlas Map- Estuary Map



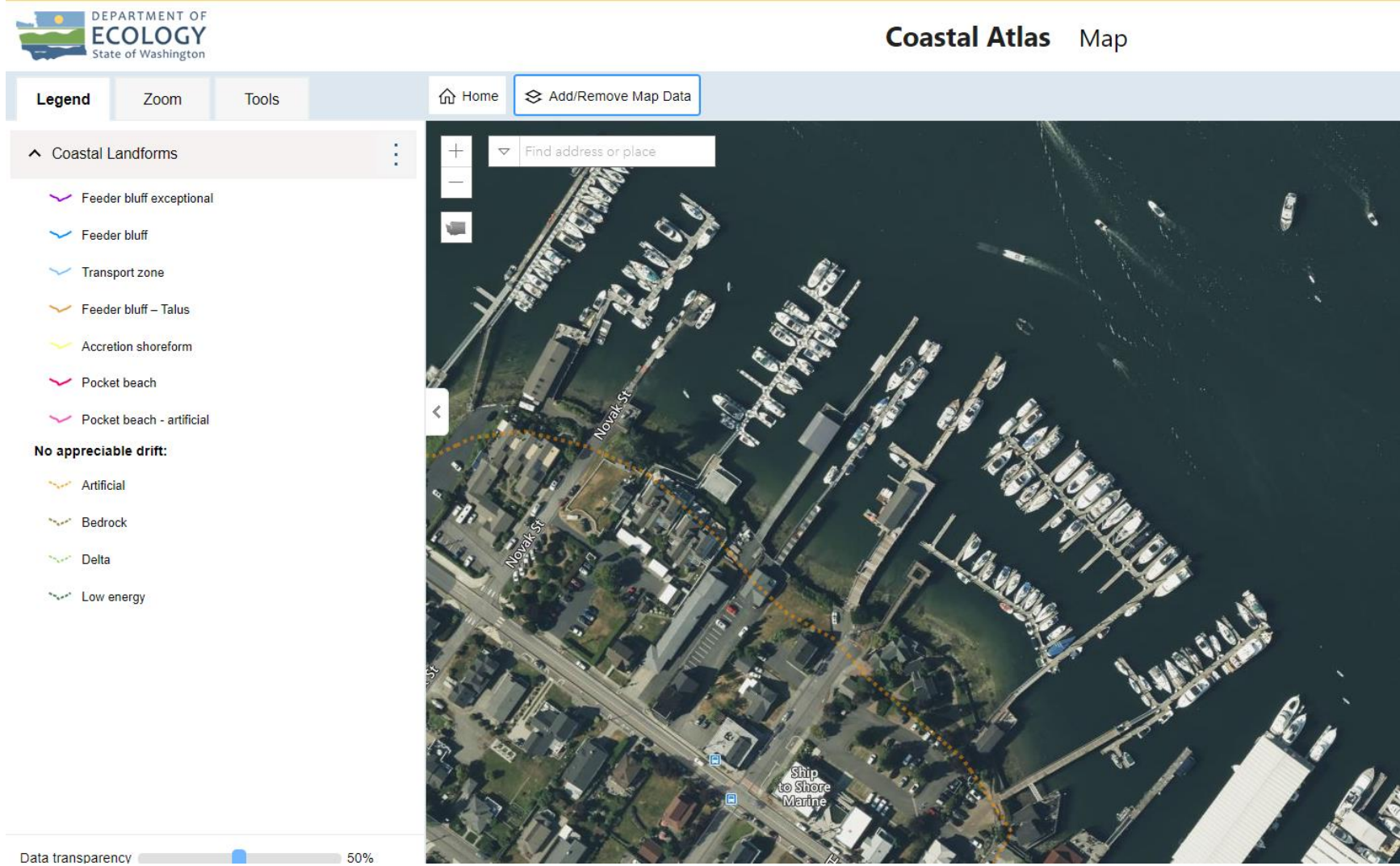
(WDOE 2023)

Figure 16: WDOE Coastal Atlas Map-Slope Stability Map



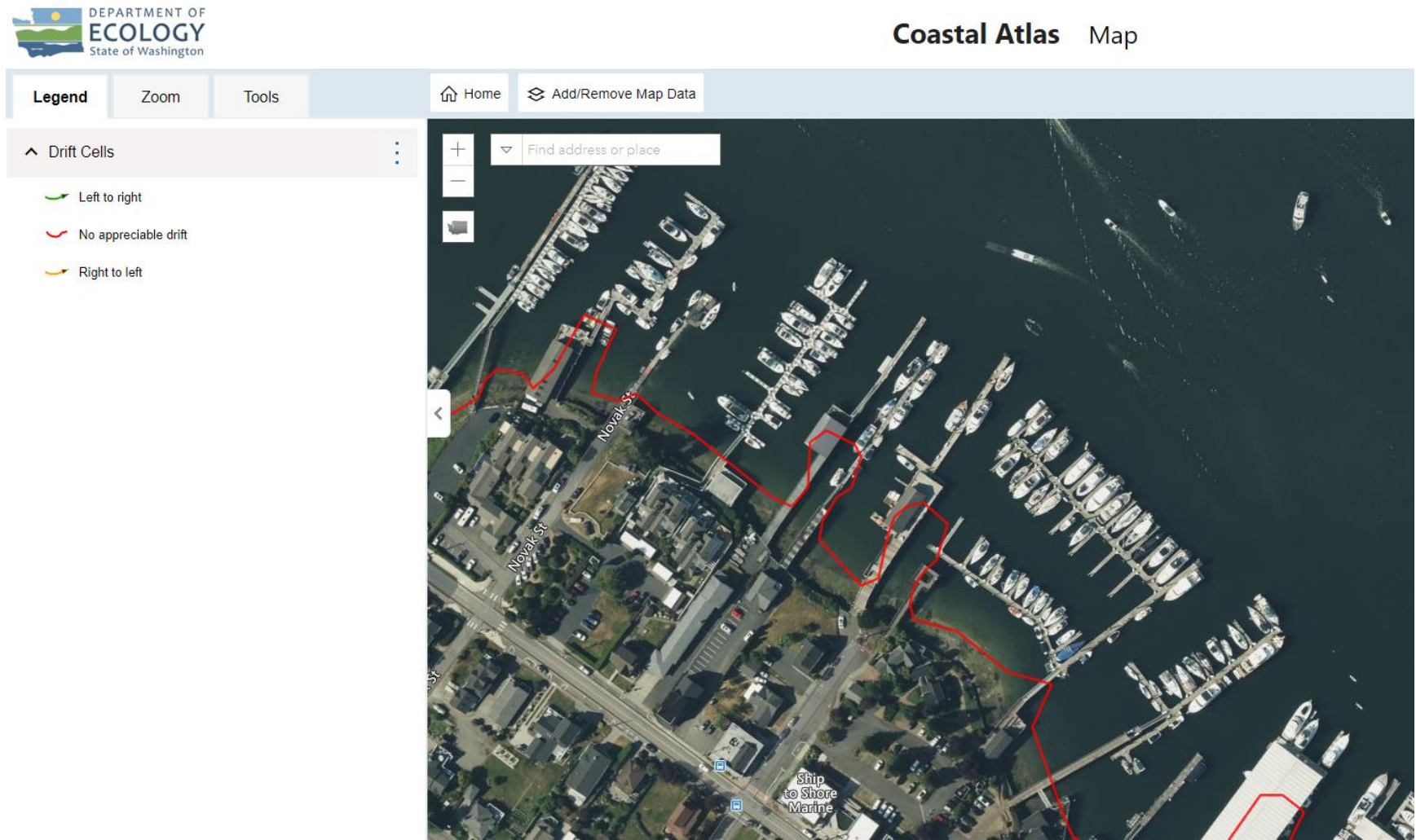
(WDOE 2023)

Figure 17: WDOE Coastal Atlas Map-Coastal Landforms Map



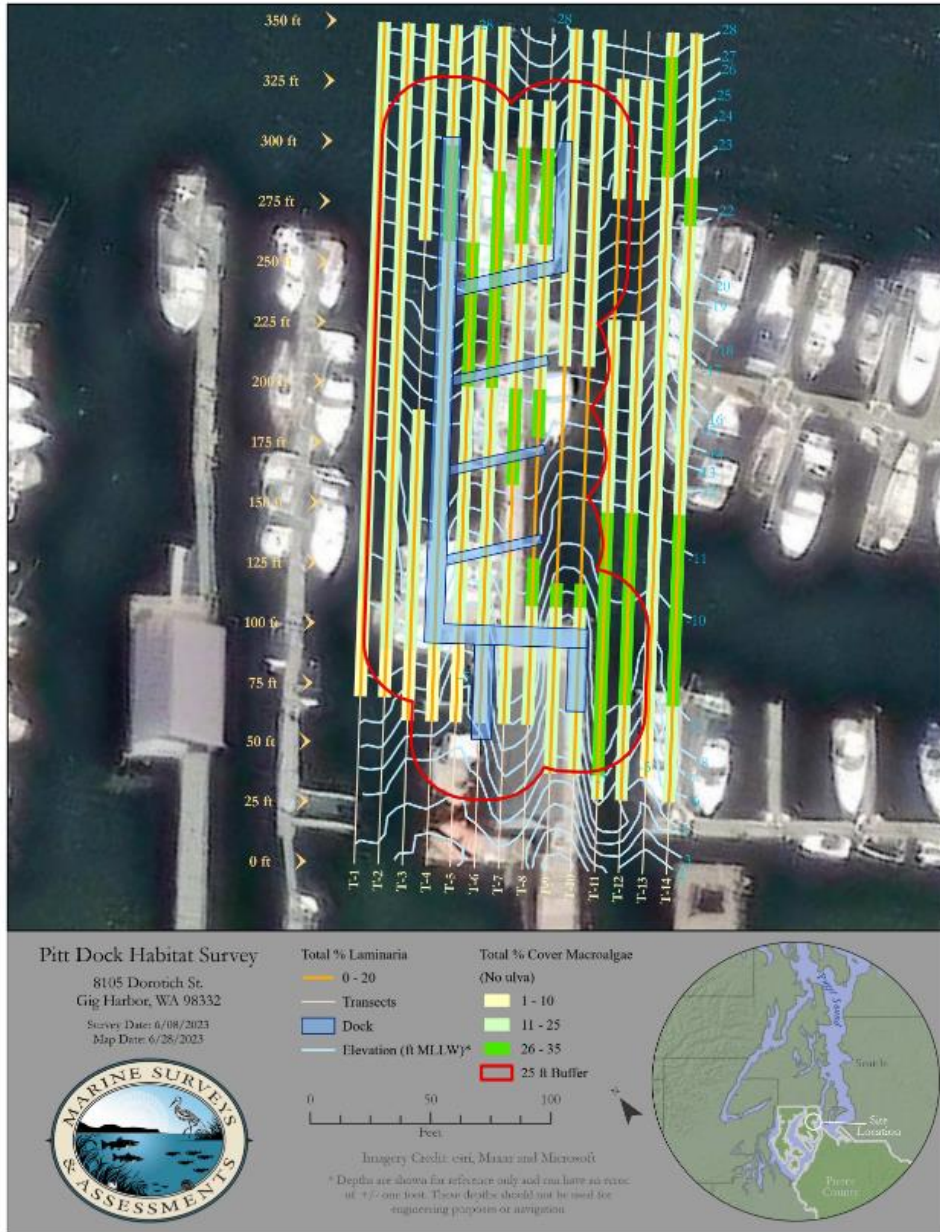
(WDOE 2023)

Figure 18: WDOE Coastal Atlas Map-Drift Cells Map



(WDOE 2023)

Figure 19: MSA Dive Survey Map

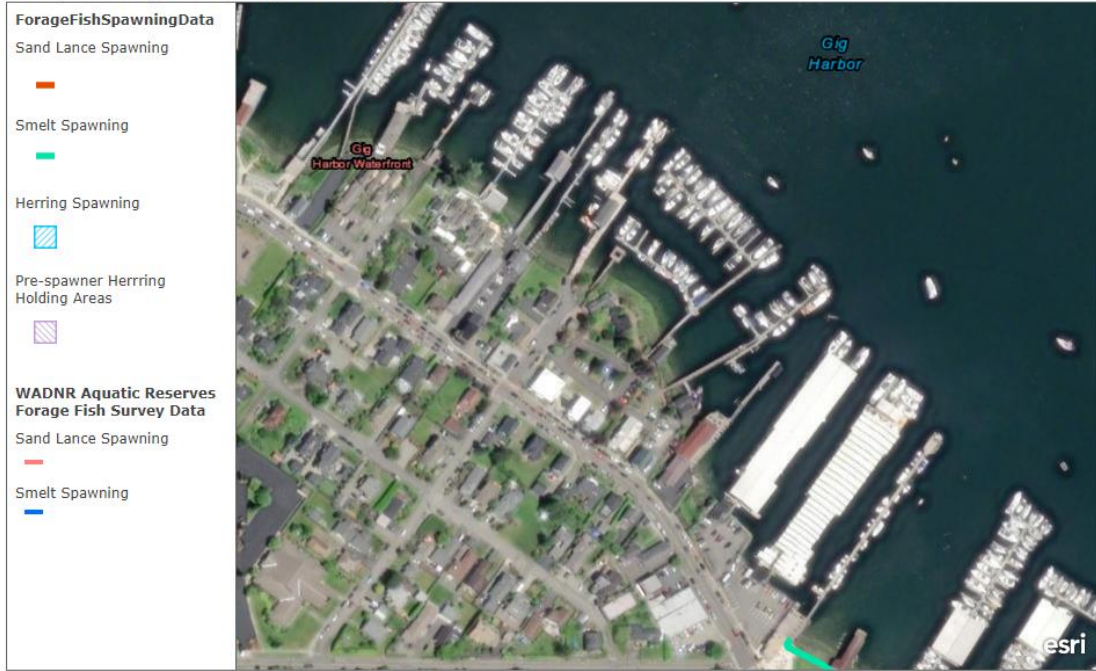


Assessments 2023)

(Marine Surveys and

Figure 20: WDFW-DNR Forage Fish Spawning Map

Forage Fish Spawning Map - Washington State



This map displays sand lance, smelt, herring spawning areas, herring pre-spawner holding areas, and the forage fish spawning survey beaches in Washington State.

Maxar | Washington Department of Natural Resources Aquatics Division | These data were collected by WDFW staff with contributions from the North Olympic Salmon Coalition and the Friends of the San Juans. | Washington Department of Fish and Wildlife | Esri, HERE, Garmin, iPC

(DNR- Aquatics Division and WDFW 2023)

Figure 21: WDOE- Water Quality Map

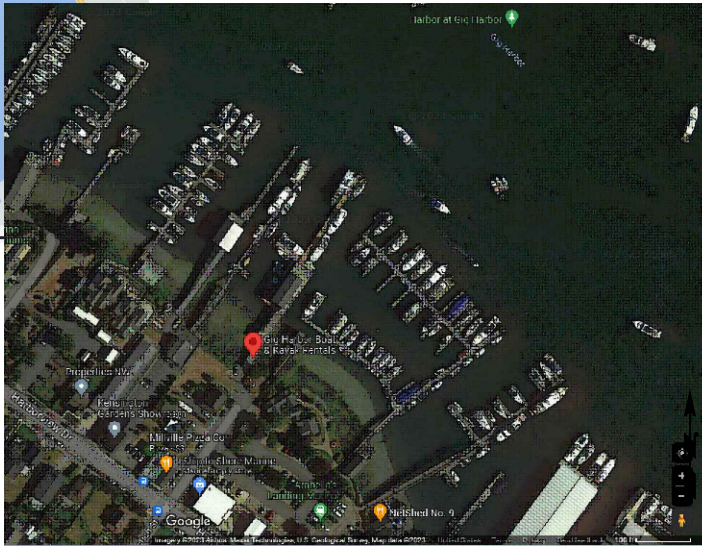
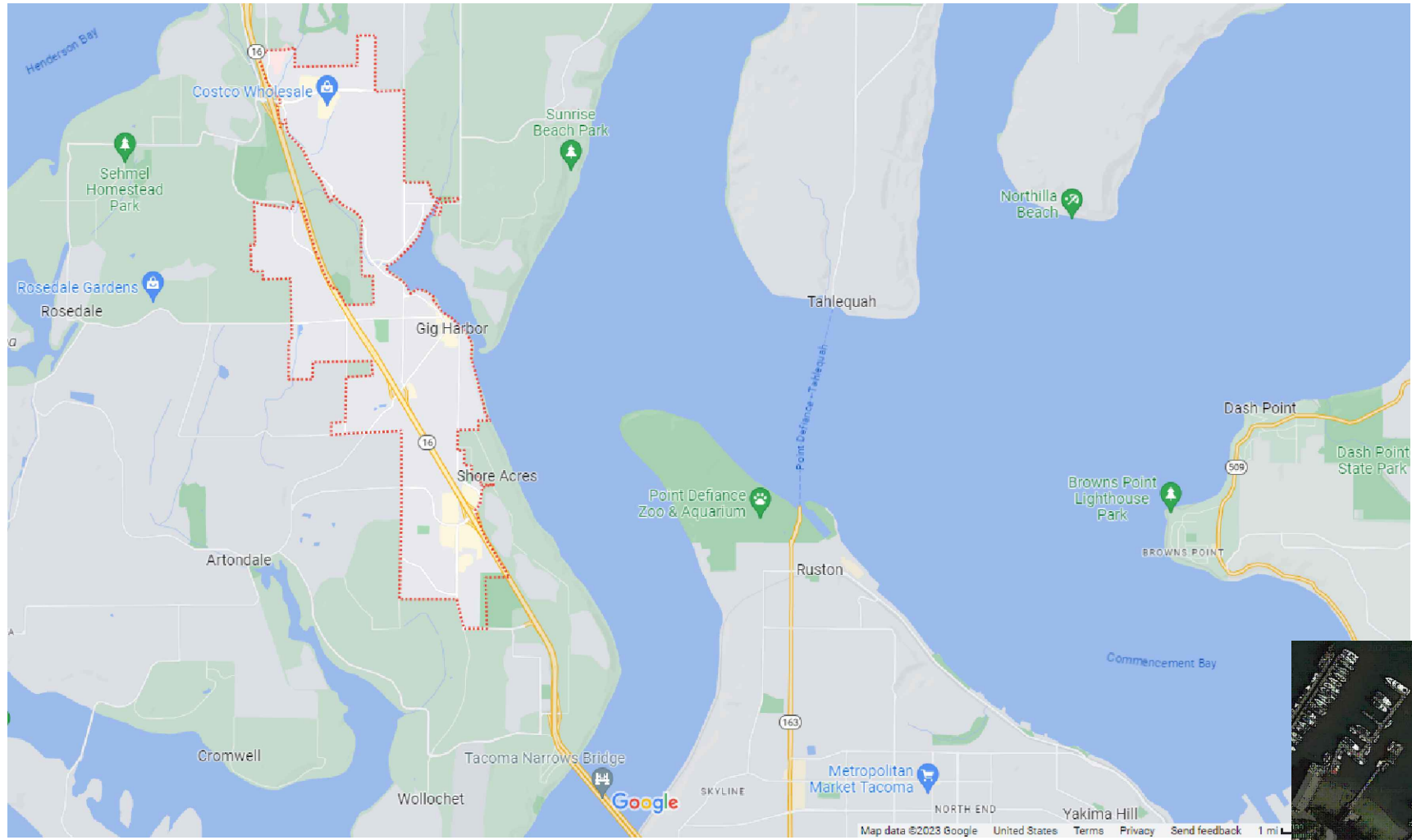
July 9, 2023

8205 Dorotich St Water Quality Map



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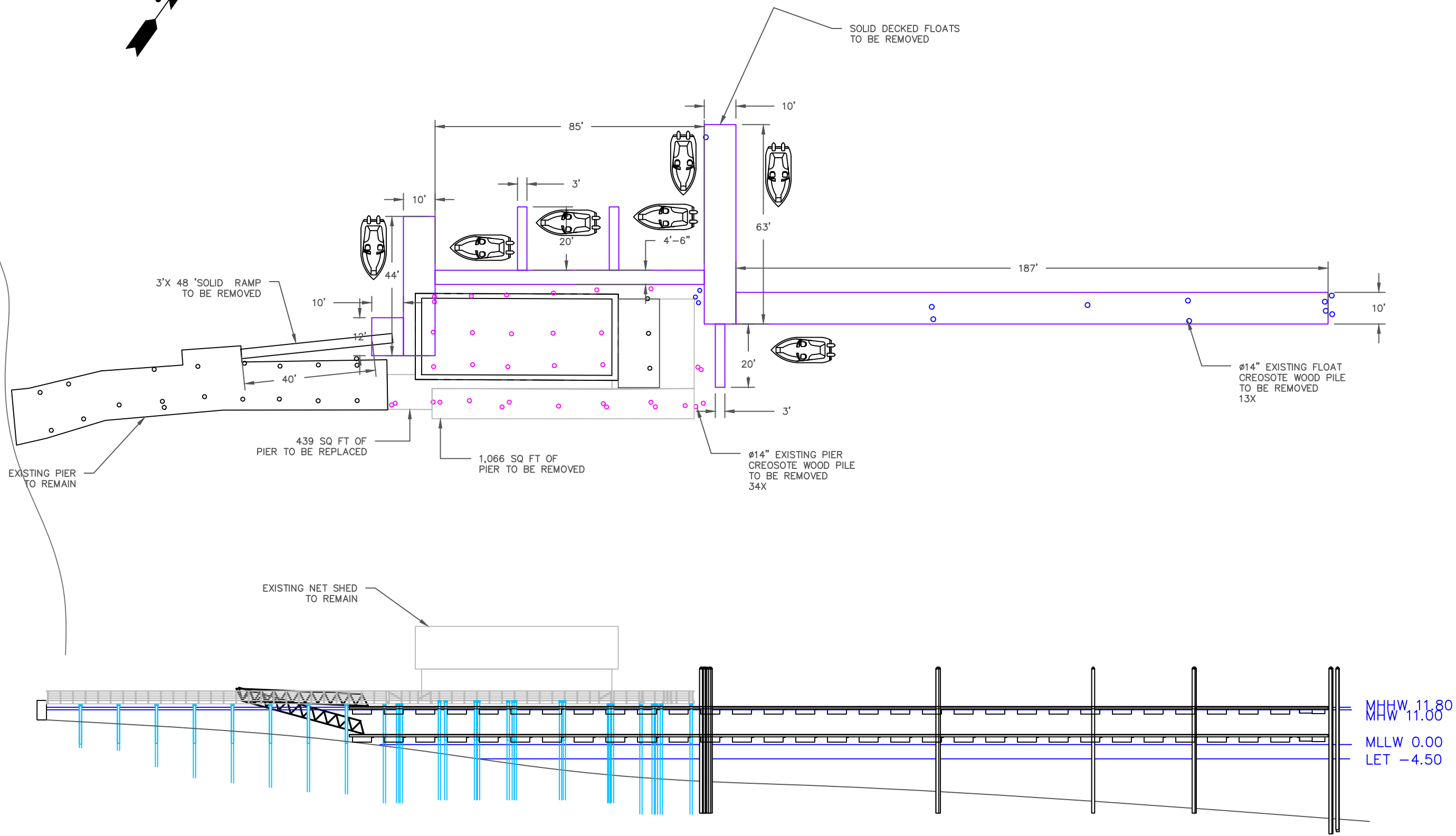
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GIG HARBOR BAY

PROJECT NAME:
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REPLACEMENT



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EXISTING- CROSS SECTION

REVISION:
2

SHEET #:
3

DESCRIPTION

UPLAND (PARCEL 1)

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2, TOWN OF MILLVILLE, ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 23 IN PIERCE COUNTY, WASHINGTON, SAID CORNER BEING AT THE INTERSECTION OF FRONT STREET AND FIRST STREET AS SHOWN ON SAID PLAT, BEING AT SECTION 5, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M., THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF FIRST STREET OF SAID PLAT, NORTH 35°13'10" EAST TO THE BALANCED GOVERNMENT MEANDER LINE; THENCE ALONG SAID MEANDER LINE, SOUTH 55°11'34" EAST TO A POINT NORTH 35°49'10" EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 35°49'10" WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH TIDELANDS OF THE FIRST CLASS IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.

TIDELANDS (PARCEL 2)

THOSE TIDELANDS LYING ABOVE THE LINE OF EXTREME LOW TIDE AND ABUTTING LOTS 1 AND 2, BLOCK 2, TOWN OF MILLVILLE, ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 23 IN PIERCE COUNTY, WASHINGTON; EXCEPT THOSE TIDELANDS ABUTTING THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2, SAID CORNER BEING AT THE INTERSECTION OF FRONT STREET AND FIRST STREET AS SHOWN ON SAID PLAT, BEING AT SECTION 5, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M., THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF FIRST STREET OF SAID PLAT, NORTH 35°13'10" EAST TO THE BALANCED GOVERNMENT MEANDER LINE; THENCE ALONG SAID MEANDER LINE, SOUTH 55°11'34" EAST TO A POINT NORTH 35°49'10" EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 35°49'10" WEST TO THE TRUE POINT OF BEGINNING.

HARBOR LEASE AREA

THE HARBOR AREAS IN FRONT OF LOTS 1 AND 2, BLOCK 2, PLAT OF MILLVILLE, GIG HARBOR TIDELANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 2 AND THE EXTENSION THEREOF, NORTH 37°20'15" EAST 466.68 FEET TO THE INNER HARBOR LINE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXTENSION NORTH 37°20'15" EAST 205.72 FEET TO THE OUTER HARBOR LINE; THENCE ALONG SAID OUTER HARBOR LINE SOUTH 42°43'44" EAST 6.93 FEET; THENCE SOUTH 80°11'42" EAST 93.98 FEET TO THE EXTENSION NORTHEASTERLY OF THE SOUTHEASTERN LINE OF AFORESAID LOT 1, BLOCK 2; THENCE LEAVING SAID OUTER HARBOR LINE ALONG SAID EXTENSION SOUTH 37°20'15" WEST 208.03 FEET TO THE INNER HARBOR LINE; THENCE LEAVING SAID EXTENSION ALONG SAID INNER HARBOR LINE NORTH 60°18'42" WEST 100.90 FEET TO THE POINT OF BEGINNING.

1ST CLASS TIDELANDS LEASE AREA

THE TIDELANDS LYING BETWEEN THE LINE OF EXTREME LOW TIDE AND THE INNER HARBOR LINE IN FRONT OF LOTS 1 AND 2, BLOCK 2, PLAT OF MILLVILLE, GIG HARBOR TIDELANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

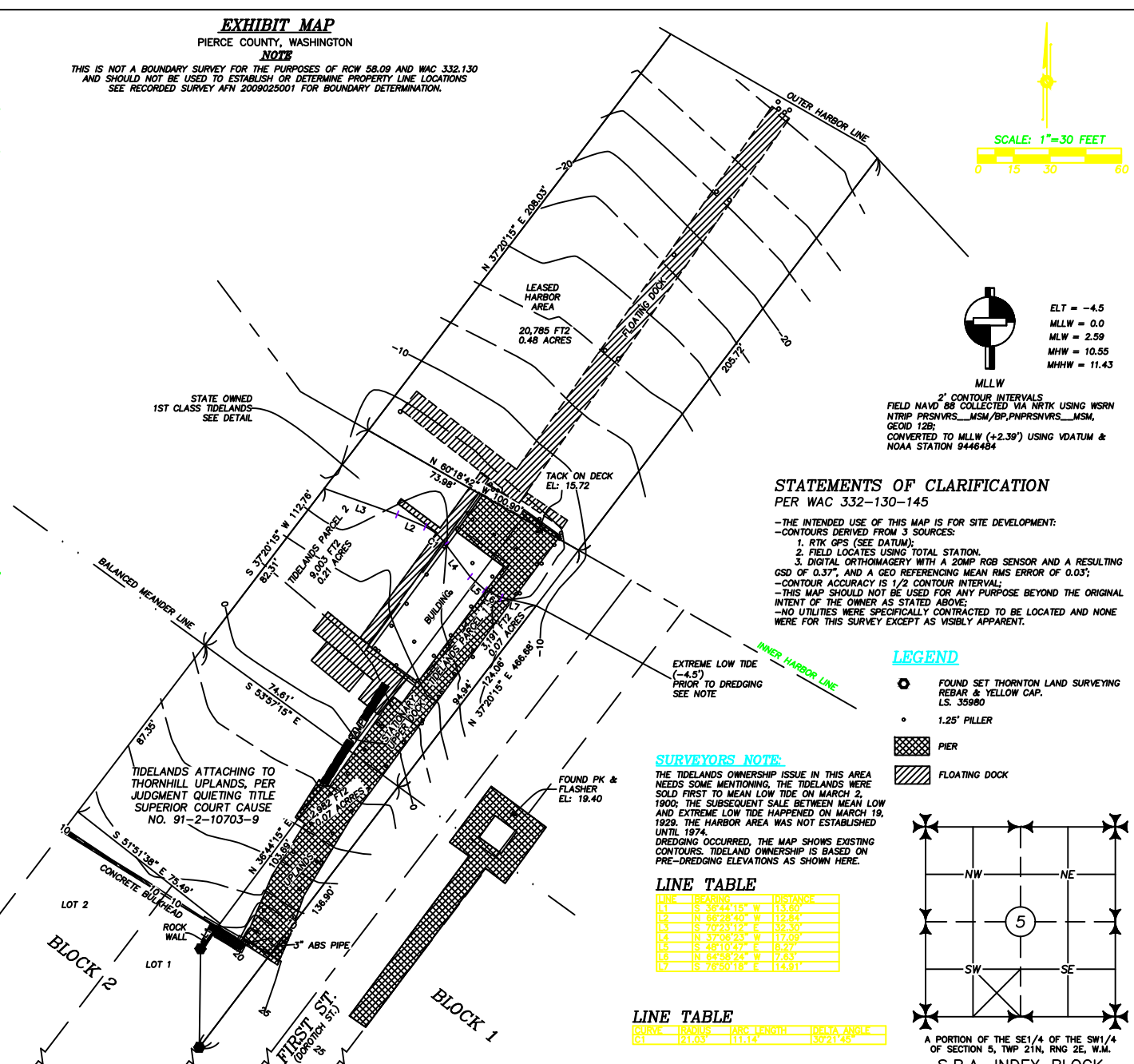
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 2 AND THE EXTENSION THEREOF, NORTH 37°20'15" EAST 466.68 FEET TO THE INNER HARBOR LINE AND THE POINT OF BEGINNING; THENCE LEAVING SAID EXTENSION ALONG SAID INNER HARBOR LINE SOUTH 60°18'42" EAST 100.90 FEET TO THE EXTENSION NORTHEASTERLY OF THE SOUTHEASTERN LINE OF AFORESAID LOT 1, BLOCK 2; THENCE LEAVING SAID INNER HARBOR LINE ALONG SAID EXTENSION SOUTH 37°20'15" WEST 29.12 FEET TO THE LINE OF EXTREME LOW TIDE (ELT); THENCE ALONG SAID ELT LINE NORTH 76°50'18" WEST 14.51 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 64°58'24" WEST 7.63 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 48°10'47" WEST 6.27 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 37°06'23" WEST 17.09 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE; THE RADIUS POINT OF WHICH BEARS SOUTH 65°52'57" WEST 11.14 FEET; THENCE CONTINUING ALONG SAID ELT LINE AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'48" 18.46 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 60°28'40" WEST 12.84 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 70°23'12" WEST 32.30 FEET TO AFORESAID EXTENSION OF THE NORTHWESTERLY LINE OF LOT 2; THENCE ALONG SAID EXTENSION NORTH 37°20'15" EAST 30.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT MAP

PIERCE COUNTY, WASHINGTON

NOTE

THIS IS NOT A BOUNDARY SURVEY FOR THE PURPOSES OF RCW 58.09 AND WAC 332.130 AND SHOULD NOT BE USED TO ESTABLISH OR DETERMINE PROPERTY LINE LOCATIONS SEE RECORDED SURVEY #N 2009025001 FOR BOUNDARY DETERMINATION.

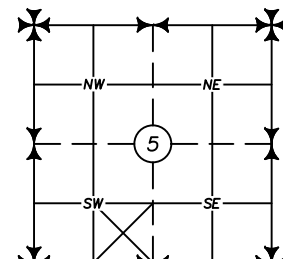


STATEMENTS OF CLARIFICATION
PER WAC 332-130-145

- THE INTENDED USE OF THIS MAP IS FOR SITE DEVELOPMENT;
- CONTOURS DERIVED FROM 3 SOURCES:
 1. RTK GPS (SEE DATUM);
 2. FIELD LOCATES USING TOTAL STATION;
 3. DIGITAL ORTHOMAGERY WITH A 20MP RGB SENSOR AND A RESULTING GSD OF 0.37', AND A GEO REFERENCING MEAN RMS ERROR OF 0.03'.
- CONTOUR ACCURACY IS 1/2 CONTOUR INTERVAL;
- THIS MAP SHOULD NOT BE USED FOR ANY PURPOSE BEYOND THE ORIGINAL INTENT OF THE OWNER AS STATED ABOVE;
- NO UTILITIES WERE SPECIFICALLY CONTRACTED TO BE LOCATED AND NONE WERE FOR THIS SURVEY EXCEPT AS VISIBLY APPARENT.

LEGEND

- FOUND SET THORNTON LAND SURVEYING REBAR & YELLOW CAP, LS. 35980
- 1.25" PILLER
- ▨ PIER
- ▨ FLOATING DOCK



A PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 5, TWP 21N, RNG 2E, W.M. S.R.A. INDEX BLOCK

SURVEYORS NOTE:

THE TIDELANDS OWNERSHIP ISSUE IN THIS AREA NEEDS SOME MENTIONING, THE TIDELANDS WERE SOLD FIRST TO MEAN LOW TIDE ON MARCH 2, 1900; THE SUBSEQUENT SALE BETWEEN MEAN LOW AND EXTREME LOW TIDE HAPPENED ON MARCH 19, 1929. THE HARBOR AREA WAS NOT ESTABLISHED UNTIL 1974. DREDGING OCCURRED, THE MAP SHOWS EXISTING CONTOURS. TIDELAND OWNERSHIP IS BASED ON PRE-DREDGING ELEVATIONS AS SHOWN HERE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°44'18" W	112.80
L2	N 69°28'40" W	112.80
L3	S 70°23'12" E	32.30
L4	N 37°06'23" W	17.09
L5	S 48°10'47" W	6.27
L6	N 64°58'24" W	7.63
L7	S 76°50'18" E	14.51

LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD ANGLE
C1	145.00	111.14	109.21	65

NOTES:

- (1) THIS MAP DOES NOT ATTEMPT TO SHOW ALL THE PHYSICAL FEATURES, EASEMENTS AND/OR ENCUMBRANCES PERTINENT TO THIS PROPERTY.
 - (2) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK AND/OR RESEARCH.
 - (3) THIS SURVEY REPRESENTS DEED CORNER POSITIONS ONLY. DEED LINES WERE NOT TRAVERSED, THEREFORE POSSIBLE ENCROACHMENTS ARE NOT SHOWN OR REFERENCED EXCEPT AS SHOWN.
- © COPYRIGHT 2023 THORNTON LAND SURVEYING.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF: _____ ON _____, 2023. _____, CERTIFICATE NUMBER 35980. GARY A. PROCTOR, REGISTERED PROFESSIONAL LAND SURVEYOR



THORNTON
LAND SURVEYING
P.O. BOX 249
GIG HARBOR, WASHINGTON 98335
253.858.8106 / INFO@THORNTONLS.COM

EXHIBIT MAP FOR & REQUESTED BY

HARBOR INVESTMENTS NW LLC

PIERCE COUNTY, WASHINGTON

DRAWN	DATE	FIELD BOOK
DRM	1 FEB 2023	NA
CHECKED	SCALE	JOB NUMBER
GAP	1" = 30'	22.12.11

NOTES:

REV	DESCRIPTION	DATE
1	INITIAL RELEASE	7/7/2023

DRAWN:	T.Simonetti
DATE:	9/12/2023
SCALE:	1/64" = 1'-0"
PROJECT NO:	3328

PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
This document is the proprietary property of Marine Floats Corporation and shall not be used in part or whole for any other project without THE WRITTEN PERMISSION OF MARINE FLOATS CORPORATION

CLIENT: DAVID PITT, GIG HARBOR BAY

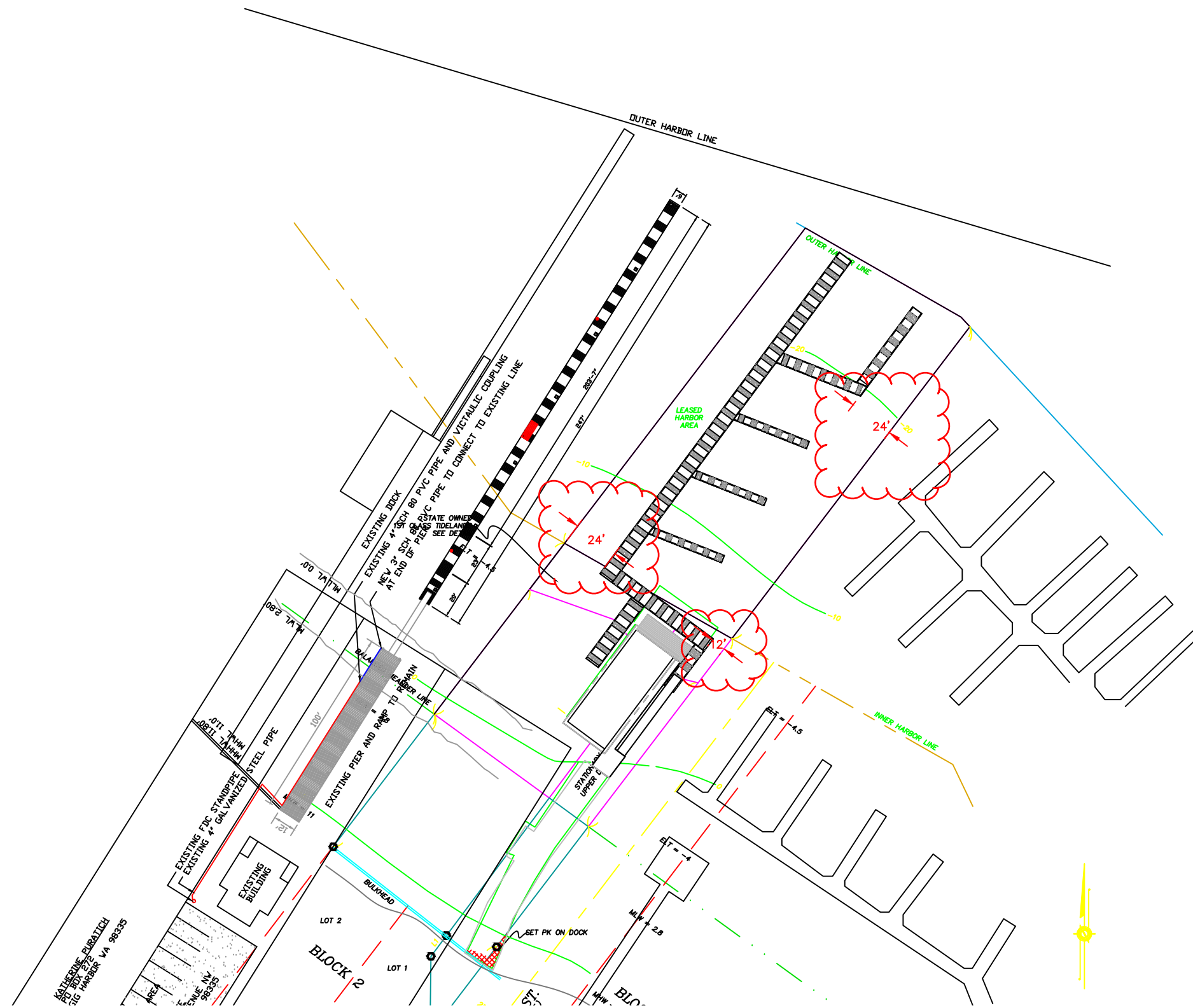
PROJECT NAME: MARINA REPLACEMENT

Marine Floats
313 East F St.
Tacoma, WA 98421
253.383-2740
<https://marinefloats.com/>

SHEET TITLE: EXISTING SITE PLAN

REVISION: 2

SHEET #: 3



NOTES:

REV	DESCRIPTION	DATE
2	PROPERTY BOUNDARY MEASUREMENT	9/20/2023
1	INITIAL RELEASE	7/7/2023

DRAWN:
T.Simonetti

DATE:
9/12/2023

SCALE:
1/64" = 1'-0"

PROJECT NO:
3328

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CLIENT:
DAVID PITT,
GIG HARBOR BAY

PROJECT NAME:
MARINA
REPLACEMENT



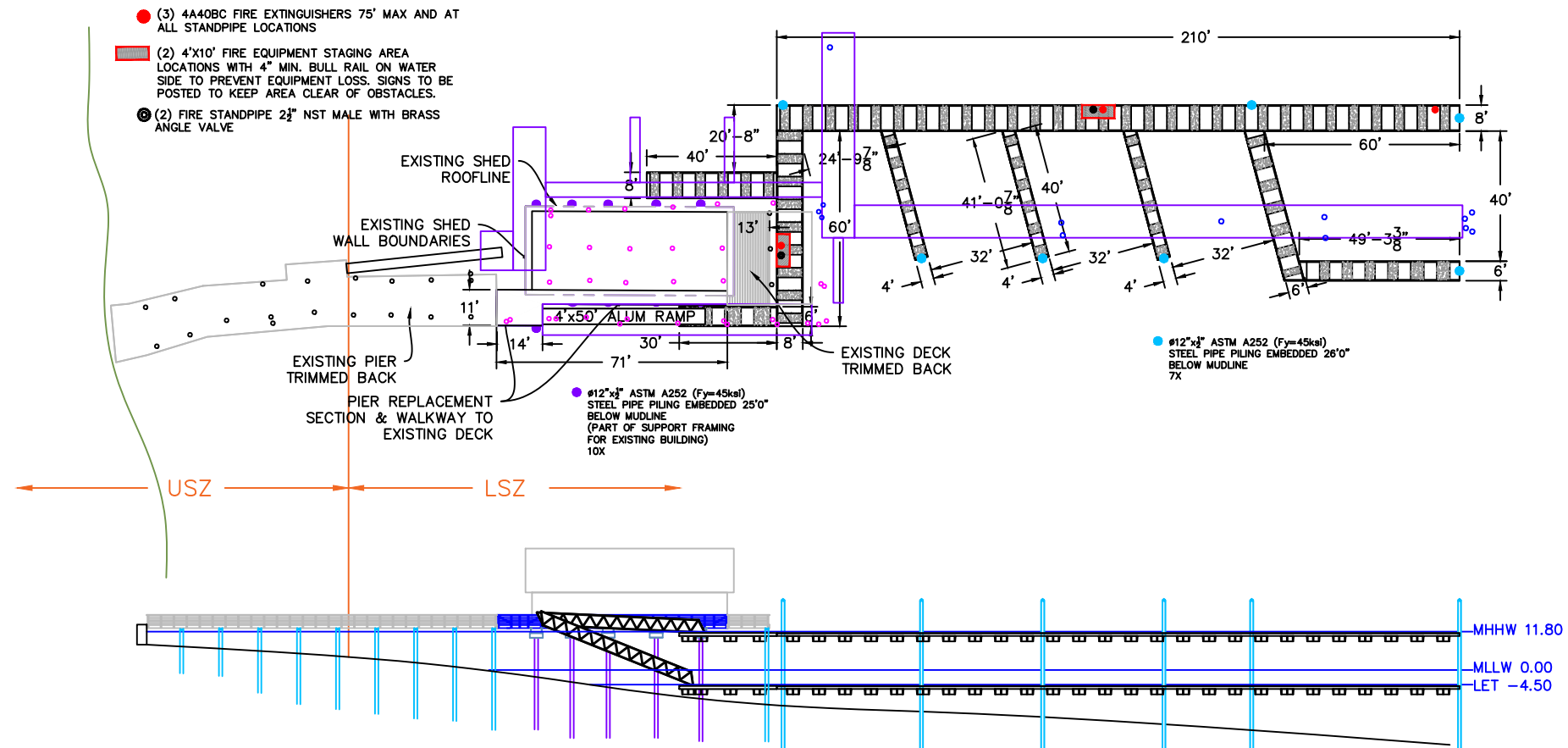
Marine Floats
313 East F St.
Tacoma, WA 98421
253.383-2740

<https://marinefloats.com/>

SHEET TITLE:
Proposed Site Plan

REVISION:
2

SHEET #:
4



NOTES:

REV	DESCRIPTION	DATE
1	INITIAL RELEASE	7/7/2023

DRAWN:
T.Simonetti

DATE:
9/12/2023

SCALE:
1=50'

PROJECT NO:
3328

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CLIENT:
DAVID PITT,
GIG HARBOR BAY

PROJECT
NAME:
MARINA
REPLACEMENT



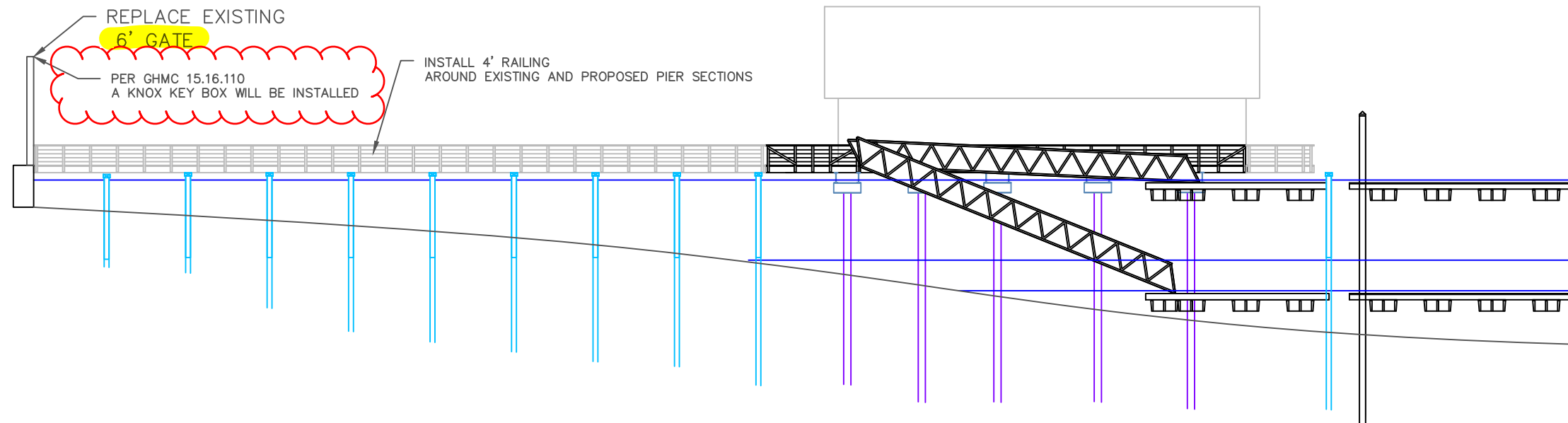
Marine Floats
313 East F St.
Tacoma, WA 98421
253.383-2740

<https://marinefloats.com/>

SHEET TITLE:
EXISTING- PROPOSED
OVERLAY

REVISION:
2

SHEET #:
5




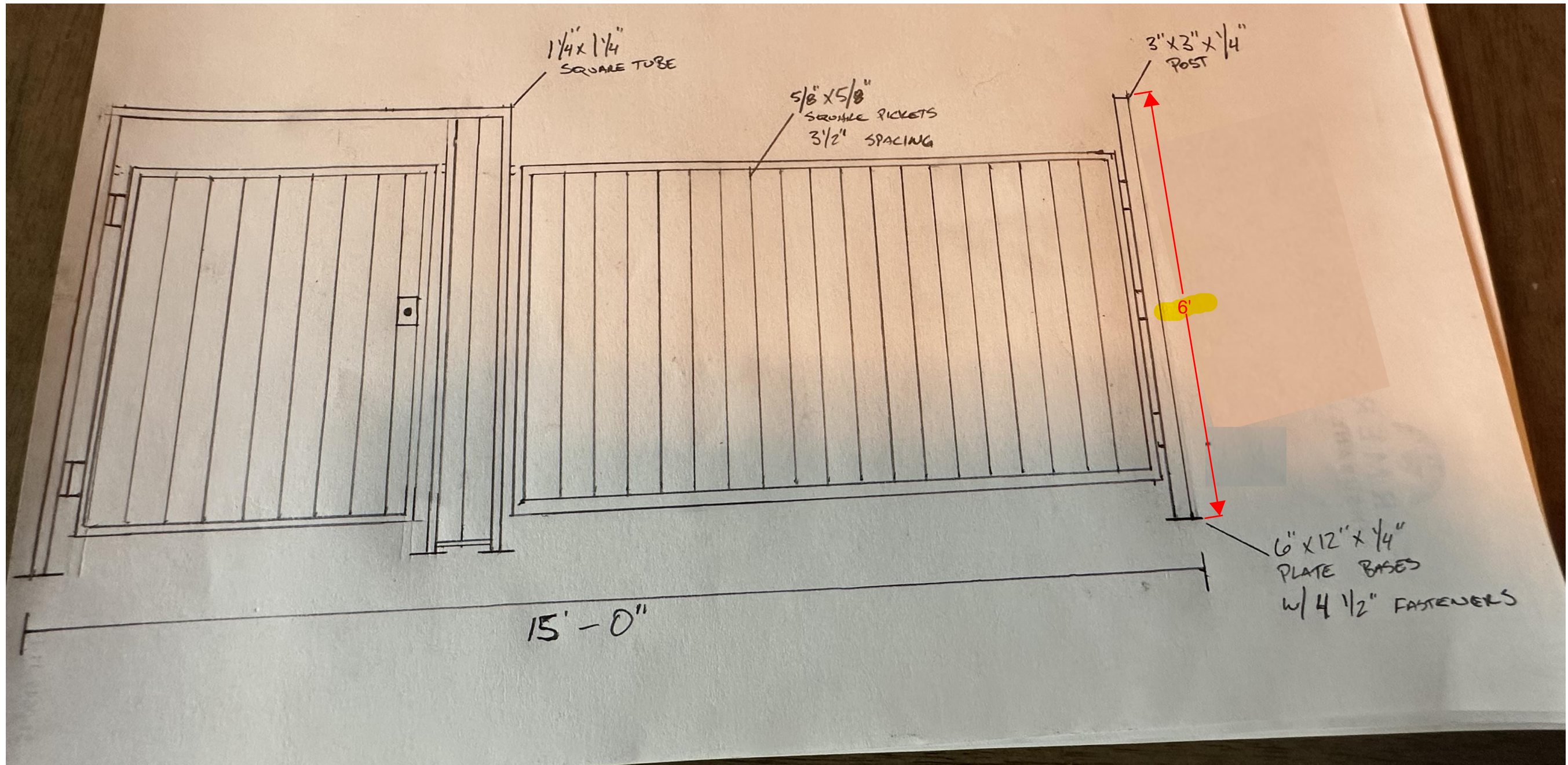
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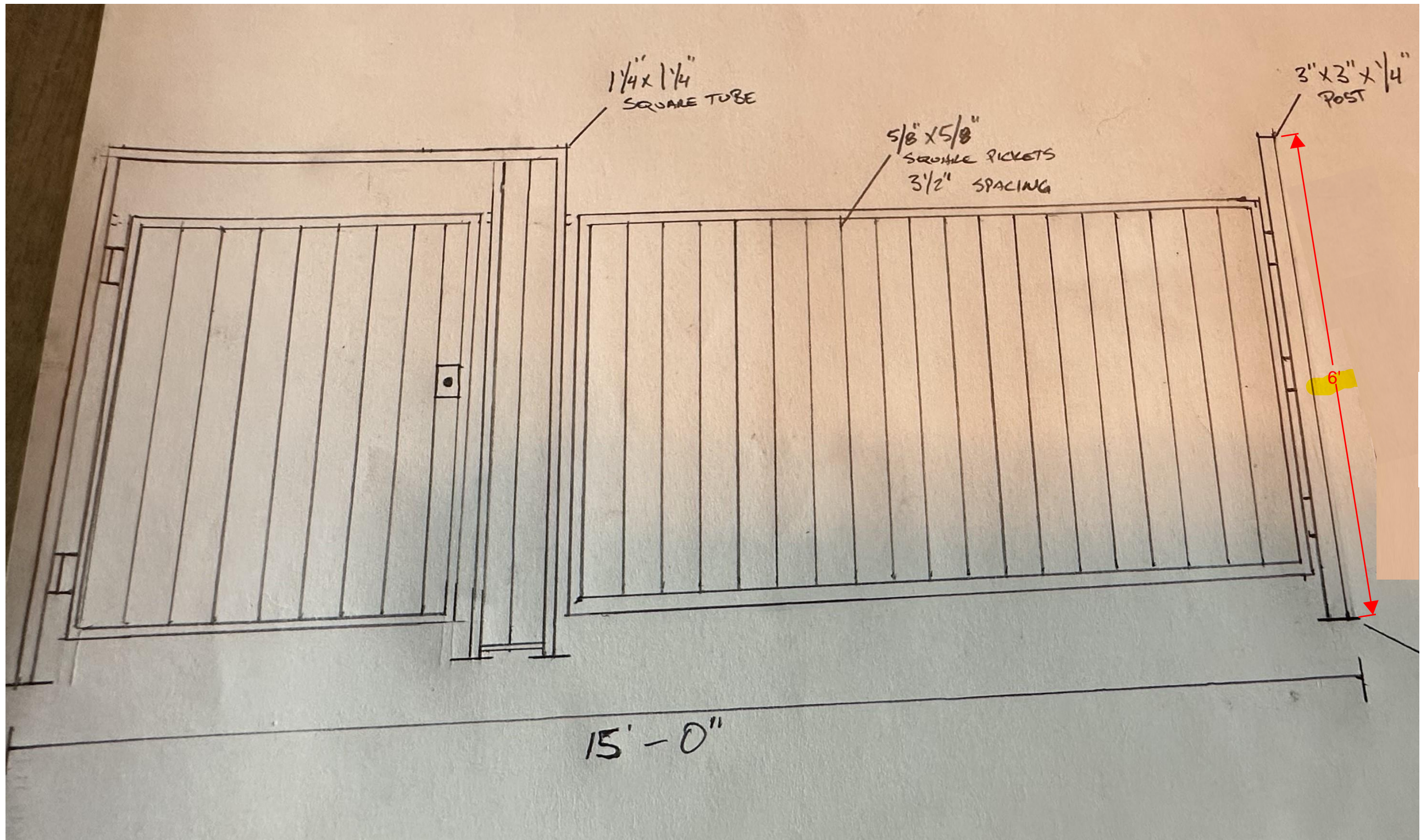
REV	DESCRIPTION	DATE
1	INITIAL RELEASE	7/7/2023

DRAWN: T.Simonetti
DATE: 9/12/2023
SCALE: 1=20'
PROJECT NO: 3328

PROPRIETARY PROPERTY MARINE FLOATS CORPORATION <small>This document is the proprietary property of Marine Floats Corporation and shall not be used in part or whole for any other project without THE WRITTEN PERMISSION OF MARINE FLOATS CORPORATION</small>
CLIENT: DAVID PITT, GIG HARBOR BAY
PROJECT NAME: MARINA REPLACEMENT

 Marine Floats 313 East F St. Tacoma, WA 98421 253.383-2740 https://marinefloats.com/
SHEET TITLE: GATE & RAILING
REVISION: 2
SHEET #: 7





MEMORANDUM

DATE: December 8, 2023

TO: Roxanne Robles, Senior Planner

FROM: Stephanie Seibel, P.E., Associate Engineer

SUBJECT: **Pitt Dock Marina Replacement** (PL-SEPA-23-0007)
Recommended SEPA Mitigation and Conditions

Reference: Dock Drawings submitted 11-22-2023
SEPA Checklist submitted 09-13-2023

Based on the submitted project documents and the identified impacts from the proposed development, the Public Works Department has the following “Recommended Mitigation and Conditions” described below. Unless otherwise noted, all mitigation items shall meet the City of Gig Harbor Public Works Standards and be completed prior to any certificates of occupancy being issued for structures on the proposed development.

BACKGROUND

The project proposes to replace the existing 16' entrance gate behind the MHHW mark, add 4' railings around the existing pier on parcel 5970000110. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel pile. As well as, re-enforcing the support of the existing net shed. The project will introduce more environmentally friendly materials including grating and steel piling. The project will reduce the over water coverage by 930.5 square feet.

The site has existing connections to the City's water system, the City's wastewater system, and provisions for compliance with stormwater concurrency.

REVIEW and ANALYSIS

Water Infrastructure: The project does not propose to make any change to the current water usage.

Appropriate provisions for potable water supplies and adequate means of water supply can be obtained by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws. No further mitigation is required under SEPA as any impacts will be addressed by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws consistent with WAC 197-11-158.

Wastewater Infrastructure: The project does not propose any change to current sewer usage.

Stormwater Infrastructure: The City has reviewed the storm water impacts for the proposed development based on the documents provided by the applicant. The City of Gig Harbor Stormwater Management and Site Development Manual requires consideration of both quantity and quality control of storm water run-off from the proposed development. The impacts to the City's stormwater infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.
- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

The proposed project does not trigger any stormwater mitigation. No further mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Transportation Infrastructure: The impacts to the City's transportation infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Comprehensive Plan (Plan).

The proposed project does not create any new PM Peak hour trips. The City will reserve **zero** PM Peak hour trips for the proposed development.

Recommended Mitigations and Conditions

None



TECHNICAL MEMORANDUM

Prepared by: Grette Associates^{LLC}
2709 Jahn Avenue NW, Ste H-5
Gig Harbor, WA 98335

August 29, 2023

Prepared for: City of Gig Harbor
Attention: Roxanne Robles
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2096

Re: Pitt Dock Marina Replacement Project: Third-Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates to assist in the review of the Habitat Assessment and Habitat Management Plan (the “HAMP”; dated July 6, 2023) and other supporting materials that were prepared in support of the Pitt Dock Marina replacement project (Project) within Gig Harbor.

According to the HAMP, the proposed Project primarily consists of replacing a majority of the existing marina structure (approx. 5,248 square feet) with upgraded structures totaling approximately 4,317 square feet. The new marina will largely be in the same footprint of the existing structure; however, the float structure will be repositioned for more efficient use.

Primary Project elements include removing approximately 1,066 square feet of the existing timber decked pier, re-decking a portion of the existing pier (approx. 439 square feet) with grated decking, replacing 47 creosote treated wood pile with 17 galvanized steel pile, and replacing the marina’s solid decked ramp and float structure (3,743 square feet) with a 100 percent grated ramp and a 50 percent grated decked float structure (approximately 3,878 square feet). Overall, the proposed replacement will reduce overwater coverage by approximately 931 square feet.

As proposed, all project activities would occur within 200 feet of the Ordinary High-Water Mark (OHWM) of Gig Harbor; therefore, land use, with respect to critical areas, is regulated under Chapter 6 of the current version of the City’s Shoreline Master Program (GHSMP; dated January 28, 2022).

2 REVIEW METHODS

2.1 Site Visit

Grette Associates completed a site visit on August 24, 2023 to assess the general Project area for consistency with the information contained in the HAMP. All publicly accessible areas within 300 feet of the Project were utilized.

2.2 Document Review

A Grette Associates biologist conducted a thorough review of the HAMP submitted to the City of Gig Harbor. The review focused on verifying the accuracy of the descriptions within the documents and compliance with the current version of the GHSMP.

3 REVIEW RESULTS

Based on Grette Associates' observations and review of the HAMP, the HAMP meets the minimum reporting requirements defined in Chapter 6 of the GHSMP.

3.1 Site Visit Review

During the time of the site assessment, the tidal elevation was approximately +7.5 feet MLLW. While the site assessment was completed during a relatively high low-tide, the shoreline was exposed to evaluate a majority of the upper intertidal area. No vegetation was observed along the shoreline to indicate estuarine wetland conditions occur in the vicinity of the Project area. In general, the shoreline predominantly consists of mudflats and unconsolidated substrate.

According to the submergent aquatic vegetation (SAV) survey report prepared by Marine Surveys and Assessments (MSA; dated June 28, 2023), approximately 8.7 percent of the area encompassing the existing and proposed marina footprint area contained kelp. Based on the provided SAV map, the majority of the kelp in the Project area is beneath the existing float structure and not within the footprint of proposed float structure which will be shifted slightly to the north.

In summary, the HAMP has accurately characterized the environmental conditions within the Project area. Gig Harbor Bay is the only critical area on or within 300 feet of the Project.

3.2 Critical Areas Review

3.2.1 Marine Shorelines

Per GHSMP 6.2.3.2, a vegetation conservation strip shall be maintained along the marine shoreline for all non-water dependent uses to protect and maintain the integrity, functions, and processes of the shoreline. The existing and proposed land use is considered water dependent; therefore, the establishment of the vegetation conservation strip is not required.

3.2.2 Wetlands

There are no wetlands situated within 300 feet of the Project.

3.2.3 Critical Fish and Wildlife Habitat Areas

Per GHSMP 6.2.5.24, a proposed project shall prepare a habitat assessment and management plan (HAMP) to identify any critical fish and wildlife habitat areas (CFWHAs) that are on or within 300 feet of the project area.

3.2.3.1 CFWHA Assessment Review Summary

Per GHSMP 6.2.5.24, CFWHCAs are those areas identified as being of critical importance in the maintenance and preservation of fish, wildlife, and natural vegetation. The HAMP has identified Gig Harbor Bay as a CFWHA and has provided an adequate analysis and discussion of the species and habitats that have the potential to be located within 300 feet of the Project area.

Per GHSMP 6.2.5.24, kelp beds are classified as a CFWHCA. The GHSMP does not define how to determine when kelp and/or eelgrass densities are considered a bed. Based on the SAV map

provided in the HAMP, the SAV survey suggests that the sparse patches of kelp in the vicinity of the proposed Project does not constitute a bed. Given the information provided in the SAV survey, it is Grette's professional opinion that the small, random patches of kelp are not considered a CFWHA per Chapter 6.2.5.24 of the GHSMP.

Please refer to the HMP for a summary of the species and habitats known or suspected to occur within the project area and Gig Harbor Bay.

3.2.3.2 CFWHA Management Plan Review Summary

Per GHSMP 6.2.5.24, a HAMP shall provide an analysis of the potential impacts to CFWHAs, a site plan including all CFWHAs within 300 feet of a project, an analysis and discussion on the project's effects on CFWHAs, an Endangered Species Act (ESA) determination analysis (when applicable), and proposed mitigation measures to avoid and minimize project impacts.

The HAMP provides sufficient analysis and discussion of the potential effects (e.g., noise and water quality) on the CFWHA species that might be present during the Project. In addition, while the HAMP does not provide mitigation sequencing to demonstrate the Project was designed to follow the avoidance and minimization requirements defined in GHSMP 6.2.2, the HAMP provides sufficient project information to demonstrate that avoidance isn't practicable because this is a replacement project and that Project design incorporated all applicable minimization measures. In addition, the HAMP outlines best management practices that will be implemented during the Project. Best management practices include adhering to approved in-water work windows and additional permit conditions issued by Washington Department of Fish and Wildlife (WDFW) and the U.S. Army Corps of Engineers' (USACE) to avoid and minimize short-term and long-term impacts.

3.3 No Net Loss Analysis

Per GHSMP 6.2.2, a no net loss analysis shall be completed to demonstrate that no net loss of shoreline ecological functions and processes will occur as a result of a project.

Section 4 of the HAMP contains an analysis to address no net loss. This analysis concluded that there is the potential of some short-term impacts associated with construction; however, the outcome of the overall Project will improve ecological shoreline functions compared to pre-Project conditions and therefore the Project will not result in a net loss of ecological shoreline function.

In summary, Grette Associates concurs with the HAMP's determination of no net loss. The Project will replace the 47 creosote pile with 17 galvanized steel pile and will reduce overwater coverage by approximately 931 square feet. The new marina will also utilize 69 percent functional grating over approximately 50 percent of the floats. These improvements, along with BMPs outlined in Section 5 of the HAMP, will improve the nearshore environment in Gig Harbor Bay and ensure that any potential temporary impacts associated with construction will not have a long-term adverse impact on nearshore functions.

3.4 Flood Hazard Assessment and ESA Compliance

Per 6.2.5.28 of the GHSMP, no new development may be allowed on any parcel partially or fully located within the area of special flood hazard or riparian zones unless an appropriate habitat assessment report has determined that the proposed development meets the standards of *NE* (No Effect) or *NLAA* (Not Likely to Adversely Affect) for federally-listed species. The HAMP provides effects determinations for those ESA-listed species that have the potential to be within

the nearshore environment in the vicinity of the Project. Grette Associates concurs with the effects determinations of *NE* and *NLAA* outlined in the HMP.

4 SUMMARY AND RECOMMENDATIONS

Upon thorough review, the HAMP is compliant with Chapter 6 of the GHSMP; therefore, Grette Associates recommends that the HAMP be accepted by the City.

The review of the submitted document was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff biologists. Final acceptance and approval of the document is at the discretion of City staff.

If you have any questions on the document review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,



Chad Wallin, PWS
Biologist
GRETTE ASSOCIATES^{LLC}

Marine Surveys and Assessments (MSA). 2023. Pitt Dock Habitat Report. Prepared Marine Floats. June 28, 2023.

EXHIBIT MAP

PIERCE COUNTY, WASHINGTON

NOTE

THIS IS NOT A BOUNDARY SURVEY FOR THE PURPOSES OF RCW 58.09 AND WAC 332.130 AND SHOULD NOT BE USED TO ESTABLISH OR DETERMINE PROPERTY LINE LOCATIONS SEE RECORDED SURVEY AFN 2009025001 FOR BOUNDARY DETERMINATION.

DESCRIPTION

UPLAND (PARCEL 1)

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2, TOWN OF MILLVILLE, ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 23 IN PIERCE COUNTY, WASHINGTON, SAID CORNER BEING AT THE INTERSECTION OF FRONT STREET AND FIRST STREET AS SHOWN ON SAID PLAT, BEING AT SECTION 5, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M., THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF FIRST STREET OF SAID PLAT, NORTH 35°13'10" EAST TO THE BALANCED GOVERNMENT MEANDER LINE; THENCE ALONG SAID MEANDER LINE, SOUTH 55°11'34" EAST TO A POINT NORTH 35°49'10" EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 35°49'10" WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH TIDELANDS OF THE FIRST CLASS IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.

TIDELANDS (PARCEL 2)

THOSE TIDELANDS LYING ABOVE THE LINE OF EXTREME LOW TIDE AND ABUTTING LOTS 1 AND 2, BLOCK 2, TOWN OF MILLVILLE, ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 23 IN PIERCE COUNTY, WASHINGTON; EXCEPT THOSE TIDELANDS ABUTTING THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2, SAID CORNER BEING AT THE INTERSECTION OF FRONT STREET AND FIRST STREET AS SHOWN ON SAID PLAT, BEING AT SECTION 5, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M., THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF FIRST STREET OF SAID PLAT, NORTH 35°13'10" EAST TO THE BALANCED GOVERNMENT MEANDER LINE; THENCE ALONG SAID MEANDER LINE, SOUTH 55°11'34" EAST TO A POINT NORTH 35°49'10" EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 35°49'10" WEST TO THE TRUE POINT OF BEGINNING.

HARBOR LEASE AREA

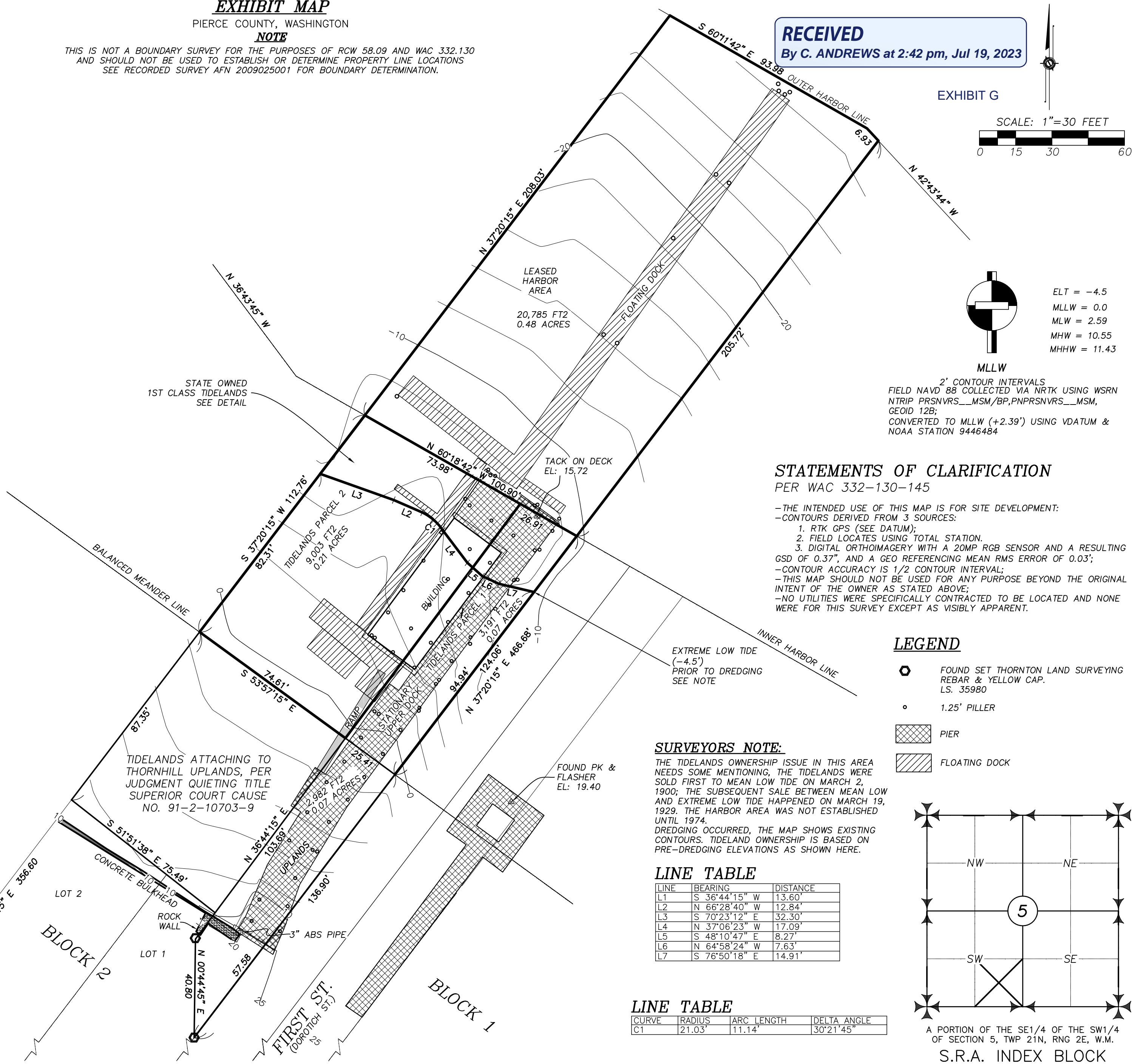
THE HARBOR AREAS IN FRONT OF LOTS 1 AND 2 BLOCK 2, PLAT OF MILLVILLE, GIG HARBOR TIDELANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 2 AND THE EXTENSION THEREOF, NORTH 37°20'15" EAST 466.68 FEET TO THE INNER HARBOR LINE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXTENSION NORTH 37°20'15" EAST 205.72 FEET TO THE OUTER HARBOR LINE; THENCE ALONG SAID OUTER HARBOR LINE SOUTH 42°43'44" EAST 6.93 FEET; THENCE SOUTH 60°11'42" EAST 93.98 FEET TO THE EXTENSION NORTHEASTERLY OF THE SOUTHEASTERY LINE OF AFORESAID LOT 1, BLOCK 2; THENCE LEAVING SAID OUTER HARBOR LINE ALONG SAID EXTENSION SOUTH 37°20'15" WEST 208.03 FEET TO THE INNER HARBOR LINE; THENCE LEAVING SAID EXTENSION ALONG SAID INNER HARBOR LINE NORTH 60°18'42" WEST 100.90 FEET TO THE POINT OF BEGINNING.

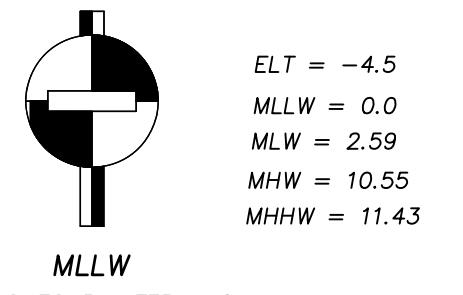
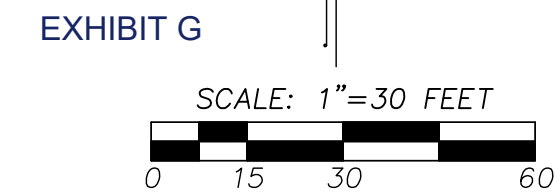
1ST CLASS TIDELANDS LEASE AREA

THE TIDELANDS LYING BETWEEN THE LINE OF EXTREME LOW TIDE AND THE INNER HARBOR LINE IN FRONT OF LOTS 1 AND 2 BLOCK 2, PLAT OF MILLVILLE, GIG HARBOR TIDELANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 2 AND THE EXTENSION THEREOF, NORTH 37°20'15" EAST 466.68 FEET TO THE INNER HARBOR LINE AND THE POINT OF BEGINNING; THENCE LEAVING SAID EXTENSION ALONG SAID INNER HARBOR LINE SOUTH 60°18'42" EAST 100.90 FEET TO THE EXTENSION NORTHEASTERLY OF THE SOUTHEASTERY LINE OF AFORESAID LOT 1, BLOCK 2; THENCE LEAVING SAID INNER HARBOR LINE ALONG SAID EXTENSION SOUTH 37°20'15" WEST 29.12 FEET TO THE LINE OF EXTREME LOW TIDE (ELT); THENCE ALONG SAID ELT LINE NORTH 76°50'18" WEST 14.91 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 64°58'24" WEST 7.63 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 48°10'47" WEST 8.27 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 37°06'23" WEST 17.09 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 55°52'57" WEST 11.14 FEET; THENCE CONTINUING ALONG SAID ELT LINE AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'45" 18.46 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 66°28'40" WEST 12.84 FEET; THENCE CONTINUING ALONG SAID ELT LINE NORTH 70°23'12" WEST 32.30 FEET TO AFORESAID EXTENSION OF THE NORTHWESTERLY LINE OF LOT 2; THENCE ALONG SAID EXTENSION NORTH 37°20'15" EAST 30.45 FEET TO THE POINT OF BEGINNING;



RECEIVED
By C. ANDREWS at 2:42 pm, Jul 19, 2023

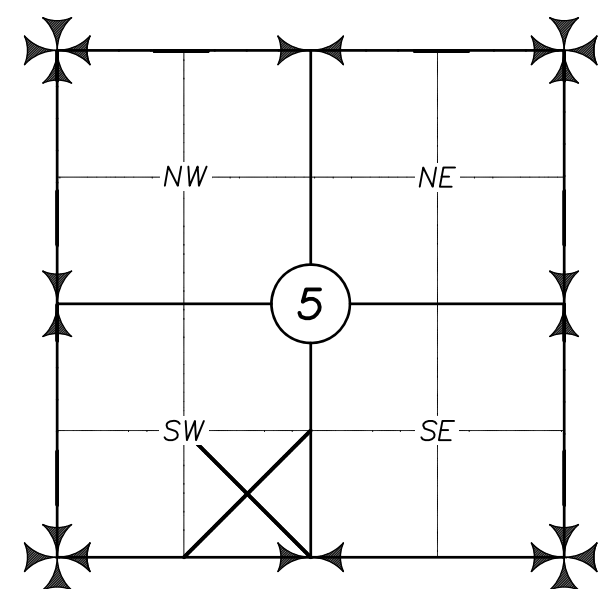


STATEMENTS OF CLARIFICATION
PER WAC 332-130-145

- THE INTENDED USE OF THIS MAP IS FOR SITE DEVELOPMENT;
- CONTOURS DERIVED FROM 3 SOURCES:
 1. RTK GPS (SEE DATUM);
 2. FIELD LOCATES USING TOTAL STATION;
 3. DIGITAL ORTHOMAGERY WITH A 20MP RGB SENSOR AND A RESULTING GSD OF 0.37", AND A GEO REFERENCING MEAN RMS ERROR OF 0.03';
- CONTOUR ACCURACY IS 1/2 CONTOUR INTERVAL;
- THIS MAP SHOULD NOT BE USED FOR ANY PURPOSE BEYOND THE ORIGINAL INTENT OF THE OWNER AS STATED ABOVE;
- NO UTILITIES WERE SPECIFICALLY CONTRACTED TO BE LOCATED AND NONE WERE FOR THIS SURVEY EXCEPT AS VISIBLY APPARENT.

LEGEND

- FOUND SET THORNTON LAND SURVEYING REBAR & YELLOW CAP. LS. 35980
- 1.25" PILLER
- ▨ PIER
- ▨ FLOATING DOCK



SURVEYORS NOTE:

THE TIDELANDS OWNERSHIP ISSUE IN THIS AREA NEEDS SOME MENTIONING, THE TIDELANDS WERE SOLD FIRST TO MEAN LOW TIDE ON MARCH 2, 1900; THE SUBSEQUENT SALE BETWEEN MEAN LOW AND EXTREME LOW TIDE HAPPENED ON MARCH 19, 1929. THE HARBOR AREA WAS NOT ESTABLISHED UNTIL 1974. DREDGING OCCURRED, THE MAP SHOWS EXISTING CONTOURS. TIDELAND OWNERSHIP IS BASED ON PRE-DREDGING ELEVATIONS AS SHOWN HERE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°44'15" W	13.60'
L2	N 66°28'40" W	12.84'
L3	S 70°23'12" E	32.30'
L4	N 37°06'23" W	17.09'
L5	S 48°10'47" E	8.27'
L6	N 64°58'24" W	7.63'
L7	S 76°50'18" E	14.91'

LINE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	21.03'	11.14'	30°21'45"

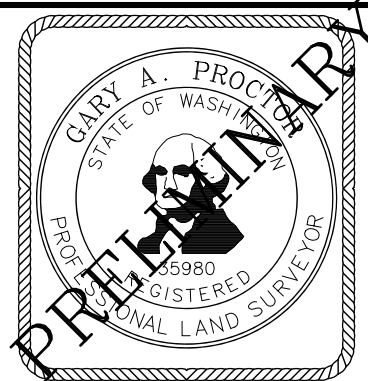
NOTES:

- (1) THIS MAP DOES NOT ATTEMPT TO SHOW ALL THE PHYSICAL FEATURES, EASEMENTS AND/OR ENCUMBRANCES PERTINENT TO THIS PROPERTY.
 - (2) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK AND/OR RESEARCH.
 - (3) THIS SURVEY REPRESENTS DEED CORNER POSITIONS ONLY. DEED LINES WERE NOT TRAVERSED, THEREFORE POSSIBLE ENCROACHMENTS ARE NOT SHOWN OR REFERENCED EXCEPT AS SHOWN.
- © COPYRIGHT 2023 THORNTON LAND SURVEYING.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

_____, 2023.
_____, CERTIFICATE NUMBER 35980
GARY A. PROCTOR, REGISTERED PROFESSIONAL LAND SURVEYOR



THORNTON
LAND SURVEYING
P.O. BOX 249
GIG HARBOR, WASHINGTON 98335
253.858.8106 / INFO@THORNTONLS.COM

EXHIBIT MAP FOR & REQUESTED BY
HARBOR INVESTMENTS NW LLC
PIERCE COUNTY, WASHINGTON

DRAWN	DATE	FIELD BOOK
DRM	1 FEB 2023	NA
CHECKED	SCALE	JOB NUMBER
GAP	1" = 30'	22.12.11

RECEIVED

By C. ANDREWS at 2:45 pm, Jul 19, 2023



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers®
Seattle District

EXHIBIT H

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith’s Dock or Seabrook Lane Development) [\[help\]](#)

Pitt Dock Marina Replacement

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Pitt, David

2b. Organization (If applicable)

Harbor Investments NW LLC

2c. Mailing Address (Street or PO Box)

1329 N Northlake Way

2d. City, State, Zip

Seattle, WA 98103

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

206-304-1477

dave@affinityventuresnw.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor’s Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Simonetti, Tabitha			
3b. Organization (If applicable)			
Marine Floats Corporation			
3c. Mailing Address (Street or PO Box)			
313 East F St			
3d. City, State, Zip			
Tacoma, WA 98421			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
253-383-2740	253-203-6371		tabitha@marinefloats.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Federal <input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.) <input type="checkbox"/> Tribal <input checked="" type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
8205 Dorotich St			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Gig Harbor, WA 98332			
5d. County [help]			
Pierce			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	05	21 N	02 E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.33330, -122.58363			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
5970000110			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address	Tax Parcel # (if known)	
JACKSON MARY	8212 DOROTICH ST GIG HARBOR, WA 98332-1810	5970000102	
GIG HARBOR MARINA INC	ARABELLA'S LANDING MARINA 3323 HARBORVIEW DR GIG HARBOR, WA 98332-2126	0221053082	
GIG HARBOR MARINA INC DBA	ARABELLA'S MARINA INC 3323 HARBORVIEW DR GIG HARBOR, WA 98332-2126	5970000072	

5i. List all wetlands on or adjacent to the project location. [help]
N/A – Marine
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Gig Harbor Bay
5k. Is any part of the project area within a 100-year floodplain? [help]
<input checked="" type="checkbox"/> Yes Zone AE EI 14
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Project is overwater- vegetation consists of some ornamental plants. Highly developed area.
5m. Describe how the property is currently used. [help]
The property is used as private recreational moorage and a historical net shed.
5n. Describe how the adjacent properties are currently used. [help]
The adjacent properties are both commercial marinas.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
There is a small marina parking lot, historical net shed attached to a pier and commercial marina. Marina is in sub-par condition and in need of replacement. Net shed is in fair condition. Existing concrete bulkhead in good condition. Existing Entrance gate behind MHHW.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
Take WA-16 W to Pioneer Way in Gig Harbor. Take the Wollochet Dr NW exit from WA-16 W Merge onto I-705 S Use the left 2 lanes to merge onto I-5 S toward Portland Use the 2nd from the right lane to take exit 132B toward Gig Hbr/Bremerton Keep left and merge onto WA-16 W Take the Wollochet Dr NW exit toward City Ctr Continue Pioneer Way. Drive to Dorotich St

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]
The project proposes to replace the existing 16’ entrance gate behind MHHW, add 4’ railing around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel piling. As well as re-enforcing support of the existing net shed.
6b. Describe the purpose of the project and why you want or need to perform it. [help]
The project will introduce more environmentally friendly materials and re-design the marina to be more functional while still reducing the overwater coverage by 930.5 square feet.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial
 Residential
 Institutional
 Transportation
 Recreational
 Maintenance
 Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input checked="" type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input checked="" type="checkbox"/> Dock / Pier | <input checked="" type="checkbox"/> Marina / Moorage | <input type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input checked="" type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

Other: Ramp, Net Shed

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The marina replacement project will be installed over the marine waters of Gig Harbor Bay in Gig Harbor, Washington. FEMA (Federal Emergency Management Agency) has designated this area as a 100-year floodplain (**Zone AE EL-14, Effective 3/7/2017**).

Construction sequence of the marina replacement will be:

Demolition: Removal, demolition, and disposal of the existing facility at an approved upland facility includes the following:

Using a tugboat, barge, crane, pile driver, and associated work boats/skiffs, disconnect the existing floating marina sections and place these on a barge using a barge-mounted crane. A containment bin will be utilized to stow the debris. Containment booms will be deployed, and 1,505 square feet of the existing solid decked timber pier will be cutback and removed at low tide. Any construction debris will be removed.

Piling Removal: Removal of the existing creosote piling will be accomplished using a tugboat and barge equipped with a pile driver and extractor.

Removal of the existing creosote wood pilings will be via a barge mounted derrick and vibratory hammer on the construction barge. The vibratory extraction method will be attempted first, then the direct pull method will be used if vibratory is unsuccessful by using a choke cable around the base of the pile. The extracted piling will not be shaken or scraped off and will be placed directly into a containment bin located on the construction barge. If the pile breaks piles located in intertidal and shallow subtidal areas that are less than -10 feet deep MLLW shall be cut at least 2 feet below the mudline; In subtidal areas that are greater than -10 feet deep MLLW, piles shall be cut at least 1 foot below the mudline. Piles shall be cut off at lowest practical tide condition and at slack water. This is intended to reduce turbidity due to reduced flow and short water column through which pile must be withdrawn. The contractor shall provide the location of all the broken and cut piles using a GPS. EPA Region 10 and DNR 2016 Best Management Practices will be followed.

Installation of new galvanized steel piling: The new galvanized steel piling will be barged to the project site from the manufacturer's yard.

Replacement piles will be installed using a vibratory hammer, which takes about 15-20 min. per pile. No proof will be used for non-load bearing piles (floats). Proofing may be necessary for load-bearing pilings. If proofing occurs a wooden block and bubble curtain will be utilized (Longmuir & Lively, 2001). (10) 12" pile will be installed outside the net-shed and connected below the net shed to re-enforce the support of the existing net shed. (7) 12" float pile will be driven.

Installation of marina system: Once the piling is in place and secure, the floating marina system, and replacement timber pier with 100% fiberglass grating will be installed. The new float system will be prefabricated at Marine Floats Corporation facility in Tacoma and towed to Gig Harbor for installation. The new float system is EnviroCrete®. Marine Floats Corporation will barge all construction debris to an approved upland disposal site. A 4' x 50' aluminum ramp with 100% fiberglass grating will connect the floats to the pier.

EnviroCrete® Specifications – Float surface decked with 50% pre-stressed concrete decking and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1 ½" x 1 ½" squares and 69% open area. All timber is Chemonite pressure treated Douglas/fir glulam's is part of the framing. Metal fasteners are hot dipped galvanized steel or stainless steel. White vinyl rub strip on all edges with pneumatic vinyl corners. Power pedestals equipped with electrical and potable water, and fire system utilities will be installed.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: 2023 End Date: 2028 See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

1,200,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes No Don't know

Part 7–Wetlands: Impacts and Mitigation

- Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

Yes No Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

Yes No Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If **Yes**, submit the report, including data sheets, with the JARPA package.

Yes No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

Yes No Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes No Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

N/A – not a wetland.

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
None						

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

N/A – no fill

7j. For all excavating activities identified in 7h, describe the excavation method³, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

N/A – no excavating

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

Not applicable

Ecologically friendly design, construction techniques, and best management practices will be implemented at all times during construction.

1. The design of the marina complies with regulatory agencies criteria. Grated surfaces and ecologically friendly materials will be incorporated throughout.
2. Flotation will be permanently encapsulated.
3. All pilings are galvanized steel and will be the smallest diameter that is structurally feasible.
4. A floating surface boom will be installed, as needed, to capture any debris or oil sheen.
5. Old creosote pilings will not be shaken or scraped and will be taken from the site in a containment basin on a work barge to be properly disposed of at an upland disposal site.
6. Piling driven with an air driven vibratory pile hammer for sound attenuation.
7. If impact pile driving is implemented a bubble curtain will be utilized.
8. Floating pile driver will operate for 5-6 days and will not ground out.
9. Care will be taken to contain all construction debris.
10. All applicable BMPs and GCMs will be exercised throughout this project.
11. Work windows will be observed.
12. Piling is fitted with caps to prevent birds perching.
13. Floats will not ground out- depth is adequate to prevent this.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

Yes No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes No Don't know

Removal of creosote pile and solid decked surfaces will improve the aquatic environment. The proposed dock will reduce the overwater footprint by 930.5 square feet.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

No net loss ecological function.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected																																																																													
<table border="1"> <thead> <tr> <th colspan="5">PROPOSED</th> </tr> <tr> <th></th> <th>LENGTH</th> <th>WIDTH</th> <th>QTY</th> <th>SQ FT</th> </tr> </thead> <tbody> <tr> <td>PIER</td> <td>14</td> <td>11</td> <td>1</td> <td>154</td> </tr> <tr> <td>PIER</td> <td>57</td> <td>5</td> <td>1</td> <td>285</td> </tr> <tr> <td>RAMP</td> <td>42</td> <td>4</td> <td>1</td> <td>168</td> </tr> <tr> <td>FLOAT</td> <td>30</td> <td>6</td> <td>1</td> <td>180</td> </tr> <tr> <td></td> <td>60</td> <td>8</td> <td>1</td> <td>480</td> </tr> <tr> <td></td> <td>40</td> <td>8</td> <td>1</td> <td>320</td> </tr> <tr> <td></td> <td>210</td> <td>8</td> <td>1</td> <td>1680</td> </tr> <tr> <td></td> <td>40</td> <td>4</td> <td>3</td> <td>480</td> </tr> <tr> <td></td> <td>47</td> <td>6</td> <td>1</td> <td>282</td> </tr> <tr> <td></td> <td>48</td> <td>6</td> <td>1</td> <td>288</td> </tr> <tr> <td colspan="4">TOTAL SQ FT</td> <td>4317</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th></th> <th>QTY</th> <th>DIAMETER</th> </tr> </thead> <tbody> <tr> <td>PILE</td> <td>10</td> <td>12</td> </tr> <tr> <td></td> <td>7</td> <td>12</td> </tr> <tr> <td>TOTAL PILE</td> <td>17</td> <td>12</td> </tr> </tbody> </table>						PROPOSED						LENGTH	WIDTH	QTY	SQ FT	PIER	14	11	1	154	PIER	57	5	1	285	RAMP	42	4	1	168	FLOAT	30	6	1	180		60	8	1	480		40	8	1	320		210	8	1	1680		40	4	3	480		47	6	1	282		48	6	1	288	TOTAL SQ FT				4317		QTY	DIAMETER	PILE	10	12		7	12	TOTAL PILE	17	12
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	60	8	1	480																																																																														
	40	8	1	320																																																																														
	210	8	1	1680																																																																														
	40	4	3	480																																																																														
	47	6	1	282																																																																														
	48	6	1	288																																																																														
TOTAL SQ FT				4317																																																																														
	QTY	DIAMETER																																																																																
PILE	10	12																																																																																
	7	12																																																																																
TOTAL PILE	17	12																																																																																

Install Proposed Marina	Gig Harbor Bay	Lower Shore Zone	Permanent	NA	4317 Sq Ft.
-------------------------	----------------	------------------	-----------	----	-------------

EXISTING						
	LENGTH	WIDTH	QTY	SQFT		
PIER removed					1066	
PIER replaced					439	
RAMP	40		3	1	120	1625
FLOAT	12		10	1	120	
	44		10	1	440	
	85		4.5	1	382.5	
	20		3	3	180	
	63		10	1	630	
	187		10	1	1870	3622.5
TOTAL SQ FT					5247.5	
Float Buffer	302		83			
	QTY	DIAMETER	ESTIMATED LENGTH			
PILE	34	14	36.8 MHHW+DEPTH+20' EMBEDMENT			
	13	14	61.8 MHHW+DEPTH+30' EMBEDMENT			
	47	14				

Remove Existing Marina	Gig Harbor Bay	Lower Shore Zone	Permanent	NA	5,247.5 Sq Ft.
------------------------	----------------	------------------	-----------	----	----------------

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

N/A - no fill
8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]
N/A – no dredging

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]			
Agency Name	Contact Name	Phone	Most Recent Date of Contact
WDFW			
City of Gig Harbor			
USACE			
DNR			
9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology’s 303(d) List? [help]			
<ul style="list-style-type: none"> • If Yes, list the parameter(s) below. • If you don’t know, use Washington Department of Ecology’s Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d. 			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Water – Bacteria – Fecal Coliform (ID: 86933)			
9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]			
<ul style="list-style-type: none"> • Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC. 			
1711001909			
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]			
<ul style="list-style-type: none"> • Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #. 			
15 – Kitsap			
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]			
<ul style="list-style-type: none"> • Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards. 			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable			
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]			
<ul style="list-style-type: none"> • If you don’t know, contact the local planning department. • For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases. 			
<input type="checkbox"/> Urban <input type="checkbox"/> Natural <input type="checkbox"/> Aquatic <input type="checkbox"/> Conservancy <input checked="" type="checkbox"/> Other: City Waterfront			

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

Shoreline Fish Non-Fish Perennial Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- **If No**, provide the name of the manual your project is designed to meet.

Yes No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

Yes No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

The historical fishing shed facility was used for storing nets and fishing gear for commercial fishing fleets, as well as for repairs on equipment.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- **If Yes**, attach it to your JARPA package.

Yes No

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Puget Sound (PS) Chinook salmon (*Oncorhynchus tshawytscha*), Hood Canal summer-run (HCSR) chum (*O. keta*), PS steelhead (*O. mykiss*), Puget Sound/Georgia Basin (PSGB) yelloweye rockfish (*Sebastes ruberrimus*), PSGB bocaccio (*S. paucispinis*), Southern Resident killer whales (SRKW) (*Orcinus orca*), Central America or Mexico humpback whales (*Megaptera novaeangliae*), the southern DPS of green sturgeon (*Acipenser medirostris*), the southern distinct population segment (DPS) of eulachon (*Thaleichthys pacificus*), marbled murrelet (*Brachyramphus marmoratus*) and bull trout (*Salvelinus confluentus*)
Critical habitat: Chinook Salmon, Bocaccio, and Southern Resident Killer Whale.

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Estuarine and Marine Wetland – aquatic habitat.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with City of Gig Harbor (lead agency). The expected decision date is 2023.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

Substantial Development Conditional Use Variance

Shoreline Exemption Type (explain): _____

Other City/County permits:

Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

Section 401 Water Quality Certification

Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

- Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

- Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil
 Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

- Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

- Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc.

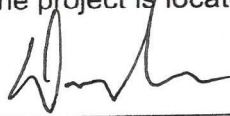
11a. Applicant Signature (required)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. DP (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. DP (initial)

DAVID PIST
Applicant Printed Name


Applicant Signature

7/13/23
Date

11b. Authorized Agent Signature

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Tabitha Simonetti
Authorized Agent Printed Name

Tabitha Simonetti
Authorized Agent Signature

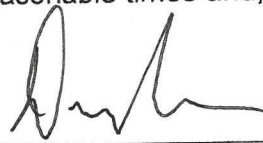
7/13/23
Date

11c. Property Owner Signature (if not applicant)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

DAVID PIST
Property Owner Printed Name


Property Owner Signature

7/13/23
Date

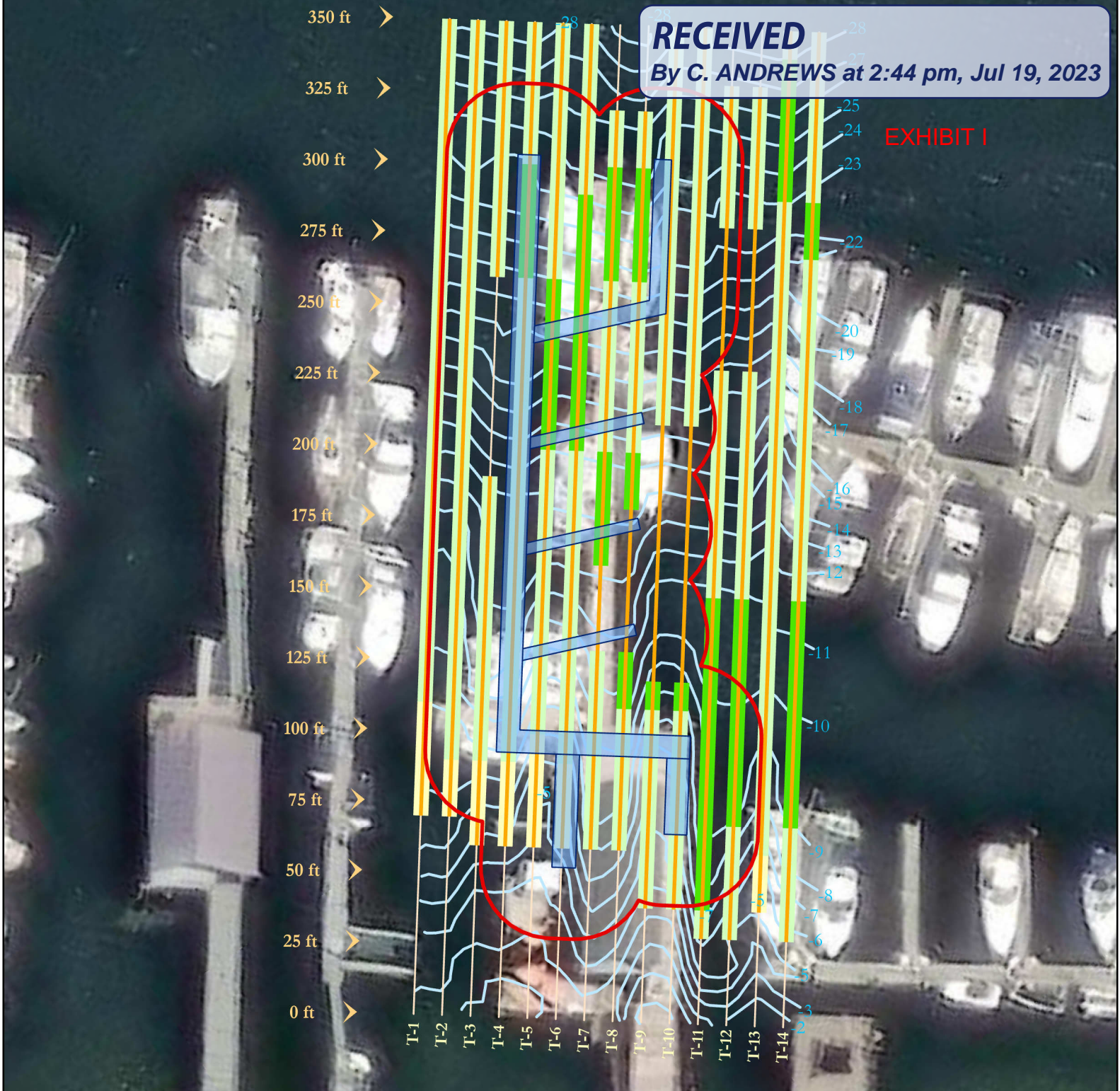
18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

RECEIVED

By C. ANDREWS at 2:44 pm, Jul 19, 2023

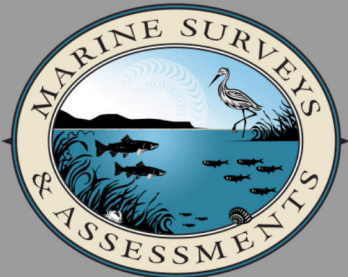
EXHIBIT I



Pitt Dock Habitat Survey

8105 Dorotich St.
Gig Harbor, WA 98332

Survey Date: 6/08/2023
Map Date: 6/28/2023



- | | |
|--------------------------|--|
| Total % Laminaria | Total % Cover Macroalgae
(No ulva) |
| 0 - 20 | 1 - 10 |
| Transects | 11 - 25 |
| Dock | 26 - 35 |
| Elevation (ft MLLW)* | 25 ft Buffer |



Imagery Credit: esri, Maxar and Microsoft

* Depths are shown for reference only and can have an error of +/- one foot. These depths should not be used for engineering purposes or navigation



360-385-4073
info@msaenvironmental.com



2601 Washington Street
Port Townsend WA 98368

EXHIBIT J

**Pitt Dock Habitat Report
(to accompany map dated 6/28/2023)**

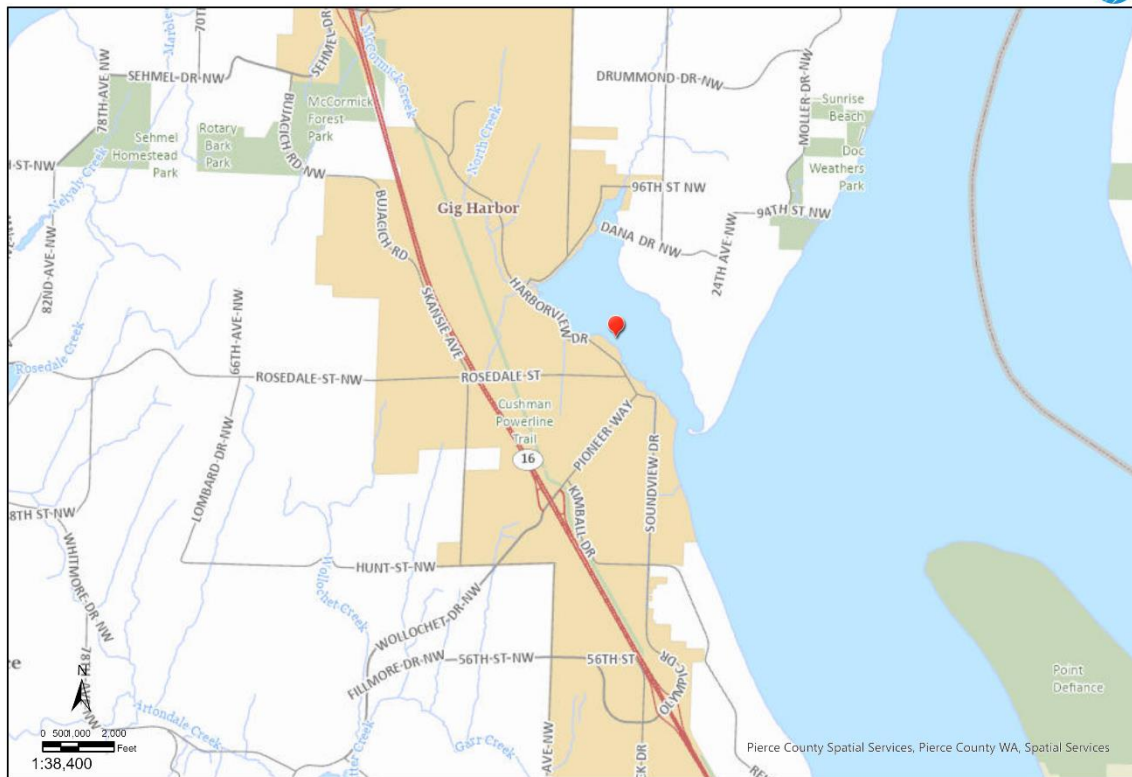
Introduction

Marine Floats requested a habitat survey of all submerged aquatic vegetation (SAV) in the area of a proposed moorage replacement. The project site is at 8205 Dorotich Street in Gig Harbor, WA in Gig Harbor Bay (Figure 1). The purpose of this survey was to identify and document all flora, fauna, substrate types, depths, and other qualitative information required for submitting federal, state, and local permit applications for this project.

On June 8, 2023 from approximately 10:00 am to 1:00 pm, Amy Leitman and Darby Flanagan of Marine Surveys & Assessments (MSA) surveyed the subtidal zone using SCUBA along 14 survey transects in the area of the proposed replacement. Weather was overcast; water visibility was 5 ft.

Figure 1. Vicinity map of project location (credit: Pierce County PublicGIS)

8205 Dorotich Street, Gig Harbor, WA



Survey Methods & Findings

The survey transect baseline ran parallel to the shoreline and followed the edge of the most landward finger float (Figure 4). Fourteen (14) transects in total were surveyed from north to south, or when looking at the water from shore, from left to right in the area of the proposed moorage replacement. Transects were 350 ft in length and were spaced 10 ft apart.

The area of the survey ranged in elevation from +0.8 ft MLLW to -29.7 ft MLLW. For each transect, MSA divers navigated from the baseline, using a 300 ft survey tape with attached compass. Data related to the substrate, depth, and species coverage were recorded every 10 ft along each transect, using a slate and waterproof paper.

The substrate recorded within the survey area was mainly mud and silt with areas of shell hash. There were many horse clams (*Tresus* sp.) noted within the first 100 ft of the survey area. Other invertebrates noted include sea cucumbers, sea anemones (*Metridium* sp.), sea pens, and red rock crabs (*Cancer productus*). There was a mixture of drift *Saccharina* and drift *Nereocystis* observed within the survey area; however, only *Saccharina* was observed to be actually attached in low densities (5-20%). Low densities of other attached macroalgae were also observed:

- *Ulva* 5-20%
- *Desmarestia* 5-20%
- *Gracilaria* 5-15%
- *Sarcodiotheca* 5%

A summary of the macroalgae cover within the buffer of the replacement structures can be seen in Table 1.

Table 1. Summary of SAV cover within the 25-ft buffer

SAV in 25-ft Buffer:	
Total area Macroalgae in buffer (no <i>Ulva</i>)	6,510.6 ft ²
Total area Kelp in buffer	2,551.1 ft ²
Buffer area	29,242.6 ft ²
Percent buffer Kelp	8.7%
Total percent Macroalgae	22.3%

The full results can be seen in Table 2. A map of the results can be seen in Figure 4; however, *Ulva* is not included because this area is not documented as herring spawning habitat by Washington Department of Fish and Wildlife (WDFW).

Please note the depths in this report are for referencing habitat data only can have an error of +/- 1 ft; these depths should not be used for engineering purposes.

All protocols and methods used for this habitat survey comply and follow guidance outlined by WDFW published in *Eelgrass/Macroalgae Habitat Interim Survey Guidelines* (rev. 06/16/2008) and with the procedures outlined in the U.S. Army Corps of Engineers' (USACE) *Components of a Complete Eelgrass Delineation Report* (January 9, 2018).

Figure 2. Looking west from the landward edge of the survey area



Figure 3. Looking east under the existing overwater building

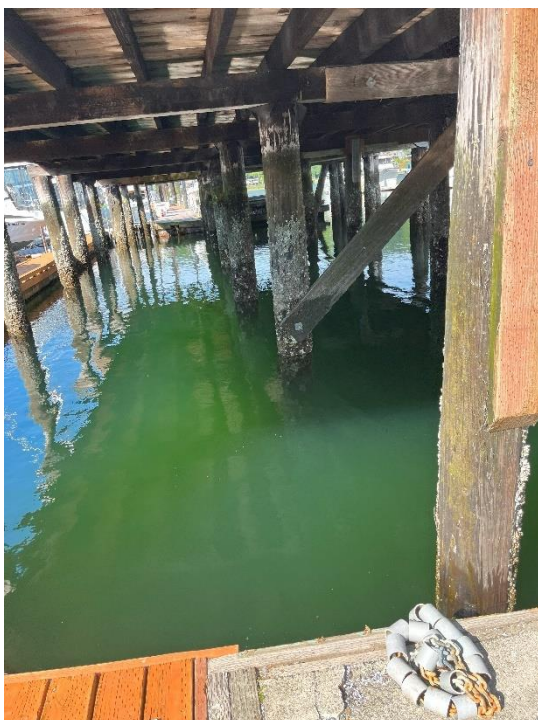


Figure 4. Habitat survey results map

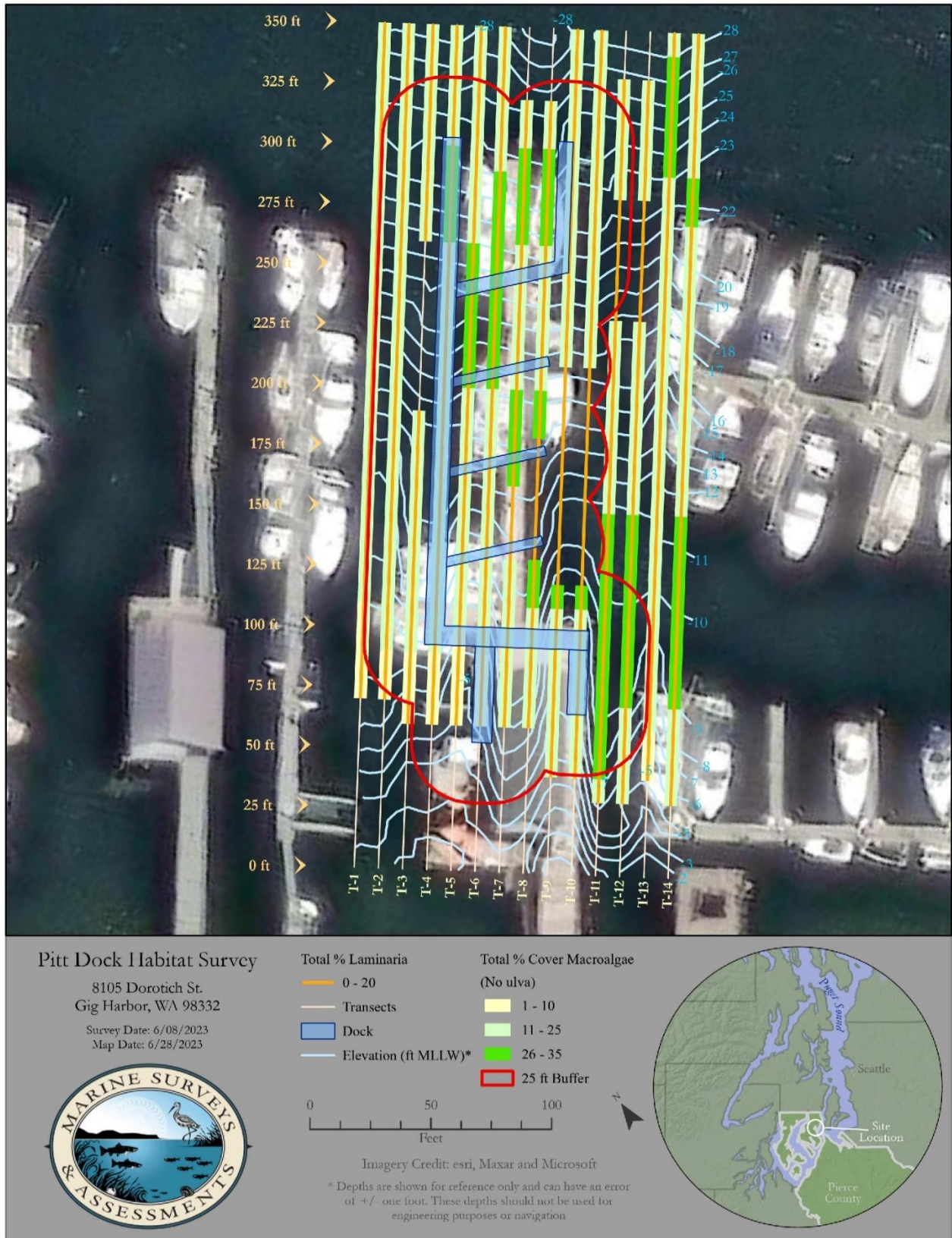


Table 2. Habitat survey results

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
1	0	-3.0	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
1	10	-3.0	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
1	20	-4.0	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
1	30	-4.0	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
1	40	-5.0	Mud/Silt; Ephyphytes on bottom.	None.	Ulva 20%.
1	50	-6.0	Mud/Silt.	None.	Ulva 20%.
1	60	-7.0	Mud/Silt.	None.	Ulva 20%.
1	70	-8.0	Mud/Silt.	Saccharina 5%.	Ulva 10%.
1	80	-8.0	Mud/Silt.	Saccharina 5%.	None.
1	90	-8.1	Mud/Silt.	Saccharina 10%.	None.
1	100	-8.1	Mud/Silt.	Saccharina 10%.	None.
1	110	-9.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
1	120	-9.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
1	130	-10.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
1	140	-10.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
1	150	-10.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
1	160	-11.1	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
1	170	-11.1	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
1	180	-12.1	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
1	190	-13.1	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
1	200	-14.1	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
1	210	-15.1	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
1	220	-16.1	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
1	230	-17.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Sarcodiotheca 5%.
1	240	-18.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Sarcodiotheca 5%.
1	250	-19.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Sarcodiotheca 5%.
1	260	-20.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Sarcodiotheca 5%.
1	270	-21.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Sarcodiotheca 5%.
1	280	-22.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
1	290	-23.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
1	300	-24.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
1	310	-24.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
1	320	-25.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
1	330	-26.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
1	340	-27.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
1	350	-28.2	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	0	-2.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
2	10	-3.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
2	20	-3.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
2	30	-4.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
2	40	-5.2	Mud/Silt; Ephiphytes on bottom.	None.	Ulva 5%.
2	50	-6.2	Mud/Silt.	None.	Ulva 5%.
2	60	-7.2	Mud/Silt.	None.	Barren.
2	70	-7.3	Mud/Silt.	Saccharina 5%.	None.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
2	80	-8.3	Mud/Silt.	Saccharina 5%.	None.
2	90	-8.3	Mud/Silt.	Saccharina 10%.	Gracilaria 5%.
2	100	-8.3	Mud/Silt.	Saccharina 10%.	Gracilaria 5%.
2	110	-9.3	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	120	-9.3	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	130	-10.3	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	140	-10.3	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	150	-10.3	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	160	-11.3	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
2	170	-11.3	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
2	180	-12.3	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
2	190	-13.3	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
2	200	-14.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	210	-15.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	220	-16.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	230	-17.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
2	240	-18.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
2	250	-19.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
2	260	-20.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
2	270	-21.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
2	280	-22.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	290	-23.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
2	300	-24.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	310	-24.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	320	-25.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	330	-26.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	340	-27.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
2	350	-28.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	0	-1.4	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
3	10	-2.4	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
3	20	-2.4	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
3	30	-3.4	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
3	40	-3.5	Mud/Silt/Hash.	None.	Ulva 5%.
3	50	-4.5	Mud/Silt/Hash.	None.	Ulva 5%.
3	60	-5.5	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%.
3	70	-6.5	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%.
3	80	-7.5	Mud/Silt/Hash.	Saccharina 10%.	None.
3	90	-8.5	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
3	100	-9.5	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
3	110	-10.5	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
3	120	-12.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	130	-12.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	140	-12.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	150	-13.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	160	-13.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
3	170	-13.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	180	-13.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	190	-14.5	Mud/Silt.	None.	Desmarestia 5%; Gracilaria 5%.
3	200	-15.5	Mud/Silt.	None.	Desmarestia 5%; Gracilaria 5%.
3	210	-16.6	Mud/Silt/Hash.	None.	Desmarestia 5%; Gracilaria 5%.
3	220	-17.6	Mud/Silt/Hash.	None.	Desmarestia 5%; Gracilaria 5%.
3	230	-18.6	Mud/Silt/Hash.	None.	Desmarestia 5%; Gracilaria 5%.
3	240	-18.6	Mud/Silt.	None.	Desmarestia 5%; Gracilaria 5%.
3	250	-19.6	Mud/Silt.	None.	Desmarestia 5%; Gracilaria 5%.
3	260	-20.6	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 5%.
3	270	-21.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 5%.
3	280	-22.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 5%.
3	290	-23.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 5%.
3	300	-23.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	310	-24.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	320	-25.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	330	-26.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	340	-27.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
3	350	-28.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	0	-1.6	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
4	10	-1.6	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
4	20	-2.7	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
4	30	-3.7	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.
4	40	-3.7	Mud/Silt/Hash.	None.	Ulva 10%.
4	50	-4.7	Mud/Silt/Hash.	None.	Ulva 10%.
4	60	-5.7	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%.
4	70	-6.7	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%.
4	80	-7.7	Mud/Silt/Hash.	Saccharina 10%.	None.
4	90	-8.7	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
4	100	-9.7	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
4	110	-10.7	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
4	120	-11.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
4	130	-12.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
4	140	-12.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	150	-13.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	160	-13.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	170	-13.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	180	-13.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	190	-14.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	200	-15.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	210	-16.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	220	-17.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	230	-18.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	240	-18.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
4	250	-19.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
4	260	-20.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
4	270	-21.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
4	280	-22.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
4	290	-23.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
4	300	-23.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
4	310	-24.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
4	320	-25.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
4	330	-26.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
4	340	-27.8	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
4	350	-28.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 15%.
5	0	-1.9	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
5	10	-1.9	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
5	20	-2.9	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
5	30	-2.9	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
5	40	-3.9	Mud/Silt/Hash.	None.	Barren.
5	50	-3.9	Mud/Silt/Hash.	None.	Barren.
5	60	-4.9	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
5	70	-4.9	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
5	80	-4.9	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
5	90	-5.9	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
5	100	-6.9	Mud/Silt.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
5	110	-7.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	120	-8.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
5	130	-9.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	140	-10.9	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	150	-11.9	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	160	-13.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	170	-13.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	180	-14.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	190	-14.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcodiotheca 5%.
5	200	-15.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	210	-16.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	220	-17.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	230	-18.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	240	-19.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	250	-20.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcodiotheca 5%.
5	260	-21.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
5	270	-22.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
5	280	-23.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
5	290	-24.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
5	300	-25.0	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	310	-25.0	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	320	-26.0	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	330	-26.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
5	340	-27.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
5	350	-28.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	0	-2.1	Mud/Silt/Hash; Epiphytes on bottom.	None.	Barren.
6	10	-2.1	Mud/Silt/Hash; Epiphytes on bottom.	None.	Barren.
6	20	-3.1	Mud/Silt/Hash; Epiphytes on bottom.	None.	Barren.
6	30	-3.1	Mud/Silt/Hash; Epiphytes on bottom.	None.	Ulva 5%.
6	40	-4.1	Mud/Silt/Hash.	None.	Ulva 5%.
6	50	-4.1	Mud/Silt/Hash.	None.	Ulva 5%.
6	60	-5.1	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
6	70	-5.1	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
6	80	-5.1	Mud/Silt.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
6	90	-6.1	Mud/Silt.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
6	100	-7.1	Mud/Silt.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
6	110	-8.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	120	-9.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	130	-10.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	140	-11.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	150	-12.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	160	-13.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	170	-13.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	180	-14.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	190	-14.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%; Sarcoditheca 5%.
6	200	-15.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
6	210	-16.2	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	220	-17.2	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	230	-18.2	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	240	-19.2	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	250	-20.2	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	260	-21.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	270	-22.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	280	-23.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%; Sarcoditheca 5%.
6	290	-24.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
6	300	-25.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
6	310	-25.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
6	320	-26.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	330	-26.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	340	-27.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
6	350	-28.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
7	0	-2.3	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
7	10	-3.3	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.
7	20	-4.3	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.
7	30	-5.3	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.
7	40	-6.3	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
7	50	-7.3	Mud/Silt/Hash.	None.	Ulva 5%.
7	60	-8.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
7	70	-9.3	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
7	80	-9.3	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
7	90	-9.3	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
7	100	-10.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
7	110	-10.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
7	120	-11.4	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
7	130	-11.4	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%.
7	140	-12.4	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%.
7	150	-12.4	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%.
7	160	-13.4	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
7	170	-13.4	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
7	180	-14.4	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
7	190	-14.4	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
7	200	-15.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	210	-16.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	220	-17.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	230	-18.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	240	-19.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	250	-20.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
7	260	-21.4	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
7	270	-22.4	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
7	280	-23.5	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
7	290	-24.5	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
7	300	-25.5	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
7	310	-25.5	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
7	320	-26.5	Mud/Silt.	None.	Desmarestia 10%.
7	330	-27.5	Mud/Silt.	None.	Desmarestia 10%.
7	340	-28.5	Mud/Silt.	None.	Desmarestia 10%.
7	350	-29.5	Mud/Silt.	None.	Desmarestia 10%.
8	0	-2.5	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
8	10	-2.5	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 10%.
8	20	-3.5	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 10%.
8	30	-4.5	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 10%.
8	40	-5.5	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
8	50	-6.5	Mud/Silt/Hash.	None.	Ulva 5%.
8	60	-7.5	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
8	70	-8.5	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
8	80	-9.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
8	90	-9.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
8	100	-10.6	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
8	110	-10.6	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%; Sarcoditheca 5%.
8	120	-11.6	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%; Sarcoditheca 5%.
8	130	-11.6	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%; Sarcoditheca 5%.
8	140	-12.6	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%; Sarcoditheca 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
8	150	-12.6	Mud/Silt.	Saccharina 10%.	Desmarestia 20%; Gracilaria 10%; Sarcodiotheca 5%.
8	160	-13.6	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%; Sarcodiotheca 5%.
8	170	-13.6	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%; Sarcodiotheca 5%.
8	180	-14.6	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
8	190	-14.6	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
8	200	-15.6	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	210	-16.6	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	220	-17.6	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	230	-18.6	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	240	-19.6	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	250	-20.6	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
8	260	-21.7	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
8	270	-22.7	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
8	280	-23.7	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
8	290	-24.7	Mud/Silt.	Saccharina 5%.	Desmarestia 20%; Gracilaria 10%.
8	300	-25.7	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
8	310	-25.7	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
8	320	-26.7	Mud/Silt.	None.	Desmarestia 10%.
8	330	-27.7	Mud/Silt.	None.	Desmarestia 10%.
8	340	-28.7	Mud/Silt.	None.	Desmarestia 10%.
8	350	-29.7	Mud/Silt.	None.	Desmarestia 10%.
9	0	0.8	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
9	10	-0.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
9	20	-1.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
9	30	-2.2	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
9	40	-3.2	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
9	50	-4.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	60	-4.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	70	-5.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	80	-5.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	90	-5.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	100	-6.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	110	-7.3	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 10%; Gracilaria 5%.
9	120	-8.3	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	130	-9.3	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	140	-10.3	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	150	-10.3	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	160	-11.3	Mud/Silt.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	170	-12.3	Mud/Silt.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
9	180	-13.3	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
9	190	-14.3	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
9	200	-15.3	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
9	210	-16.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	220	-17.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	230	-18.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
9	240	-19.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	250	-20.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	260	-21.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	270	-22.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	280	-22.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	290	-23.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	300	-24.3	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	310	-24.4	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
9	320	-25.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
9	330	-26.4	Mud/Silt; Metal Pile.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
9	340	-27.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
9	350	-27.4	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
10	0	0.6	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Barren.
10	10	-0.4	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 5%.
10	20	-1.4	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%.
10	30	-2.4	Mud/Silt/Hash; Ephiphytes on bottom.	None.	Ulva 10%; Desmarestia 5%; Gracilaria 5%.
10	40	-3.4	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.
10	50	-4.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	60	-5.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	70	-5.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	80	-5.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	90	-6.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
10	100	-6.4	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	110	-7.4	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 10%; Gracilaria 5%.
10	120	-8.4	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	130	-9.4	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	140	-10.4	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	150	-10.5	Mud/Silt/Hash.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	160	-11.5	Mud/Silt.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	170	-12.5	Mud/Silt.	Saccharina 20%.	Desmarestia 15%; Gracilaria 5%.
10	180	-13.5	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
10	190	-14.5	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
10	200	-15.5	Mud/Silt.	Saccharina 15%.	Desmarestia 15%; Gracilaria 10%.
10	210	-16.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	220	-17.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	230	-18.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	240	-19.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	250	-20.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	260	-21.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	270	-22.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	280	-22.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	290	-23.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	300	-24.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
10	310	-24.5	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
10	320	-25.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
10	330	-26.5	Mud/Silt; Metal Pile.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
10	340	-27.5	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
10	350	-28.6	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
11	0	-1.6	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Barren.
11	10	-3.6	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Barren.
11	20	-5.6	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Barren.
11	30	-6.6	Mud/Silt/Hash; Ephyphytes on bottom.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
11	40	-7.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	50	-8.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	60	-8.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	70	-9.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	80	-9.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	90	-9.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	100	-9.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	110	-9.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	120	-10.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	130	-10.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	140	-10.6	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
11	150	-10.6	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
11	160	-11.6	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
11	170	-12.6	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
11	180	-13.6	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
11	190	-14.7	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
11	200	-15.7	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
11	210	-16.7	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
11	220	-16.7	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
11	230	-17.7	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
11	240	-18.7	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
11	250	-19.7	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
11	260	-20.7	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
11	270	-21.7	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
11	280	-22.7	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
11	290	-22.7	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
11	300	-23.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
11	310	-24.7	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
11	320	-25.7	Mud/Silt; Metal Pile.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
11	330	-26.7	Mud/Silt.	None.	Barren.
11	340	-27.7	Mud/Silt.	None.	Barren.
11	350	-28.7	Mud/Silt.	None.	Gracilaria 5%.
12	0	-1.7	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Barren.
12	10	-3.7	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Barren.
12	20	-5.7	Mud/Silt/Hash; Ephyphytes on bottom.	None.	Ulva 5%.
12	30	-4.7	Mud/Silt/Hash; Ephyphytes on bottom.	Saccharina 5%.	Ulva 5%; Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
12	40	-5.8	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%; Desmarestia 10%; Gracilaria 10%.
12	50	-6.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	60	-7.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	70	-8.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	80	-9.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	90	-9.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	100	-9.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	110	-9.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	120	-10.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	130	-10.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	140	-10.8	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
12	150	-10.8	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
12	160	-11.8	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
12	170	-12.8	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
12	180	-13.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	190	-14.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	200	-15.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	210	-16.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	220	-16.8	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
12	230	-17.8	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
12	240	-18.9	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
12	250	-19.9	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
12	260	-20.9	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
12	270	-21.9	Mud/Silt.	Saccharina 20%.	Desmarestia 10%; Gracilaria 10%.
12	280	-22.9	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
12	290	-22.9	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
12	300	-23.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
12	310	-24.9	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
12	320	-25.9	Mud/Silt; Metal Pile.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
12	330	-26.9	Mud/Silt.	None.	Gracilaria 5%.
12	340	-27.9	Mud/Silt.	None.	Gracilaria 5%.
12	350	-28.9	Mud/Silt.	None.	Gracilaria 5%.
13	0	-0.9	Mud/Silt/Hash.	None.	Barren.
13	10	-1.9	Mud/Silt/Hash.	None.	Barren.
13	20	-2.9	Mud/Silt/Hash.	None.	Ulva 5%.
13	30	-3.9	Mud/Silt/Hash.	None.	Ulva 5%.
13	40	-4.9	Mud/Silt/Hash.	Saccharina 5%.	Ulva 5%; Gracilaria 5%.
13	50	-4.9	Mud/Silt/Hash.	Saccharina 5%.	Gracilaria 5%.
13	60	-5.9	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	70	-6.9	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	80	-8.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	90	-8.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	100	-9.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	110	-9.0	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 10%.
13	120	-10.0	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 5%.
13	130	-10.0	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
13	140	-11.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	150	-11.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	160	-12.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	170	-12.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	180	-13.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	190	-13.0	Mud/Silt.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	200	-14.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	210	-15.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	220	-16.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	230	-17.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	240	-18.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	250	-19.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	260	-20.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	270	-21.0	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	280	-22.1	Mud/Silt/Hash.	Saccharina 15%.	Desmarestia 5%; Gracilaria 5%.
13	290	-23.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
13	300	-24.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
13	310	-25.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
13	320	-26.1	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
13	330	-27.1	Mud/Silt/Hash; Metal Pile.	Saccharina 10%.	Desmarestia 10%; Gracilaria 15%.
13	340	-28.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
13	350	-29.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	0	-1.1	Mud/Silt/Hash.	None.	Barren.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
14	10	-3.1	Mud/Silt/Hash.	None.	Barren.
14	20	-5.1	Mud/Silt/Hash.	None.	Barren.
14	30	-6.1	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
14	40	-7.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
14	50	-8.1	Mud/Silt.	Saccharina 5%.	Desmarestia 5%; Gracilaria 5%.
14	60	-9.1	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	70	-9.1	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	80	-10.1	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	90	-10.1	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	100	-10.1	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	110	-10.1	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	120	-11.2	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	130	-11.2	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	140	-11.2	Mud/Silt.	Saccharina 10%.	Desmarestia 10%; Gracilaria 10%.
14	150	-11.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	160	-12.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	170	-13.2	Mud/Silt/Hash.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	180	-14.2	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	190	-15.2	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	200	-16.2	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	210	-17.2	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	220	-17.2	Mud/Silt/Hash.	Saccharina 5%.	Desmarestia 5%; Gracilaria 10%.
14	230	-18.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.

Transect	Distance (ft)	Elevation (corrected to ft MLLW)	Substrate and Other Features Noted	Kelp Cover	Macroalgae Cover
14	240	-19.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	250	-20.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	260	-20.2	Mud/Silt.	Saccharina 10%.	Desmarestia 5%; Gracilaria 5%.
14	270	-21.2	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
14	280	-22.2	Mud/Silt.	Saccharina 15%.	Desmarestia 10%; Gracilaria 10%.
14	290	-23.2	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	300	-23.2	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	310	-24.2	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	320	-25.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	330	-26.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	340	-27.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.
14	350	-28.3	Mud/Silt.	Saccharina 5%.	Desmarestia 10%; Gracilaria 10%.

SEPA ENVIRONMENTAL CHECKLIST **EXHIBIT K**

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Pitt Dock

2. Name of applicant:

2a. Name (Last, First, Middle) <input type="text"/>			
Pitt, David <input type="text"/>			
2b. Organization (If applicable) <input type="text"/>			
Harbor Investments NW LLC <input type="text"/>			
2c. Mailing Address (Street or PO Box) <input type="text"/>			
1329 N Northlake Way <input type="text"/>			
2d. City, State, Zip <input type="text"/>			
Seattle, WA 98103 <input type="text"/>			
2e. Phone (1) <input type="text"/>	2f. Phone (2) <input type="text"/>	2g. Fax <input type="text"/>	2h. E-mail <input type="text"/>
206-304-1477 <input type="text"/>	<input type="text"/>	<input type="text"/>	dave@affinityventuresnw.com <input type="text"/>

3. Address and phone number of applicant and contact person:

3a. Name (Last, First, Middle) <input type="text"/>			
Simonetti, Tabitha <input type="text"/>			
3b. Organization (If applicable) <input type="text"/>			
Marine Floats Corporation <input type="text"/>			
3c. Mailing Address (Street or PO Box) <input type="text"/>			
313 East F St <input type="text"/>			
3d. City, State, Zip <input type="text"/>			
Tacoma, WA 98421 <input type="text"/>			
3e. Phone (1) <input type="text"/>	3f. Phone (2) <input type="text"/>	3g. Fax <input type="text"/>	3h. E-mail <input type="text"/>
253-383-2740 <input type="text"/>	253-203-6371 <input type="text"/>	<input type="text"/>	tabitha@marinefloats.com <input type="text"/>

4. Date checklist prepared:

July 7, 2023

5. Agency requesting checklist:

City of Gig Harbor

6. Proposed timing or schedule (including phasing, if applicable):

Upon Permit Approval

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Habitat Assessment/ Habitat Management Plan, Dive Report/Survey

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Gig Harbor- Shoreline Substantial Development Permit

WDFW- Hydraulic Project Approval

DNR- Lease Approval/ Work Authorization

USACE- Permit Approval

Ecology- Approval

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

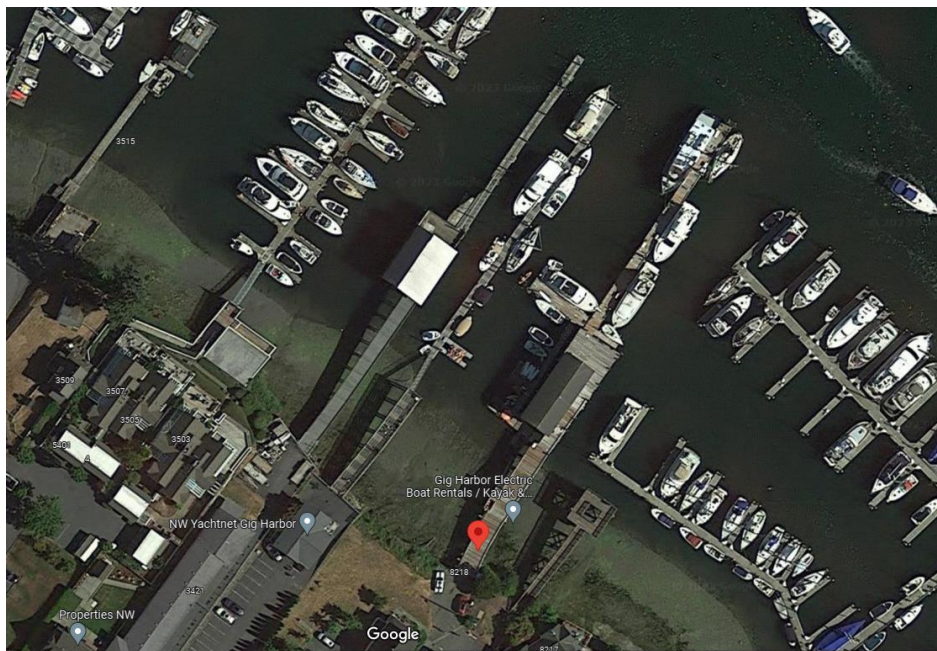
The project proposes to replace the existing 16' entrance gate behind MHHW, add 4' railing around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel piling. As well as re-enforcing support of the existing net shed.

PROPOSED				
	LENGTH	WIDTH	QTY	SQ FT
PIER	14	11	1	154
PIER	57	5	1	285
RAMP	42	4	1	168
FLOAT	30	6	1	180
	60	8	1	480
	40	8	1	320
	210	8	1	1680
	40	4	3	480
	47	6	1	282
	48	6	1	288
TOTAL SQ FT				4317
	QTY	DIAMETER		
PILE	10	12		
	7	12		
TOTAL PILE	17	12		

EXISTING				
	LENGTH	WIDTH	QTY	SQFT
PIER removed				1066
PIER replaced				439
RAMP	40	3	1	120
FLOAT	12	10	1	120
	44	10	1	440
	85	4.5	1	382.5
	20	3	3	180
	63	10	1	630
	187	10	1	1870
	TOTAL SQ F			5247.5
Float Buffer	302	83		
	QTY	DIAMETER	ESTIMATED LENGTH	
PILE	34	14	36.8 MHHW+DEPTH+20' EMBEDMENT	
	13	14	61.8 MHHW+DEPTH+30' EMBEDMENT	
	47	14		

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
8205 <u>Dorotich St</u>			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Gig Harbor, WA 98332			
5d. County [help]			
Pierce			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	05	21 N	02 E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.33330, -122.58363			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
5970000110			



B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is a highly developed area within Gig Harbor that consists of commercial marinas parking lots and ornamental shrubs.

Circle or highlight one: **Flat, rolling**, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

6-15% Slopes

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site is asphalt and water. Soils consists of Harstine gravelly ashy sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No- N/A to project- project will occur overwater.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling, excavation, or grading.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No- project is overwater.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Site is highly developed and will reduce the footprint by 930.5 square feet.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None- no soil impact project will remain within existing footprint creating no soil disturbance and occur overwater.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions will come from boats and operating equipment during construction. Boat emissions will remain the same as it is a replacement for the same use of the marina after project is complete.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known- marine environment.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

None- NA

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes- project occurs in/ overwater – Gig Harbor Bay

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes installation will occur overwater. See attached plans.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes – FEMA Flood Zone AE EL.14 2017.

6. Does the proposal involve any discharges of waste materials to surface waters? If so,

describe the type of waste and anticipated volume of discharge.

No discharge into waters.

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No- N/A to project

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No- N/A to project

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

N/A to project

- b) Could waste materials enter ground or surface waters? If so, generally describe.**

No- N/A to project

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No- N/A to project

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

No- N/A to project

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation removal or alteration.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Hawks, Eagles, Marine Birds, Marine Mammals, Puget Sound fish species

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

Puget Sound (PS) Chinook salmon (*Oncorhynchus tshawytscha*), Hood Canal summer-run (HCSR) chum (*O. keta*), PS steelhead (*O. mykiss*), Puget Sound/Georgia Basin (PSGB) yelloweye rockfish (*Sebastes ruberrimus*), PSGB bocaccio (*S. paucispinis*), Southern Resident killer whales (SRKW) (*Orcinus orca*), Central America or Mexico humpback whales (*Megaptera novaeangliae*), the southern DPS of green sturgeon

(*Acipenser medirostris*), the southern distinct population segment (DPS) of eulachon (*Thaleichthys pacificus*), marbled murrelet (*Brachyramphus marmoratus*) and bull trout (*Salvelinus confluentus*)

Critical habitat: Chinook Salmon, Bocaccio, and Southern Resident Killer Whale.

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

Ecologically friendly design, construction techniques, and best management practices will be implemented at all times during construction.

1. The design of the marina complies with regulatory agencies criteria. Grated surfaces and ecologically friendly materials will be incorporated throughout.
2. Flotation will be permanently encapsulated.
3. All pilings are galvanized steel and will be the smallest diameter that is structurally feasible.
4. A floating surface boom will be installed, as needed, to capture any debris or oil sheen.
5. Old creosote pilings will not be shaken or scraped and will be taken from the site in a containment basin on a work barge to be properly disposed of at an upland disposal site.
6. Piling driven with an air driven vibratory pile hammer for sound attenuation.
7. If impact pile driving is implemented a bubble curtain will be utilized.
8. Floating pile driver will operate for 5-6 days and will not ground out.
9. Care will be taken to contain all construction debris.
10. All applicable BMPs and GCMs will be exercised throughout this project.
11. Work windows will be observed.
12. Piling is fitted with caps to prevent birds perching.
13. Floats will not ground out- depth is adequate to prevent this.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None- NA

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Yes, gas- boat hazards

1. Describe any known or possible contamination at the site from present or past uses.

Parameters for: Bacteria- fecal coliform, Benzo(a)anthracene, Benzo(a)pyrene, Indeno(1,2,3-c-d)pyrene, PCBs.

Listing ID: 86933									
Main Listing Information									
Listing ID: 86933						Current Category: 5			
Waterbody Name: TACOMA NARROWS									
Medium: Water									
Parameter: Bacteria - Fecal coliform									
WQI Project: None									
Designated Use: Shellfish Harvesting - General									
Assessment Unit									
Assessment Unit ID: 47122D5D8_01_01				County: Pierce					
Size: 0.468 Square kilometers				WRIA: Kitsap					
Associated Component(s): Grid: 47122D5D8, Type: Marine (Full Grids)									
Basis Table									
Assessment Year									
2018									
Sampling Year	Excursion Count	Sample Count	Criterion/Threshold	Aggregate	Calculated Value	Criterion 2	Aggregate 2	Calculated Value 2	
2016	10	12	43 #col/100ml	Highest daily average	500	14 #col/100ml	Water-year geometric mean	93	
Basis Statement									
Remarks									
Assessment Cycle 2018 - During water year 2016, the yearly geometric mean exceeded the standards or the ten percent criterion was exceeded with at least two samples exceeding the criterion magnitude in the year.									
Data Sources									
	Study Id	Location Id	Source Database						
	RSMP_PC_PMSB2015	PSS13175-000481	EIM						
Map Link									
Map Link									

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gas

4. Describe special emergency services that might be required.

- Stop the spill and warn others in the area immediately.
- Shut off any ignition sources, including cigarettes.
- Contain the spill.
- Report the spill immediately to BOTH:
 - 1-800-258-5990 (Washington Emergency Management Division)
 - 1-800-424-8802 (National Response Center)

5. Proposed measures to reduce or control environmental health hazards, if any.

Spill prevention kit on site- crew is trained in spill response.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Normal boat traffic.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

No change long term- boat traffic

Short term- pile driving for construction installation

- 3. Proposed measures to reduce or control noise impacts, if any.**

Construction during daylight hours and normal working hours.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Commercial marina's on site and adjacent site. No change in use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. Describe any structures on the site.**

Net shed, marina, bulkhead

- d. Will any structures be demolished? If so, what?**

Marina will be replaced

- e. What is the current zoning classification of the site?**

Waterfront Millville

f. What is the current comprehensive plan designation of the site?

City of Gig Harbor

g. If applicable, what is the current shoreline master program designation of the site?

City waterfront

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes- Gig Harbor Bay (Puget Sound) See attached HA/HMP

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

None-N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

All permits and applications will be applied for through the city. No change in use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None- N/A

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None- N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None- N/A

c. Proposed measures to reduce or control housing impacts, if any.

None- N/A

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Net Shed- Approximately 15' tall

- b. **What views in the immediate vicinity would be altered or obstructed?**

None project is an existing replacement

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

Views will be improved- More modern dock design.

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

None- N/A

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Fishing, boating, swimming, kayaking, marine activities, etc.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None- improvement to existing use.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Yes- Stanich Net Shed; Constructed in 1940s

Existing netshed is the second shed built on the waterfront property. Construction of the second and existing net shed was in the late 1940's after the first shed was demolished. The owner/builder of the first shed was Martin Stanich and friend, Joe Morgan (between 1915 to 1918). Martin built the second shed immediately to the south of the original with his sons, Tony and John. As with all early construction, family and community members helped. The following is a chronology of alternations and additions made by contractors to the Stanich (Ellsworth-Thornhill) net shed after 1986.

1990 Floats and pilings renovated or added. Added new decking and cross timbers. (Ellsworth found that the lumber used for the original structure is in full dimensional sizes and rather than convert the entire building, he had the new timbers cut specially at a mill in Enumclaw). Added a garage door on the side facing south and commercially rewired the building. (Ellsworth described the old wiring as knob and tube wiring, with ceramic insulators varnished linen insulation. He also found glass fuses, and a one-wire circuit from the street. He noted that originally the dock had no electricity and that this was added later in the 1940's).

1992 Renovations complete, the shop area was partitioned off for rent as office space. The office space is in the front (facing harbor), which is now leased by an architect, and Ellsworth uses the back space for personal storage.

1994 Paved Dorotich Street leading to the shed, added a curb and sidewalks.

2008 Replaced corrugated, galvanized tin sheet roof with new roof. Ellsworth has reportedly invested approximately \$350,000 since 1986 in renovation, upkeep and expansion of the net shed property. He expects future investment since the pilings and dock need repair periodically.

Historical Context

Both originally from Dubrovnik, Croatia, Martin and Katherine Stanich met and married in Astoria Oregon, moving to Gig Harbor in 1910 with their four children: Lena and Mary (twins), Tony and John. The last child, Ann, was born in their Gig Harbor home in 1915. Martin built the home and adjacent net shed on the waterfront on Dorotich Avenuenue. The dock was for his first purse seiner, the Welcome, built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 after the second Welcome was built at the Skansie Shipyard in 1920. Martin believed in diversification and purchased the Strout property adjacent to his home in 1924. Formerly the St. Peter's Bros. grocery that burned down, it was replaced by the Stanich Grocery Store. As was customary in Croatian fishing families, the sons took over the family business. As the oldest,

Tony managed the grocery store and John took over the fishing boat. Both sons inherited the dock and netshed, and the house was left to the girls. Tony married Adelaide Hubmann and built their home on the lot between the family home and grocery store. Tony ran the store until the late 1950's. The Stanich Store served the commercial fleet supplying groceries on credit at the beginning of each busy fishing season with family members helping in the store as needed. When competitors entered the Gig Harbor grocery business and operating as a "credit store" was no longer feasible, the store was remodeled with space as a liquor store and a smaller deli space in the late 1950's. When the liquor agency left, Tony retired in 1971. The space was rented as a realty company and the smaller space remained a bakery/deli (NY Nails and Suzanne's Deli). When Tony died in 1995, the building was sold to Debra and Alan Ross in 1997. Their daughter, Irene, still lives in Gig Harbor lives in the family home on Dorotich next to the old grocery store. John, fishing since age 16, took over the Welcome in 1920 when his father retired. He married Pauline Castelan and skippered the fishing vessel for over 50 years. They lived half a block from the grocery store on Harborview Drive with their daughter. Jane still lives in Gig Harbor. John passed suddenly in 1974 and the following year the Welcome was sold. The home that Martin built was left to John and Tony's sister, Ann Manley and Lena (Karmelich) Stanich. Ann Manley's daughter, Mary Ann Jackson now owns the home. Mary (Stanich) Katich died in the spring of 1972. John's grandsons, John and Tom Dempsey helped (uncle) Tony with dock maintenance and repairs until it was sold in 1983. Three years later, Mike Thornhill and Robert Ellsworth, proprietor of the Ship to Shore and Kayaks, purchased the site. Prior to Ellsworth's complete remodel of the shed, the space was rented by a local commercial fisherman, who used it to store fishing nets and equipment. It is now a series of rooms for storage, office space and an art studio with an elevated dock extending in front, and low floats for moorage.

Part II -Structural / Design Information

General Description The Stanich (Ellsworth-Thornhill) net shed is approximately 1,440 square feet. Exact dimensions of the property and shed were not available at the time of the survey.

Character The original character of the net shed was a simple, gabled roof wood structure on pilings with one large room to store net, cork and gear for the Welcome. The family lived in a tent during its construction until the home was built. Two planks bridged the net shed to land. To the left of the entrance was a small outhouse space. The shed was demolished when the new net shed was constructed. The existing net shed maintained its rectangular shape and was constructed to the south. It extended further out with a larger dock and space around the shed. John and Tony later added a simple platform float for improved access to their boats at low tide. The larger space also provided moorage for other local fishing vessels. Currently the central partitioned area of the shed is used for Ellsworth's personal storage, though he plans on renting this section in the future. The structure did not have a flushing toilet, just a "fisherman's trap door" accessed by lifting two small moveable planks (a toilet that is a hole that emptied into the harbor). In 1986 (at time of the Ellsworth-Thornton purchase), there were 26 fishing vessels (purse seiners and gillnetters) rafted around the shed's low dock. The only way to get to

the boats was to climb down a ladder and walk over the rafted boats. This was common for area net sheds prior to added dock ramps. At the time, the fishermen were paying 70 dollars a month for moorage, and since the sale of the property, many have left. There are now 16 boats moored (no commercial fishing vessels) and there is an aluminum ramp leading to the dock.

Condition of Fabric In its completely remodeled state, the Stanich (Ellsworth-Thornton) net shed is in good, but non-original condition. Other than framing, some siding and some decking, very little original fabric is left.

A purse seine is a large net hauled out by a smaller boat or "skiff" to form a large circle. Fishermen pull the bottom of the netting, "pursing" it closed to capture schools of fish. Once the net is pulled aboard by a "power block" or "reel", the final length of net full of fish is either pulled on-board, or a smaller "brailing" net is used to scoop the catch and load it into the vessel's hatch. A cannery boat or "tender" typically transfers the fish to the cannery. Historically, fishermen of Gig Harbor have used this method to catch salmon, sardine and herring.

Cotton Nets In the 1930s and 1940s, while the Stanich net shed was in high use, fishermen tarred their cotton seine nets in order to hold their shape and keep them from rotting. The community had a large vat where the Millville Marina (HAER No. WA-186-G) is now, where they would soak the netting in the hot tar, then wring the net in rollers, to be stacked in the back of trucks and spread it out in a nearby field. As the nets dried, the crew would take the net strips and spread them apart to prevent the pieces from sticking together. Typically the crew of the seining operation would do the tarring and mending of nets 2 to 3 months prior to leaving to fish, as part of overall preparations. Cotton nets would also need more mending and patching than nylon nets, which did not come into use until after WWII in the early 1950's.

Associated Vessels Martin Stanich owned the purse seiner "Welcome" built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 and sank at Admiralty Island in 1961. The second Welcome built for Martin Stanich at the Skansie Shipyard in 1920 was sold in 1975 and was rammed by a research vessel near Foulweather Bluff and sank in 1978.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known- if requested during tribal consultation a cultural resource study will be performed

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consultation with tribes through USACE and City applications.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Dorotich Street. Access will be gained via water.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes -Harborview Dr & Dorotich St

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

NO

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Yes – Project will occur overwater

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No change from existing.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No - NA

- g. Proposed measures to reduce or control transportation impacts, if any.**

None- no change from existing

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None- No change

16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, refuse service, telephone, **sanitary sewer**, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No change

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Tabitha Simonetti

Type name of signee: Tabitha Simonetti

Position and agency/organization: Environmental Manager – Marine Floats Corporation

Date submitted: 7/7/2023



RECEIVED

By C. ANDREWS at 2:40 pm, Jul 19, 2023

OFFICE USE ONLY

EXHIBIT L

SUBMITTED: 07 19 2023

CASE NO.: PL-SDP-23-0001

MASTER PLANNING PERMIT APPLICATION

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

<input type="checkbox"/> Major Site Plan Review	<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Shoreline Substantial Development Permit	<input type="checkbox"/> Land Clearing
<input type="checkbox"/> Minor Site Plan Review	<input type="checkbox"/> Final Short Plat	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Nonconforming Review
<input type="checkbox"/> Administrative Design Review	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Perf. Based Height Exception
<input type="checkbox"/> Alternative Design Review	<input type="checkbox"/> Preliminary Plat Revision	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Temporary Trailer / Use
<input type="checkbox"/> Alternative Landscape Plan	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline Revision	<input type="checkbox"/> Administrative Interpretation
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Plat Alterations/Vacation	<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Rezone
<input type="checkbox"/> Variance	<input type="checkbox"/> Preliminary PRD/PUD	<input type="checkbox"/> Critical Area Variance	<input type="checkbox"/> Height Restriction Area Amendment
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Final PRD/PUD	<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Comp. Plan Amendment
<input type="checkbox"/> SEPA	<input type="checkbox"/> Final PRD/PUD Amendment	<input type="checkbox"/> Critical Area Review	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Tree Removal	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Master Sign Plan	<input type="checkbox"/> Zoning Verification Letter
<input type="checkbox"/> Change in Use	<input type="checkbox"/> Short Term Rental		

Project Name:	
----------------------	--

Project Address:	
-------------------------	--

Tax Assessor Parcel Number(s): <i>Attach full legal description</i>	
---	--

APPLICANT/AGENT <input type="checkbox"/> Primary Contact for Application			
Name:		Phone:	
Street:		Fax:	
City/State/Zip:		Email:	

PROPERTY OWNER(S) <input type="checkbox"/> Applicant <input type="checkbox"/> Primary Contract for Application			
Name:		Phone:	
Street:		Fax:	
City/State/Zip:		Email:	

Property Owner(s)

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner: _____ **Date:** _____

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

UTILITIES

Water Supply (name of utility provider): _____ **Sewage Disposal (name of utility provider):** _____

Access (Name of road or street from which access is or will be gained):

CRITICAL AREA INFORMATION

Wetlands on site Yes No **Slopes exceeding 15%** Yes No **Streams** Yes No

Existing Land Use: Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

Fee Deposits:

"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the act costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." _____(Initials)

Consolidated Permit Processing:

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per [GHMC 19.01.002\(B\)](#)." _____(Initials)

EXHIBIT M

From: [McCortney, Deana \(DNR\)](#)
To: [Cindy Andrews](#)
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001
Date: Monday, September 11, 2023 11:22:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)

Cindy,

I am not sure how to reply to these but Department of Natural Resources is involved in approving this. This is located on SOAL so I will be following this.

Thank you,
Deana McCortney
Pierce County Land Manager
Shoreline Aquatics District
Washington State Department of Natural Resources (DNR)
950 Farman Ave North, Enumclaw, Wa 98022
Cell: 206-909-1304
deana.mccortney@dnr.wa.gov
www.dnr.wa.gov

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Wednesday, August 9, 2023 8:43 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; McCortney, Deana (DNR) <Deana.McCortney@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; dwilliams@suquamish.nsn.us; ewatson@piercelfire.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kaitlin Harris, Puget Sound Partnership <kaitlin.harris@psp.wa.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Micah Park, Power Resources Analyst <micah@penlight.org>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nicole Jones-Vogel - PenMet Parks <njonesvogel@penmetparks.org>; OR-SEPA-REVIEW@wsdot.wa.gov; Peninsula School District Donata Butchcoe <butchcoed@psd401.net>; COM GMU Review Team <reviewteam@commerce.wa.gov>; Rhonda Foster at Squaxin Island Tribe <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ.Ladley <Russ.Ladley@PuyallupTribe-nsn.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; SEPA <SEPARreview@PuyallupTribe-nsn.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Sharon Silver (sharons@penlight.org)

<sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; McNally, Wren (PSP) <wren.mcnally@psp.wa.gov>; Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>

Subject: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

External Email

Good morning. The City of Gig Harbor has issued an NOA for the PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001 project, the site is located at 8205 Dorotich Street | Parcel No - 5970000110, I have included above the Notice of Application including the SEPA Checklist and below included a link to the City of Gig Harbor **Permit Portal** for all of the project information submitted to date. Please provide your comments no later than September 10, 2023, and please let me know if you have any questions.

[PERMIT PORTAL](#)

LOCATION: 8205 Dorotich Street | Parcel No - 5970000110

site is the Stanich Fishing Dock, located at the end of Dorotich Street..

Sec 05, Tw 21, R 02 Qtr 34. Parcel No. - 5970000110

PROPOSAL: The project proposes to replace the existing 16' entrance gate behind the WHHW mark, add 4' railings around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel pile. As well as, re-enforcing the support of the existing net shed. The project will introduce more environmentally friendly materials including grating and steel piling. The project will reduce the overwater coverage by 930.5 square feet.

COMMENT DEADLINE: September 10, 2023, by 5PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Cindy Andrews, Planning Technician at Candrews@gigharborwa.gov, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335. Agency comments must be received by no later than Tuesday, **September 10, 2023** for consideration

Cindy Andrews | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 253-853-7625 (direct) www.gigharborwa.gov



RECEIVED
By C. ANDREWS at 7:40 am, Aug 17, 2023

From: [Tina Vaslet](#)
To: [Cindy Andrews](#)
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001
Date: Thursday, August 10, 2023 3:01:04 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image015.png](#)

EXHIBIT N

Hi Cindy,

Since this will not affect transit operations, Pierce Transit has no comments.

Thanks and have a great day!

Tina Vaslet

Planner II – Bus Stops

P: 253.983.2706 | C: 253.255.8521

3701 96th St. SW, Lakewood, WA 98499



From: Cindy Andrews <candrews@gigharborwa.gov>

Sent: Wednesday, August 9, 2023 8:43 AM

To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; Deana McCortney <Deana.McCortney@dnr.wa.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; ewatson@piercefirer.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kaitlin Harris, Puget Sound Partnership <kaitlin.harris@psp.wa.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Micah Park, Power Resources Analyst <micah@penlight.org>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nicole Jones-Vogel - PenMet Parks <njones-vogel@penmetparks.org>; OR-SEPA-REVIEW@wsdot.wa.gov; Peninsula School District Donata Butchcoe <butchcoed@psd401.net>; reviewteam@commerce.wa.gov; Rhonda Foster at Squaxin Island Tribe <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; SEPA <SEPARreview@PuyallupTribe-nsn.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet

<tvasset@piercetransit.org>; Wren McNally, Puget Sound Partnership <wren.mcnally@psp.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>

Subject: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Caution: This email originated from outside of Pierce Transit. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Good morning. The City of Gig Harbor has issued an NOA for the PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001 project, the site is located at 8205 Dorotich Street | Parcel No - 5970000110, I have included above the Notice of Application including the SEPA Checklist and below included a link to the City of Gig Harbor **Permit Portal** for all of the project information submitted to date. Please provide your comments no later than September 10, 2023, and please let me know if you have any questions.

[PERMIT PORTAL](#)

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site is the Stanich Fishing Dock, located at the end of Dorotich Street..
Sec 05, Tw 21, R 02 Qtr 34. Parcel No. - 5970000110

PROPOSAL: The project proposes to replace the existing 16' entrance gate behind the WHHW mark, add 4' railings around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel pile. As well as, re-enforcing the support of the existing net shed. The project will introduce more environmentally friendly materials including grating and steel piling. The project will reduce the overwater coverage by 930.5 square feet.

COMMENT DEADLINE: September 10, 2023, by 5PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Cindy Andrews, Planning Technician at Candrews@gigharborwa.gov, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335. Agency comments must be received by no later than Tuesday, **September 10, 2023** for consideration

Cindy Andrews | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-7625 (direct) www.gigharborwa.gov





NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

August 24, 2023

To: Cindy Andrews, Planning Technician
City of Gig Harbor
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Re: **PL-SDP-23-0001**

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe doesn't have any specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe



EXHIBIT P

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

September 7, 2023

Cindy Andrews, SEPA Contact
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Cindy Andrews:

Thank you for the opportunity to comment on the prethreshold consultation for the PITT DOCK MARINA REPLACEMENT Project (PL-SDP-23-0001, PL-SEPA-23-0007) located at 8205 Dorotich Street as proposed by David Pitt-Harbor Investments NW, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to remove a structure(s) that may contain treated wood. Please refer to Ecology's publication "Focus on Treated Wood Exclusion," available at: [Focus on Treated Wood](#), for suggested best management practices and disposal requirements for treated wood. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris and dredged material resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

This property is within a quarter mile of two contaminated sites. The sites are Brunette & KB Partnership, Facility Site ID (FSID) 7239 and Conans Fuels Service FSID 1308. To search and access information concerning these sites, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during marina remodeling, testing of the potentially contaminated media must be conducted. If soil, sediment, or water contamination is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

Cindy Andrews
September 7, 2023
Page 2

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202303808)

cc: Derek Rockett, SWM
Sandy Smith, TCP



COMMUNITY DEVELOPMENT
PLANNING DIVISION

**Determination of Nonsignificance (DNS)
W.A.C. 197-11-970**

Environmental Review Application No.: PL-SEPA-23-0007

Parcel Number: 5970000101 & 5970000110

Action: Install a new residential pier, ramp, float and piling.

Proposal: The applicant is proposing to remodel an existing marina, removing and replacing solid decked surfaces and creosote-treated wood piles with fiberglass grating and galvanized steel pile, respectively. The project proposal also includes reinforcing support of the existing net shed, replacing an existing entrance gate landward of the mean higher high water mark (MHHW), and adding four-foot railings around the existing pier.

The existing pier, ramp, and floats total 5,247.5 square feet with solid-decked portions and 47 creosote piles. The project proposal will total 4,317 square feet with the pier and ramp using 100 percent aluminum grating, and the floats using 50 percent aluminum grating, a reduction of 930.5 square feet of overwater coverage. All 47 creosote piles are proposed to be removed and replaced with 17 galvanized steel piles.

Location: 8205 Dorotich Street, Gig Harbor, WA 98332

Proponent: Tabitha Simonetti (agent), Marine Floats

Lead Agency: City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- [x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by **January 19, 2024**.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or 5:00 PM on **January 30, 2024** whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars (\$312.00).

Contact: Roxanne Robles, Senior Planner
rrobles@gigharborwa.gov, (253) 525-0319

SEPA Responsible Official: Carl deSimas
Position Title: Community Development Director
(253) 853-7628

Signature  **Date:** December 28, 2023


cc: Agent
Owner

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Pitt Dock

2. Name of applicant:

2a. Name (Last, First, Middle) <input type="text"/>			
Pitt, David <input type="text"/>			
2b. Organization (If applicable) <input type="text"/>			
Harbor Investments NW LLC <input type="text"/>			
2c. Mailing Address (Street or PO Box) <input type="text"/>			
1329 N Northlake Way <input type="text"/>			
2d. City, State, Zip <input type="text"/>			
Seattle, WA 98103 <input type="text"/>			
2e. Phone (1) <input type="text"/>	2f. Phone (2) <input type="text"/>	2g. Fax <input type="text"/>	2h. E-mail <input type="text"/>
206-304-1477 <input type="text"/>	<input type="text"/>	<input type="text"/>	dave@affinityventuresnw.com <input type="text"/>

3. Address and phone number of applicant and contact person:

3a. Name (Last, First, Middle) <input type="text"/>			
Simonetti, Tabitha <input type="text"/>			
3b. Organization (If applicable) <input type="text"/>			
Marine Floats Corporation <input type="text"/>			
3c. Mailing Address (Street or PO Box) <input type="text"/>			
313 East F St <input type="text"/>			
3d. City, State, Zip <input type="text"/>			
Tacoma, WA 98421 <input type="text"/>			
3e. Phone (1) <input type="text"/>	3f. Phone (2) <input type="text"/>	3g. Fax <input type="text"/>	3h. E-mail <input type="text"/>
253-383-2740 <input type="text"/>	253-203-6371 <input type="text"/>	<input type="text"/>	tabitha@marinefloats.com <input type="text"/>

4. Date checklist prepared:

July 7, 2023

5. Agency requesting checklist:

City of Gig Harbor

6. Proposed timing or schedule (including phasing, if applicable):

Upon Permit Approval

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Habitat Assessment/ Habitat Management Plan, Dive Report/Survey

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Gig Harbor- Shoreline Substantial Development Permit

WDFW- Hydraulic Project Approval

DNR- Lease Approval/ Work Authorization

USACE- Permit Approval

Ecology- Approval

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

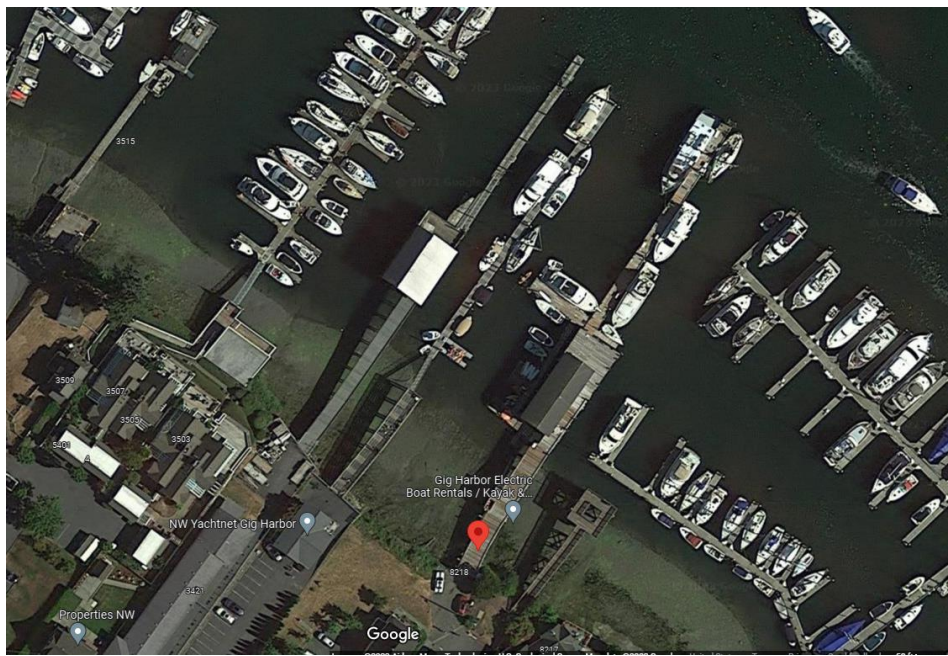
The project proposes to replace the existing 16' entrance gate behind MHHW, add 4' railing around the existing pier. A portion of the existing pier will remain. The project will remodel the existing marina and replace solid decked surfaces and creosote treated wood pile with fiberglass grating and galvanized steel piling. As well as re-enforcing support of the existing net shed.

PROPOSED				
	LENGTH	WIDTH	QTY	SQ FT
PIER	14	11	1	154
PIER	57	5	1	285
RAMP	42	4	1	168
FLOAT	30	6	1	180
	60	8	1	480
	40	8	1	320
	210	8	1	1680
	40	4	3	480
	47	6	1	282
	48	6	1	288
TOTAL SQ FT				4317
	QTY	DIAMETER		
PILE	10	12		
	7	12		
TOTAL PILE	17	12		

EXISTING				
	LENGTH	WIDTH	QTY	SQFT
PIER removed				1066
PIER replaced				439
RAMP	40	3	1	120
FLOAT	12	10	1	120
	44	10	1	440
	85	4.5	1	382.5
	20	3	3	180
	63	10	1	630
	187	10	1	1870
	TOTAL SQ F			5247.5
Float Buffer	302	83		
	QTY	DIAMETER	ESTIMATED LENGTH	
PILE	34	14	36.8 MHHW+DEPTH+20' EMBEDMENT	
	13	14	61.8 MHHW+DEPTH+30' EMBEDMENT	
	47	14		

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
8205 <u>Dorotich</u> St			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Gig Harbor, WA 98332			
5d. County [help]			
Pierce			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	05	21 N	02 E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.33330, -122.58363			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
5970000110			



B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is a highly developed area within Gig Harbor that consists of commercial marinas parking lots and ornamental shrubs.

Circle or highlight one: **Flat, rolling**, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

6-15% Slopes

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site is asphalt and water. Soils consists of Harstine gravelly ashy sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No- N/A to project- project will occur overwater.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling, excavation, or grading.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No- project is overwater.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Site is highly developed and will reduce the footprint by 930.5 square feet.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None- no soil impact project will remain within existing footprint creating no soil disturbance and occur overwater.

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions will come from boats and operating equipment during construction. Boat emissions will remain the same as it is a replacement for the same use of the marina after project is complete.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known- marine environment.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

None- NA

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes- project occurs in/ overwater – Gig Harbor Bay

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes installation will occur overwater. See attached plans.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes – FEMA Flood Zone AE EL.14 2017.

6. Does the proposal involve any discharges of waste materials to surface waters? If so,

describe the type of waste and anticipated volume of discharge.

No discharge into waters.

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No- N/A to project

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No- N/A to project

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

N/A to project

- b) Could waste materials enter ground or surface waters? If so, generally describe.**

No- N/A to project

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No- N/A to project

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

No- N/A to project

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation removal or alteration.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Hawks, Eagles, Marine Birds, Marine Mammals, Puget Sound fish species

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

Puget Sound (PS) Chinook salmon (*Oncorhynchus tshawytscha*), Hood Canal summer-run (HCSR) chum (*O. keta*), PS steelhead (*O. mykiss*), Puget Sound/Georgia Basin (PSGB) yelloweye rockfish (*Sebastes ruberrimus*), PSGB bocaccio (*S. paucispinis*), Southern Resident killer whales (SRKW) (*Orcinus orca*), Central America or Mexico humpback whales (*Megaptera novaeangliae*), the southern DPS of green sturgeon

(*Acipenser medirostris*), the southern distinct population segment (DPS) of eulachon (*Thaleichthys pacificus*), marbled murrelet (*Brachyramphus marmoratus*) and bull trout (*Salvelinus confluentus*)

Critical habitat: Chinook Salmon, Bocaccio, and Southern Resident Killer Whale.

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

Ecologically friendly design, construction techniques, and best management practices will be implemented at all times during construction.

1. The design of the marina complies with regulatory agencies criteria. Grated surfaces and ecologically friendly materials will be incorporated throughout.
2. Flotation will be permanently encapsulated.
3. All pilings are galvanized steel and will be the smallest diameter that is structurally feasible.
4. A floating surface boom will be installed, as needed, to capture any debris or oil sheen.
5. Old creosote pilings will not be shaken or scraped and will be taken from the site in a containment basin on a work barge to be properly disposed of at an upland disposal site.
6. Piling driven with an air driven vibratory pile hammer for sound attenuation.
7. If impact pile driving is implemented a bubble curtain will be utilized.
8. Floating pile driver will operate for 5-6 days and will not ground out.
9. Care will be taken to contain all construction debris.
10. All applicable BMPs and GCMs will be exercised throughout this project.
11. Work windows will be observed.
12. Piling is fitted with caps to prevent birds perching.
13. Floats will not ground out- depth is adequate to prevent this.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

None

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None- NA

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Yes, gas- boat hazards

1. Describe any known or possible contamination at the site from present or past uses.

Parameters for: Bacteria- fecal coliform, Benzo(a)anthracene, Benzo(a)pyrene, Indeno(1,2,3-c-d)pyrene, PCBs.

Listing ID: 86933									
Main Listing Information									
Listing ID: 86933						Current Category: 5			
Waterbody Name: TACOMA NARROWS									
Medium: Water									
Parameter: Bacteria - Fecal coliform									
WQI Project: None									
Designated Use: Shellfish Harvesting - General									
Assessment Unit									
Assessment Unit ID: 47122D5D8_01_01				County: Pierce					
Size: 0.468 Square kilometers				WRIA: Kitsap					
Associated Component(s): Grid: 47122D5D8, Type: Marine (Full Grids)									
Basis Table									
Assessment Year									
2018									
Sampling Year	Excursion Count	Sample Count	Criterion/Threshold	Aggregate	Calculated Value	Criterion 2	Aggregate 2	Calculated Value 2	
2016	10	12	43 #col/100ml	Highest daily average	500	14 #col/100ml	Water-year geometric mean	93	
Basis Statement									
Remarks									
Assessment Cycle 2018 - During water year 2016, the yearly geometric mean exceeded the standards or the ten percent criterion was exceeded with at least two samples exceeding the criterion magnitude in the year.									
Data Sources									
	Study Id	Location Id	Source Database						
	RSMP_PC_PMSB2015	PSS13175-000481	EIM						
Map Link									
<input type="checkbox"/> Map Link									

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gas

4. Describe special emergency services that might be required.

- Stop the spill and warn others in the area immediately.
- Shut off any ignition sources, including cigarettes.
- Contain the spill.
- Report the spill immediately to BOTH:
 - 1-800-258-5990 (Washington Emergency Management Division)
 - 1-800-424-8802 (National Response Center)

5. Proposed measures to reduce or control environmental health hazards, if any.

Spill prevention kit on site- crew is trained in spill response.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Normal boat traffic.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

No change long term- boat traffic

Short term- pile driving for construction installation

- 3. Proposed measures to reduce or control noise impacts, if any.**

Construction during daylight hours and normal working hours.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Commercial marina's on site and adjacent site. No change in use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- c. Describe any structures on the site.**

Net shed, marina, bulkhead

- d. Will any structures be demolished? If so, what?**

Marina will be replaced

- e. What is the current zoning classification of the site?**

Waterfront Millville

f. What is the current comprehensive plan designation of the site?

City of Gig Harbor

g. If applicable, what is the current shoreline master program designation of the site?

City waterfront

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes- Gig Harbor Bay (Puget Sound) See attached HA/HMP

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

None-N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

All permits and applications will be applied for through the city. No change in use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None- N/A

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None- N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None- N/A

c. Proposed measures to reduce or control housing impacts, if any.

None- N/A

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Net Shed- Approximately 15' tall

- b. **What views in the immediate vicinity would be altered or obstructed?**

None project is an existing replacement

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

Views will be improved- More modern dock design.

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

None- N/A

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Fishing, boating, swimming, kayaking, marine activities, etc.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None- improvement to existing use.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Yes- Stanich Net Shed; Constructed in 1940s

Existing netshed is the second shed built on the waterfront property. Construction of the second and existing net shed was in the late 1940's after the first shed was demolished. The owner/builder of the first shed was Martin Stanich and friend, Joe Morgan (between 1915 to 1918). Martin built the second shed immediately to the south of the original with his sons, Tony and John. As with all early construction, family and community members helped. The following is a chronology of alternations and additions made by contractors to the Stanich (Ellsworth-Thornhill) net shed after 1986.

1990 Floats and pilings renovated or added. Added new decking and cross timbers. (Ellsworth found that the lumber used for the original structure is in full dimensional sizes and rather than convert the entire building, he had the new timbers cut specially at a mill in Enumclaw). Added a garage door on the side facing south and commercially rewired the building. (Ellsworth described the old wiring as knob and tube wiring, with ceramic insulators varnished linen insulation. He also found glass fuses, and a one-wire circuit from the street. He noted that originally the dock had no electricity and that this was added later in the 1940's).

1992 Renovations complete, the shop area was partitioned off for rent as office space. The office space is in the front (facing harbor), which is now leased by an architect, and Ellsworth uses the back space for personal storage.

1994 Paved Dorotich Street leading to the shed, added a curb and sidewalks.

2008 Replaced corrugated, galvanized tin sheet roof with new roof. Ellsworth has reportedly invested approximately \$350,000 since 1986 in renovation, upkeep and expansion of the net shed property. He expects future investment since the pilings and dock need repair periodically.

Historical Context

Both originally from Dubrovnik, Croatia, Martin and Katherine Stanich met and married in Astoria Oregon, moving to Gig Harbor in 1910 with their four children: Lena and Mary (twins), Tony and John. The last child, Ann, was born in their Gig Harbor home in 1915. Martin built the home and adjacent net shed on the waterfront on Dorotich Avenuenue. The dock was for his first purse seiner, the Welcome, built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 after the second Welcome was built at the Skansie Shipyard in 1920. Martin believed in diversification and purchased the Strout property adjacent to his home in 1924. Formerly the St. Peter's Bros. grocery that burned down, it was replaced by the Stanich Grocery Store. As was customary in Croatian fishing families, the sons took over the family business. As the oldest,

Tony managed the grocery store and John took over the fishing boat. Both sons inherited the dock and netshed, and the house was left to the girls. Tony married Adelaide Hubmann and built their home on the lot between the family home and grocery store. Tony ran the store until the late 1950's. The Stanich Store served the commercial fleet supplying groceries on credit at the beginning of each busy fishing season with family members helping in the store as needed. When competitors entered the Gig Harbor grocery business and operating as a "credit store" was no longer feasible, the store was remodeled with space as a liquor store and a smaller deli space in the late 1950's. When the liquor agency left, Tony retired in 1971. The space was rented as a realty company and the smaller space remained a bakery/deli (NY Nails and Suzanne's Deli). When Tony died in 1995, the building was sold to Debra and Alan Ross in 1997. Their daughter, Irene, still lives in Gig Harbor lives in the family home on Dorotich next to the old grocery store. John, fishing since age 16, took over the Welcome in 1920 when his father retired. He married Pauline Castelan and skippered the fishing vessel for over 50 years. They lived half a block from the grocery store on Harborview Drive with their daughter. Jane still lives in Gig Harbor. John passed suddenly in 1974 and the following year the Welcome was sold. The home that Martin built was left to John and Tony's sister, Ann Manley and Lena (Karmelich) Stanich. Ann Manley's daughter, Mary Ann Jackson now owns the home. Mary (Stanich) Katich died in the spring of 1972. John's grandsons, John and Tom Dempsey helped (uncle) Tony with dock maintenance and repairs until it was sold in 1983. Three years later, Mike Thornhill and Robert Ellsworth, proprietor of the Ship to Shore and Kayaks, purchased the site. Prior to Ellsworth's complete remodel of the shed, the space was rented by a local commercial fisherman, who used it to store fishing nets and equipment. It is now a series of rooms for storage, office space and an art studio with an elevated dock extending in front, and low floats for moorage.

Part II -Structural / Design Information

General Description The Stanich (Ellsworth-Thornhill) net shed is approximately 1,440 square feet. Exact dimensions of the property and shed were not available at the time of the survey.

Character The original character of the net shed was a simple, gabled roof wood structure on pilings with one large room to store net, cork and gear for the Welcome. The family lived in a tent during its construction until the home was built. Two planks bridged the net shed to land. To the left of the entrance was a small outhouse space. The shed was demolished when the new net shed was constructed. The existing net shed maintained its rectangular shape and was constructed to the south. It extended further out with a larger dock and space around the shed. John and Tony later added a simple platform float for improved access to their boats at low tide. The larger space also provided moorage for other local fishing vessels. Currently the central partitioned area of the shed is used for Ellsworth's personal storage, though he plans on renting this section in the future. The structure did not have a flushing toilet, just a "fisherman's trap door" accessed by lifting two small moveable planks (a toilet that is a hole that emptied into the harbor). In 1986 (at time of the Ellsworth-Thornton purchase), there were 26 fishing vessels (purse seiners and gillnetters) rafted around the shed's low dock. The only way to get to

the boats was to climb down a ladder and walk over the rafted boats. This was common for area net sheds prior to added dock ramps. At the time, the fishermen were paying 70 dollars a month for moorage, and since the sale of the property, many have left. There are now 16 boats moored (no commercial fishing vessels) and there is an aluminum ramp leading to the dock.

Condition of Fabric In its completely remodeled state, the Stanich (Ellsworth-Thornton) net shed is in good, but non-original condition. Other than framing, some siding and some decking, very little original fabric is left.

A purse seine is a large net hauled out by a smaller boat or "skiff" to form a large circle. Fishermen pull the bottom of the netting, "pursing" it closed to capture schools of fish. Once the net is pulled aboard by a "power block" or "reel", the final length of net full of fish is either pulled on-board, or a smaller "brailing" net is used to scoop the catch and load it into the vessel's hatch. A cannery boat or "tender" typically transfers the fish to the cannery. Historically, fishermen of Gig Harbor have used this method to catch salmon, sardine and herring.

Cotton Nets In the 1930s and 1940s, while the Stanich net shed was in high use, fishermen tarred their cotton seine nets in order to hold their shape and keep them from rotting. The community had a large vat where the Millville Marina (HAER No. WA-186-G) is now, where they would soak the netting in the hot tar, then wring the net in rollers, to be stacked in the back of trucks and spread it out in a nearby field. As the nets dried, the crew would take the net strips and spread them apart to prevent the pieces from sticking together. Typically the crew of the seining operation would do the tarring and mending of nets 2 to 3 months prior to leaving to fish, as part of overall preparations. Cotton nets would also need more mending and patching than nylon nets, which did not come into use until after WWII in the early 1950's.

Associated Vessels Martin Stanich owned the purse seiner "Welcome" built in 1913 by Barbare shipyard in Tacoma. It was sold in 1920 and sank at Admiralty Island in 1961. The second Welcome built for Martin Stanich at the Skansie Shipyard in 1920 was sold in 1975 and was rammed by a research vessel near Foulweather Bluff and sank in 1978.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known- if requested during tribal consultation a cultural resource study will be performed

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consultation with tribes through USACE and City applications.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Dorotich Street. Access will be gained via water.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes -Harborview Dr & Dorotich St

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

NO

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Yes – Project will occur overwater

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No change from existing.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No - NA

- g. Proposed measures to reduce or control transportation impacts, if any.**

None- no change from existing

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None- No change

16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, refuse service, telephone, **sanitary sewer**, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No change

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Tabitha Simonetti

Type name of signee: Tabitha Simonetti

Position and agency/organization: Environmental Manager – Marine Floats Corporation

Date submitted: 7/7/2023



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

RECEIVED

By C. ANDREWS at 1:39 pm, Jan 18, 2024

EXHIBIT T

January 18, 2024

Planning Division
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Planning Division:

Thank you for the opportunity to comment on the determination of nonsignificance for the PITT DOCK MARINA REPLACEMENT Project (PL-SEPA-23-0007) located at 8205 Dorotich Street as proposed by HARBOR INVESTMENTS NW LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Diana Ison (360) 999-9593

This property is within a quarter mile of three known or suspected contaminated sites. The sites are Nikolich Property, Facility Site Identification (FSID) # 20826; Brunette & K B Partnership, FSID # 7239; and Conans Fuel Service, FSID # 1308. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed remodel to the existing marina, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Diana Ison with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9593.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

Planning Division
January 18, 2024
Page 2

(JKT:202306019)

cc: Diana Ison, TCP

From: [Shaun Dinubilo](#)
To: [Cindy Andrews](#)
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SEPA-23-0007
Date: Friday, January 5, 2024 10:13:30 AM

Hello Cindy,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. After reviewing the project, it should be noted that the netshed is listed as unevaluated for the National Register. Due to this, we recommend a historical evaluation of the netshed to determine its eligibility for the National Register.



Shaun Dinubilo
Archaeologist
FAA Certified (Section 107) sUAS Remote Pilot
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Phone: 360-432-3998
Email: sdinubilo@squaxin.us
Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Thursday, December 28, 2023 11:58 AM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; Deana McCortney <Deana.McCortney@dnr.wa.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; ECY RE SWRO COORDINATOR <swrosepacoordinator@ecy.wa.gov>; ewatson@piercerefire.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kaitlin Harris, Puget Sound Partnership <kaitlin.harris@psp.wa.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Micah Park, Power Resources Analyst

<micah@penlight.org>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; OR-SEPA-REVIEW@wsdot.wa.gov; Peninsula School District Donata Butchcoe <butchcoed@psd401.net>; PenMet Parks - Nicole Jones-Vogel <njones-vogel@penmetparks.org>; reviewteam@commerce.wa.gov; Rhonda Foster <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; SEPA <SEPAReview@PuyallupTribe-nsn.gov>; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Wren McNally, Puget Sound Partnership <wren.mcnally@psp.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>

Cc: Roxanne Robles <rrobles@gigharborwa.gov>

Subject: PITT DOCK MARINA REPLACEMENT - PL-SEPA-23-0007

The City of Gig Harbor has issued an Determination of Nonsignificance (DNS) for the PITT DOCK MARINA REPLACEMENT - PL-SEPA-23-0007 project, the site is located at 8205 Dorotich Street | Parcel No – 5970000101 , I have included above the Determination of Nonsignificance and below included a link to the City of Gig Harbor **Permit Portal** for all of the project information submitted to date. Please provide your comments no later than April 25, 2023, and please let me know if you have any questions.

[PERMIT PORTAL](#)

LOCATION: 8205 Dorotich Street | Parcel Number - 5970000101

Site is the Stanich Fishing Dock, located at the end of Dorotich Street, Sec 05, Tw 21, R 02, Qtr 34

PROPOSAL: The applicant is proposing to remodel an existing marina, removing and replacing solid decked surfaces and creosote-treated wood piles with fiberglass grating and galvanized steel pile, respectively. The project proposal also includes reinforcing support of the existing net shed, replacing an existing entrance gate landward of the mean higher high water mark (MHHW), and adding four-foot railings around the existing pier.

COMMENT DEADLINE: January 19, 2024

Please provide you comments to Cindy Andrews, Planning Technician at

Candrews@gigharborwa.gov ,

City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335.

Agency comments must be received by no later than January 19, 2024, for consideration

From: [Tabitha Simonetti](#)
To: [Roxanne Robles](#)
Cc: [David Pitt](#); [Cindy Andrews](#)
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001
Date: Wednesday, November 22, 2023 11:59:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image009.png](#)
[image010.png](#)
[image003.png](#)

Yes, it is, thank you.

Best,

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)386-9201
Marine Floats Main Phone: (253) 383-2740

From: Roxanne Robles <rrobles@gigharborwa.gov>
Sent: Wednesday, November 22, 2023 11:57 AM
To: Tabitha Simonetti <tabitha@marinefloats.com>
Cc: David Pitt <dave@affinityventuresnw.com>; Cindy Andrews <candrews@gigharborwa.gov>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

If that is an accurate representation of the gate design, then I can add this email as an exhibit and we don't need another submittal. Thanks for the quick response.

Thank you,

Roxy Robles (she/her) | Senior Planner

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 525-0319
www.gigharborwa.gov

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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Wednesday, November 22, 2023 10:35 AM
To: Roxanne Robles <rrobles@gigharborwa.gov>
Cc: David Pitt <dave@affinityventuresnw.com>; Cindy Andrews <candrews@gigharborwa.gov>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Roxanne,

Is this what you are looking for?

If we need to do a formal submittal for this, can you please have Cindy sent a box link, so we can get it submitted ASAP and keep the process moving.

Thanks,

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)386-9201
Marine Floats Main Phone: (253) 383-2740

From: Roxanne Robles <rrobles@gigharborwa.gov>
Sent: Wednesday, November 22, 2023 9:32 AM
To: Tabitha Simonetti <tabitha@marinefloats.com>
Cc: David Pitt <dave@affinityventuresnw.com>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Tabitha,

I'm not willing to debate the semantics of fence versus gate. I asked our community development director about this issue yesterday and the code states that 6 feet is the limit without a variance.

With regard to other projects, they may have existing nonconforming elements that allow those elements to persist. In this case, this is a large project – the scope of which requires an SDP – therefore those elements which are being updated/replaced will need to conform to current standards.

Best,

Roxy Robles (she/her) | Senior Planner

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 525-0319
www.gigharborwa.gov

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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Wednesday, November 22, 2023 7:50 AM
To: Roxanne Robles <rrobles@gigharborwa.gov>

Cc: David Pitt <dave@affinityventuresnw.com>

Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Roxanne,

I am hoping you can clarify a bit for me here. Looking at the code it states "Fences" must be no more than 6 feet. I am hoping you can clarify where it states that gates can be no taller than 6'? In addition, would it be possible to do a 6' gate if it is engineered at the time of the building permit submittal? I am just looking for clarification before we change it, as many of the other marinas in Gig Harbor do have access gates taller than 6'.

Best,

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)386-9201

Marine Floats Main Phone: (253) 383-2740

From: Roxanne Robles <rrobles@gigharborwa.gov>

Sent: Tuesday, November 21, 2023 12:06 PM

To: Tabitha Simonetti <tabitha@marinefloats.com>

Cc: David Pitt <dave@affinityventuresnw.com>

Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Tabitha,

I just got my comments done today – in my review I realized that the proposed gate is taller than 6 feet and does not appear to be measured from grade/deck. Maximum height for fences/gates is 6' without an engineering permit. You will need to revise the gate design.

While this may be a 'replacement', the scope of the project proposal is such that it would need to conform to current code.

Best,

Roxy Robles (she/her) | Senior Planner

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 525-0319
www.gigharborwa.gov

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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Tuesday, November 21, 2023 11:53 AM
To: Roxanne Robles <rrobles@gigharborwa.gov>
Cc: David Pitt <dave@affinityventuresnw.com>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Roxanne,

I wanted to check in on the status of the project and make sure you have everything you need?

Thanks,

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)386-9201
Marine Floats Main Phone: (253) 383-2740

From: Roxanne Robles <rrobles@gigharborwa.gov>
Sent: Wednesday, November 8, 2023 1:55 PM
To: Tabitha Simonetti <tabitha@marinefloats.com>
Cc: Cindy Andrews <candrews@gigharborwa.gov>; David Pitt <dave@affinityventuresnw.com>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Yes, thank you. That should be sufficient.

Roxy Robles (she/her) | Senior Planner
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 525-0319
www.gigharborwa.gov

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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Wednesday, November 8, 2023 12:54 PM
To: Roxanne Robles <rrobles@gigharborwa.gov>
Cc: Cindy Andrews <candrews@gigharborwa.gov>; David Pitt <dave@affinityventuresnw.com>
Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Roxanne,

I just want to clarify you are looking for a formal submittal of the information I provided you in our last discussion; or is there more information you are looking for?

Thanks,

Tabitha Simonetti

Marine Floats Corporation

313 East F St

Tacoma, WA 98421

Direct Phone: (253)203-6371

Marine Floats Main Phone: (253) 383-2740

Fax: (253) 383-1102

From: Cindy Andrews <candrews@gigharborwa.gov>

Sent: Wednesday, November 8, 2023 12:17 PM

To: Tabitha Simonetti <tabitha@marinefloats.com>; David Pitt <dave@affinityventuresnw.com>

Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Good morning, Tabitha. I confirmed with staff that the comments sent to you in the Summary page have already been sent to you back in September, the only comments that need to be addressed are the comments sent to you from Roxanne Robles, attached above. Please let me know if you have any questions.

Thank you

Cindy

Cindy Andrews | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 253-853-7625 (direct) www.gigharborwa.gov



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From: Cindy Andrews

Sent: Friday, November 3, 2023 3:48 PM

To: Tabitha Simonetti <tabitha@marinefloats.com>; David Pitt <dave@affinityventuresnw.com>

Subject: RE: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Thank you, Tabitha. Yes, I will confirm next week to clarify.

Thank you and have a great weekend
Cindy Andrews

Cindy Andrews | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-7625 (direct) www.gigharborwa.gov



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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Friday, November 3, 2023 3:44 PM
To: Cindy Andrews <candrews@gigharborwa.gov>; David Pitt <dave@affinityventuresnw.com>
Subject: Re: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Hi Cindy,

Can you please confirm these are the correct comments, they seem to be the same comments we had already received and addressed.

Thanks,
Tabitha

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From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Friday, November 3, 2023 3:28:15 PM
To: Tabitha Simonetti <tabitha@marinefloats.com>; David Pitt <dave@affinityventuresnw.com>
Subject: PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001

Good afternoon. Staff has completed its third review of the PITT DOCK MARINA REPLACEMENT - PL-SDP-23-0001 project, I have included below a link to staff's comments for your review. Please review staff's comments and follow up with me once you are ready to

resubmit your materials addressing staff's comments, I will send you a File Request link to upload your revised submittal. Please include a detailed narrative that corresponds to each of the comments noted in the summary sheet. Additionally, please include a completed correction/revision form to aid in proper routing of your submittals. Per Gig Harbor Municipal Code 19.02.006.A the applicant shall have 90 days to submit the necessary information or revisions or request a decision on the application. If the applicant responds in writing and indicates that more than 90 days is required to provide the additional information or revisions, the director may accept a reasonable timeline for submittal of all information requested or revisions.

[REVISION / CORRECTION FORM](#)

[STAFF REVIEW COMMENTS:](#)

I understand that Roxanne Robles, Senior Planner provided her comments to you yesterday and I have included them in the comments link for consistency.

Please be advised that this review requests additional materials and/or clarifications needed to complete the review and approval of your project. This letter officially stops the 120-day review timeline for your application per GHMC 19.02.007(B). The clock will be restarted following the submittal of all requested items in this letter, consistent with the provisions of the code. Submittals which only address portions of the materials requested will not re-start the review clock.

Submitting Corrections: Please be advised that the City requires that you include a City of Gig Harbor Revision/Correction form with your re-submittal. Please be advised that responding to this letter is considered a "correction". A copy of this form is attached to the letter for your use. Copies can also be obtained at the front counter or on-line in a form-fill-able version. Submittals received without the form, may be returned.

90-Day Correction Deadline: Please be advised that the GHMC provides a standard 90-day timeframe for applicants to submit revisions and additional information in response to a review/corrections letter. If materials are not submitted within 90 days, the City may start the process to close your application file for inactivity (See GHMC 19.02.006). If for some reason you anticipate needing additional time to respond to this letter, please advise me of your timeline and when materials can be expected.

Correction Fees: Please be advised that if this letter is in response to the **third** submittal for this project. The Planning Department review fees paid at the time of application include the review of **three plans sets** (the initial submittal and two revisions) and preparation of documents for approval/hearing. The department charges additional hourly review fees for review of additional submittals after the 3rd review (the 4th submittal). Once you reach the 4th submittal you will be required to submit \$800 with the submittal to cover the minimum 8-hour review fee, and will be billed for any additional review hours at a rate of \$100/hour.

Please let me know if you have any questions.

Thank you

Cindy Andrews

Cindy Andrews | Planning Technician

📍 3510 Grandview St • Gig Harbor, WA 98335

☎ 253-851-6170 253-853-7625 (direct) 🌐 www.gigharborwa.gov



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From: [Tabitha Simonetti](#)
To: [Roxanne Robles](#)
Subject: RE: PL-SDP-23-0001 Pitt Dock Replacement
Date: Tuesday, September 26, 2023 9:58:07 AM
Attachments: [image001.png](#)
[image002.png](#)

The peak of the shed is at 15' 6"

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)203-6371
Marine Floats Main Phone: (253) 383-2740
Fax: (253) 383-1102

From: Roxanne Robles <rrobles@gigharborwa.gov>
Sent: Monday, September 25, 2023 12:39 PM
To: Tabitha Simonetti <tabitha@marinefloats.com>
Subject: RE: PL-SDP-23-0001 Pitt Dock Replacement

Hi Tabitha, do you have any more information on the netshed height?

Roxy Robles (she/her) | Senior Planner

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 525-0319
www.gigharborwa.gov

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From: Tabitha Simonetti <tabitha@marinefloats.com>
Sent: Wednesday, September 20, 2023 10:45 AM
To: Roxanne Robles <rrobles@gigharborwa.gov>
Subject: RE: PL-SDP-23-0001 Pitt Dock Replacement

Hi Roxanne,

See my responses below in red.

Best,

Tabitha Simonetti

Marine Floats Corporation
313 East F St
Tacoma, WA 98421

Direct Phone: (253)203-6371
Marine Floats Main Phone: (253) 383-2740
Fax: (253) 383-1102

From: Roxanne Robles <rrobles@gigharborwa.gov>
Sent: Tuesday, September 19, 2023 8:46 AM
To: Tabitha Simonetti <tabitha@marinefloats.com>

Subject: PL-SDP-23-0001 Pitt Dock Replacement

Hi Tabitha,

I had some questions as I'm reviewing your resubmittal:

1. Are there any utilities, lighting, or outdoor furnishings proposed at this time? I didn't see anything noted on the drawings but wanted to double check.

At this time there is an HDPE pipe that runs from the Netshed along the pier that will remain. We do not have lighting/utilities proposed at this time; if the owner decides to add power and water down to the dock it will be lines that run under the floats and attach to the pedestals pictured here. This is decided at the time of the building permit when we apply for fire suppression, building permit, and plumbing. All lighting is always oriented away from the water.

2. Is there any painting proposed? Unclear from the proposal but if so, it will be subject to design manual requirements.

No painting is proposed.

3. How tall is the netshed? It's existing, so even if it were nonconforming changes wouldn't need to be made, but I'd like to include it in my staff report since it's in the height restriction area where height is max 16'.

I have the measurement coming.

4. How many parking spaces are on site and where are they located? Again, it's existing and the proposal doesn't change the number of moorages, but I'd like to include it in my staff report.

There are 3 existing spots. Right next to the pier.

5. GHMC 17.76.020.B requires that moorages are at least 12 feet from a side property line unless there is an agreement from property owners; I measured 22 feet on the north side and 29 feet on the south side, can you please confirm those measurements are correct and send a screenshot of your plan or bluebeam measurement?

See attached.

6. GHMC 17.76.020.C requires that no fences or other obstructions to the view are permitted. Can you please confirm how the owner proposes to close off the pier (if at all)?

As seen in drawing page 7 there is an existing 16' gate they plan to replace.

Please give me a call if anything is unclear. Best,

Roxy Robles (she/her) | Senior Planner

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