



Memorandum

August 13, 2024

To: Mr. Mark Scheibmeir, Hearing Examiner
From: Jeremy Hammar, Senior Planner
Subject: Ancich Dock SDP (PL-SDP-23-0005): Comments on additional exhibits.

A public hearing regarding the subject proposal was held on July 16, 2024. At the public hearing staff was directed to obtain authorization from the city council or other city official to allow vessels accessing the proposed dock to enter the city's lease area. In response to that request, the City Attorney has prepared the attached legal memo. Additionally, the applicant has provided an email from Department of Natural Resources (DNR) regarding the same topic.

Due to an error in posting the Notice of Public hearing, the site has been re-noticed in a manner consistent with GHMC to allow an opportunity for testimony by those members of the public who were unaware of the hearing date.

Since the July 16, 2024 hearing, staff has met with both the applicant as well as nearby property owners regarding the proposal, to summarize;

Staff met with a nearby property owner on August 8th to discuss the proposal, the nearby property owner expressed concerns over off-street parking on the site in relation to the proposed project. Staff reiterated the points made during the July 16 hearing regarding how parking is calculated for marina uses.

Staff met with the applicant August 9 to discuss the layout of the proposed project in relation to City-leased tideland to the East of the subject site.

Regarding off-street parking on the site, staff analysis finds that parking is nonconforming pursuant to SMP 8.11.10 *Nonconforming Parking, Loading and other Characteristics of Use*. City Staff supports the analysis of the off-street



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: July 9, 2024

RE: PL-SDP-23-0005, PL-SEPA-23-0009

Ancich Dock
Public Hearing Date: July 16, 2024

I. GENERAL INFORMATION:

A. Owners: Thomas Lerch/John Lee Eugene
9167 NW Kaiser Rd,
Portland, OR 98421

C. Agent: Marine Floats
313 E. F. Street
Tacoma, WA 98421

II. APPLICANT'S REQUEST:

The applicant is proposing to remove an existing solid-decked pier, ramp, creosote-treated wood pilings, floats, and 1,890 cubic feet of concrete rubble; and install fiberglass grating, encapsulated floats, and galvanized steel piles.

The existing pier, ramp, and floats total 8,970 square feet with solid-decked portions and 59 creosote piles. The project proposal will total 8,186 square feet with the pier and ramp using 100 percent aluminum grating, and the floats using 50 percent aluminum grating, a reduction of 784 square feet of overwater coverage. All 59 creosote piles are proposed to be removed and replaced with 40 galvanized steel piles.

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 barge-mounted derrick and vibratory hammer. 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. No proofing is necessary for non-load-bearing piles (13 10" piles), and the load-bearing piles will be driven (27 12" piles). 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 (SMP) 8.2.1.A. An SDP permit is a Type III permit which requires a hearing examiner decision.

This request is addressed under Shoreline Substantial Development Permit PL-SDP-23-0005, The proposed improvements are shown in the applicant's site plan, which is included as Exhibit B to this staff report.

III. SITE DESCRIPTION:

- A. Location:** 3615 Harborview Drive. The site is located on the north side of Harborview Drive and bordering the north side of the Ancich Waterfront Park. Sec 05, Twn 21 N, R 02 , Qtr 12.

Assessor's Parcel Numbers: 0221053113, 0221053114

- B. Site Area/Acreage:** 16,988 square feet/0.39 acre upland area
50,919 square feet/1.16 acre of tidelands lease

C. Existing Site Characteristics:

- 1. Topography:** The site's uplands slope down gently from Harborview Drive towards Gig Harbor Bay
- 2. Vegetation:** The upland portion of the site is hardscape.

3. **Wetlands and Critical Areas:** The site fronts Gig Harbor Bay, a critical fish and wildlife habitat area. Additionally, U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping identifies potential estuarine and marine wetlands along the Gig Harbor shoreline. No other wetlands or streams are mapped on or near the site.

Per the requirements of the Gig Harbor Municipal Code (GHMC), the applicant prepared a Habitat Management Plan dated October 26, 2023 (revised April 30, 2024) to address potential impacts to Endangered Species Act (ESA) listed species and associated habitat. Under its “effects determination”, the assessment concluded that the project would have either “no effect” or “may effect, but not likely to adversely affect” ESA-listed species or associated habitat. The Habitat Assessment is included as Exhibit N.

D. Zoning:

1. **Subject parcel:** “WM” Waterfront Millville District & Historic District Overlay
2. **Adjacent zoning and current use:**
 - a. **North:** Gig Harbor Bay
 - b. **South:** R-1 – Single-Family Residential
 - c. **West:** WM - Waterfront Millville
 - d. **East:** WM - Waterfront Millville
3. **Shorelines:** The SMP designates the subject site as Historic Working Waterfront. SMP subsection 5.2.6 addresses the purpose and management policies for the Historic Working Waterfront destination.

The Gig Harbor Shoreline Master Program (SMP) designates the subject site as a “City Waterfront” Shoreline Environment Designation. SMP subsection 5.2.5 addresses the purpose and management policies for that designation.

- E. Utilities / Road Access:** The site is accessed from Harborview Drive abutting on the south. The property is serviced by City of Gig Harbor sewer and water.

IV. APPLICABLE CODES AND POLICIES:

A. 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 are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense waterfront areas would provide for higher density residential and commercial/retail uses.

B. Gig Harbor Municipal Code (GHMC):

The subject parcel is zoned WM Waterfront Millville District. The following code chapters apply to this proposal:

- a) 17.48 Waterfront Millville (WM)
- b) 17.72 Off-Street Parking and Loading
- c) 18.08 Critical Areas Ordinance
- d) 18.10 Flood Hazard Construction Standards

C. Shoreline Master Program: Development upon the shorelines of Gig Harbor is regulated by the city of Gig Harbor Shoreline Master Program that was adopted on November 25, 2013 and became effective on December 27, 2013. The following sections/subsections of the Master Program apply to this project:

Subsection 5.2.6-Historic Working Waterfront Shoreline
Environment Designation
Subsection 6.2.2-No Net Loss and Mitigation
Section 7.12-Commercial Uses
Section 8.2-Types of Shoreline Permits

D. Washington Administrative Code: The Shoreline Substantial Development Permit must be found consistent with the provisions of WAC 173-27-150 which state as follows:

(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.

V. BACKGROUND INFORMATION

According to the Habitat Assessment and Habitat Management Plan (HAMP, Exhibit N), the existing net shed on the site is 1,550 square feet and is utilized as an office, art space, and storage.

The net shed and marina has been in 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. ENVIRONMENTAL REVIEW:

Pursuant to WAC 197-11 and Gig Harbor Municipal Code Chapter 18.04, on June 26, 2024 the city of Gig Harbor issued a Determination of Non-significance (DNS) for the proposed action. The appeal period for the DNS expires on July 17, 2024. No appeals have been filed at the time of this Staff Report. The DNS is included as Exhibit D.

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in the Tacoma News Tribune and mailed to all property owners within 300 feet of the subject site on January 23, 2024. The NOPH was also posted on the subject site on January 23, 2024. One (1) comment was received at the time of this staff report and is included as Exhibit M. The letter dated July 4th from Guy Hoppen expresses concerns over the design and layout of the proposed dock. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit E.

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the subject site, and mailed to owners of property within 300 feet of the site on November 28, 2023. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit F.

The City received four (4) comments in response to the NOA. A letter was provided by Squaxin Island Tribe received by the City on December 4, 2023, and notes that the site is in an area with a high potential for location

of cultural resources but due to the nature of the project there are no specific cultural resource concerns for this project (Exhibit I) a letter provided by the Nisqually Tribe (Exhibit J), received by the City December 5, 2023 and notes that they have no specific comments concerns but wish to be informed if there are any Inadvertent Discoveries of Archaeological Resources. A letter was provided by Department of Ecology received by the City on December 13, 2023 (Exhibit K), the letter provides comments regarding solid waste management, toxics cleanup, and water quality. A letter was provided by Department of Natural Resources (DNR) (Exhibit L) dated December 4, notes that any concerns from DNR regarding the proposal will be provided the following month.

VIII. 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 are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense waterfront areas would provide for higher density residential and commercial/retail uses.

The existing Commercial use is considered a non-water-dependent type of land use permitted under the SMP, and the subject site is located in a less intense section of the Waterfront area designation as addressed by the purpose statement above.

Staff analysis: Provided the request is properly conditioned, the proposal would allow for the redevelopment consistent with the requirements of the SMP, is generally consistent with the stated purpose and applicable goals of the Plan.

2. Gig Harbor Municipal Code:

a. 17.48 Waterfront Millville (WM):

It is the intent of this district 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.

The proposed improvements would continue an established permitted use on the site and would remain consistent with the intent of the Waterfront Millville zoning district. If properly conditioned the use can continue to operate at the proposed location in a manner compatible with adjacent and nearby uses.

b. 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 over 45 feet, which is the same as the existing number of moorages.

Staff Analysis: 7 parking spaces are provided adjacent to the pier (Exhibit B). 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.

3. Gig Harbor Shoreline Master Program (SMP):

Consistency with Applicable Goals and Policies:

The following is an analysis of the applicable SMP policies that apply to the proposal:

Relationship to Other Plans and Regulations (SMP 1.5)

Chapter 1.5 states, Uses, developments and activities regulated by this Master Program may also be subject to the provisions of the Gig Harbor Comprehensive Plan, the Washington State Environmental Policy Act ("SEPA," Chapter 43.21C RCW and Chapter 197-11 WAC), other provisions of the Gig Harbor Municipal Code (GHMC), including Title 17 Zoning and Title 18 Environment, and various other provisions of local, state and federal law, as may be amended. The specific provisions of GHMC Title 17 shall apply when not specifically addressed by the Master Program's development regulations.

Historic Working Waterfront Environment (SMP 5.2.6)

The purpose of the Historic Working Waterfront designation is to recognize and preserve two of Gig Harbor's most notable historic

industries: commercial fishing and boatbuilding. The area possesses a significant concentration of historic uses and structures. This concentration of contiguous net sheds and commercial fishing vessel moorage facilities on either side of the historic Eddon Boat Building facility and Eddon Boat Park, have aesthetic, architectural, historical and cultural significance that characterize the community's regional maritime identity.

This designation allows a limited range of non-water oriented uses as a means of promoting the preservation and rehabilitation of the historic structures. Current zoning (WC - Waterfront Commercial and WM - Waterfront Millville) allows for professional services. The preferred and best uses for this area are commercial fishing services/moorage and boatbuilding. Those properties that have been listed on the City's Register of Historic Places shall be eligible for conditional non-water oriented uses such as offices and sales, and water-enjoyment uses such as restaurants and small-scale marina trades businesses.

This environment should recognize historic resources such as overwater net shed structures; promote public access and knowledge of Gig Harbor's history; and support tourism, while protecting existing ecological functions, restoring ecological functions that have been previously degraded, and enhancing public access to the shoreline.

Staff analysis: The proposed replacement of the existing creosote wood piles and solid wood decking with galvanized steel piles and grated decking is both in line 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.

Marine Shorelines, Vegetation Conservation and Critical Areas Protection-Section 6.2

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 N) 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 59 creosote piles, replacing them with 40 galvanized steel piles; and the replacement of the pier, ramp and floats with modern aluminum grating will result in a reduction of 784 square feet of overwater coverage. The technical memorandum prepared by the third-party critical areas consultant recommends the city accept the HAMP (Exhibit O).

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 GHSMF 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.

Based on the preceding, the request is consistent with the applicable policies of the city's shoreline master program.

Consistency with WAC 173-27-150-Review Criteria for Substantial Development Permits:

Staff analysis: The subject request is consistent with the goals of RCW 90.58, the State Shoreline Management Act (SMA), that 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. In this regard, the proposed moorage improvement and upgrades to the parking support a permitted use that won't adversely impact the natural environment.

The proposal is also consistent with the applicable requirements of the WAC 173-27 and with the city's master program. In this regard, as addressed above, the request is consistent with the applicable goals and policy guidance set forth in the master program and is also consistent with the applicable regulations that address commercial uses. If properly conditioned, the request can be found consistent with the RCW 90.58, WAC 173-27 and the applicable provisions of the SMP.

B. Operations and Engineering

The City Engineer has reviewed the subject request and has found the proposed development to be generally consistent with the applicable provisions of the Code.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the proposed development to be generally consistent with the applicable provisions of the Code.

X. CONCLUSIONS:

A. Shoreline Substantial Development Permit:

1. The existing marina use, which is a use permitted 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 city's Shoreline Master Program.

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:

Land Use Special Conditions:

1. The applicant shall obtain civil and building permits from the city prior to commencing construction on the proposed improvements, as needed.
2. Prior to final inspection by the City of Gig Harbor Planning staff, the applicant shall provide the Planning Division with any necessary documentation relating to final permit approvals from other agencies.
3. Development of improvements described herein shall be completed in a manner consistent with the site plan as well as the recommendations contained in the Habitat Assessment Report prepared by Aquatic Resources LLC and included as Exhibit N to the staff report.
4. All construction activities shall incorporate comments provided by the Department of Ecology in their letter dated December 13, 2023.
5. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances.

If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance and acknowledges that bringing such development or activities into compliance may require new permit applications to be considered by staff or the Hearing Examiner.

Project Planner: Jeremy Hammar, Senior Planner

Date: _____

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

- A. Staff Report dated July 9, 2024
- B. Plan set, dated May 22, 2024
- C. DNR Approval, dated January 30, 2024
- D. Determination of Non-significance dated June 27, 2023
- E. NOPH Certificate of Transmittal and Affidavit of Posting
- F. NOA Certificate of Transmittal and Affidavit of Posting
- G. SEPA Checklist, Dated May 1, 2024
- H. Joint Aquatic Resources Permit Application (JARPA) form, May 1, 2024
- I. NOA Comment Letter from Squaxin Island Tribe, Dated December 4, 2023
- J. NOA Comment Letter from Nisqually Tribe, dated December 5, 2023
- K. NOA Comment Letter from Department of Ecology, Dated December 13, 2023
- L. NOA Comment Letter from Department of Natural Resources, Dated December 4, 2023
- M. NOPH Comment Letter from Guy Hoppen, Dated July 4, 2024
- N. Habitat Management Plan, prepared by Aquatic Resources LLC, Dated Revised April 30, 2024
- O. Review Memorandum prepared by Grette Associate, Dated December 7, 2023

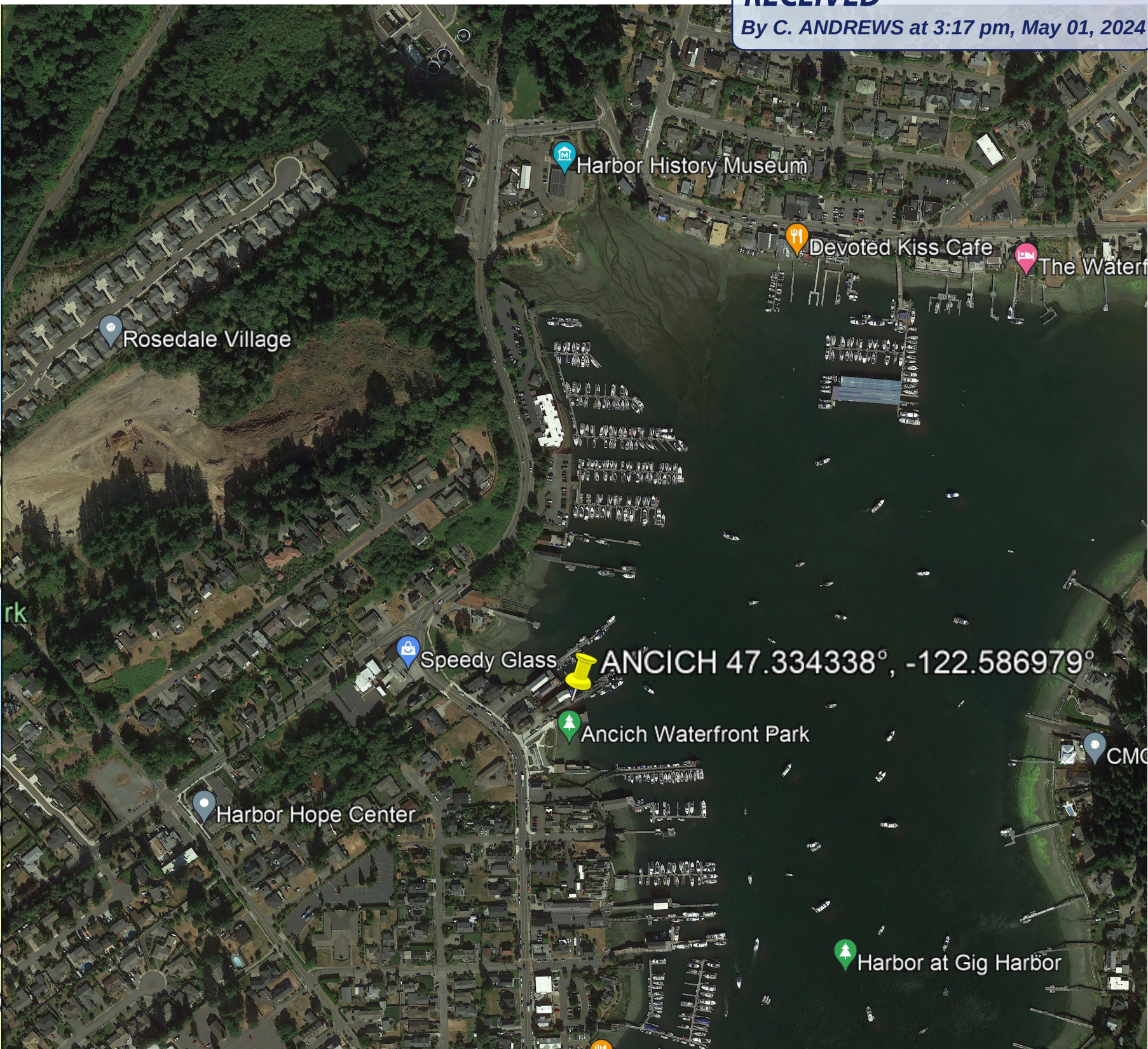
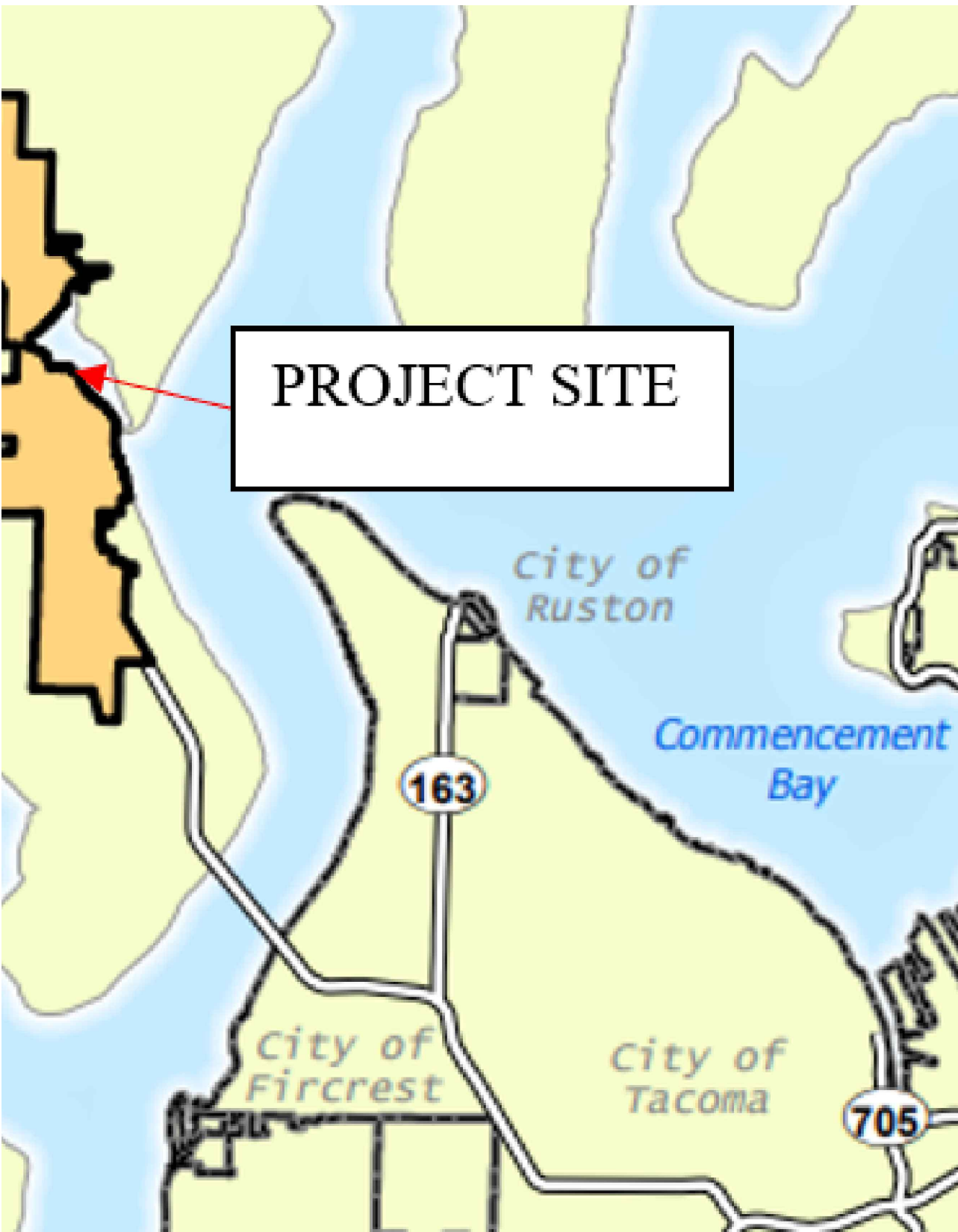
Duration of Permit Approval: The shoreline substantial development permit addressed by this decision shall expire two (2) years from the effective date of the decision, unless construction activities commence or, if no construction is proposed, the use or activity is commenced. If substantial progress 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 Jeremy Hammar, Senior Planner, at 253-851-6170 should you desire to review the file.

PROJECT SITE



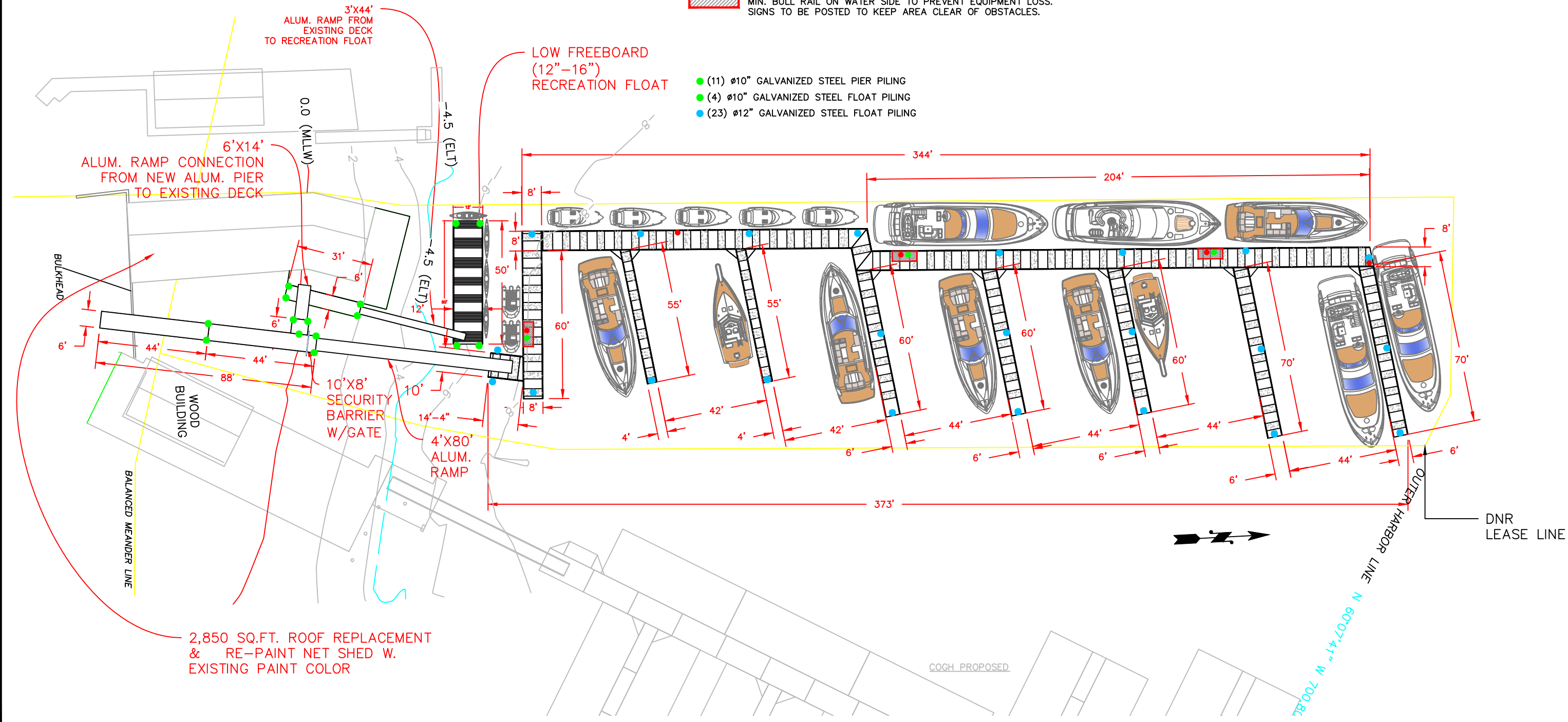
NOTES: FEMA FLOODPLAIN 14' (NAVD88) ZONE AE				DRAWN: T.Simonetti	PROPRIETARY PROPERTY MARINE FLOATS CORPORATION This document is the proprietary property of Marine Floats Corporation and shall not be used in part or whole for any other project without THE WRITTEN PERMISSION OF MARINE FLOATS CORPORATION	 Marine Floats 313 East F St. Tacoma, WA 98421 253.383-2740 https://marinefloats.com/				
				DATE: 4/29/2024			CLIENT: Ancich, Gig Harbor Bay	SHEET TITLE: VICINITY MAP		
				SCALE: NTS			PROJECT NO: 3401	PROJECT NAME: Marina Replacement	REVISION: 2	SHEET #: 1
	REV	DESCRIPTION	DATE							

(3) FIRE STANDPIPE 2½" NST MALE WITH BRASS ANGLE VALVE

(5) 4A40BC FIRE EXTINGUISHERS 75' MAX AND AT ALL STANDPIPE LOCATIONS

(3) 4'X10' FIRE EQUIPMENT STAGING AREA LOCATIONS WITH 4" MIN. BULL RAIL ON WATER SIDE TO PREVENT EQUIPMENT LOSS. SIGNS TO BE POSTED TO KEEP AREA CLEAR OF OBSTACLES.

- (11) Ø10" GALVANIZED STEEL PIER PILING
- (4) Ø10" GALVANIZED STEEL FLOAT PILING
- (23) Ø12" GALVANIZED STEEL FLOAT PILING



NOTES:
7,538 Square Feet Proposed
EXISTING NET SHED TO BE RE-ROOFED AND
RE-PAINTED WITH EXISTING COLORS

2	Revised Layout per COGH Comments	4/29/2024
1	ADDED DNR LEASE BOUNDARY TO THIS PAGE	1/11/2024
REV	DESCRIPTION	DATE

DRAWN:
T.Simonetti
DATE:
4/29/2024
SCALE:
1"=40'
PROJECT NO:
3401

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CLIENT:
Ancich,
Gig Harbor Bay
PROJECT NAME:
Marina Replacement

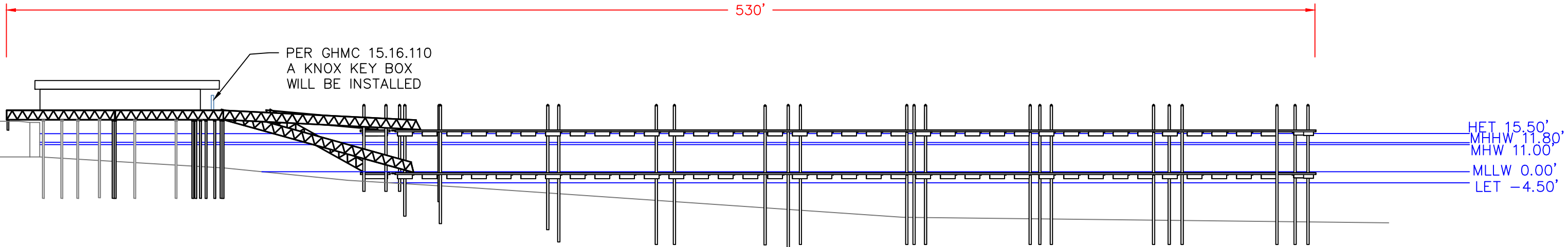


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SHEET TITLE:
PROPOSED

REVISION:
2

SHEET #:
2



NOTES:

2	Revised Layout per COGH Comments	4/29/2024
REV	DESCRIPTION	DATE

DRAWN: T.Simonetti
DATE: 4/29/2024
SCALE: 1"=40'
PROJECT NO: 3401

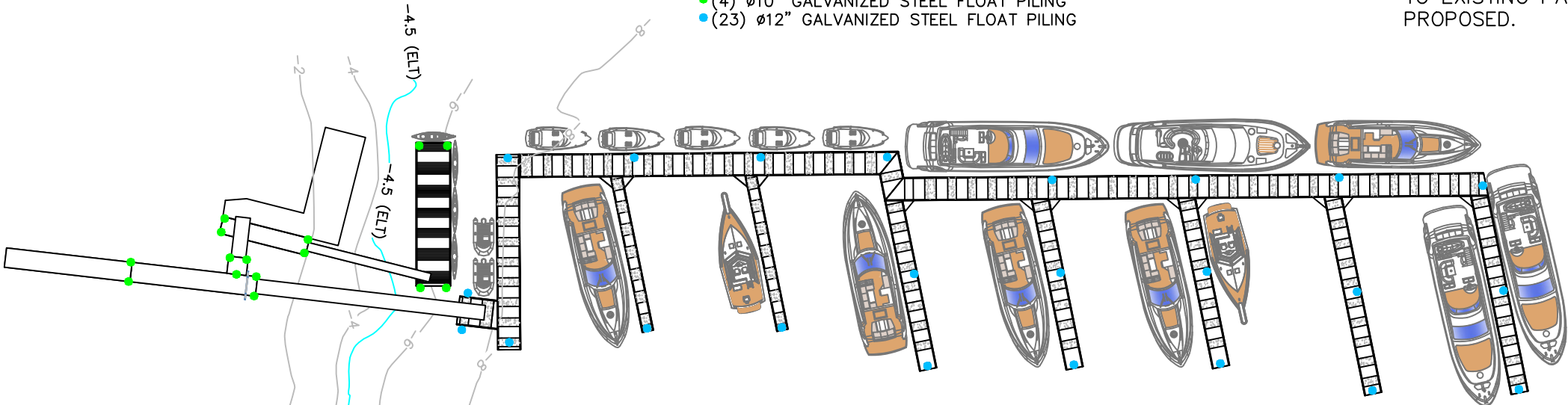
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CLIENT: Ancich, Gig Harbor Bay
PROJECT NAME: Marina Replacement

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SHEET TITLE: CROSS SECTION
REVISION: 2
SHEET #: 3

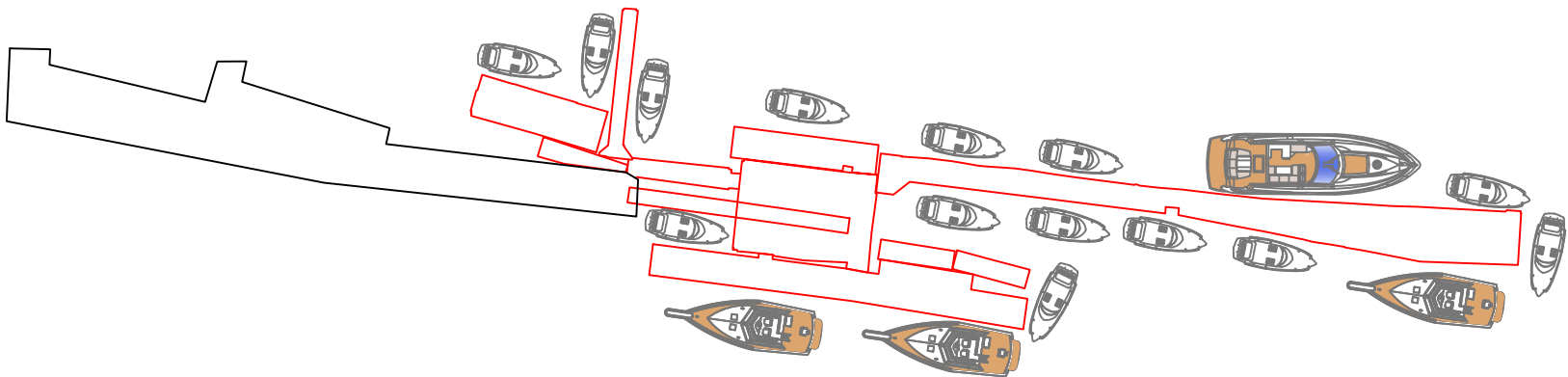
PROPOSED

USE AND NUMBER OF SLIPS IS UNCHANGING. NO CHANGE TO EXISTING PARKING STALLS PROPOSED.

- (11) Ø10" GALVANIZED STEEL PIER PILING
- (4) Ø10" GALVANIZED STEEL FLOAT PILING
- (23) Ø12" GALVANIZED STEEL FLOAT PILING



EXISTING



NOTES:

2	Revised Layout per COGH Comments	4/29/2024
REV	DESCRIPTION	DATE

DRAWN:
T.Simonetti

DATE:
4/29/2024

SCALE:
1=50'

PROJECT NO:
3401

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CLIENT:
Ancich,
Gig Harbor Bay

PROJECT
NAME:
Marina Replacement



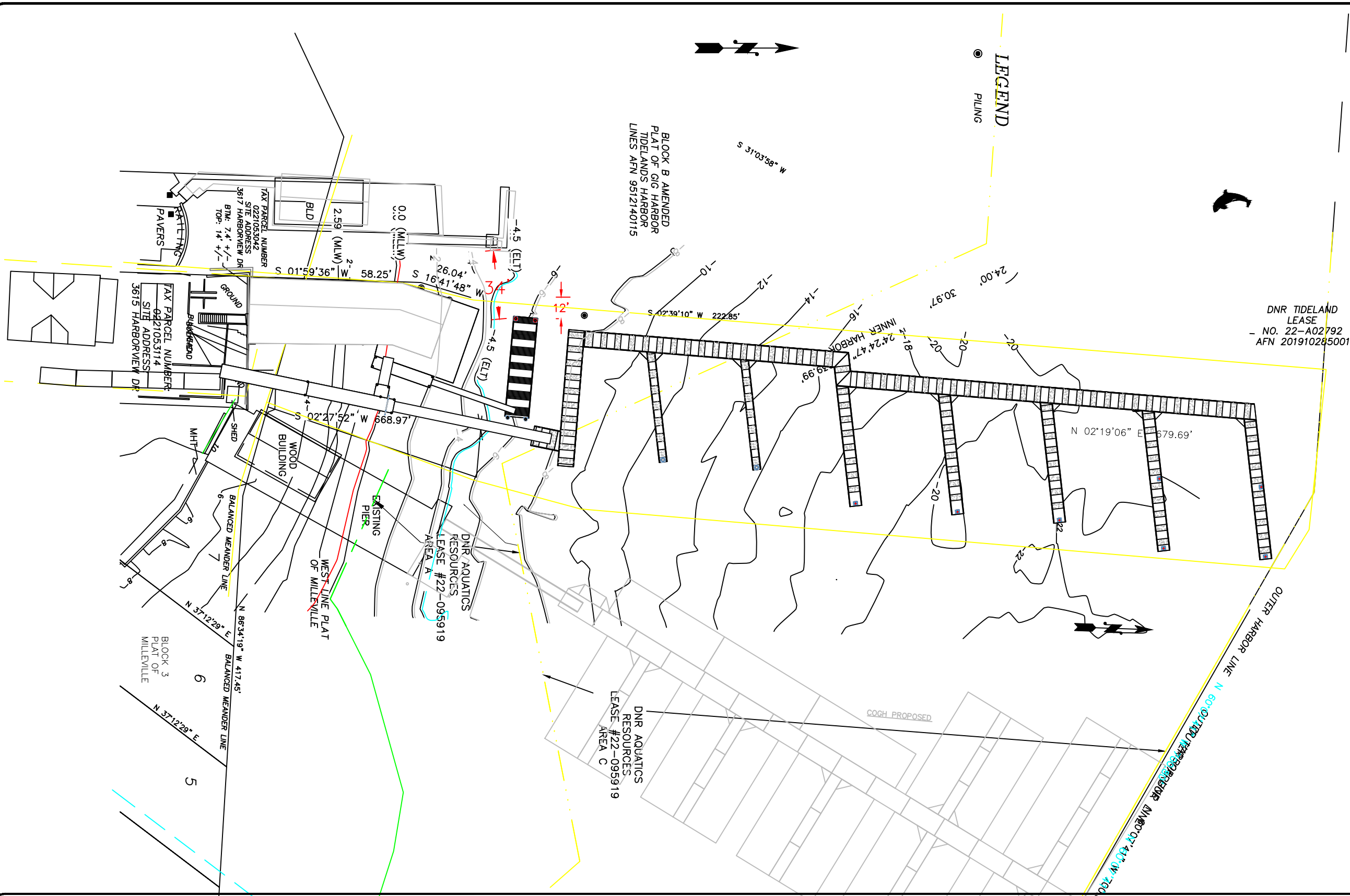
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<https://marinefloats.com/>

SHEET TITLE:
SLIP COMPARISON

REVISION:
2

SHEET #:
4



NOTES:

REV	DESCRIPTION	DATE
3	Revised Layout per COGH Comments	4/29/2024
2	FIXED LEASE LINES AND LEADERS	1/11/2024
1	EXISTING PARKING SPACES ADDED	1/11/2024

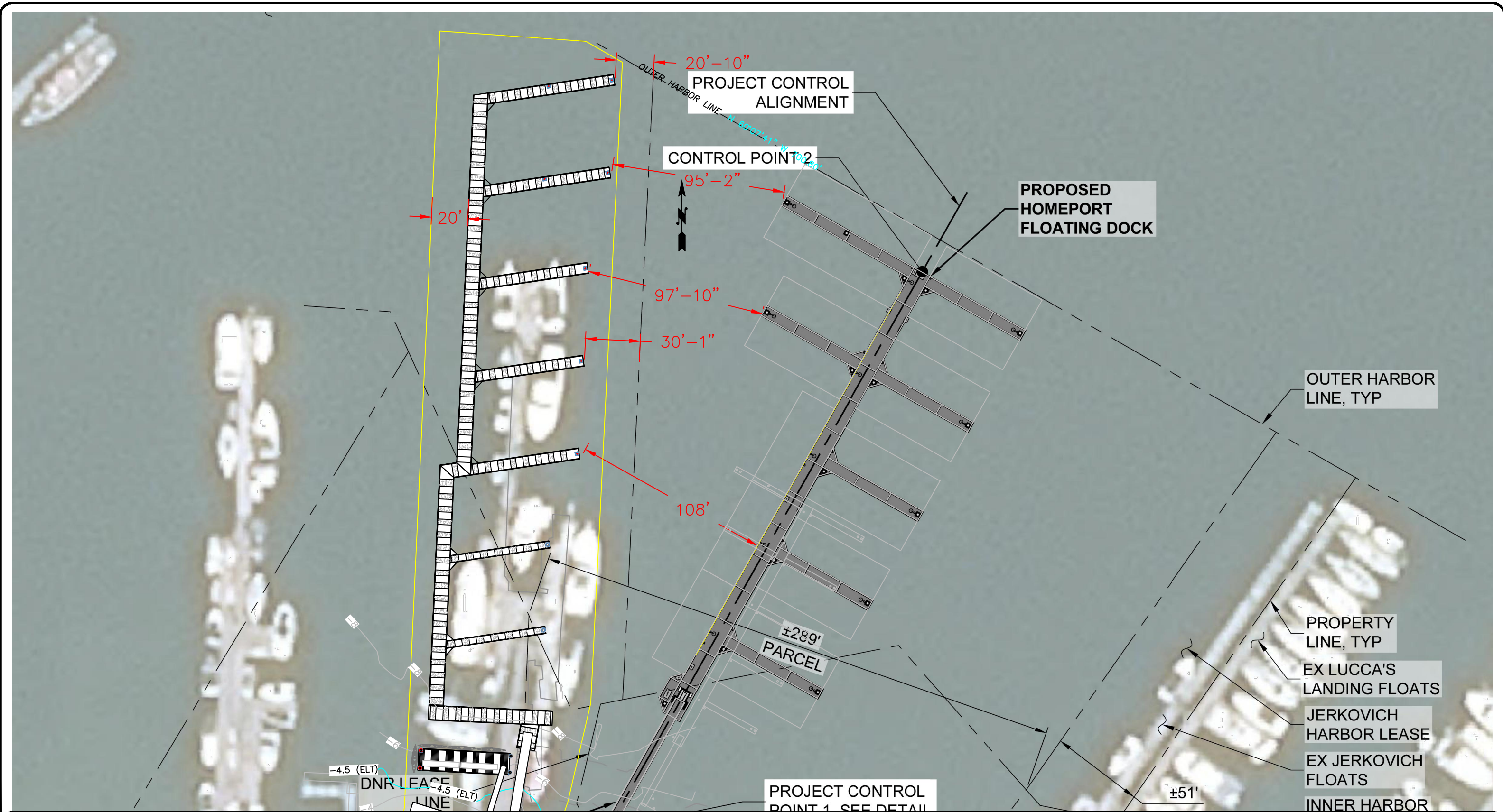
DRAWN: T.Simonetti
DATE: 4/29/2024
SCALE: 1=50'
PROJECT NO: 3401

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CLIENT: Ancich, Gig Harbor Bay
PROJECT NAME: Marina Replacement



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SHEET TITLE: PROPOSED SITE PLAN	
REVISION: 2	SHEET #: 6



NOTES:

1	Revised Layout per COGH Comments	4/29/2024
REV	DESCRIPTION	DATE

DRAWN:
T.Simonetti

DATE:
4/29/2024

SCALE:
1=50'

PROJECT NO:
3401

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CLIENT:
Ancich,
Gig Harbor Bay

PROJECT
NAME:
Marina Replacement

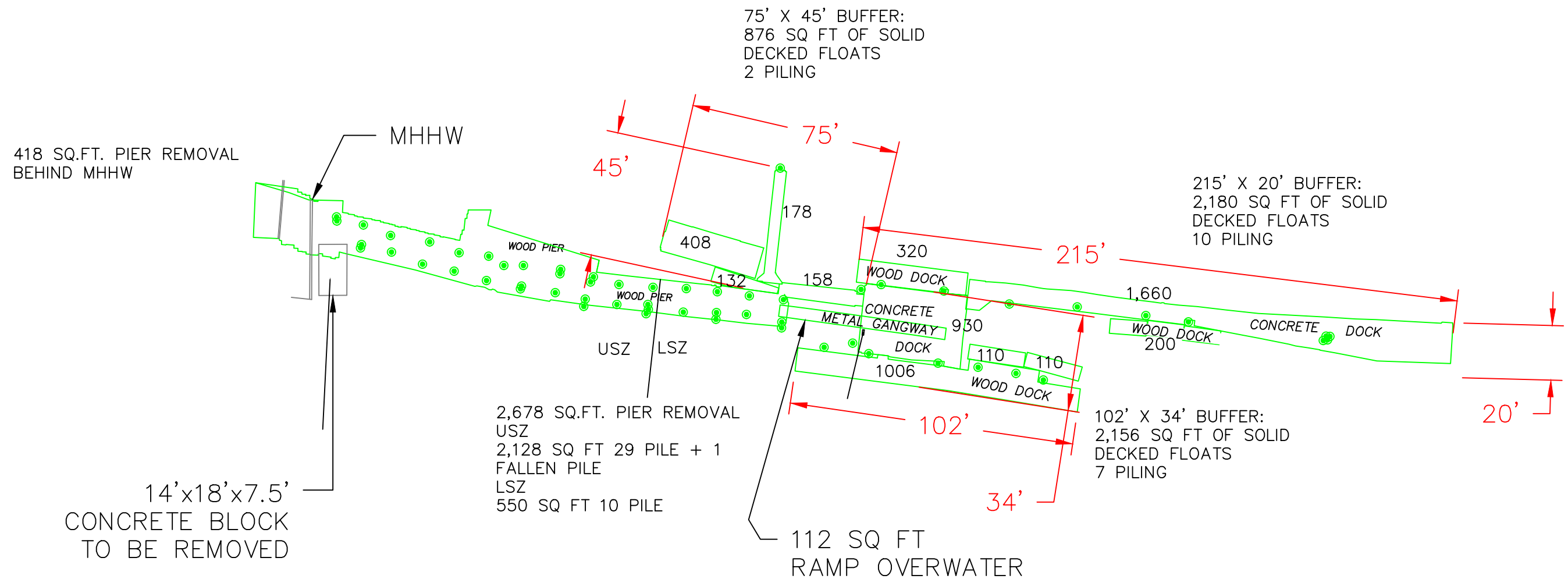


Marine Floats
313 East F St.
Tacoma, WA 98421
253.383-2740
<https://marinefloats.com/>

SHEET TITLE:
CITY=ANCICH OVERLAY
PROPOSED

REVISION:
2

SHEET #:
7



NOTES:

2	Revised Layout per COGH Comments	4/29/2024
REV	DESCRIPTION	DATE

DRAWN:
T.Simonetti

DATE:
4/29/2024

SCALE:
1=40'_XREF

PROJECT NO:
3401

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CLIENT:
Ancich,
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 REMOVAL

REVISION:
2

SHEET #:
8



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTH PUGET SOUND REGION

950 FARMAN AVENUE NORTH
ENUMCLAW, WA 98022

360-825-1631

SOUTHPUGET.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

January 30, 2024

Thomas Lerch
Ancich Marina
3615 Harborview Dr
Gig Harbor, WA 98332

Subject: Aquatic Lands 22-A02792 – Work Approval

Dear Thomas:

The Washington State Department of Natural Resources (DNR) is responsible for managing state owned aquatic land (SOAL). DNR is aware that Marine Floats Corporation submitted a proposal for Marina Replacement work on SOAL located at 3615 Harborview Dr. Gig Harbor, WA of Pierce County.

Marine Floats Corporation notified DNR property manager, Deana McCortney, of intent to replace Ancich Marina. DNR is aware of this proposal and approves.

Replacement of Ancich Marina is proposed. The existing marina is outdated and dilapidated. The proposed replacement will comply with the Department of Natural Resources grating including a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will also remove creosote-treated pilings and replace them with galvanized steel. The project will remove and replace the solid decked pier, ramp, pilings, and float and replace the entire system with a new configuration. The project will remove 1890 cubic feet of concrete. The total existing 8970 square footage will be replaced by 8186 square feet resulting in a 784 square foot reduction.

The Ancich Marina replacement sequence will be:

- **Demolition:** Removal, demolition, and disposal of the existing facility will be at an approved upland facility. The demolition of the facility will use a tugboat and a barge-mounted crane. Containment booms will be used during the removal of the marina sections.
- **Piling Removal:** The vibratory extraction method will be attempted first, then the direct pull method will be used if the vibratory is unsuccessful.

Thomas Lerch
January 30, 2024
Page 2 of 2

- **Installation of new galvanized steel piling:** The new galvanized steel pilings will be barged to the project site. The installation will use a vibratory hammer.
- **Installation of marina system:** The new float system is EnviroCrete and will be prefabricated at the Marine Floats Corporation facility in Tacoma and barged to the project site.

This project does not expand and/or create impacts into additional state-owned aquatic lands. Applicant needs to comply with required state, local, and federal permits and provide copies to DNR. In addition to this, the applicant will implement all applicable GCMs and BMPs during the replacement activities and duration of the project and follow work windows as required by the different state and federal agencies with jurisdiction. As proposed, this project complies with DNR's stewardship measures and management goals.

Please do not hesitate to contact Deana McCortney should you need additional information, or to arrange a meeting. She can be reached by phone at 206-909-1304 or by email at deana.mccortney@dnr.wa.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dl' followed by a stylized flourish.

Derrick Toba, Assistant Division Manager
Shoreline District Aquatics

c: Marine Floats Corporation
Deana McCortney, DNR
District File
TRO



COMMUNITY DEVELOPMENT
PLANNING DIVISION

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

Environmental Review Application No.: PL-SEPA-23-0009

Parcel Number: 0221053113 & 0221053114

Action: Replacement and reconfiguration of an existing solid decked pier, ramp, piling and floats with a new pier, ramp, and float system.

Proposal: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

The proposed project will bring the materials up-to-date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up-to-date.

Location: 3615 Harborview Drive, 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 **July 10, 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 **July 17, 2024**, whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars (\$312.00).

Contact: Jeremy Hammar, Senior Planner
jhammar@gigharborwa.gov, (253) 853-7606

SEPA Responsible Official: Jeff Wilson
Position Title: Community Development Director
(253) 853-7628

Signature _____



Date: June 26, 2024

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:

Ancich Marina Replacement

2. Name of applicant:

2a. Name (Last, First, Middle)			
Lerch, Tom			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
3615 Harborview Dr			
2d. City, State, Zip			
Gig Harbor, WA 98332			
2e. Phone (1)	2f. Phone (2)	2g. Fax	2h. E-mail
253-973-8275			thomaslerch@hotmail.com

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

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☐

4. Date checklist prepared:

October 17, 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 will remove and replace the solid decked pier, ramp, piling, and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. Total existing square footage is 8,970 square feet total proposed square footage is 8,186 square feet- 784 square foot reduction..

Existing			
Name	Grating Percentage	Shore Zone	Square Footage
Pier Removed	0	USZ	3,096
Pier Removed	0	LSZ	550
Ramp Removed	0	LSZ	112 (Overwater)
Float Removed	0	LSZ	876
	0	LSZ	2,156
	0	LSZ	2,180
Concrete Block Removed	0	USZ	1,890 (Cubic Feet)
Piling Material	Quantity	Diameter	
Creosote Treated Wood	59	14-18"	
Total Square Footage of Existing Marina		8,970	

Table 2: Proposed Marina Dimensions

Proposed						
Name	Grating Percentage	Shore Zone	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	USZ	88	6	1	528
Pier	100	USZ	6	6	1	36
Pier	100	USZ	10	6	1	60
Ramp	100	LSZ/USZ	14	6	1	84
Ramp	100	LSZ/USZ	44	3	1	132
Ramp	100	LSZ/USZ	80	4	1	320
Float	50	LSZ	50	12	1	600
	50	LSZ	16	10	1	160
	50	LSZ	263	8	1	2,104
	50	LSZ	70	6	5	2,100
	50	DSZ	100.5	8	1	844
	50	DSZ	70	6	3	1,260
Piling Material	Quantity	Diameter				
Galvanized Steel	40	12"				
Total Square Footage Proposed		8,186				

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]			
3615 Harborview Dr NW			
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	02
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
47.33419, -122.58702			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
0221053114 & 0221053113			



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 844 square feet.

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

None- no soil impact project will 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. Ecology recommendations will be followed.

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at: [Construction & Demolition Guidance](#). All

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.
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.

TCP/SBS This property is within a quarter mile of three known or suspected contaminated sites. The sites are Conans Fuel Service, Facility Site Identification (FSID) 1308; Brunette & KB Partnership, FSID 7239; and Soundview/Harborview LLC Property, FSID 92010. To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. Ecology recommends the project proponent review information regarding these sites to determine if contamination from these nearby cleanup sites could pose a risk to their project. If contamination is suspected, discovered, or occurs during proposed demolition and marina replacement, testing of the potentially contaminated media must be conducted. If contamination of sediment, soil, or groundwater is readily apparent, or is revealed by sampling, 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.

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						View Category History			
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, home

- 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?**

Historic Working 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.

Details

Renovation to the structure are only known post-1955. When the coast guard was leasing the space in 1971-72 the shed received new siding and windows. Use of the outdoor space by the Coast Guard required that the net be moved further out so the dock extension was covered. Floorboards have remained original, but the remainder of the interior has been altered significantly including partitioning the once open space to multiple rooms. adding a ceiling over open rafters, and placing drywall over the frame. The dock was extended in 1957 and another section added on 10 years later. In 1962, a low float and ramp were added extending from the shed's dock to moor boats in harbor. The addition of the pier provided drive on access for loading and unloading net and gear during higher tides. Since the early 1970's, the dock has been used by the local commercial fishing fleet to load-unload net and gear at the start and end of each season. Other exterior maintenance includes occasional replacement of pilings and rotted boards, and a new roof in 2004.

Historical Context

In the early 1900s, two men named Ancich, Martin and Peter, left Yugoslavia for America. Though not directly related, they both built netsheds along the same stretch shoreline (HAER No. WA-186-F) in Gig Harbor. Meanwhile George Ancich's grandmother was living in Croatia, had just lost her husband and was left with three little girls, Kathrine the eldest (married Karabaich), Anna (married Ancich), Mary (married Vodonovich). She heard from a friend in Tacoma, Washington that there was a husband for her, so she immigrated with her daughters through Ellis Island and crossed the United States on a train. She married into the Tadich family and had three more children, Andy, Katie and John. Martin Ancich established himself in the fishing industry in the early 1900's. He partnered with Lee Makovich Sr. in 1908 to construct and operate the 45 foot Sokol, constructed by Barbare Brothers Shipyard. They sold it in 1913. The vessel sank, was raised and burned in Alaska in 1990. Later Martin owned the Mermaid and partnered again with Makovich to build the 50 ft Mermaid II. In 1927, Martin built the 66 ft George A at Skansie Shipyard named for his youngest son, George. Martin and Anna married and had six children: Antone, Rose (married Tarabochia), Jack, Nick, Kay (married Franich) and George born in 1925. Martin tragically died two years later.

Left a widow, Anna's keen business sense kept fishing operations going and her son Jack crewed with skipper Johnnie Ross on the George A. By 1937, Anna had the 75 ft sardine boat Anna A constructed at Tacoma's J.M. Martinac Shipyard. Women negotiating contracts, leasing the boat and keeping it working in one fishery or another was unheard of at the time but Anna held her own for the family. By 1940, Antone was running the Anna A for sardine in San Pedro with his youngest brother, George. By 18, George was skippering the boat as a dragger off the Washington Coast. In 1967 the Anna A was sold. George fished the San Juan Island Salmon Banks known as the "Trap" with his brother-in-law, Nick Tarabochia, while he was still in high school in the early 1940s. They partnered in fishing for a couple of years until Nick bought a dock at the south end of the harbor (HAER No. WA-186-Q). George Ancich and sister Rose (Ancich) Tarabochia leased the dock and shed to the Coast Guard, and after one year, they rented the original family home as well which became the Chief's quarters and office. George Ancich and his nephew, Nick Tarabochia Jr., still own the dock together and currently the space is partitioned for use as an office, an art space for George's daughter Lita Dawn Stanton, and fishing gear for son Paul Ancich who now owns and operates what was once George's boat, Memories. George expressed frustration with the value of property in Gig Harbor and the cost of keeping the shed, saying "the taxes are eating us alive." However, he also noted that he is not in the market to sell the property but would rather pass it on to his children, and that he wants his children to keep it in the family for historic value.

Part II - Structural / Design Information

General Description

The Ancich-Tarabochia net shed is 1,550 square feet. The property is 36 inches wide and 88 inches - 2 foot long and the building is 26 inches - 6 foot wide and 58 inches - 4 feet long.

1. Character

The character of the original Ancich-Tarabochia shed is not known. According to George Ancich, the original structure was made of local fir and hemlock. The net shed falls within the vernacular of the area, as a single story wood frame building with a gable roof and exposed rafter tails. The entire shed and dock are on pilings. On the east facing harbor side there is a recessed porch area, which has wood post supports. In this area are nets and other fishing gear belonging to Paul Ancich. The main, interior net shed is partitioned into five to six rooms, including a bathroom, a hallway, office spaces and an art studio. From the dock a ramp leads to a low float where Ancich and Tarabochia lease moorage to recreational and commercial fishing vessels.

2. Condition of Fabric

In its remodeled state, the Ancich-Tarabochia net shed is in good condition.

Site Layout

A large driveway upland and along the south portion of the property leads past a house to a pier dock, and provides walk-in access to a covered area of the Ancich-Tarabochia net shed dock. As part of a cluster of four net sheds, the Ancich-Tarabochia net shed is bordered directly to the north by the Ivanovich net shed (HAER No. WA-186-D), and to the south by the Ancich (Rainier Yacht) net shed (HAER No. WA-186-F) on the other side of the pier.

Part III - Operations & Processes

Operations

Commercial fishing: purse seining.

Technology

Purse Seine: 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.

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.

- 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.**

Harborview Drive. Access will be gained via water no expected change in trips- same number of slips from existing to proposed.

- 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

- 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

Type name of signee: Tabitha Simonetti

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

Date submitted: 10/26/2023



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING



ANCICH DOCK

Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date of Notice: July 2nd, 2024

Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

Project Location: 3615 Harborview Dr., site is located north side of Harborview Drive and boarding on the north side of the Ancich Waterfront Park . Sec 05, Tw 21, R 2. Parcel - 0221053114 / 0221053113

Project Description: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

The proposed project will bring the materials up-to-date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to date.

SEPA Threshold Determination: A SEPA Threshold Determination will be prepared at a later date.

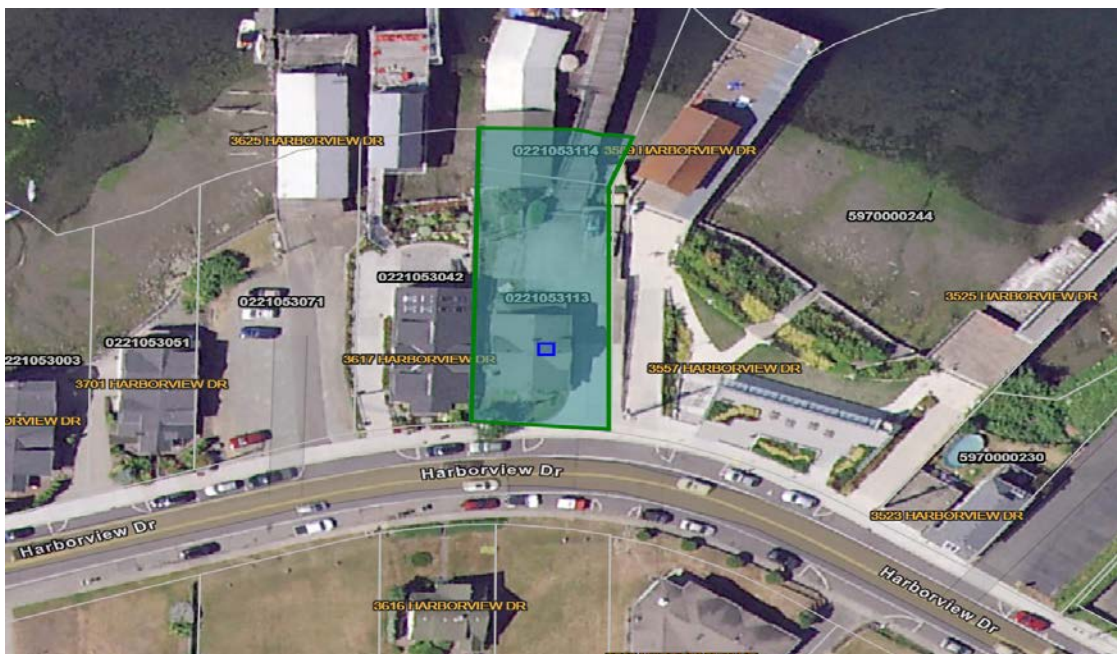
PUBLIC HEARING DATE: Hearing Examiner, **July 16th, 2024, at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on July 15, 2024.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date: June 17, 2024**

PL-SDP-23-0005 / PL- SEPA-23-0009

Planner: ROBIN BOLSTER-GRANT

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Tina Vaslet
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Nicole Jones-Vogel
☐ Pierce County Fire District Number 5, attn: Tom Wescott
☐ Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
☐ Peninsula School District, attn: Donata Butchcoe
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☐ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
☐ Nisqually Indian Tribe, Brad Beach, THPO

Other Parties:

1st Class Mail

- ☐ **Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)**
- ☐ **DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)**
- ☐ **Parks Commission via Terri Reed (NOA)**
- ☐ **Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)**
- ☐ **Parties of Record: attached list (NOPH, NOPM, NOD)**
- ☐ **Pierce County (NOA for Plats adjacent to City Limits)**
- ☐ **Pierce County Assessor-Treasurer (NOD)**
- ☐ **WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)**

☒ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cindy Andrews (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On June 17th, 2024 I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the July 1st, 2024 edition of the Tacoma News Tribune for the following:

Project Name: **ANCICH DOCK**

Project Location: **3615 HARBORVIEW DR. | Parcel 022103113 / 022103114**

Permit Number(s): **PL-SDP-23-0005 / PL- SEPA-23-0009**

SIGNED at Gig Harbor, Washington, this 17th, Day of June, 2024

Cindy Andrews

DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING



ANCICH DOCK

Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date of Notice: July 2nd, 2024

Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

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SEPA Threshold Determination: A SEPA Threshold Determination will be prepared at a later date.

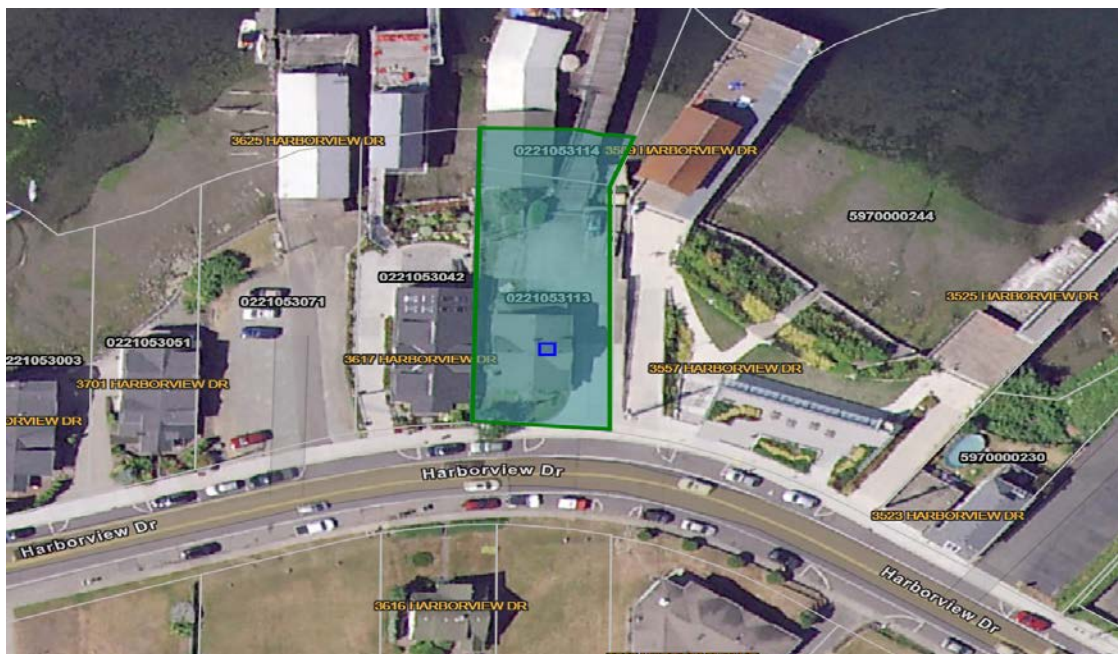
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THANK YOU for your legal submission!

6/18/24, 1:19 PM

Adportal Self Service Advertising Confirmation

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0179628
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
\$141.52
Referral Code:
ANCICH DOCK
Payment Type:
Account Billed
User ID:
IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214
253-851-8136
candrews@gigharborwa.gov
CITY OF GIG HARBOR

TRANSACTION REPORT

Date
June 18, 2024 2:18:23 PM EDT
Amount:
\$141.52

SCHEDULE FOR AD NUMBER IPL01796280

July 1, 2024
The News Tribune (Tacoma) Digital Publication

PREVIEW FOR AD NUMBER IPL01796280

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING ANCICH DOCK

Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009
Date of Notice: July 2nd, 2024

Applicant:

Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Agent:

Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

Project Location:

3615 Harborview Dr., site is located north side of Harborview Drive and boarding on the north side of the Ancich Waterfront Park . Sec 05, Tw 21, R 2. Parcel - 0221053114 / 0221053113

Project Description:

The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

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SEPA Threshold Determination:

A SEPA Threshold Determination will be prepared at a later date.

PUBLIC HEARING DATE:

Hearing Examiner, **July 16th, 2024, at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

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Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.

IPL0179628
Jul 1 2024

[<< Click here to print a printer friendly version >>](#)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
November 28, 2023**

**ANCICH DOCK
Type III Permit**



Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date Application was Submitted: November 9, 2023

Date of Notice of Complete Application: November 14, 2023

Name of Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Name of Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

Project Location: 3615 Harborview Dr., Parcel Number – 0221053114 / 0221053113

Description of Proposed Project: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

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Project Permits Included with Application: Shoreline Substantial Development permit, Environmental Checklist

Further Studies Being Required by Applicable Official: None at this time.

Existing Environmental Documents which Evaluate Proposed Project:

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Interested persons may comment on the above stated application or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **December 14, 2023**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

An aerial photograph of a residential neighborhood. A central parcel, labeled 0221053114, is highlighted with a green border. This parcel is situated on Harborview Dr, between parcels 0221053042 and 0221053113. Other visible parcels include 0221053071, 0221053061, 0221053003, 3617 Harborview Dr, 3625 Harborview Dr, 3557 Harborview Dr, 3525 Harborview Dr, 3623 Harborview Dr, and 3616 Harborview Dr. The map also shows a curved road labeled Harborview Dr and a small blue square on the highlighted parcel.

City of Gig Harbor Transmittal Form

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: November 28, 2023

Project: **ANCICH DOCK**

PL-SDP-23-0005 , PL-SEPA-23-0009

Planner: ROXANNE ROBLES

Routed to: ☒ Public Works–Operations ☒ Building and Fire Safety
City Depts. ☒ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☒ Washington Department of Ecology, SEPA Register
☒ Washington Department of Commerce, attn: Review Team
(NOA, SEPA) ☒ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
 Electronic Mail ☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☒ Washington State Department of Natural Resources, attn: SEPA Center
☒ Washington State DAHP, attn: Gretchen Kaehler
☒ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☒ PenMet Parks, attn: Elaine Sorenson
☒ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☒ Suquamish Tribe, attn: Dennis Lewarch
☒ Peninsula School District, attn: Vicki Smith
☒ Pierce County Planning and Land Services
☒ Washington State Department of Transportation, attn: Dale Severson / SEPA
 Reviews
☒ Squaxin Island Tribe, attn: Rhonda Foster
☒ Muckleshoot Tribe, attn: Laura Murphy
☒ Washington Department of Corrections, attn: Eric Heinitz
☒ Puget Sound Partnership, attn: Marsha Engel

Other Parties: ☒ **Applicant/Owner/Agent** (**NOA**, **NOPH**, **NOPM**, **SEPA**, **NOD**) **MDNS**
1st Class Mail ☒ **DRB** (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
☐ Parks Commission via Terri Reed (NOA)
☒ **Property Owners within 300 feet of site: attached list** (**NOA**, **SEPA**, **NOPH**, **NOPM**, **NOD** for Type II permits only)
☐ Parties of Record: attached list (**NOPH**, **NOPM**, **NOD**)
☐ Pierce County (NOA for Plats adjacent to City Limits)
☐ Pierce County Assessor-Treasurer (**NOD**)
☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Cindy Andrews (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On November 28, 2023, I mailed, (emailed), a true and correct copy of the **NOTICE OF APPLICATION**

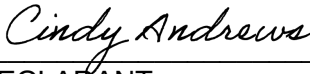
Project Name: **ANCICH DOCK**

Project Location: **3615 HARBORVIEW DR.**

Permit Number(s): **PL- SDP-23-0005 / PL-SEPA-23-0009**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 28th day of November 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
November 28, 2023**

**ANCICH DOCK
Type III Permit**



Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date Application was Submitted: November 9, 2023

Date of Notice of Complete Application: November 14, 2023

Name of Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Name of Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

Project Location: 3615 Harborview Dr., Parcel Number – 0221053114 / 0221053113

Description of Proposed Project: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

The proposed project will bring the materials up-to-date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to date.

Project Permits Included with Application: Shoreline Substantial Development permit, Environmental Checklist

Further Studies Being Required by Applicable Official: None at this time.

Existing Environmental Documents which Evaluate Proposed Project:

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Interested persons may comment on the above stated application or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **December 14, 2023**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

An aerial photograph of a residential neighborhood. Harborview Dr is a curved road running horizontally across the middle. Several properties are labeled with their addresses: 3625 HARBORVIEW DR, 0221053114, 0221053042, 0221053113, 0221053071, 0221053061, 3701 HARBORVIEW DR, 3617 HARBORVIEW DR, 3525 HARBORVIEW DR, 3527 HARBORVIEW DR, 3523 HARBORVIEW DR, 3616 HARBORVIEW DR, 5970000244, and 5970000239. A green shaded area highlights a specific property at 0221053114. A blue square marker is located on the property at 0221053113.

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:

Ancich Marina Replacement

2. Name of applicant:

2a. Name (Last, First, Middle)			
Lerch, Tom			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
3615 Harborview Dr			
2d. City, State, Zip			
Gig Harbor, WA 98332			
2e. Phone (1)	2f. Phone (2)	2g. Fax	2h. E-mail
253-973-8275			thomaslerch@hotmail.com

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

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

4. Date checklist prepared:

October 17, 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 will remove and replace the solid decked pier, ramp, piling, and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. Total existing square footage is 8,970 square feet total proposed square footage is 8,186 square feet- 784 square foot reduction..

Existing			
Name	Grating Percentage	Shore Zone	Square Footage
Pier Removed	0	USZ	3,096
Pier Removed	0	LSZ	550
Ramp Removed	0	LSZ	112 (Overwater)
Float Removed	0	LSZ	876
	0	LSZ	2,156
	0	LSZ	2,180
Concrete Block Removed	0	USZ	1,890 (Cubic Feet)
Piling Material	Quantity	Diameter	
Creosote Treated Wood	59	14-18"	
Total Square Footage of Existing Marina		8,970	

Table 2: Proposed Marina Dimensions

Proposed						
Name	Grating Percentage	Shore Zone	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	USZ	88	6	1	528
Pier	100	USZ	6	6	1	36
Pier	100	USZ	10	6	1	60
Ramp	100	LSZ/USZ	14	6	1	84
Ramp	100	LSZ/USZ	44	3	1	132
Ramp	100	LSZ/USZ	80	4	1	320
Float	50	LSZ	50	12	1	600
	50	LSZ	16	10	1	160
	50	LSZ	263	8	1	2,104
	50	LSZ	70	6	5	2,100
	50	DSZ	100.5	8	1	844
	50	DSZ	70	6	3	1,260
Piling Material	Quantity	Diameter				
Galvanized Steel	40	12"				
Total Square Footage Proposed		8,186				

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]			
3615 Harborview Dr NW			
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	02
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
47.33419, -122.58702			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
0221053114 & 0221053113			



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 844 square feet.

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

None- no soil impact project will 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. Ecology recommendations will be followed.

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at: [Construction & Demolition Guidance](#). All

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.
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.

TCP/SBS This property is within a quarter mile of three known or suspected contaminated sites. The sites are Conans Fuel Service, Facility Site Identification (FSID) 1308; Brunette & KB Partnership, FSID 7239; and Soundview/Harborview LLC Property, FSID 92010. To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. Ecology recommends the project proponent review information regarding these sites to determine if contamination from these nearby cleanup sites could pose a risk to their project. If contamination is suspected, discovered, or occurs during proposed demolition and marina replacement, testing of the potentially contaminated media must be conducted. If contamination of sediment, soil, or groundwater is readily apparent, or is revealed by sampling, 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.

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						View Category History			
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, home

- 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?**

Historic Working 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.

Details

Renovation to the structure are only known post-1955. When the coast guard was leasing the space in 1971-72 the shed received new siding and windows. Use of the outdoor space by the Coast Guard required that the net be moved further out so the dock extension was covered. Floorboards have remained original, but the remainder of the interior has been altered significantly including partitioning the once open space to multiple rooms. adding a ceiling over open rafters, and placing drywall over the frame. The dock was extended in 1957 and another section added on 10 years later. In 1962, a low float and ramp were added extending from the shed's dock to moor boats in harbor. The addition of the pier provided drive on access for loading and unloading net and gear during higher tides. Since the early 1970's, the dock has been used by the local commercial fishing fleet to load-unload net and gear at the start and end of each season. Other exterior maintenance includes occasional replacement of pilings and rotted boards, and a new roof in 2004.

Historical Context

In the early 1900s, two men named Ancich, Martin and Peter, left Yugoslavia for America. Though not directly related, they both built netsheds along the same stretch shoreline (HAER No. WA-186-F) in Gig Harbor. Meanwhile George Ancich's grandmother was living in Croatia, had just lost her husband and was left with three little girls, Kathrine the eldest (married Karabaich), Anna (married Ancich), Mary (married Vodonovich). She heard from a friend in Tacoma, Washington that there was a husband for her, so she immigrated with her daughters through Ellis Island and crossed the United States on a train. She married into the Tadich family and had three more children, Andy, Katie and John. Martin Ancich established himself in the fishing industry in the early 1900's. He partnered with Lee Makovich Sr. in 1908 to construct and operate the 45 foot Sokol, constructed by Barbare Brothers Shipyard. They sold it in 1913. The vessel sank, was raised and burned in Alaska in 1990. Later Martin owned the Mermaid and partnered again with Makovich to build the 50 ft Mermaid II. In 1927, Martin built the 66 ft George A at Skansie Shipyard named for his youngest son, George. Martin and Anna married and had six children: Antone, Rose (married Tarabochia), Jack, Nick, Kay (married Franich) and George born in 1925. Martin tragically died two years later.

Left a widow, Anna's keen business sense kept fishing operations going and her son Jack crewed with skipper Johnnie Ross on the George A. By 1937, Anna had the 75 ft sardine boat Anna A constructed at Tacoma's J.M. Martinac Shipyard. Women negotiating contracts, leasing the boat and keeping it working in one fishery or another was unheard of at the time but Anna held her own for the family. By 1940, Antone was running the Anna A for sardine in San Pedro with his youngest brother, George. By 18, George was skippering the boat as a dragger off the Washington Coast. In 1967 the Anna A was sold. George fished the San Juan Island Salmon Banks known as the "Trap" with his brother-in-law, Nick Tarabochia, while he was still in high school in the early 1940s. They partnered in fishing for a couple of years until Nick bought a dock at the south end of the harbor (HAER No. WA-186-Q). George Ancich and sister Rose (Ancich) Tarabochia leased the dock and shed to the Coast Guard, and after one year, they rented the original family home as well which became the Chief's quarters and office. George Ancich and his nephew, Nick Tarabochia Jr., still own the dock together and currently the space is partitioned for use as an office, an art space for George's daughter Lita Dawn Stanton, and fishing gear for son Paul Ancich who now owns and operates what was once George's boat, Memories. George expressed frustration with the value of property in Gig Harbor and the cost of keeping the shed, saying "the taxes are eating us alive." However, he also noted that he is not in the market to sell the property but would rather pass it on to his children, and that he wants his children to keep it in the family for historic value.

Part II - Structural / Design Information

General Description

The Ancich-Tarabochia net shed is 1,550 square feet. The property is 36 inches wide and 88 inches - 2 foot long and the building is 26 inches - 6 foot wide and 58 inches - 4 feet long.

1. Character

The character of the original Ancich-Tarabochia shed is not known. According to George Ancich, the original structure was made of local fir and hemlock. The net shed falls within the vernacular of the area, as a single story wood frame building with a gable roof and exposed rafter tails. The entire shed and dock are on pilings. On the east facing harbor side there is a recessed porch area, which has wood post supports. In this area are nets and other fishing gear belonging to Paul Ancich. The main, interior net shed is partitioned into five to six rooms, including a bathroom, a hallway, office spaces and an art studio. From the dock a ramp leads to a low float where Ancich and Tarabochia lease moorage to recreational and commercial fishing vessels.

2. Condition of Fabric

In its remodeled state, the Ancich-Tarabochia net shed is in good condition.

Site Layout

A large driveway upland and along the south portion of the property leads past a house to a pier dock, and provides walk-in access to a covered area of the Ancich-Tarabochia net shed dock. As part of a cluster of four net sheds, the Ancich-Tarabochia net shed is bordered directly to the north by the Ivanovich net shed (HAER No. WA-186-D), and to the south by the Ancich (Rainier Yacht) net shed (HAER No. WA-186-F) on the other side of the pier.

Part III - Operations & Processes

Operations

Commercial fishing: purse seining.

Technology

Purse Seine: 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.

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.

- 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.**

Harborview Drive. Access will be gained via water no expected change in trips- same number of slips from existing to proposed.

- 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

- 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

Type name of signee: Tabitha Simonetti

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

Date submitted: 10/26/2023

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 5973000040	SMITH LELAND C & PETERSON PAMELA H	3519 HARBORVIEW DR UNIT 4	GIG HARBOR, WA 98332
Parcel: 0221053051	FAIRWAY HOLDINGS LLC	PO BOX 99695	LAKEWOOD, WA 98496-0695
Parcel: 5970000310	MOORE JANE M & DENNIS D	3525 ROSS AVE	GIG HARBOR, WA 98332-1845
Parcel: 0221053071	BUJACICH DOCK LLC	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5970000271	ALLEN KRISTINE J	3603 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 0221053058	VANBERG RICHARD L & JEAN C	3616 HARBORVIEW DR	GIG HARBOR, WA 98332-2129
Parcel: 5970000291	ALLEN CAROLYN S ET AL	3526 HARBORVIEW DR	GIG HARBOR, WA 98332
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 5970000191	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 0221053039	JERKOVICH NICK JR & NANCY E	3710 HARBORVIEW DR	GIG HARBOR, WA 98332-2130
Parcel: 0221053003	LEE JOHN J & LEE HAN SOOK TTEES IN JOHN J LEE ANI	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 5970000263	KADZIK PAUL L & JANICE K	3518 HARBORVIEW DR	GIG HARBOR, WA 98332-2128
Parcel: 0221053114	EUGENE AND HANS LLC	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 0221053092	BUJACICH JACK D JR & BUJACICH PATRICIA R CO-TTEE	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 0221053095	BUJACICH JACK D JR & BUJACICH PATRICIA R CO-TTEE	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5973000050	MILLVILLE MARINA LLC	3519 HARBORVIEW DR	GIG HARBOR, WA 98332-2183
Parcel: 0221053113	EUGENE AND HANS LLC	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 5970000215	MULLAN LLC	PO BOX 7605	TACOMA, WA 98417
Parcel: 5970000301	ALLEN KRISTINE J	3603 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 0221053093	BUJACICH GEORGE P TTEE	3619 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5973000060	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 0221053083	FRANICH JAMES M	3702 HARBORVIEW DR	GIG HARBOR, WA 98332-2130
Parcel: 5970000230	ALLEN CAROLYN S	3526 HARBORVIEW DR	GIG HARBOR, WA 98332
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 0221053042	QUIGG PATRICK D & KATHLEEN A	1831 BEL AIRE AVE	ABERDEEN, WA 98520-1305
Parcel: 5973000040	SMITH LELAND C & PETERSON PAMELA H	3519 HARBORVIEW DR UNIT 4	GIG HARBOR, WA 98332

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City_State Zipcode

GIG HARBOR, WA 98332

LAKEWOOD, WA 98496-0695

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98332-1856

GIG HARBOR, WA 98332-1856

GIG HARBOR, WA 98332-2183

GIG HARBOR, WA 98332-2129

GIG HARBOR, WA 98332

GIG HARBOR, WA 98332-2183

UNKNOWN CITY, WA

GIG HARBOR, WA 98332-2130

PORTLAND, OR 97231-2731

GIG HARBOR, WA 98332-2128

PORTLAND, OR 97231-2731

GIG HARBOR, WA 98332-1856

GIG HARBOR, WA 98332-1856

GIG HARBOR, WA 98332-2183

PORTLAND, OR 97231-2731

TACOMA, WA 98417

GIG HARBOR, WA 98332-1856

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ABERDEEN, WA 98520-1305

GIG HARBOR, WA 98332

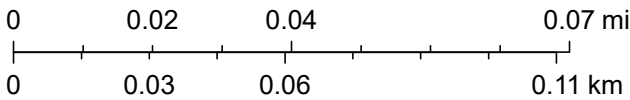
Project Web Map



11/28/2023, 10:01:40 AM

Parcel Boundary

1:2,257



Maxar, Microsoft, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

**City of Gig Harbor
Transmittal Form**

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date: November 15, 2023**

Project: **ANCICH DOCK**

PL-SDP-23-0005 , PL-SEPA-23-0009

Planner: **ROXANNE ROBLES**

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other _____

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
 ☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
 ☐ Washington State Department of Natural Resources, attn: SEPA Center
 ☐ Washington State DAHP, attn: Gretchen Kaehler
 ☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
 ☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
 ☐ PenMet Parks, attn: Elaine Sorenson
 ☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
 ☐ Suquamish Tribe, attn: Dennis Lewarch
 ☐ Peninsula School District, attn: Vicki Smith
 ☐ Pierce County Planning and Land Services
 ☐ Washington State Department of Transportation, attn: Dale Severson / SEPA
 Reviews
 ☐ Squaxin Island Tribe, attn: Rhonda Foster
 ☐ Muckleshoot Tribe, attn: Laura Murphy
 ☐ Washington Department of Corrections, attn: Eric Heinitz
 ☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties: ☐ **Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)**
1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
 ☐ Parks Commission via Terri Reed (NOA)
 ☐ **Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH,**
 NOPM, NOD for Type II permits only)
 ☐ Parties of Record: attached list (**NOPH, NOPM, NOD**)
 ☐ Pierce County (NOA for Plats adjacent to City Limits)
 ☐ Pierce County Assessor-Treasurer (**NOD**)
 ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2
 miles of Airport—approximately any plats south of Pioneer/Wollochet
 interchange)

☒ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cindy Andrews declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

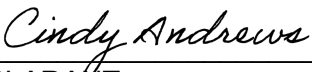
On November 15, 2023, I sent a true and correct copy of the **NOTICE OF APPLICATION** for publication in the **NOVEMBER 28, 2023**, edition of the Tacoma News Tribune for the following:

Project Name: **ANCICH DOCK**

Project Location: **3615 HARBORVIEW DR.,**

Permit Number(s): **PL-SDP-23-0005, PL-SEPA-23-0009**

SIGNED at Gig Harbor, Washington, this 15, day of November 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
November 28, 2023**

**ANCICH DOCK
Type III Permit**



Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date Application was Submitted: November 9, 2023

Date of Notice of Complete Application: November 14, 2023

Name of Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd, Portland, OR 97231

Name of Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421

Project Location: 3615 Harborview Dr., Parcel Number – 0221053114 / 0221053113

Description of Proposed Project: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

The proposed project will bring the materials up-to-date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to date.

Project Permits Included with Application: Shoreline Substantial Development permit, Environmental Checklist

Further Studies Being Required by Applicable Official: None at this time.

Existing Environmental Documents which Evaluate Proposed Project:

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Interested persons may comment on the above stated application or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **December 14, 2023**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

An aerial photograph of a residential neighborhood. Harborview Dr is a curved road running horizontally across the middle. Several properties are labeled with their addresses: 3625 HARBORVIEW DR, 0221053114, 0221053042, 0221053113, 0221053071, 0221053061, 3701 HARBORVIEW DR, 3617 HARBORVIEW DR, 3525 HARBORVIEW DR, 3527 HARBORVIEW DR, 3523 HARBORVIEW DR, 3616 HARBORVIEW DR, 5970000244, and 5970000239. A green shaded area highlights a specific property at 0221053114. A blue square marker is located on the property at 0221053113.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number: IPL0148523
Order Status: Submitted
Classification: Legals & Public Notices
Package: TAC - Legal Ads
Final Cost: \$141.52
Payment Type: Account Billed
User ID: IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214
253-851-8136
noemail@mcclatchy.com
CITY OF GIG HARBOR

TRANSACTION REPORT

Date November 15, 2023
3:10:23 PM EST
Amount: \$141.52

SCHEDULE FOR AD NUMBER IPL01485230

November 28, 2023
The News Tribune
(Tacoma) Print

PREVIEW FOR AD NUMBER IPL01485230

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
November 28, 2023
ANCICH DOCK
Type III Permit**

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Project Permits Included with Application: Shoreline Substantial Development permit, Environmental Checklist
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: Building Permits
Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist, prepared by Marine Floats, dated October 26, 2023, Washington State Joint Aquatic Resources Permit Application, (JARPA) prepared by Marine Floats, dated October 26, 2023; Habitat Assessment & Habitat Management Plan, prepared by Marine Floats, dated October 26, 2023; Marine Habitat Report, prepared by Marine Surveys & Assessments, dated October 18, 2023
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.
Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.
Interested persons may comment on the above stated application or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **December 14, 2023**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Roxanne Robles, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.gov by clicking "Permit Portal" and entering the above permit numbers.
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

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:

Ancich Marina Replacement

2. Name of applicant:

2a. Name (Last, First, Middle)			
Lerch, Tom			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
3615 Harborview Dr			
2d. City, State, Zip			
Gig Harbor, WA 98332			
2e. Phone (1)	2f. Phone (2)	2g. Fax	2h. E-mail
253-973-8275			thomaslerch@hotmail.com

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

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☐

4. Date checklist prepared:

October 17, 2023- Revised April 30, 2024

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 will remove and replace the solid decked pier, ramp, piling, and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. Total existing square footage is 8,970 square feet total proposed square footage is 7,538 square feet- 1,432 square foot reduction. Re-roof and re-paint existing Netshed with same colors.

Table 1: Existing Marina Dimensions

Existing			
Name	Grating Percentage	Shore Zone	Square Footage
Pier Removed	0	USZ	3,096
Pier Removed	0	LSZ	550
Ramp Removed	0	LSZ	112 (Overwater)
Float Removed	0	LSZ	876
	0	LSZ	2,156
	0	LSZ	2,180
Concrete Block Removed	0	USZ	1,890 (Cubic Feet)
Piling Material	Quantity	Diameter	
Creosote Treated Wood	59	14-18"	
Total Square Footage of Existing Marina (OVERWATER)		8,970	

Table 2: Proposed Marina Dimensions

Proposed						
Name	Grating Percentage	Shore Zone	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	USZ	88	6	1	436 (Overwater)
Pier	100	USZ	6	6	1	36
Pier	100	USZ	31	6	1	186
Ramp	100	LSZ/USZ	14	6	1	42 (Overwater)
Ramp	100	LSZ/USZ	44	3	1	114 (Overwater)
Ramp	100	LSZ/USZ	80	4	1	284 (Overwater)
Ramp Landing Float	50	LSZ	10	14.3	1	143.3
Headwalk	50	LSZ/DSZ	396	8	1	3244
Fingers	50	LSZ	55	4	2	440
Fingers	50	LSZ	60	6	3	1080
Fingers	50	DSZ	70	6	2	840
Piling Material	Quantity	Diameter				
Galvanized Steel	15	10"				
	23	12"				
Total Square Footage Proposed (OVERWATER)		7,537				

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]			
3615 Harborview Dr NW			
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	02
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
47.33419, -122.58702			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
0221053114 & 0221053113			



B. Environmental Elements

1. Earth

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 844 square feet.

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

None- no soil impact project will 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. Ecology recommendations will be followed.

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at: [Construction & Demolition Guidance](#). All

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.
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.

TCP/SBS This property is within a quarter mile of three known or suspected contaminated sites. The sites are Conans Fuel Service, Facility Site Identification (FSID) 1308; Brunette & KB Partnership, FSID 7239; and Soundview/Harborview LLC Property, FSID 92010. To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. Ecology recommends the project proponent review information regarding these sites to determine if contamination from these nearby cleanup sites could pose a risk to their project. If contamination is suspected, discovered, or occurs during proposed demolition and marina replacement, testing of the potentially contaminated media must be conducted. If contamination of sediment, soil, or groundwater is readily apparent, or is revealed by sampling, 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.

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						View Category History			
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, home

- 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?**

Historic Working 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.

Details

Renovation to the structure are only known post-1955. When the coast guard was leasing the space in 1971-72 the shed received new siding and windows. Use of the outdoor space by the Coast Guard required that the net be moved further out so the dock extension was covered. Floorboards have remained original, but the remainder of the interior has been altered significantly including partitioning the once open space to multiple rooms. adding a ceiling over open rafters, and placing drywall over the frame. The dock was extended in 1957 and another section added on 10 years later. In 1962, a low float and ramp were added extending from the shed's dock to moor boats in harbor. The addition of the pier provided drive on access for loading and unloading net and gear during higher tides. Since the early 1970's, the dock has been used by the local commercial fishing fleet to load-unload net and gear at the start and end of each season. Other exterior maintenance includes occasional replacement of pilings and rotted boards, and a new roof in 2004.

Historical Context

In the early 1900s, two men named Ancich, Martin and Peter, left Yugoslavia for America. Though not directly related, they both built netsheds along the same stretch shoreline (HAER No. WA-186-F) in Gig Harbor. Meanwhile George Ancich's grandmother was living in Croatia, had just lost her husband and was left with three little girls, Kathrine the eldest (married Karabaich), Anna (married Ancich), Mary (married Vodonovich). She heard from a friend in Tacoma, Washington that there was a husband for her, so she immigrated with her daughters through Ellis Island and crossed the United States on a train. She married into the Tadich family and had three more children, Andy, Katie and John. Martin Ancich established himself in the fishing industry in the early 1900's. He partnered with Lee Makovich Sr. in 1908 to construct and operate the 45 foot Sokol, constructed by Barbare Brothers Shipyard. They sold it in 1913. The vessel sank, was raised and burned in Alaska in 1990. Later Martin owned the Mermaid and partnered again with Makovich to build the 50 ft Mermaid II. In 1927, Martin built the 66 ft George A at Skansie Shipyard named for his youngest son, George. Martin and Anna married and had six children: Antone, Rose (married Tarabochia), Jack, Nick, Kay (married Franich) and George born in 1925. Martin tragically died two years later.

Left a widow, Anna's keen business sense kept fishing operations going and her son Jack crewed with skipper Johnnie Ross on the George A. By 1937, Anna had the 75 ft sardine boat Anna A constructed at Tacoma's J.M. Martinac Shipyard. Women negotiating contracts, leasing the boat and keeping it working in one fishery or another was unheard of at the time but Anna held her own for the family. By 1940, Antone was running the Anna A for sardine in San Pedro with his youngest brother, George. By 18, George was skippering the boat as a dragger off the Washington Coast. In 1967 the Anna A was sold. George fished the San Juan Island Salmon Banks known as the "Trap" with his brother-in-law, Nick Tarabochia, while he was still in high school in the early 1940s. They partnered in fishing for a couple of years until Nick bought a dock at the south end of the harbor (HAER No. WA-186-Q). George Ancich and sister Rose (Ancich) Tarabochia leased the dock and shed to the Coast Guard, and after one year, they rented the original family home as well which became the Chief's quarters and office. George Ancich and his nephew, Nick Tarabochia Jr., still own the dock together and currently the space is partitioned for use as an office, an art space for George's daughter Lita Dawn Stanton, and fishing gear for son Paul Ancich who now owns and operates what was once George's boat, Memories. George expressed frustration with the value of property in Gig Harbor and the cost of keeping the shed, saying "the taxes are eating us alive." However, he also noted that he is not in the market to sell the property but would rather pass it on to his children, and that he wants his children to keep it in the family for historic value.

Part II - Structural / Design Information

General Description

The Ancich-Tarabochia net shed is 1,550 square feet. The property is 36 inches wide and 88 inches - 2 foot long and the building is 26 inches - 6 foot wide and 58 inches - 4 feet long.

1. Character

The character of the original Ancich-Tarabochia shed is not known. According to George Ancich, the original structure was made of local fir and hemlock. The net shed falls within the vernacular of the area, as a single story wood frame building with a gable roof and exposed rafter tails. The entire shed and dock are on pilings. On the east facing harbor side there is a recessed porch area, which has wood post supports. In this area are nets and other fishing gear belonging to Paul Ancich. The main, interior net shed is partitioned into five to six rooms, including a bathroom, a hallway, office spaces and an art studio. From the dock a ramp leads to a low float where Ancich and Tarabochia lease moorage to recreational and commercial fishing vessels.

2. Condition of Fabric

In its remodeled state, the Ancich-Tarabochia net shed is in good condition.

Site Layout

A large driveway upland and along the south portion of the property leads past a house to a pier dock, and provides walk-in access to a covered area of the Ancich-Tarabochia net shed dock. As part of a cluster of four net sheds, the Ancich-Tarabochia net shed is bordered directly to the north by the Ivanovich net shed (HAER No. WA-186-D), and to the south by the Ancich (Rainier Yacht) net shed (HAER No. WA-186-F) on the other side of the pier.

Part III - Operations & Processes

Operations

Commercial fishing: purse seining.

Technology

Purse Seine: 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.

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.

- 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.**

Harborview Drive. Access will be gained via water no expected change in trips- same number of slips from existing to proposed.

- 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

- 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: 4/30/2024



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

RECEIVED

By C. ANDREWS at 3:14 pm, May 01, 2024

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) [\[help\]](#)

Ancich Marina Replacement

Part 2—Applicant

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

2a. Name (Last, First, Middle)

Lerch, Thomas

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

3615 Harborview Dr

2d. City, State, Zip

Gig Harbor, WA 98332

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

253-973-8275

thomaslerch@hotmail.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.

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 E 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)			
Lee, John			
4b. Organization (If applicable)			
Eugene and Hans LLC			
4c. Mailing Address (Street or PO Box)			
9167 NW Kaiser Rd			
4d. City, State, Zip			
Portland, OR 97231			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
503-267-9118			Jlee101894@hotmail.com

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]			
☒ Private			
☐ Federal			
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)			
☐ Tribal			
☒ 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]			
3615 Harborview Dr NW			
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	02
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
47.33419, -122.58702			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
0221053114 & 0221053113			
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)	
QUIGG PATRICK D & KATHLEEN A	1831 BEL AIRE AVE ABERDEEN, WA	0221053042	
City of Gig Harbor	3510 Grandview St GIG HARBOR, WA 98335	5970000244	
5i. List all wetlands on or adjacent to the project location. [help]			
None- N/A			

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? [\[help\]](#)

☒ Yes



5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

Highly developed parcel with some ornamental shrubs/trees. Some ulva vegetation; very little submerged aquatic vegetation on the parcel.

5m. Describe how the property is currently used. [\[help\]](#)

Historical net shed / marina.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

City park and dock.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

Residential home good condition, marina in need of replacement/ repair, net shed in good condition.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

Merge onto WA-16 W via the ramp to Gig Harbor/Bremerton
Take the Wollochet Dr NW exit toward City Ctr
Continue straight onto Stinson Ave
At the traffic circle, take the 1st exit onto Harborview Dr
3615 Harborview Dr
Gig Harbor, WA 98332

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The project will remove and replace the solid decked pier, ramp, piling, and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. Removal of 1,890 cubic feet of concrete. Total existing square footage is 8,970 square feet total proposed square footage is 7,538 square feet- 1,432 square foot reduction.

The existing net shed will also be re-roofed (2,850 sq ft) with 2 piece laminated fiberglass shingles; and re-painted with the existing colors.

*See 8e and drawings for dimensions. *

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The existing marina is out of date and is not composed of environmentally friendly materials. The proposed project will bring the materials up to date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated piling and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to today's standards.

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) [\[help\]](#)

☒ Dock / Pier

☒ Float

☒ Marina / Moorage

☒ Piling/Dolphin

☐ Other:

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/ tow back to Tacoma. A containment bin will be utilized to stow the debris. Containment booms will be deployed during removal, and 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 for piling removal and installation 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. (15) 10" pile will be installed for the replacement pier and recreational float. (23) 12" float pile will be driven.

Installation of marina system: Once the piling is in place and secure, the floating marina system (50% grated), 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. The 6' x 14', 3'x 44', and 4' x 80' aluminum ramps with 100% fiberglass grating will connect the floats to the pier and pier to pier.

EnviroCrete® Specifications – Float surface decked with 50% pre-stressed concrete decking (EnviroTuff is 50% RPL decking) and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1 ½" x ¾" squares and 61% 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: <u>2024</u> End Date: <u>2029</u> ☐ See JARPA Attachment D
6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]
1,300,000
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]
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)
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]						
na						
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]						
na						

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 always be implemented 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. Floating pile driver will operate for 5-6 days and will not ground out. 8. Care will be taken to contain all construction debris. 9. All applicable BMPs and GCMs will be exercised throughout this project. 10. Work windows will be adhered to. 11. Piling is fitted with caps to prevent piscivorous birds perching. 12. 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 844 square feet. Large concrete block will also be removed. If the Salish Sea Nearshore Calculator determines additional credits are needed, they will be purchased from Puget Sound Partnership.

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 of 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 1: Existing Marina Dimensions

Existing			
Name	Grating Percentage	Shore Zone	Square Footage
Pier Removed	0	USZ	3,096
Pier Removed	0	LSZ	550
Ramp Removed	0	LSZ	112 (Overwater)
Float Removed	0	LSZ	876
	0	LSZ	2,156
	0	LSZ	2,180
Concrete Block Removed	0	USZ	1,890 (Cubic Feet)
Piling Material	Quantity	Diameter	
Creosote Treated Wood	59	14-18"	
Total Square Footage of Existing Marina (OVERWATER)		8,970	

Table 2: Proposed Marina Dimensions

Proposed						
Name	Grating Percentage	Shore Zone	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	USZ	88	6	1	436 (Overwater)
Pier	100	USZ	6	6	1	36
Pier	100	USZ	31	6	1	186
Ramp	100	LSZ/USZ	14	6	1	42 (Overwater)
Ramp	100	LSZ/USZ	44	3	1	114 (Overwater)
Ramp	100	LSZ/USZ	80	4	1	284 (Overwater)
Ramp Landing Float	50	LSZ	10	14.3	1	143.3
Headwalk	50	LSZ/DSZ	396	8	1	3244
Fingers	50	LSZ	55	4	2	440
Fingers	50	LSZ	60	6	3	1080
Fingers	50	DSZ	70	6	2	840
Piling Material	Quantity	Diameter				
Galvanized Steel	15	10"				
	23	12"				
Total Square Footage Proposed (OVERWATER)		7,537				

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. [\[help\]](#)

No fill proposed

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. [\[help\]](#)

No excavating or dredging proposed

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☐ Yes ☒ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [\[help\]](#)

The project does not have excavating or dredging in the waterbody involved. Turbidity monitoring will be observed during pile driving; if plumes become too large pile driving will cease until turbidity has subsided.

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
City of Gig Harbor	Jeremy Hammer	253-853-7606	4/26/24
DNR	Deana McCortney		4/26/24
WDFW			
USACE	Kelsey Blubaugh	Cell: (206) 718-0335	2/27/2024

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? [\[help\]](#)

- 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>.

☒ Yes ☐ No

Category 5 water:  1 listing found

Parameter: Bacteria - Fecal coliform
Medium: Water
Listing ID: 86933
View Details: [View](#)
Highlight Listing: [Show](#)
Assessment Unit ID: 47122D5D8_01_01
Waterbody Name: Tacoma Narrows

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

171100190703 Curley Creek- Frontal Colvos Passage

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

15 Kitsap

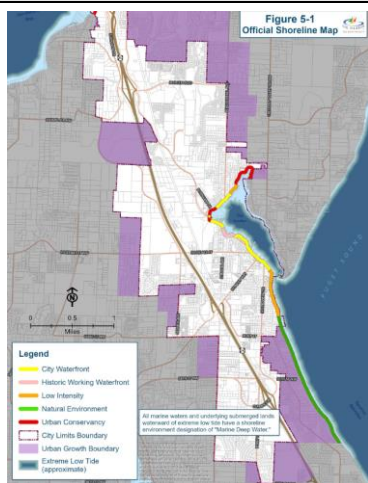
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- 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>.



☒ Other: Historic Working 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.

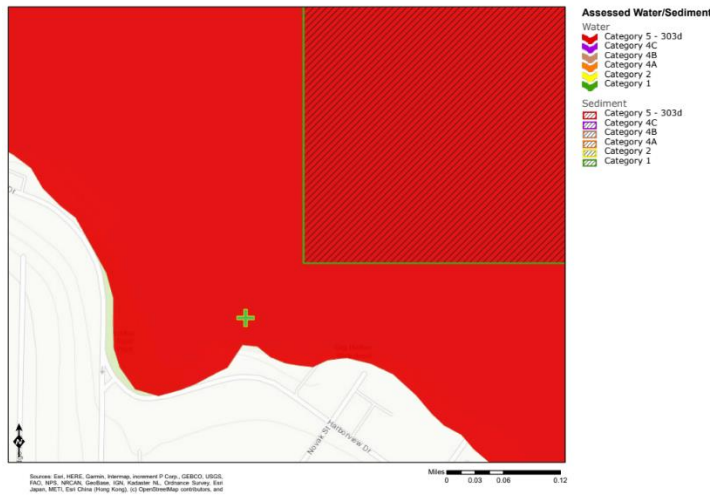
☒ Yes ☐ No

Name of manual: _____

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

- If Yes**, please describe below.

☐ Yes ☒ No



Ancich- Tarabochia Netshed

Renovation to the structure are only known post-1955. When the coast guard was leasing the space in 1971-72 the shed received new siding and windows. Use of the outdoor space by the Coast Guard required that the net be moved further out so the dock extension was covered. Floorboards have remained original, but the remainder of the interior has been altered significantly including partitioning the once open space to multiple rooms, adding a ceiling over open rafters, and placing drywall over the frame. The dock was extended in 1957 and another section added on 10 years later. In 1962, a low float and ramp were added extending from the shed's dock to moor boats in harbor. The addition of the pier provided drive on access for loading and unloading net and gear during higher tides. Since the early 1970's, the dock has been used by the local commercial fishing fleet to load-unload net and gear at the start and end of each season. Other exterior maintenance includes occasional replacement of pilings and rotted boards, and a new roof in 2004.

In the early 1900s, two men named Ancich, Martin and Peter, left Yugoslavia for America. Though not directly related, they both built netsheds along the same stretch shoreline (HAER No. WA-186-F) in Gig Harbor. Meanwhile George Ancich's grandmother was living in Croatia, had just lost her husband and was left with three little girls, Kathrine the eldest (married Karabaich), Anna (married Ancich), Mary (married Vodonovich). She heard from a friend in Tacoma, Washington that there was a husband for her, so she immigrated with her daughters through Ellis Island and crossed the United States on a train. She married into the Tadich family and had three more children, Andy, Katie and John. Martin Ancich established himself in the fishing industry in the early 1900's. He partnered with Lee Makovich Sr. in 1908 to construct and operate the 45 foot Sokol, constructed by Barbare Brothers Shipyard. They sold it in 1913. The vessel sank, was raised and burned in Alaska in 1990. Later Martin owned the Mermaid and partnered again with Makovich to build the 50 ft Mermaid II. In 1927, Martin built the 66 ft George A at Skansie Shipyard named for his youngest son, George. Martin and Anna married and had six children: Antone, Rose (married Tarabochia), Jack, Nick, Kay (married Franich) and George born in 1925. Martin tragically died two years later.

Left a widow, Anna's keen business sense kept fishing operations going and her son Jack crewed with skipper Johnnie Ross on the George A. By 1937, Anna had the 75 ft sardine boat Anna A constructed at Tacoma's J.M. Martinac Shipyard. Women negotiating contracts, leasing the boat and keeping it working in one fishery or another was unheard of at the time but Anna held her own for the family. By 1940, Antone was running the Anna A for sardine in San Pedro with his youngest brother, George. By 18, George was skippering the boat as a dragger off the Washington Coast. In 1967 the Anna A was sold. George fished the San Juan Island Salmon Banks known as the "Trap" with his brother-in-law, Nick Tarabochia, while he was still in high school in the early 1940s. They partnered in fishing for a couple of years until Nick bought a dock at the south end of the harbor (HAER No. WA-186-Q). George Ancich and sister Rose (Ancich) Tarabochia leased the dock and shed to the Coast Guard, and after one year, they rented the original family home as well which became the Chief's quarters and office. George Ancich and his nephew, Nick Tarabochia Jr., still own the dock together and currently the space is partitioned for use as an office, an art space for George's daughter Lita Dawn Stanton, and fishing gear for son Paul Ancich who now owns and operates what was once George's boat, Memories. George expressed frustration with the value of property in Gig Harbor and the cost of keeping the shed, saying "the taxes are eating us alive." However, he also noted that he is not in the market to sell the property but would rather pass it on to his children, and that he wants his children to keep it in the family for historic value.

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

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 (<i>Oncorhynchus tshawytscha</i>), Hood Canal summer-run (HCSR) chum (<i>O. keta</i>), PS steelhead (<i>O. mykiss</i>), Puget Sound/Georgia Basin (PSGB) yelloweye rockfish (<i>Sebastes ruberrimus</i>), PSGB bocaccio (<i>S. paucispinis</i>), Southern Resident killer whales (SRKW) (<i>Orcinus orca</i>), Central America or Mexico humpback whales (<i>Megaptera novaeangliae</i>), the southern DPS of green sturgeon (<i>Acipenser medirostris</i>), the southern distinct population segment (DPS) of eulachon (<i>Thaleichthys pacificus</i>), marbled murrelet (<i>Brachyramphus marmoratus</i>) and bull trout (<i>Salvelinus confluentus</i>) 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 <u>City of Gig Harbor</u> (lead agency). The expected decision date is <u>2024</u>. ☐ 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. X gh (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. X gh (initial)

X Tom LERCH Tom Lerch 5/10/23
Applicant Printed Name Applicant Signature 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 Tabitha Simonetti 4/30/2024
Authorized Agent Printed Name Authorized Agent Signature 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.

X John Lee John Lee 5/10/2023
Property Owner Printed Name Property Owner Signature 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

From: [Shaun Dinubilo](#)
To: [Cindy Andrews](#)
Subject: RE: Ancich Dock - PL-SDP-23-0005
Date: Monday, December 4, 2023 3:28:23 PM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image017.png](#)

Hello Cindy,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. The project area has a high potential for the location of cultural resources but due to the nature of the project we have no specific cultural resource concerns for this project. If DAHP recommends a survey, or additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



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 must be withheld from public disclosure.

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Tuesday, November 28, 2023 9:16 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@piercefire.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 <SEPARreview@PuyallupTribe-nsn.gov>; Sharon Silver
(sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sadinubilo@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>

Subject: Ancich Dock - PL-SDP-23-0005

The City of Gig Harbor has issued an NOA for the Ancich Dock - PL-SDP-23-0005 project, the site is located at 3615 Harborview Dr. | Parcel No – 0221053114 / 0221053113, 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 December 14, 2023, and please let me know if you have any questions.

[PERMIT PORTAL](#)

LOCATION: 3615 Harborview Dr. | Parcel No – 0221053114 / 0221053113

site is located on the north side of Harborview Dr., approximately 500 feet west of the Stinson/Harborview Dr., round-a-bout.

Section 05 Township 21 Range 02 Quarter 33

PROPOSAL: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

COMMENT DEADLINE: December 14, 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 Thursday December 14, 2023, for consideration

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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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

December 5, 2023

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

Re: **PL-SDP-23-0005**

The Nisqually Indian Tribe's THPO has reviewed the notice of application 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, 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



RECEIVED 12 .13.2023
CA

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 13, 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 ANCICH DOCK Project (PL-SDP-23-0005) located at 3615 Harborview Drive as proposed by Thomas Lerch/John Lee Eugene. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

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: Diana Ison (360) 999-9593

This property is within a quarter mile of two known or suspected contaminated sites. The sites are Nikolich Property, Facility Site Identification (FSID) # 20826; and Brunette & K B Partnership, FSID # 7239. 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 removal or replacement of the pier, ramp, pilings and floats, 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

(JKT:202305619)

cc: Garret Peck, HWTR
Derek Rockett, SWM
Diana Ison, TCP

From: [McCortney, Deana \(DNR\)](#)
To: [ONEAL, ELIZABETH \(DNR\)](#); [Cindy Andrews](#)
Cc: [COX, NEAL \(DNR\)](#)
Subject: FW: Ancich Dock - PL-SDP-23-0005
Date: Monday, December 4, 2023 2:13:10 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image016.png](#)
[NOA W.SEPA.pdf](#)

Elizabeth,

Thank you for forwarding this to me.

Cindy,

This project is in review with Department of Natural Resources Habitat Stewardship Program and I will have any concerns by the end of January when the review is due to be completed.

Please let me know if either of you have any further questions for me.

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: ONEAL, ELIZABETH (DNR) <ELIZABETH.ONEAL@dnr.wa.gov>
Sent: Monday, December 4, 2023 8:18 AM
To: McCortney, Deana (DNR) <Deana.McCortney@dnr.wa.gov>
Subject: FW: Ancich Dock - PL-SDP-23-0005

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Tuesday, November 28, 2023 9:16 AM

Subject: Ancich Dock - PL-SDP-23-0005

External Email

The City of Gig Harbor has issued an NOA for the Ancich Dock - PL-SDP-23-0005 project, the site is located at 3615 Harborview Dr. | Parcel No – 0221053114 / 0221053113, 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 December 14, 2023, and please let me know if you have any questions.

[PERMIT PORTAL](#)

LOCATION: 3615 Harborview Dr. | Parcel No – 0221053114 / 0221053113

site is located on the north side of Harborview Dr., approximately 500 feet west of the Stinson/Harborview Dr., round-a-bout.

Section 05 Township 21 Range 02 Quarter 33

PROPOSAL: The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

COMMENT DEADLINE: December 14, 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 Thursday December 14, 2023, for consideration

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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parking requirement pursuant to GHMC 17.72.030 as discussed during the July 16th hearing. However, it is important to note that the number of berths on the existing dock has varied over the history of the dock, ranging anywhere from 8 to 20+ based on available aerial photography. Staff has included available aerial imagery from the City's GIS database as an additional exhibit. Imagery from the following years is included; 1985, 1998, 2002, 2005, 2008, 2011, 2014, 2017, 2018, 2019, 2020, 2021, 2022, and 2023.

Thank you for this opportunity to comment on these additional exhibits. Please feel free to contact city staff at your convenience if you have any questions or need some clarification.

From: [guy hoppen](#)
To: [Jeremy Hammar](#)
Cc: [glovrovich@comcast.net](#); [Katrina Knutson](#); [Jeff Langhelm](#); [Andy Babich](#); [Nick Babich](#); [Tracie Markley](#)
Subject: Re: NOTICE OF PUBLIC HEARING - ANCICH DOCK for Gig Harbor, WA
Date: Thursday, July 4, 2024 4:46:22 PM

Jeremy,
What is the date of the Ancich public hearing? Not seeing it.
I'm assuming the applicants have revised the facility footprint to meet Ingress/egress needs of their facility, and the neighboring property. ,
The design we reviewed assumes that a neighboring property will provide 100% of vessel maneuvering space. That design assumption is unusual and unacceptable.
Please send us the current design layout. Thank you,
Guy

On 07/02/2024 8:06 AM PDT City of Gig Harbor Planning Public Notices
<listserv@civicplus.com> wrote:

[View this in your browser](#)

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* * * * *

NOTICE OF PUBLIC HEARING - ANCICH DOCK
<https://www.gigharborwa.gov/260/Public-Notices>

July 02, 2024

NOTICE OF PUBLIC HEARING - ANCICH DOCK

ANCICH DOCK | PL-SDP-23-0005 / PL-SEPA-23-0009

The applicant is proposing to remove and replace the solid decked pier, ramp, piling and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The total existing square footage is 8,970, the proposed square footage is 8,186, a reduction of 784 square feet. The applicant is proposing to remove a total of 1,890 cubic feet of concrete.

The proposed project will bring the materials up-to-date and install aspects including grating with a minimum of 61% open area on 100%

of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to date.

[PERMIT PORTAL](#)

[View it on website](#)

* * * * *

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<http://www.cityofgigharbor.net/list.aspx>

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ANCICH MARINA REPLACEMENT

Habitat Assessment & Habitat Management Plan

Date: October 26, 2023

Revised: April 30, 2024

**Prepared for: Ancich Marina
3615 Harborview Dr.
Gig Harbor, WA 98332**

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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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Ancich 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, home, bulkhead, and marina that includes a historic net shed. There are ornamental flowers, shrubs, and trees planted in the area.

To the north and east of the project parcel is Gig Harbor Bay and the Ancich waterfront park; the south consists of Harborview Drive, to the west is more marinas. Layout of the existing site plan can be seen in Figure 1.

1.2 Applicant Information

Name: Thomas Lerch

Title: Property Manager

Phone: (253) 973-8275

Email: thomaslerch@hotmail.com

Mailing Address: 3615 Harborview Drive, Gig Harbor, WA 98332

1.3 Owner Information

Name: John Lee

Organization: Eugene and Hans LLC

Phone: (503) 267-9118

Email: jlee101894@hotmail.com

Mailing Address: 9167 NW Kaiser Rd., Portland, OR 97231

1.4 Biologist Information

Name: Tabitha Simonetti

Phone: (253)383-2740

Email: tabitha@marinefloats.com or tsimonetti@aquaticresourcesllc.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. Four 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". She has also received certification for marbled murrelet monitoring from USFWS.

1.5 Project Location

Address: 3615 Harborview Dr., Gig Harbor, WA 98332

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

Parcel Number: 0221053114 & 0221053113

Latitude: 47.33419 N Longitude: -122.58702 W

Waterbody: Gig Harbor Bay

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

1.6 Net Shed History¹

HAER Number: WA-186-F

Present Owner: John Lee – Eugene and Hans LLC

Present Use: Partitioned for leased office space and art studio; exterior dock used as net and tool storage.

Builder, Contractor, and Supplier: “Zulavich”

1.6.1 Alterations and Additions

Renovation to the structure is only known post-1955. When the coast guard was leasing the space in 1971-72 the shed received new siding and windows. Use of the outdoor space by the Coast Guard required that the net be moved further out so the dock extension was covered. Floorboards have remained original, but the remainder of the interior has been altered significantly including partitioning the once open space to multiple rooms, adding a ceiling over open rafters and placing drywall over the frame. The dock was extended in 1957 and another section added 10 years later. In 1962, a low float and ramp were added extending from the shed’s dock to moor boats in harbor. The addition of the pier provided drive on access for loading and unloading net and gear during higher tides. Since the early 1970’s, the dock has been used by the local commercial fishing fleet to load-unload net and gear at the start and end of each season. Other exterior maintenance includes occasional replacement of pilings and rotted boards, and a new roof in 2004.

1.6.2 Historical Context

In the early 1900s, two men named Ancich, Martin, and Peter, left Yugoslavia for America. Though not directly related, they both built netsheds along the same stretch shoreline (HAER No. WA-186-F) in Gig Harbor. Meanwhile George Ancich’s grandmother was living in Croatia, had just lost her husband, and was left with three little girls, Kathrine the eldest (married Karabaich), Anna (married Ancich), Mary (married Vodonovich). She heard from a friend in Tacoma, Washington that there was a husband for her, so she immigrated with her daughters through Ellis Island and crossed the United States on a train. She married into the Tadich family and had three more children, Andy, Katie, and John. Martin Ancich established himself in the fishing industry in the early 1900’s. He partnered with Lee Makovich Sr. in 1908 to construct and operate the 45-foot Sokol, constructed by Barbare Brothers Shipyard. They sold it in 1913. The vessel sank, was raised, and burned in Alaska in 1990. Later Martin owned the Mermaid and partnered again with Makovich to build the 50 ft Mermaid II. In 1927, Martin built the 66 ft George A at Skansie Shipyard named for his youngest son, George. Martin and Anna married and had six children: Antone, Rose (married Tarabochia), Jack, Nick, Kay (married Franich) and George born in 1925. Martin tragically died two years later.

¹ <https://www.gigharborwa.gov/467/Ancich-Tarabochia>

Left a widow, Anna's keen business sense kept fishing operations going and her son Jack crewed with skipper Johnnie Ross on the George A. By 1937, Anna had the 75 ft sardine boat Anna A constructed at Tacoma's J.M. Martinac Shipyard. Women negotiating contracts, leasing the boat, and keeping it working in one fishery or another was unheard of at the time, but Anna held her own for the family. By 1940, Antone was running the Anna A for sardine in San Pedro with his youngest brother, George. By 18, George was skippering the boat as a dragger off the Washington Coast. In 1967 The Anna A was sold. George fished the San Juan Island Salmon Banks known as the "Trap" with his brother-in-law, Nick Tarabochia, while he was still in high school in the early 1940s. They partnered in fishing for a couple of years until Nick bought a dock at the south end of the harbor (HAER No. WA-186-Q). George Ancich and sister Rose (Ancich) Tarabochia leased the dock and shed to the Coast Guard, and after one year, they rented the original family home as well which became the Chief's quarters and office. George Ancich and his nephew, Nick Tarabochia Jr., still own the dock together and currently the space is partitioned for use as an office, an art space for George's daughter Lita Dawn Stanton, and fishing gear for son Paul Ancich who now owns and operates what was once George's boat, Memories. George expressed frustration with the value of property in Gig Harbor and the cost of keeping the shed, saying "the taxes are eating us alive." However, he also noted that he is not in the market to sell the property but would rather pass it on to his children, and that he wants his children to keep it in the family for historic value.

1.6.3 Structural / Design Information

General Description

The Ancich-Tarabochia net shed is 1,550 square feet. The property was 36 inches wide and 88 inches - 2 feet long and the building is 26 inches - 6 foot wide and 58 inches - 4 feet long.

Character

The character of the original Ancich-Tarabochia shed is not known. According to George Ancich, the original structure was made of local fir and hemlock. The net shed falls within the vernacular of the area, as a single-story wood frame building with a gable roof and exposed rafter tails. The entire shed and dock are on pilings. On the east facing harbor side there is a recessed porch area, which has wood post supports. In this area are nets and other fishing gear belonging to Paul Ancich. The main, interior net shed is partitioned into five to six rooms, including a bathroom, a hallway, office spaces and an art studio. From the dock a ramp leads to a low float where Ancich and Tarabochia lease moorage to recreational and commercial fishing vessels.

Condition of Fabric

In its remodeled state, the Ancich-Tarabochia net shed is in good condition.

Site Layout

A large driveway upland and along the south portion of the property leads past a house to a pier dock and provides walk-in access to a covered area of the Ancich-Tarabochia net shed dock. As part of a cluster of four net sheds, the Ancich-Tarabochia net shed is bordered directly to the north by the Ivanovich net shed (HAER No. WA-186-D), and to the south by the Ancich (Rainier Yacht) net shed (HAER No. WA-186-F) on the other side of the pier.

1.6.4 Site Layout

Operations and Processes

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 Ancich - Sokol, Mermaid, Mermaid II, George A

Anna Ancich - Anna A

Antone Ancich - Sea Star

Jack Ancich - Jackie A (originally Phyllis T owned by Nick Tarabochia Sr. and renamed)

George Ancich - Starlight, Barbara S and (for a short time) the purse seiner Defiance. The Memories was passed to his only son, Paul Ancich, after he retired in 1989.

Paul Ancich - Memories. Sons, Paul Jr., and Jake fish with their father.

2 Project Description

The project site is a commercial marina. The existing marina is out of date and is not composed of environmentally friendly materials. The proposed project will bring the materials up to date and install aspects including grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of

the floats. It will remove the creosote treated piling and replace it with galvanized steel. Light penetrability and fully encapsulated floatation will bring the dock up to today's standards. The project will remove and replace the solid decked pier, ramp, piling, and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. Total existing square footage is 8,970 square feet total proposed square footage is 7,538 square feet- 1,432 square foot reduction.

The existing net shed will also be re-roofed (2,850 sq ft) with 2 piece laminated fiberglass shingles; and re-painted with the existing colors.

Table 1: Existing Marina Dimensions

Existing			
Name	Grating Percentage	Shore Zone	Square Footage
Pier Removed	0	USZ	3,096
Pier Removed	0	LSZ	550
Ramp Removed	0	LSZ	112 (Overwater)
Float Removed	0	LSZ	876
	0	LSZ	2,156
	0	LSZ	2,180
Concrete Block Removed	0	USZ	1,890 (Cubic Feet)
Piling Material	Quantity	Diameter	
Creosote Treated Wood	59	14-18"	
Total Square Footage of Existing Marina (OVERWATER)		8,970	

Table 2: Proposed Marina Dimensions

Proposed						
Name	Grating Percentage	Shore Zone	Length (ft)	Width (ft)	Quantity	Square Footage
Pier	100	USZ	88	6	1	436 (Overwater)
Pier	100	USZ	6	6	1	36
Pier	100	USZ	31	6	1	186
Ramp	100	LSZ/USZ	14	6	1	42 (Overwater)
Ramp	100	LSZ/USZ	44	3	1	114 (Overwater)
Ramp	100	LSZ/USZ	80	4	1	284 (Overwater)
Ramp Landing Float	50	LSZ	10	14.3	1	143.3
Headwalk	50	LSZ/DSZ	396	8	1	3244
Fingers	50	LSZ	55	4	2	440
Fingers	50	LSZ	60	6	3	1080
Fingers	50	DSZ	70	6	2	840
Piling Material	Quantity	Diameter				
Galvanized Steel	15	10"				
	23	12"				

Total Square Footage Proposed (OVERWATER)	7,537
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2.1 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 the existing solid decked marina will be removed at low tide. Any construction debris will be collected and 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.
- Steel 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 (15) 10" pile will be installed for the pier. (23) 12" float pile will be driven.
- Installation of marina system: Once the piling is in place and secure, the floating marina system, and replacement 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

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.

construction debris to an approved upland disposal site. The aluminum ramps 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.

2.2 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.

3 Species and Habitat Information

3.1 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 GHSMPC 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.

3.1.1.1 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

3.1.1.1.1 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.

3.1.1.2 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.

3.1.1.3 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.

3.1.1.4 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.

3.1.1.5 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.

3.1.1.6 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.

3.1.1.7 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.

3.1.1.8 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 not proposed due to the inset of the project within the bay, and it is unlikely that the project will adversely affect the species.

3.1.1.9 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 not proposed, and it is unlikely that the project will adversely affect the species.

3.1.1.10 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.

3.1.1.11 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.

3.1.1.12 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.

4 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.

4.1 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.

4.1.1 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 4.1.3 .
Will there be construction noise or turbidity effects?	Yes, see Section 4.1.2 and 4.1.3 .

4.1.2 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 whenever feasible.

As mentioned in Section 3.1.1.7 Marbled murrelets do not have critical habitat in the Gig Harbor Bay (81 FR 51348). Due to no critical habitat and the use of a vibratory pile driver 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.

SRKW's 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 3.1.1.8 it is unlikely the species will enter the project area. The setback within the bay has led to no proposal of a marine mammal monitoring plan.

4.1.3 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 3615 Harborview drive 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.

4.2 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.

4.2.1 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 Fauntleroy 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” (Southard, 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 is 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. In addition, the expansion of

length leads the structure into the deep shore zone where salmonids are less likely to be, due to the depths. The proposed action will add grating to the structure, ultimately reducing the amount of shading that is currently present at the site.

4.2.2 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.

4.2.3 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 2, 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](#).

4.3 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.

4.4 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. The project has been designed to fit within the guidance of the Salish Sea Nearshore Programmatic Biological Opinion published by USFWS and NMFS, in order to create a project that will not adversely affect species or their critical habitat.

4.5 Determination of Effect

According to Section 6.2.5.28 of the GHSMF, 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

5 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 6 below, minimization measures of impacts are described.

The project is proposing a replacement of overwater coverage, reducing the overwater coverage by 784 square feet, removal of (59) 14” creosote treated wood pilings, and 1,890 cubic feet of concrete debris. It will also 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.

6 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.
- (59) 14” creosote treated wood piling will be removed and replaced by (40) 10” & 12” galvanized steel piling.
- The overwater footprint will be reduced by 1,432 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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Federal Register / Vol. 70, No. 222 / Friday, November 18, 2005 / Rules and Regulations.

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Federal Register / Vol. 87, No. 33 / Thursday, February 17, 2022 / Rules and Regulations.

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Federal Register / Vol. 77, No. 17 / Thursday, January 26, 2012 / Rules and Regulations.

8 Figures

Figure 1: Existing Site Plan

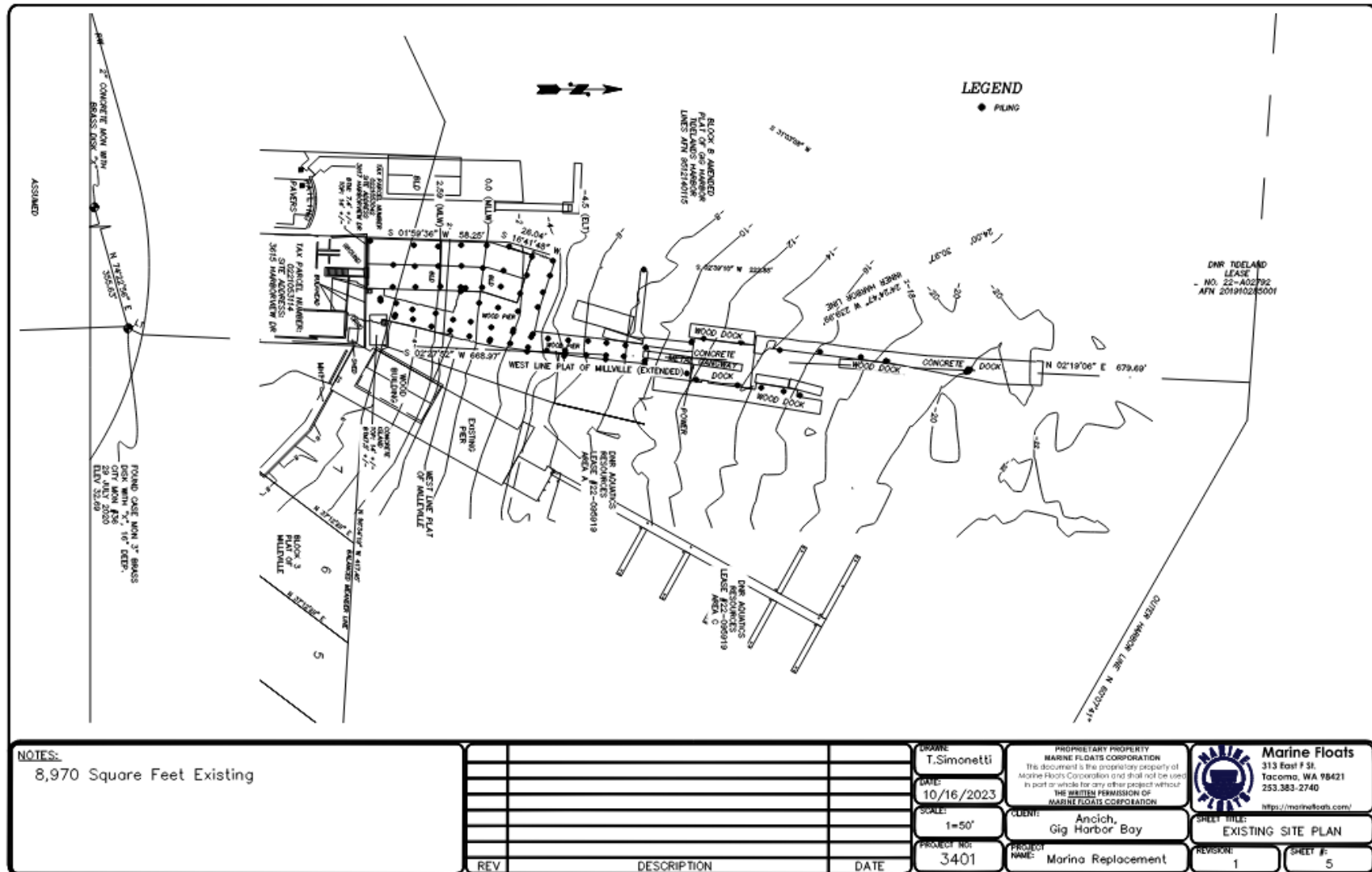


Figure 2: Vicinity Map

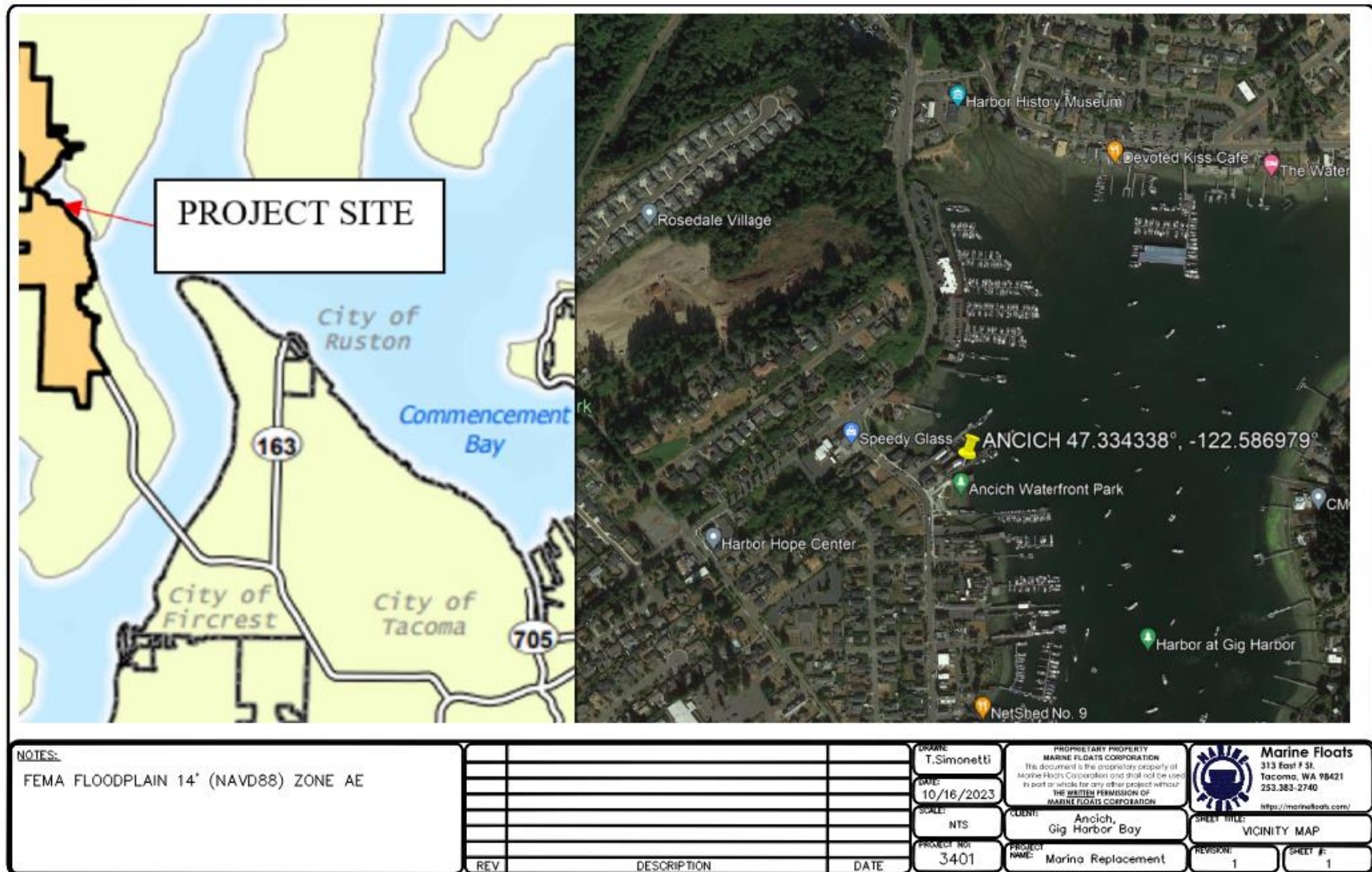


Figure 3: Proposed Project Plan

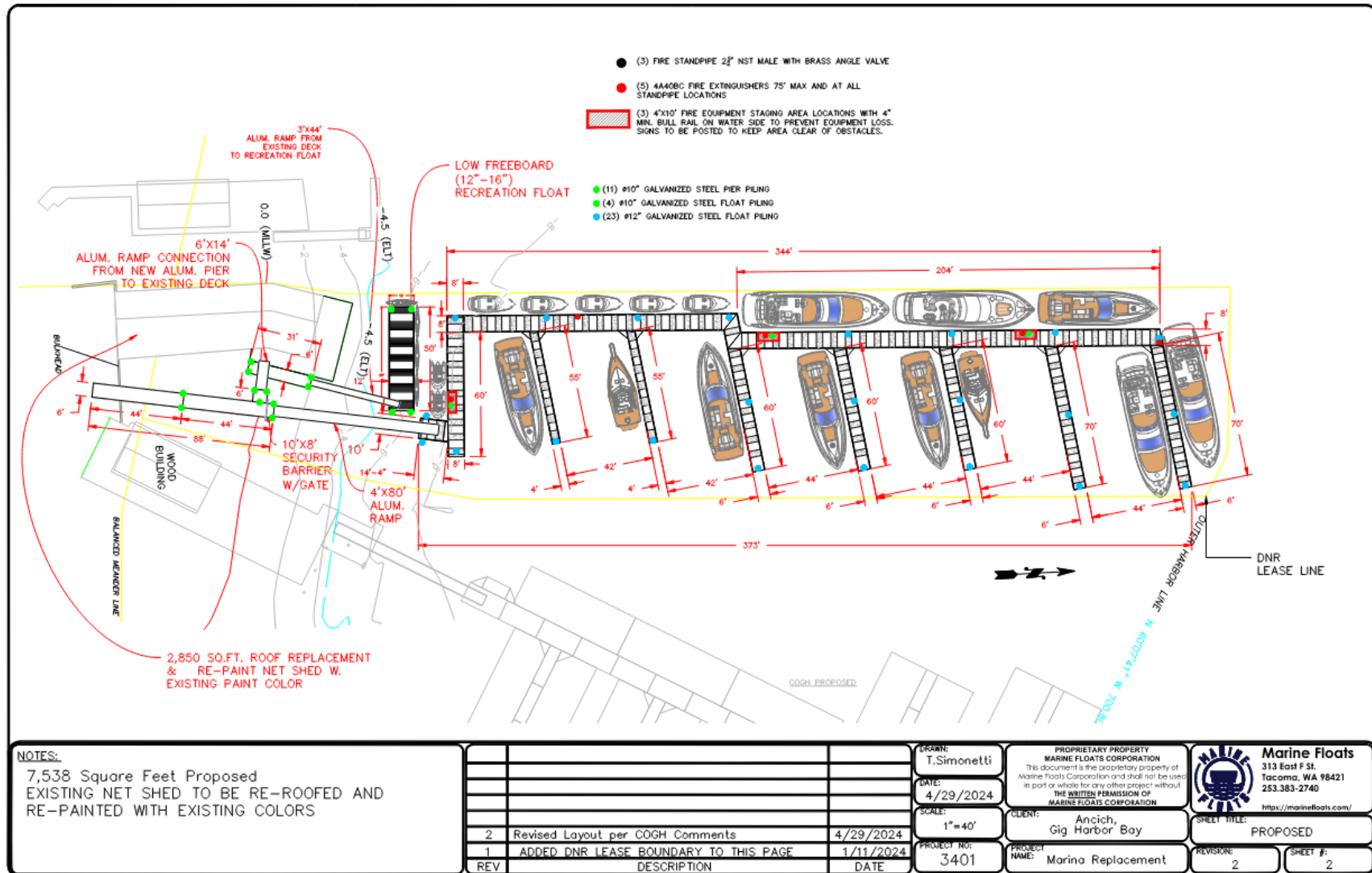


Figure 4: Existing Removal

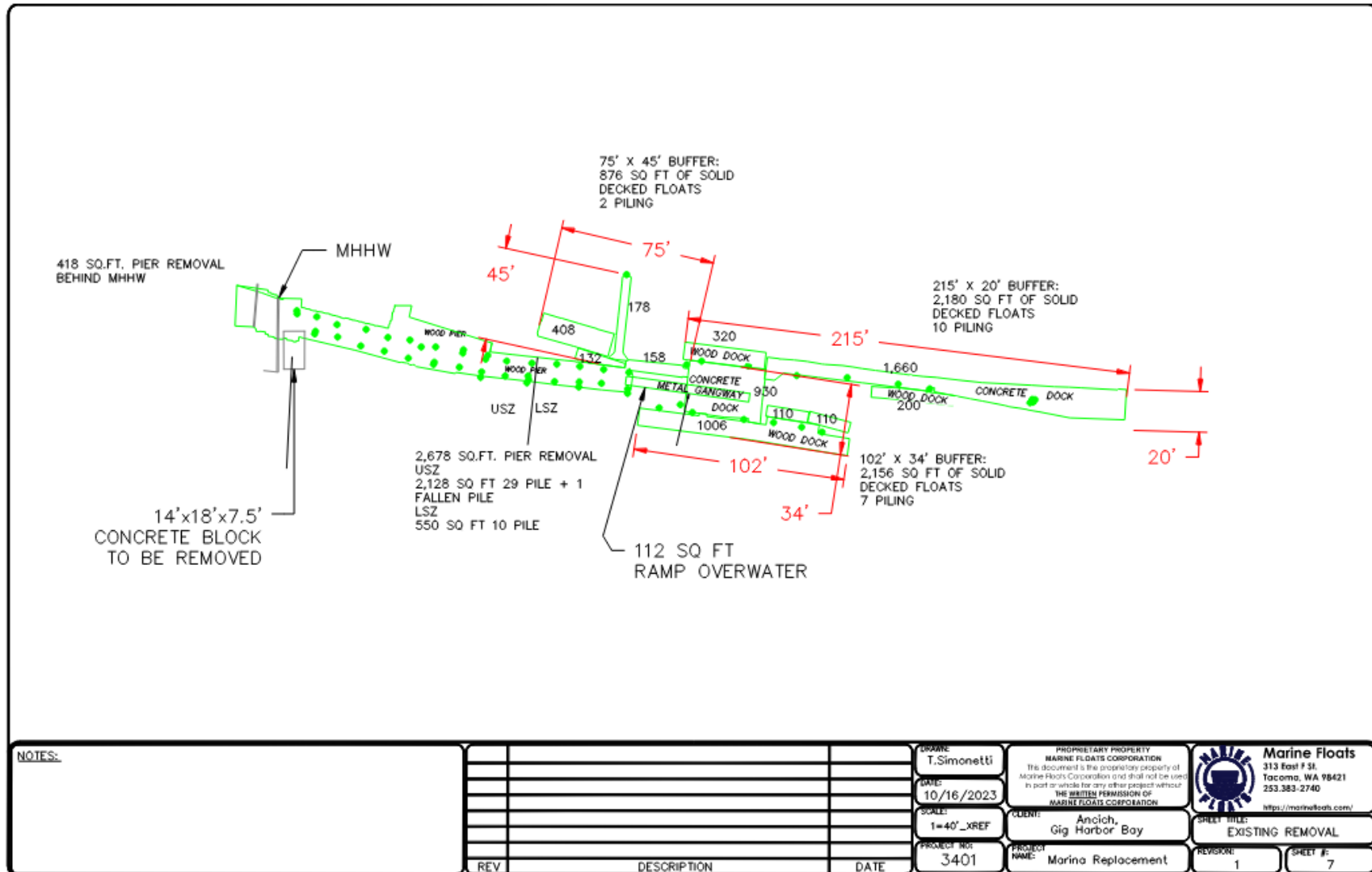


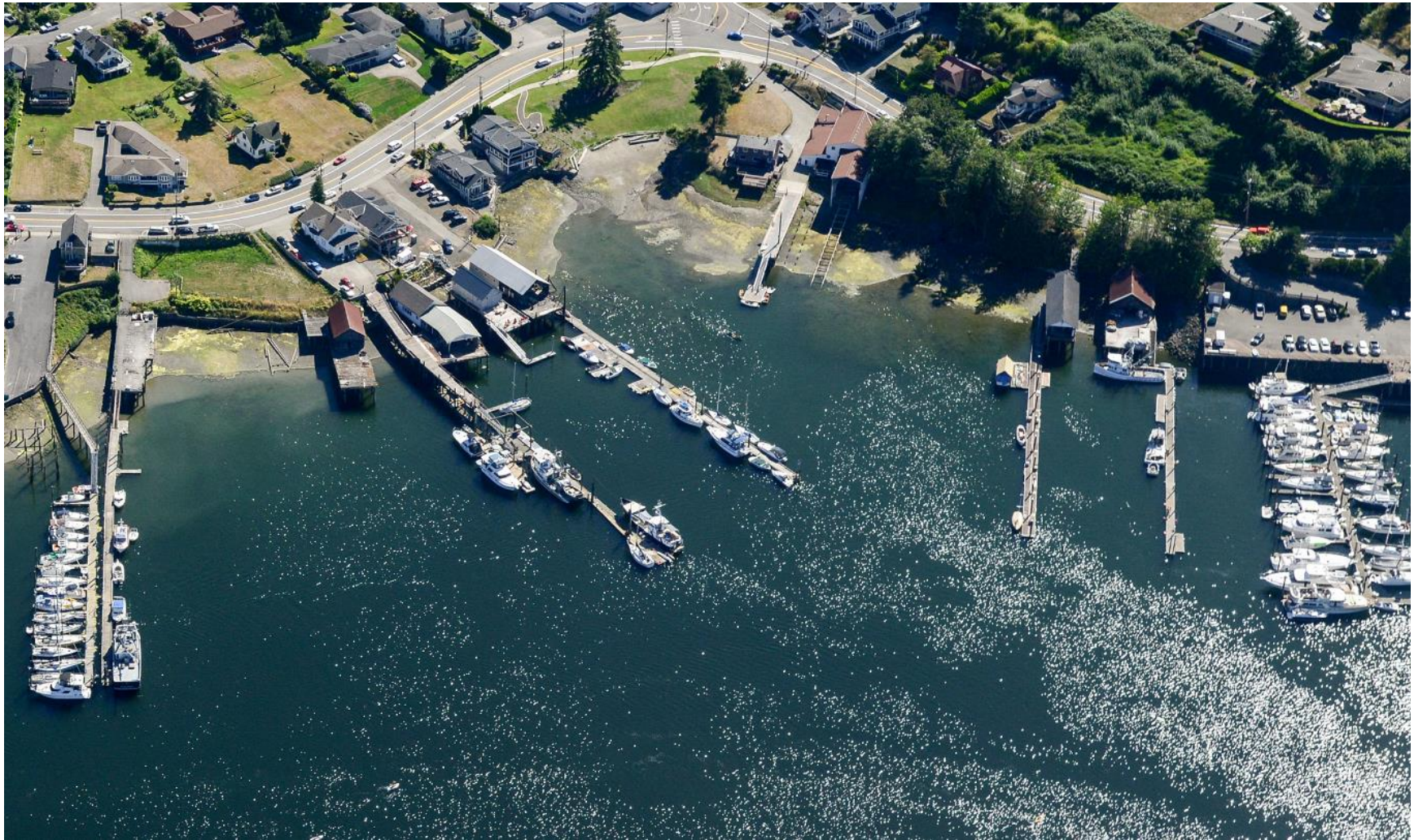
Figure 5: Project Backshore



Figure 6: Existing Low Tide Photos.



Figure 7: Department of Ecology, Gig Harbor Shoreline Photo



(WDOE 2016)

Figure 8: WDFW Priority Habitat and Species Map



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

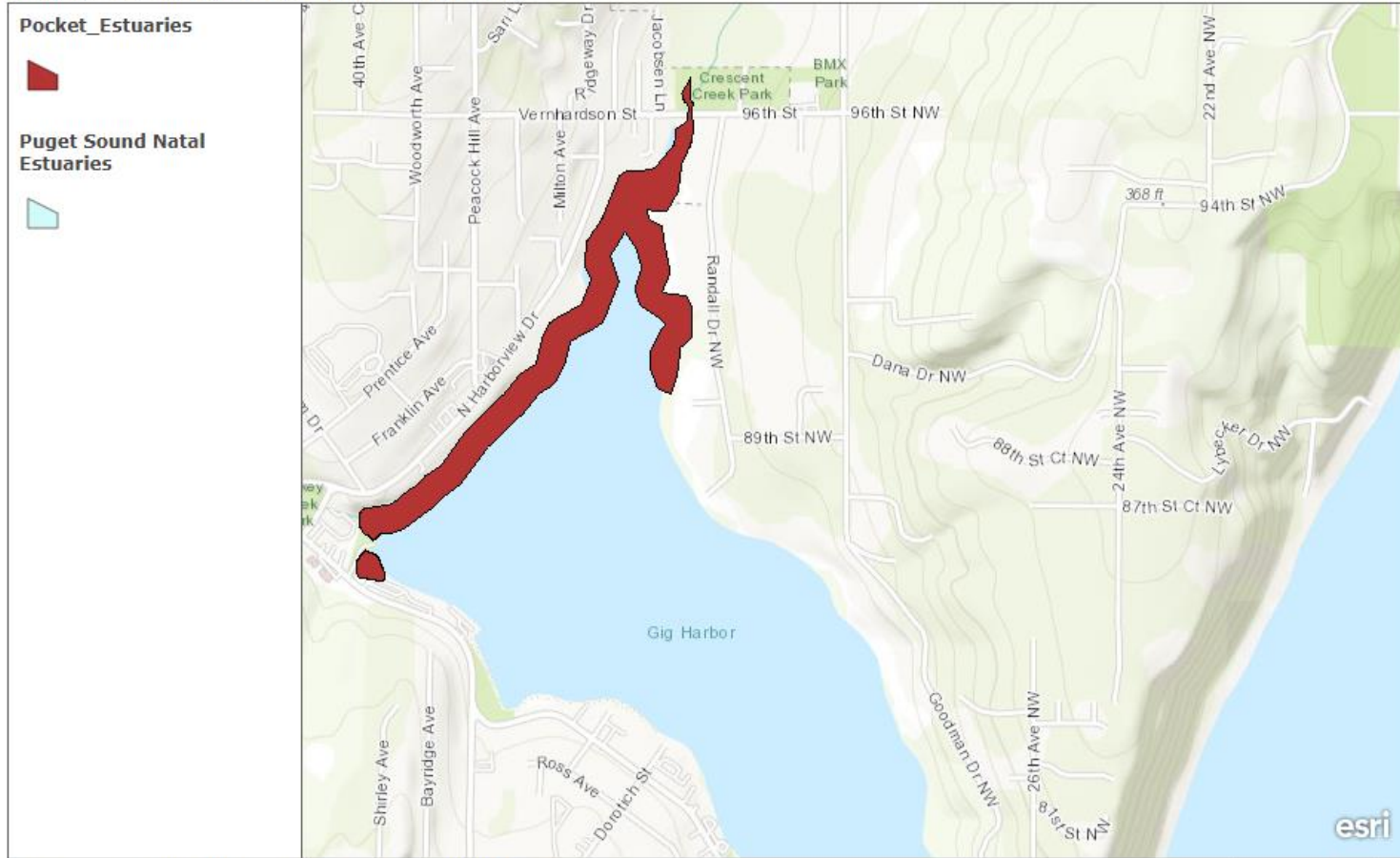
PHS Species/Habitats Details:

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	NWIIWetlands
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

(WDFW 2023)

Figure 10: Pocket Estuary Map

Puget Sound Natal & Pocket Estuaries

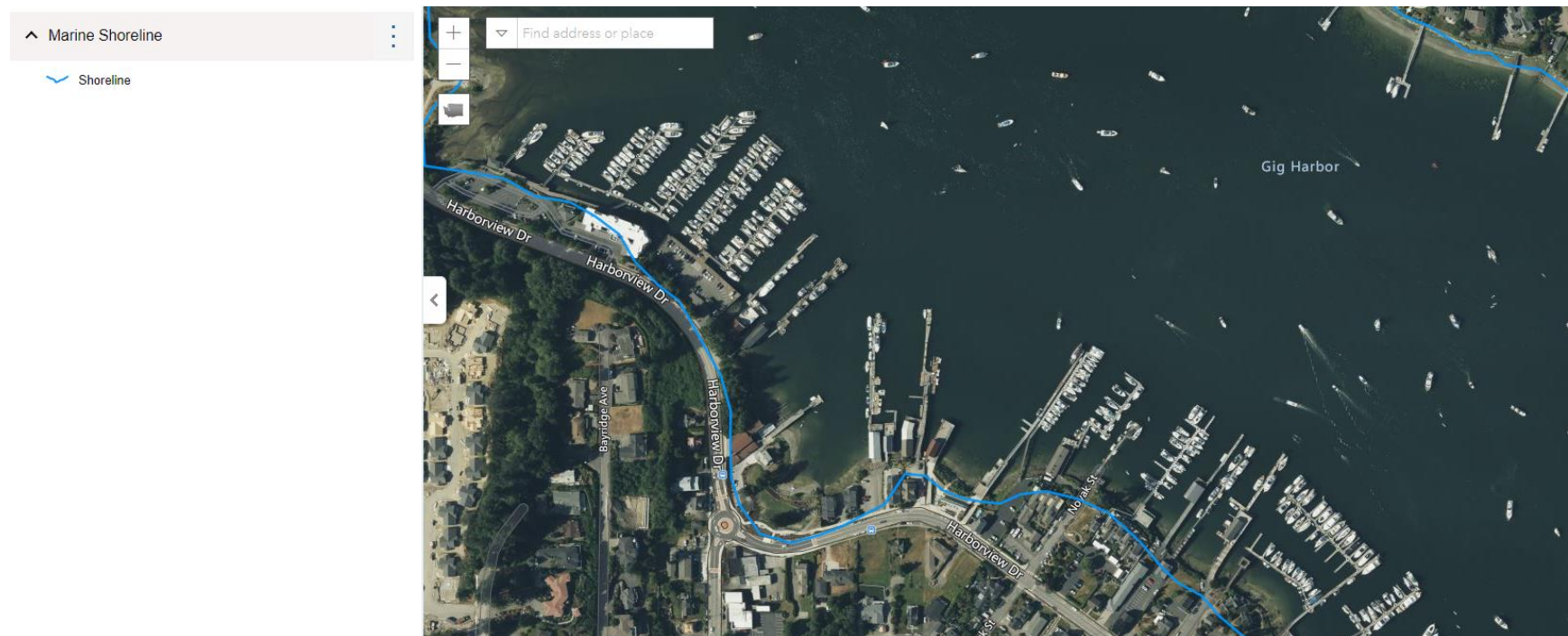


This map represents natal and pocket estuaries within the Puget Sound.

0.2mi

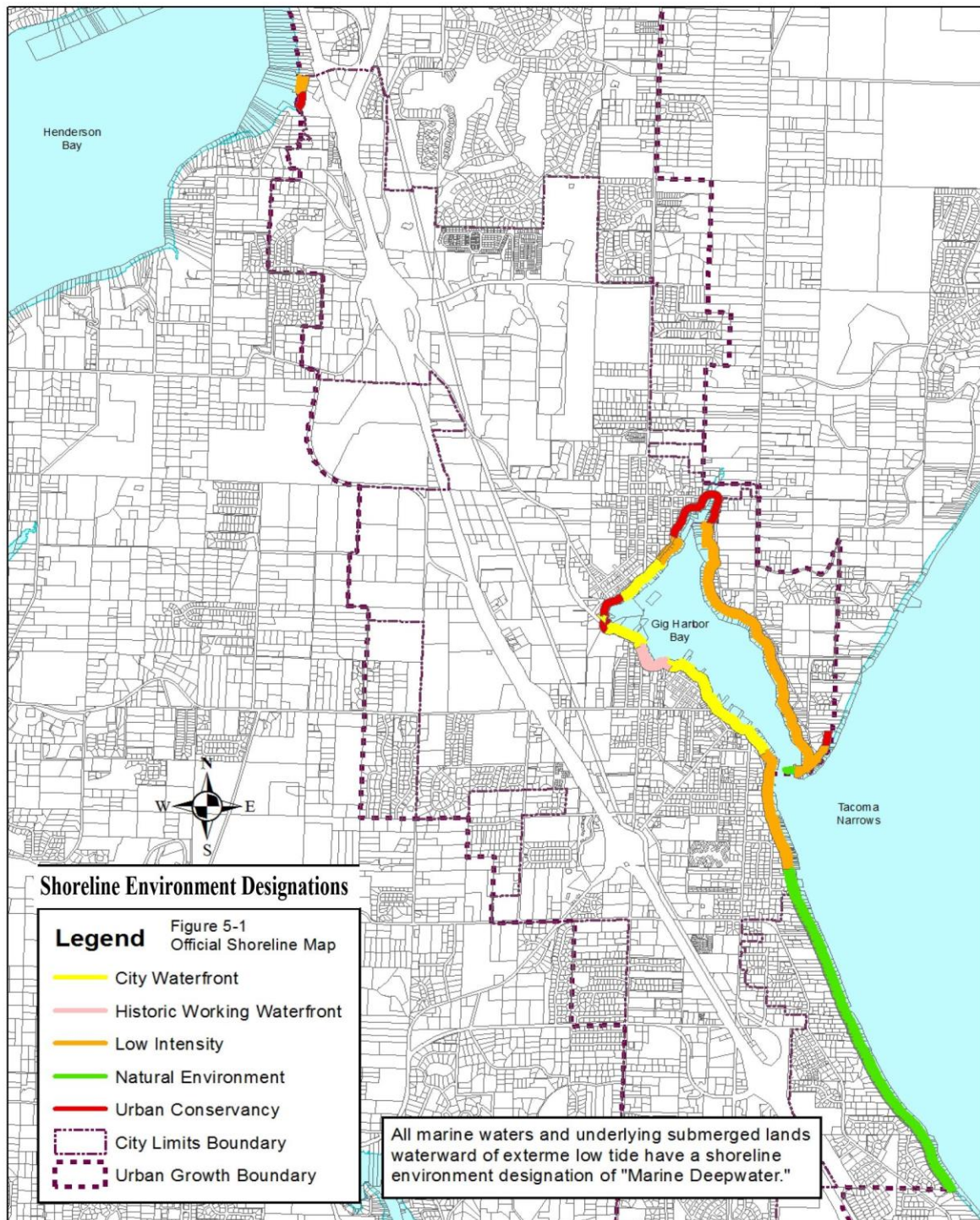
Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | National Oceanic and Atmospheric Administration (NOAA), NOAA Fisheries, NOAA Fisheries West Coast Region

Figure 11: WDOE Coastal Atlas Marine Shoreline Areas



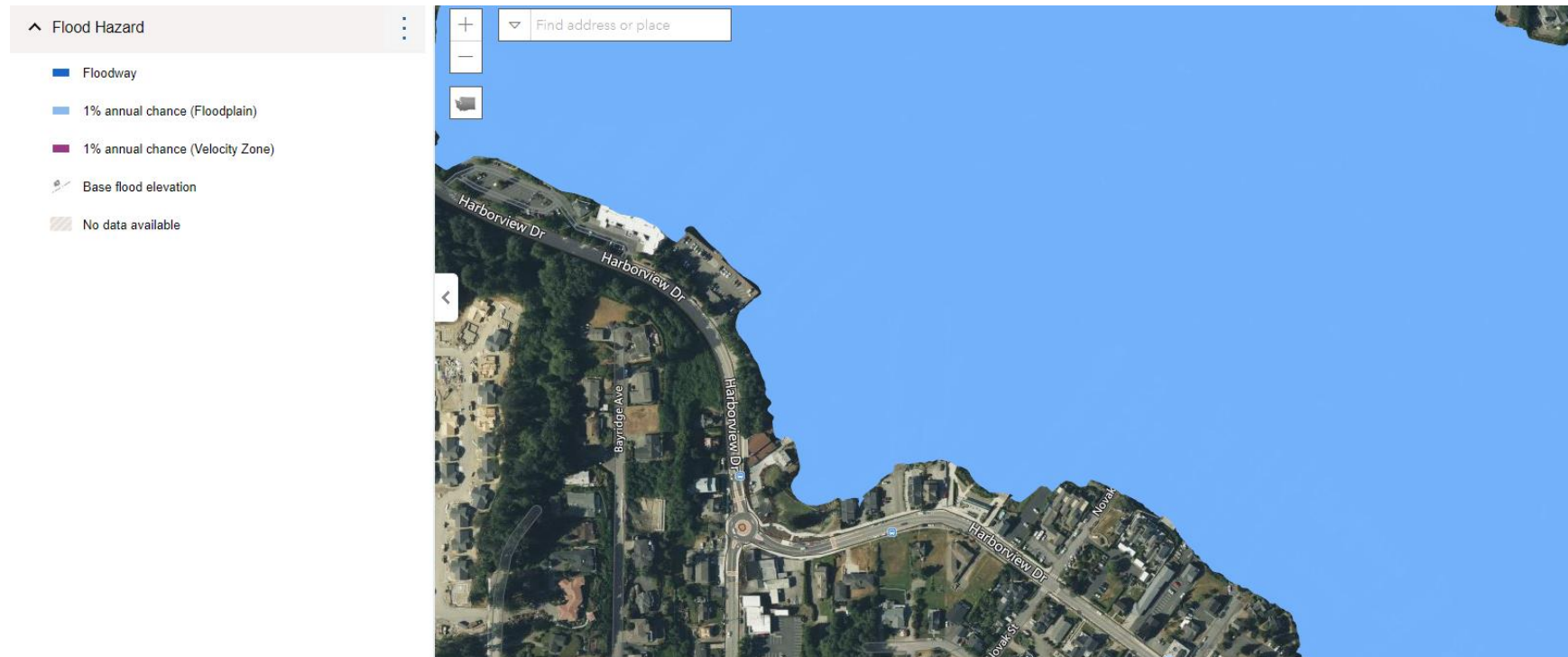
(WDOE 2023)

Figure 12: City of Gig Harbor Shoreline Environment Designations Map



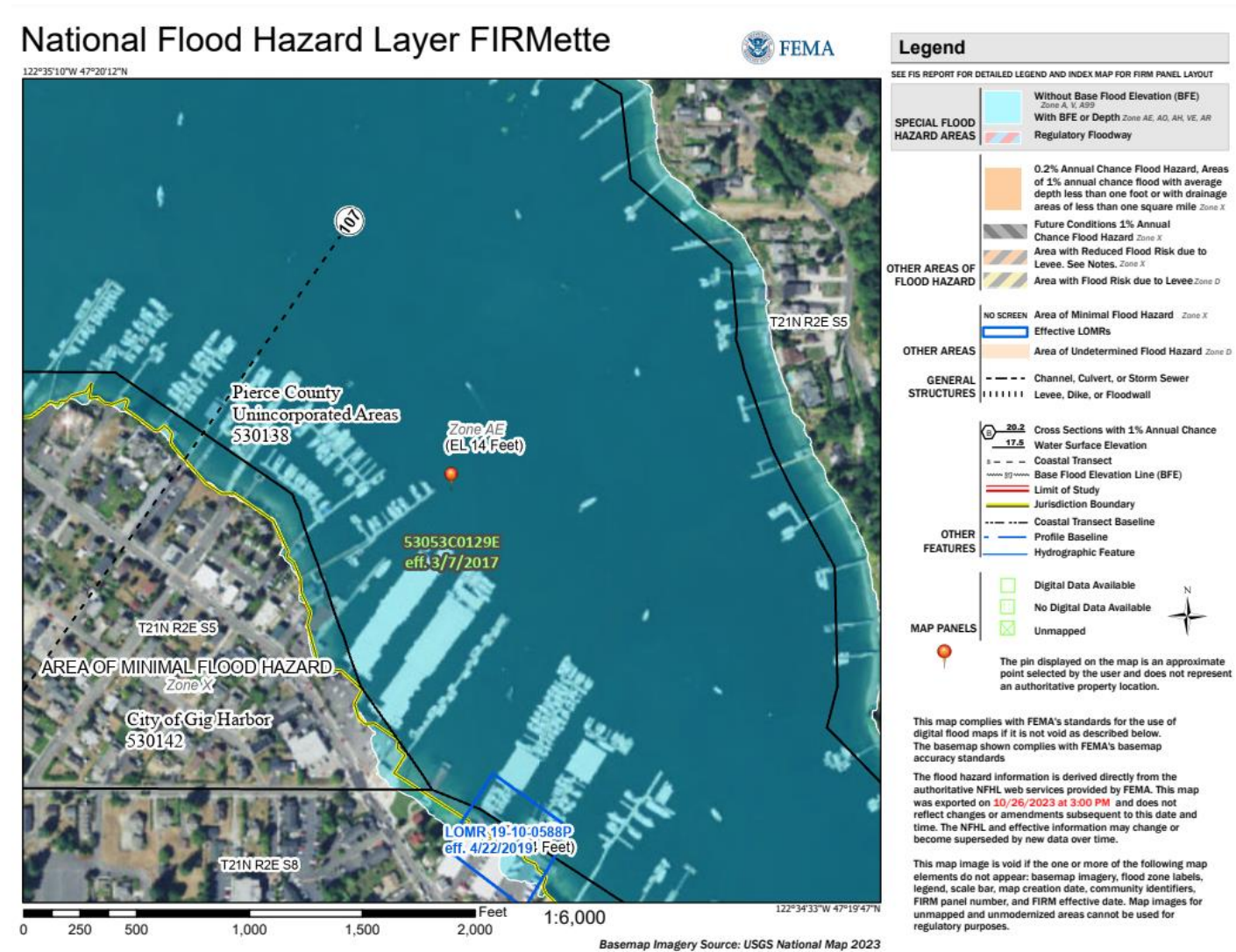
(City of Gig Harbor 2022)

Figure 13: WDOE Coastal Atlas Map- Flood Hazard



(WDOE 2023)

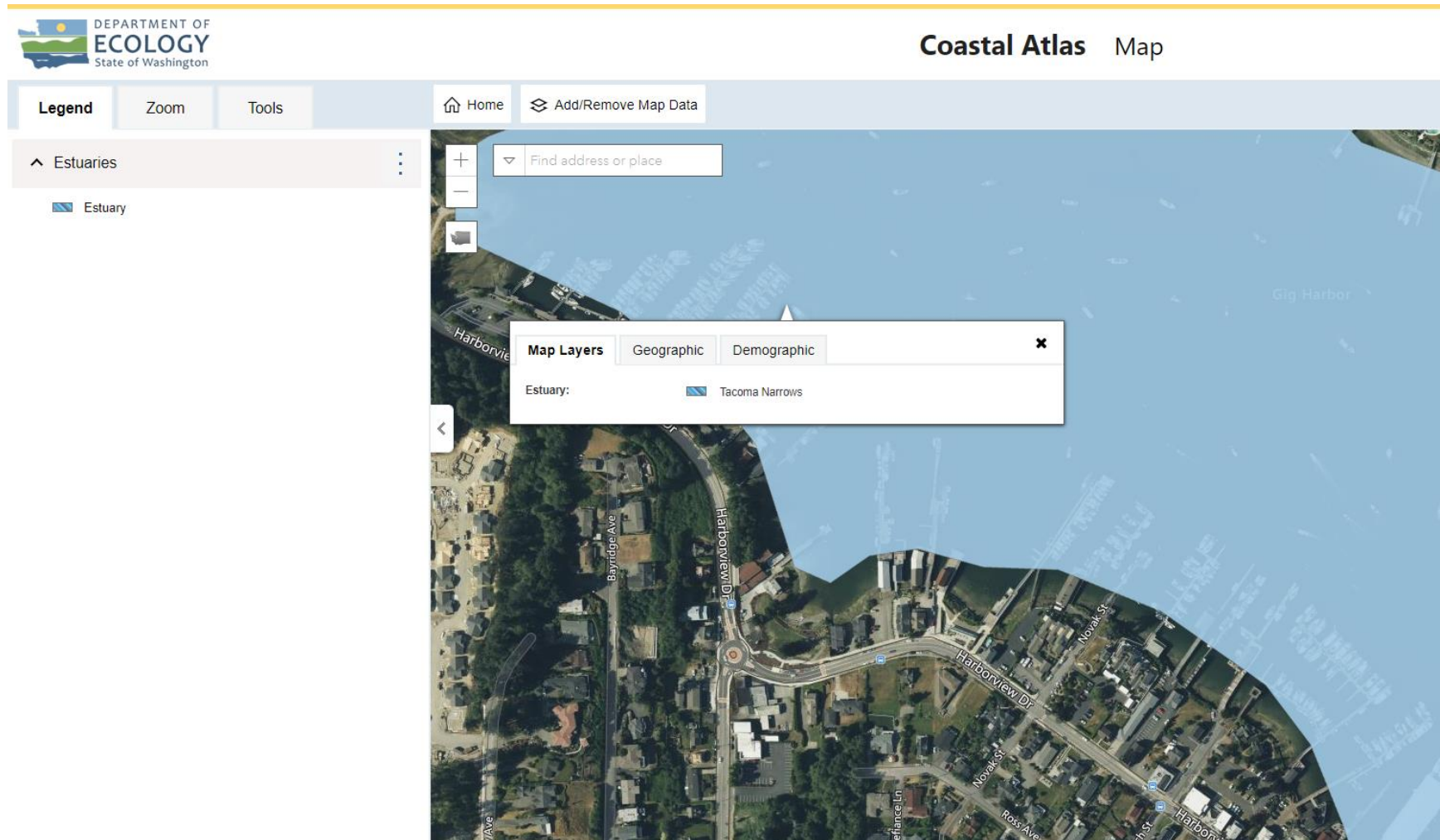
Figure 14: FEMA Flood Hazard Map



Security 2023)

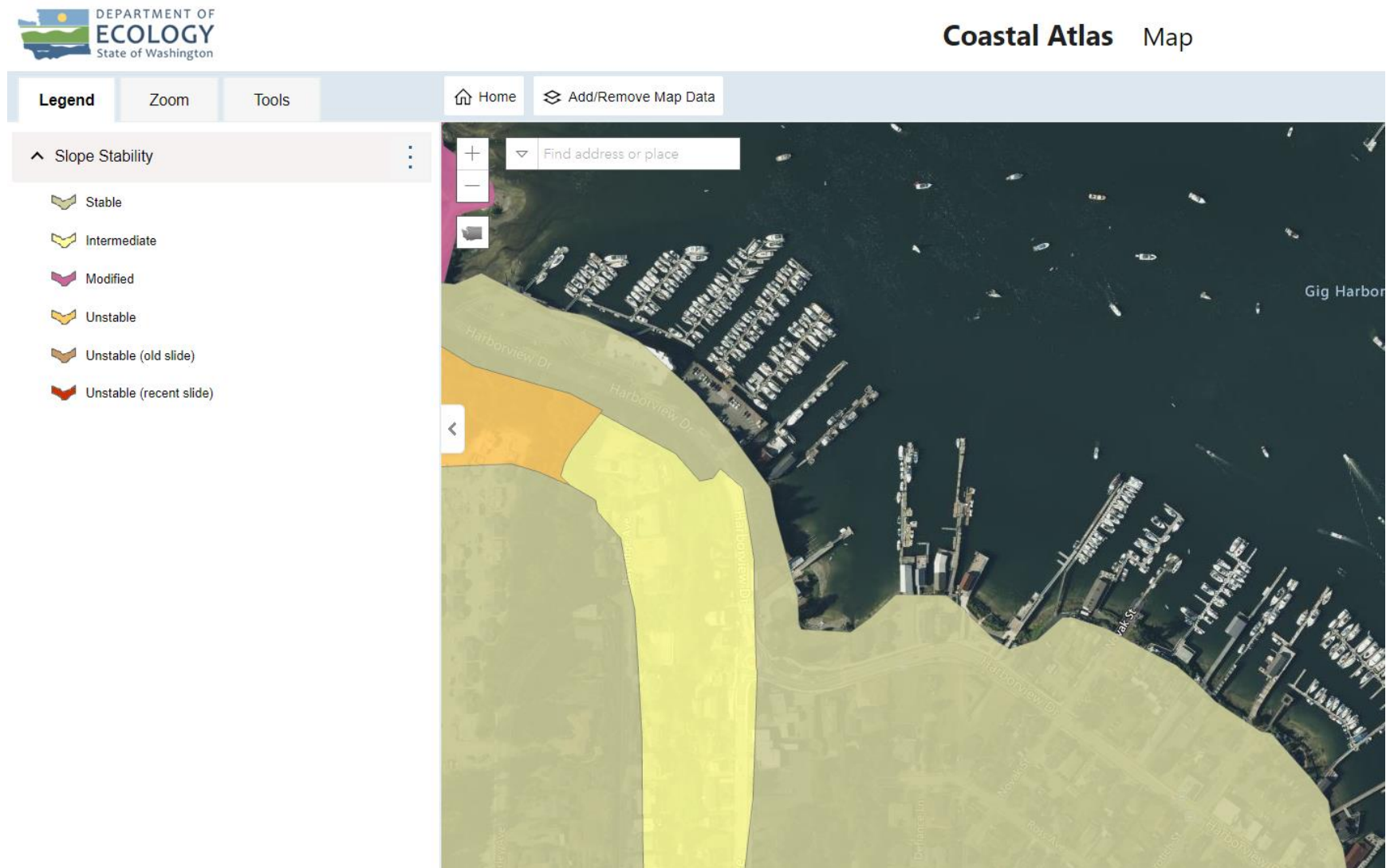
(Department of Homeland

Figure 15: WDOE Coastal Atlas Map- Estuary Map



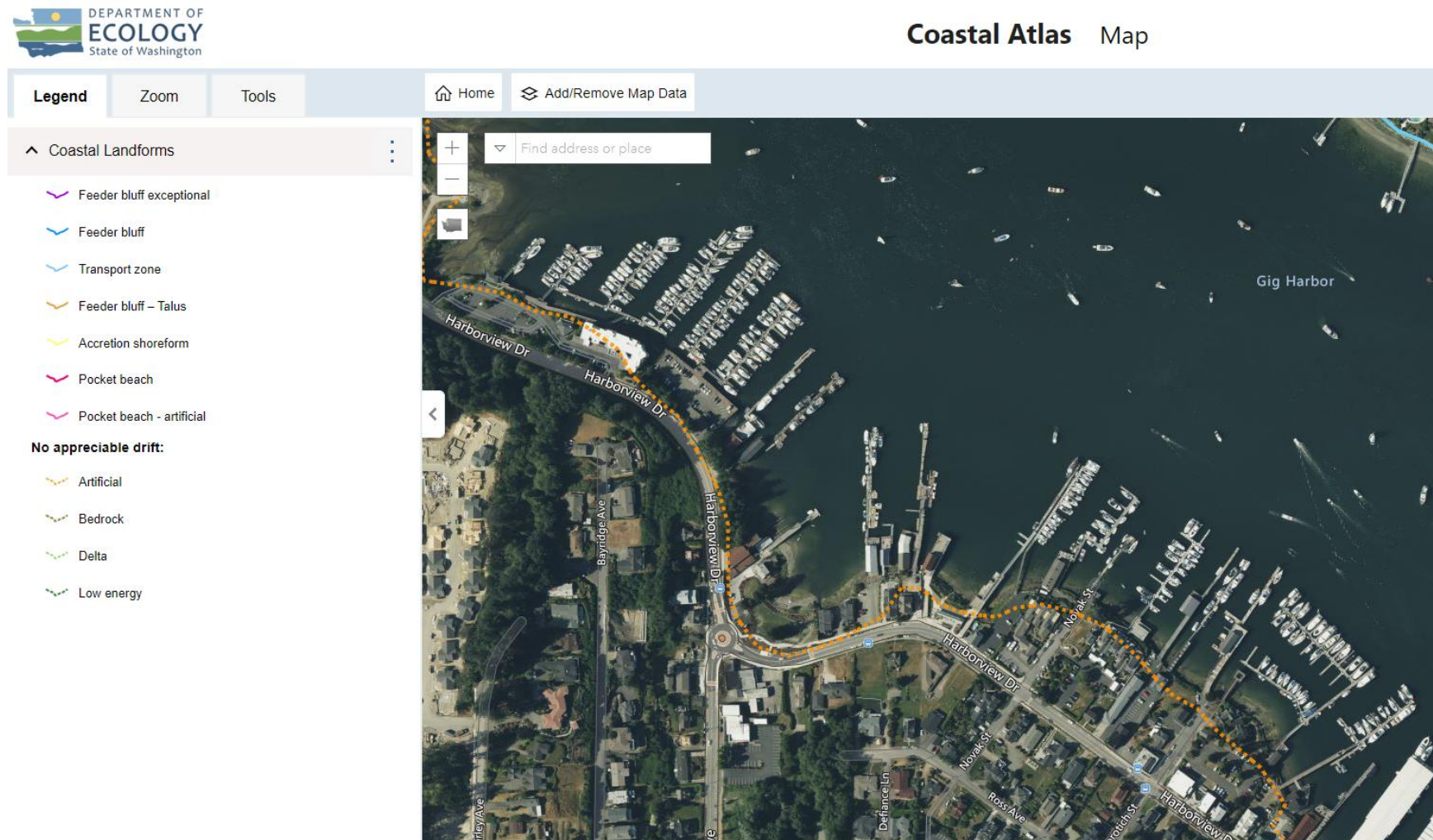
(WDOE 2023)

Figure 16: WDOE Coastal Atlas Map-Slope Stability Map



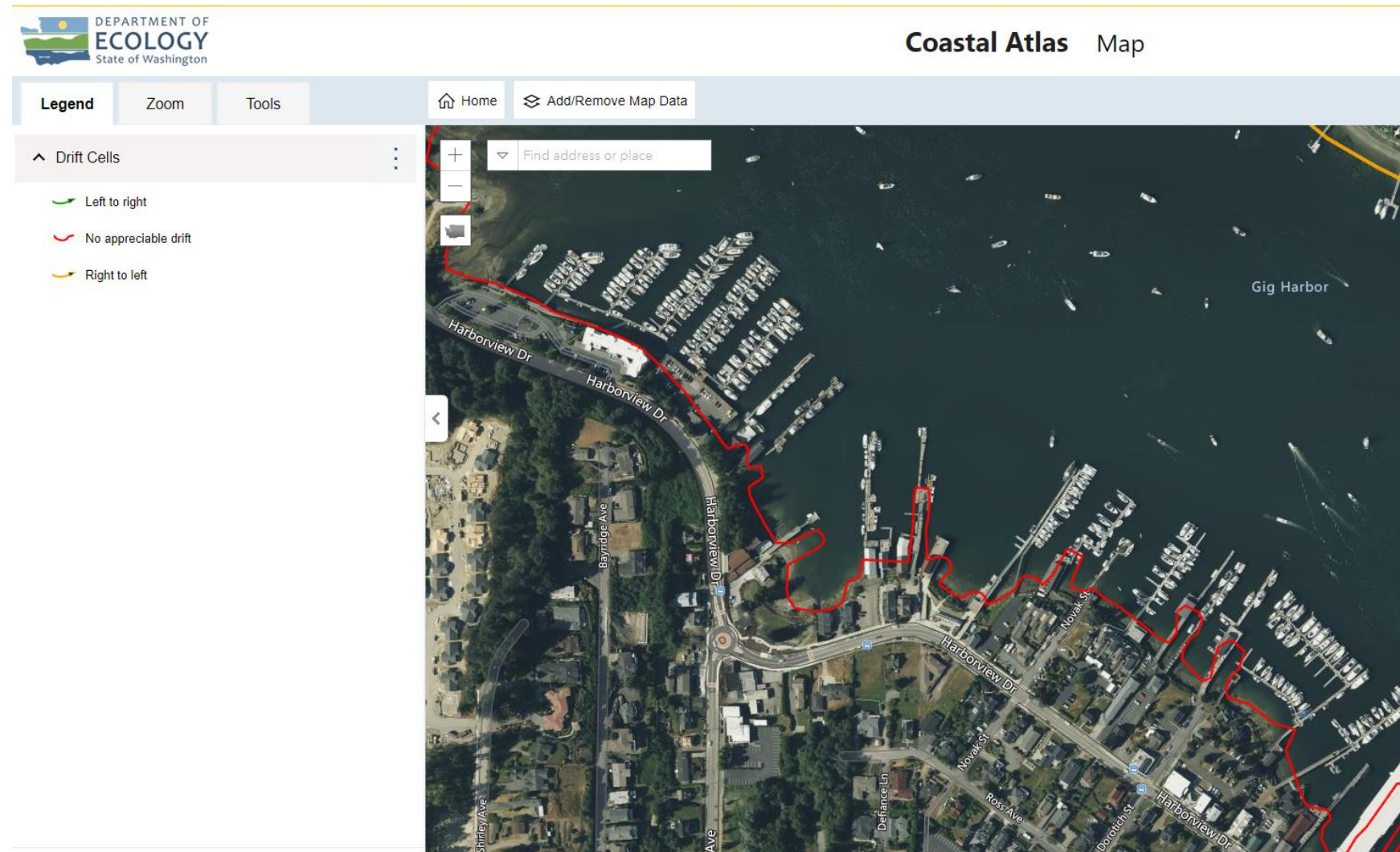
(WDOE 2023)

Figure 17: WDOE Coastal Atlas Map-Coastal Landforms Map



(WDOE 2023)

Figure 18:WDOE Coastal Atlas Map-Drift Cells Map



(WDOE 2023)

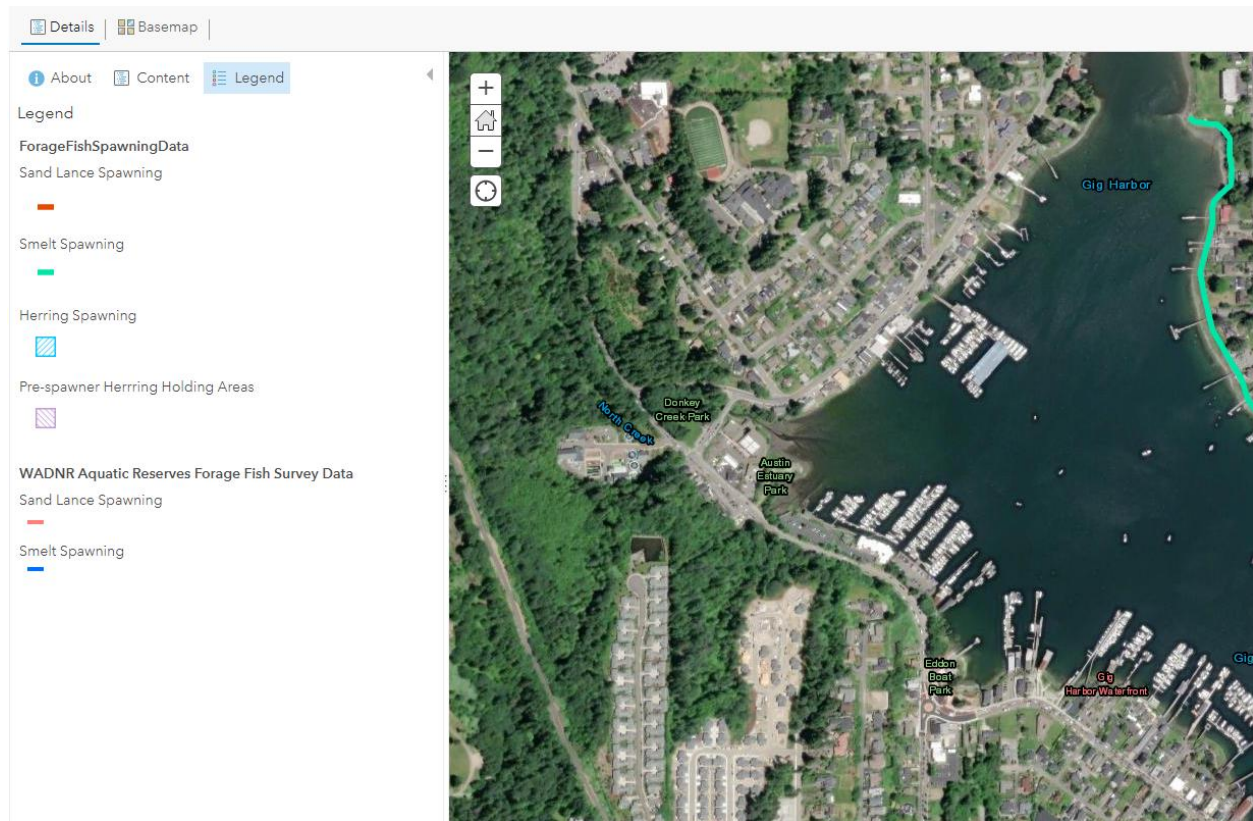
Figure 19: MSA Dive Survey Map



(Marine Surveys and Assessments 2023)

Figure 20: WDFW-DNR Forage Fish Spawning Map

Home ▾ Forage Fish Spawning Map - Washington State



(DNR- Aquatics Division and WDFW 2023)

Figure 21: WDOE- Water Quality Map

October 26, 2023

Ancich Water Quality Map





TECHNICAL MEMORANDUM

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

December 7, 2023

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

File No.: 250.001.2097

Re: Ancich Dock 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 October 26, 2023) prepared by Aquatic Resources, LLC. This document was prepared in support of the Ancich Dock replacement project (Project) within Gig Harbor.

According to the provided information, the proposed Project primarily consists of replacing the existing commercial marina (Ancich Dock) with upgraded construction materials. The new marina will largely be situated within the same footprint of the existing structure; however, the new marina structure will be slightly repositioned to allow for more efficient commercial use.

Primary Project elements include removing approximately 8,970 square feet of overwater coverage, which includes the removal of 59 creosote timber pile. Once demolition is complete, the new marina structure (8,186 square feet) will be constructed. The new marina will include the use of grated decking throughout the surfaces of the new structure and will utilize galvanized steel pile. Overall, the proposed replacement will reduce overwater coverage by approximately 784 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 November 28, 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 +10.0 feet MLLW. While the site assessment was completed during a high, the shoreline was sufficiently 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 completed by Marine Surveys and Assessments (MSA), approximately one percent of the area encompassing the existing and proposed marina footprint contains macroalgae coverage. Macroalgae coverage is sparse and patchy and coverage within those areas ranges from one to 20 percent. No kelp or eelgrass was identified within the Project area during MSA's SAV survey.

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.

Please refer to the HAMP 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 a specific mitigation sequencing section 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 5 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 59 creosote pile with 40 galvanized steel pile and will reduce overwater coverage by approximately 784 square feet. The new marina will also utilize a minimum of 61 percent functional grating over 100 percent of the pier and ramp and over 50 percent on the float surfaces. These improvements, along with BMPs outlined in Section 6 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 HAMP.

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 documents 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,

A handwritten signature in black ink, appearing to read 'Chad Wallin', written in a cursive style.

Chad Wallin, PWS
Biologist
GRETTE ASSOCIATES^{LLC}

Aquatic Resources, LLC. Ancich Marina Preplacement: Habitat Assessment and Habitat Management Plan. Prepared for Tabitha Simonetti. October 26, 2023.

Marine Surveys and Assessments (MSA). 2023. Ancich Habitat Report. Prepared for Marine Floats. October 18, 2023.

RECEIVED

By C. ANDREWS at 11:31 am, Jul 16, 2024

Tabitha Simonetti

From: McCortney, Deana (DNR) <Deana.McCortney@dnr.wa.gov>
Sent: Monday, March 11, 2024 1:40 PM
To: Tabitha Simonetti
Subject: RE: ANCICH DOCK - PL-SDP-23-0005

EXHIBIT P

Follow Up Flag: Follow up
Flag Status: Flagged

From the information I can find. Tenants can maneuver over the lease line to get into a spot but can't moor outside the line.

I am in contact with Jennifer Haro to see what she says about this.

I will let you know what she says.

Thanks
Deana
