GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT

TO: Hearing Examiner
FROM: Planning Staff
DATE: October 10, 2023

RE: PL-SDP-22-0006, PL-SEPA-22-0018

Pleasurecraft Marina
Public Hearing Date: October 17, 2023

I. GENERAL INFORMATION:

A. Owners: Richard Shaw
PO Box 490
Gig Harbor, WA 98335

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

II. APPLICANT'S REQUEST:

The applicants propose to remove the existing marina structure consisting of 47,341 square feet of overwater coverage and replace with a new marina with 10,350 square feet of coverage within the existing footprint, an existing office structure will remain. The removal will include (33) 14-in creosote-treated piles in addition to removal of the existing covered moorage. The new marina will include (25) 12-inch galvanized steel piles and grated decking for an overall reduction of 36,991 square feet of overwater coverage.

The existing marina will be removed using a tugboat, barge, crane, pile driver, and associated work boats/skiffs. The existing floating marina

sections will be disconnected and placed on the barge using the barge-mounted crane. All removed portions of the existing marina will be disposed of at an approved upland facility.

All creosote-treated pile will be removed through vibratory hammer methods and use appropriate Best Management Practices (BMPs) to avoid and minimize water quality impacts. New pile will be installed through vibratory methods, and float system components will be constructed off-site and floated in for installation onto the new pile.

This request is addressed under Shoreline Substantial Development Permit PL-SDP-22-0006, 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: 3215 Harborview Drive. The site is located approximately Sec 06, Twn 21 N, R 02 , Qtr 34. Assessor's Parcel Numbers: 7650000020

B. Site Area/Acreage: 25,282 square feet

C. Existing Site Characteristics:

1. **Topography:** The site's uplands slope down gently from Harborview Drive on the west to Gig Harbor Bay on the east.

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 June 21, 2023 (adopted with the Determination of Nonsignificance associated with the file number PL-SEPA-22-0018, included with this staff report as Exhibit C) 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 J.

4. **Special Flood Hazard:** The site is also regulated by the City's Flood Hazard Construction Standard Ordinance (GHMC Chapter 18.10).

   The FEMA floodplain map identifies a Base Flood Elevation of 14 feet NAVD 88 on the subject property. Areas within the Base Flood Elevation are considered Special Flood Hazard Areas per GHMC 18.10. However, the proposal does not include any enlargement, extension, or other significant modifications to the upland portion of the subject site and therefore is not expected to have an impact on risks associated with flooding. The construction of the replacement marina will comply with the provisions for flood hazard reduction per GHMC 18.10.070.

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:** "DB" Downtown Business
   - **c. West:** "WM" Waterfront Millville
   - **d. East:** "WC" Waterfront Commercial

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 southwest. The property is serviced by City of Gig Harbor 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:

1. 17.48 Waterfront Millville (WM)
2. 18.08 Critical Areas Ordinance
3. 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 5.2.5-City Waterfront Shoreline Environment Designation
Subsection 6.2.2-No Net Loss and Mitigation
Section 6.5-Public Access
Subsection 7.11.7-Piers, Docks, Floats & Lifts-Non-Residential
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

The development of the existing Marina and off-street parking area took place in April 1970, pre-dating the adoption of the State Shoreline Management Act (RCW 90.58) in 1971, and the City of Gig Harbor's original shoreline master program in 1975. The existing development on site landward of the OHWM was permitted through the Hearing Examiner decision included as Exhibit K.

VI. ENVIRONMENTAL REVIEW:

Pursuant to WAC 197-11 and Gig Harbor Municipal Code Chapter 18.04, on September 25, 2023 the city of Gig Harbor issued a Determination of Non-significance (DNS) for the proposed action. The appeal period for the DNS expires on October 16, 2023. No appeals have been filed at the time of this Staff Report. The DNS is marked as Exhibit C. The City received one (1) comment in response to the DNS. The comment letter (Exhibit I) was provided by Department of Ecology received by the City on October 6, 2023, the letter provides comments regarding solid waste management, toxics cleanup, and water quality.

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 October 3, 2023. The NOPH was also posted on the subject site on October 3, 2023. No comments have been received at the time of this staff report. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit D.

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 September 21, 2022. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit E.

The City received three (3) comments in response to the NOA. (Exhibit F) a letter provided by the Puyallup tribe, received by the City September 29, 2022 and notes that the site is in an area with an very high probability for impacting cultural resources of the and recommended a cultural resource monitor on site during the replacement of any pilings. (Exhibit G) A letter

was provided by Department of Ecology received by the City on October 21, 2022, the letter provides comments regarding solid waste management, toxics cleanup, and water quality. (Exhibit H) A letter was provided by Department of Ecology received by the City on November 2, 2022, the letter provides comments regarding solid waste management, toxics cleanup, and water quality.

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 proposed marina is considered a water-dependent type of land use 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.

The following is an analysis of Comprehensive Plan goals applicable to the proposal:

Goal 10.2 (Mixed Use Waterfront) of the Shoreline Management Element Chapter of the Comprehensive Plan states the following:

Give preference to shoreline uses that are water-oriented (water-dependent, water-related, or water-enjoyment); provide public access and recreational opportunity; or are residential, consistent with state policy (RCW 90.58.020). Such uses should be located, designed, and maintained in a manner that minimizes adverse impacts to shoreline ecological functions and/or processes. Non-water-oriented development should be allowed provided the development supports the objectives of the Gig Harbor Comprehensive Plan and the Shoreline Master Program.

Goal 10.2.4 (Commercial Uses) states the following:

Encourage development of water-oriented commercial uses in waterfront locations which can be provided adequate and unobtrusive supporting

services and improvements, including parking. Require commercial developments to provide public facilities and access to shoreline beaches, docks, walkways, and other facilities including views and vistas.

Goal 10.3 (Quality Urban Development) states the following:

It is the goal of the City of Gig Harbor to define and enforce the highest quality standards concerning present and future land use developments within the Gig Harbor Bay waterfront areas, recognizing the unique historic character and scale of the Gig Harbor Bay waterfront. This goal will be achieved through a balance of several different uses including those commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses which provide the bay's unique appeal.

Goal 10.3.1 (Balance and Scale) states the following:

Maintain a balance in waterfront land use development so that any single use does not overpower or detract from the others. Maintain a human, compatible scale so that new structures do not overpower existing facilities and do not dominate the shoreline in terms of size, location or appearance. Achieve balance and scale through compliance with GHMC 17.99 (Design Manual).

Goal 10.3.2 (Access and Visibility) states the following:

Create an accessible and visible waterfront and shoreline including the development of public beaches, fishing and boating docks, picnic and passive overlooks and viewpoints. Require private developments to provide equivalent access and visibility to the tenants and users of new private developments, to users of the waterway and to the public at large.

Staff analysis: Provided the request is properly conditioned, the proposal would allow for the redevelopment of a water-dependent use 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 marina replacement would continue an established 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 commercial uses.

3. Gig Harbor Shoreline Master Program (SMP):

Consistency with Applicable Goals and Policies:

Commercial Uses-Section 7.12

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

Policy 7.12.1.A-Preferred uses

Give preference to water-dependent commercial uses, then to water-related and water-enjoyment commercial uses in shoreline locations. Non-water-oriented commercial uses should be allowed in the City Waterfront shoreline environment designation. Non-water oriented commercial uses in other shoreline environment designations may be allowed if they are combined with public benefits, such as historic preservation, public access, education and shoreline ecological restoration.

Policy 7.12.1.B-Public access

Require commercial developments to provide public access consistent with the public access requirements set forth in Chapter 6, Section 6.5.2, unless such improvements are demonstrated to be incompatible due to reasons of safety, security, or impact to the shoreline environment. In requiring public access, carefully analyze development proposals to ensure that an essential nexus exists between the development and the public access required, and that the required public access is roughly proportional to the impacts of the project.

Staff analysis: The proposal includes the redevelopment of a marina which is classified as a water-dependent commercial use by the SMP and the state Shoreline Management Act (SMA). Existing

public access has been established as part of previous upland site development approved as part of PL-SDP-17-0007 included as Exhibit K. Public access includes a public access walkway and common outdoor area, and public access stair and lift to a public viewing platform.

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

Policy 6.2.1.B

Assure no net loss of shoreline ecological functions and processes. This means all shoreline use and development should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. Natural features of the shoreline and nearshore environment that provide ecological functions and that should be protected include marine riparian habitat, banks and bluffs, beaches and backshore, critical saltwater habitat, wetlands and streams. Shoreline processes that should be protected include erosion and accretion; sediment delivery, transport and storage; and large woody debris recruitment.

Staff analysis: The proposal would replace an existing marina at the site. Per the applicant's Habitat Management Plan (Exhibit J), the project will not impact ESA-listed species or associated habitat, nor will it result in a net loss of shoreline ecological functions. The conclusions of the Habitat Management Plan have been reviewed and verified by the City's third-party environmental consultant, confirming that the proposed project achieves no net loss of ecological function and is otherwise consistent with the applicable environmental provisions set forth in Chapter 6 of the Gig Harbor Shoreline Master Program (SMP). The technical memorandum detailing the third-party review is included as Exhibit M.

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 it's vegetation and wildlife and the waters of the state and their aquatic life. In this

regard, the proposed marina replacement is a preferred, water-dependent 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 marina facilities. 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.

IX. CONCLUSIONS:

A. Shoreline Substantial Development Permit:

1. The proposed marina replacement, which is a water-dependent use promoted by the Shoreline Management Act, is generally consistent with the policies and provisions of the Act.

2. The proposal complies with the requirements of WAC 173-27, including those set forth in WAC 173-27-150.

3. If properly conditioned, the requested Shoreline Substantial Development Permit is consistent with the applicable policies and development standards set forth in the city's Shoreline Master Program.

X. 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 Marine Surveys & Assessments and included as Exhibit I to the staff report.

4. All construction activities shall incorporate comments provided by the Department of Ecology in their letter dated October 6, 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

Jeremy Hammar

Date: 10-10-23

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

A. Staff Report dated October 10, 2023
B. Plan set, dated March 20, 2023
C. Determination of Non-significance dated September 25, 2023
D. NOPH Certificate of Transmittal and Affidavit of Posting
E. NOA Certificate of Transmittal and Affidavit of Posting
F. NOA Comment Letter from Puyallup Tribe, dated September 29 2022
G. NOA Comment Letter from Department of Ecology, Dated October 21, 2022
H. NOA Comment Letter from Department of Ecology, Dated November 2, 2022
I. DNS Comment Letter from Department of Ecology, Dated October 6, 2023
J. Habitat Management Plan, prepared by Marine Surveys & Assessments, Dated June 21, 2023
K. Hearing Examiner Decision dated June 21, 2018
L. Joint Aquatic Resources Permit Application (JARPA) form, March 20, 2023
M. Technical Memorandum prepared by Grette Associates, Dated August 7, 2023

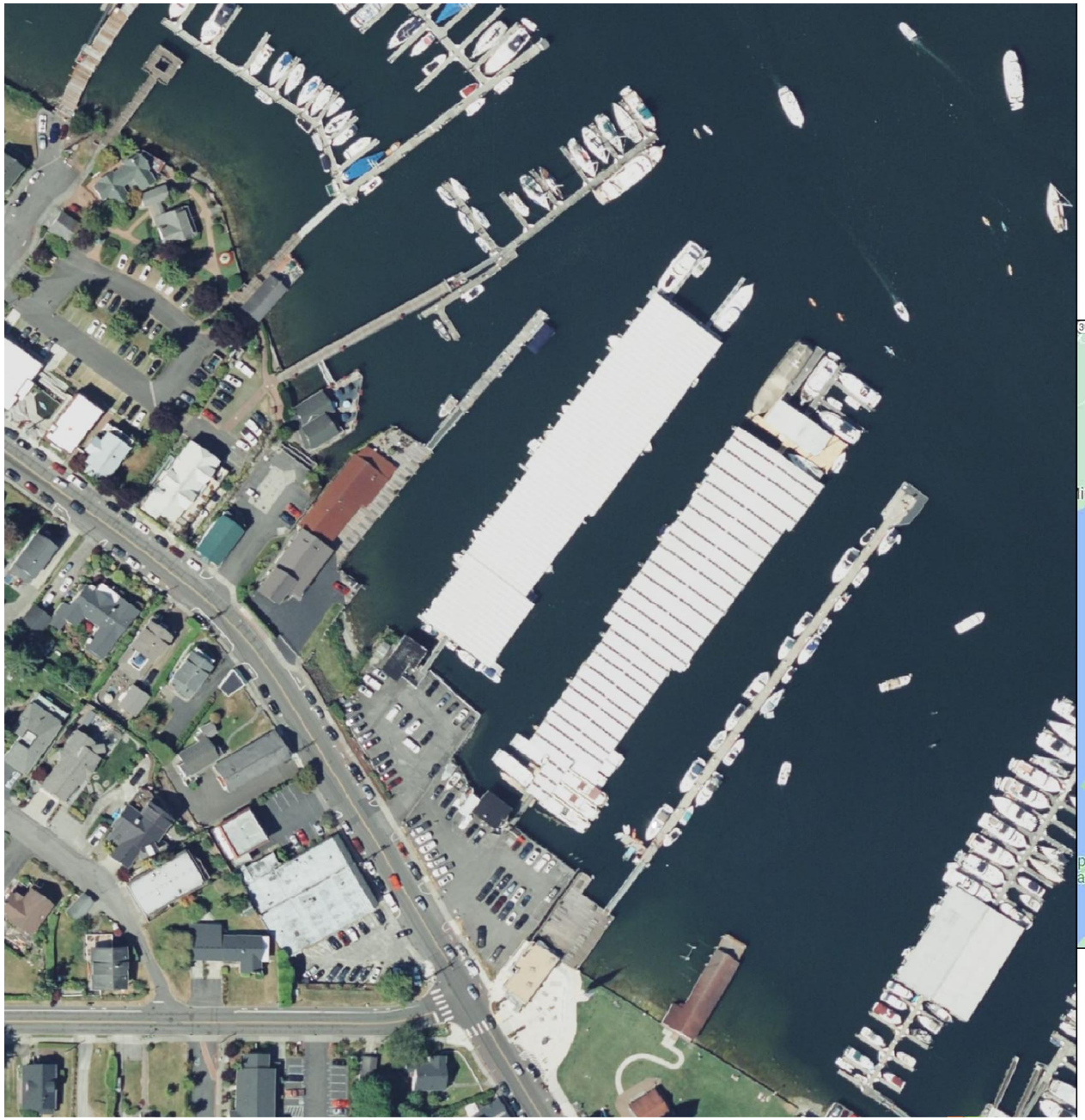
Duration of Permit Approval: The shoreline substantial development permit addressed by this decision shall expire two (2) years from the effective date of the decision, unless construction activities commence or, if no construction is proposed, the use or activity is commenced. If substantial progress 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.

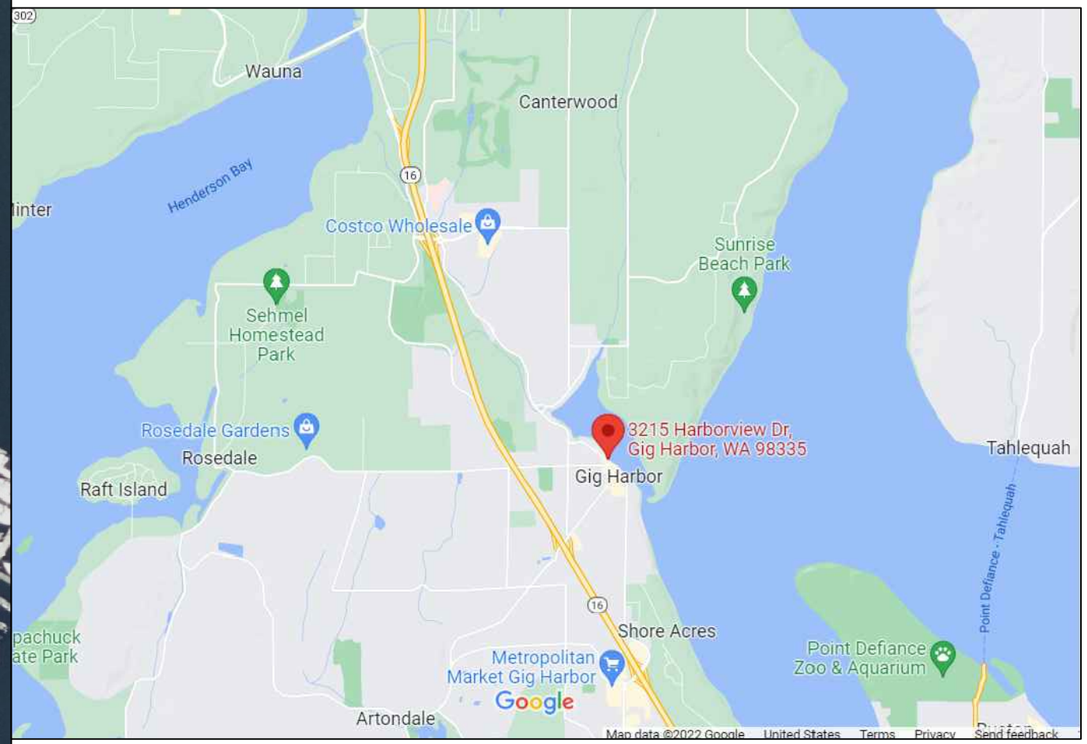
Availability of Complete Project Permit File for Review:

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.

RECEIVED
By C. ANDREWS at 3:15 pm, Mar 20, 2023

EXHIBIT B





NOTES:

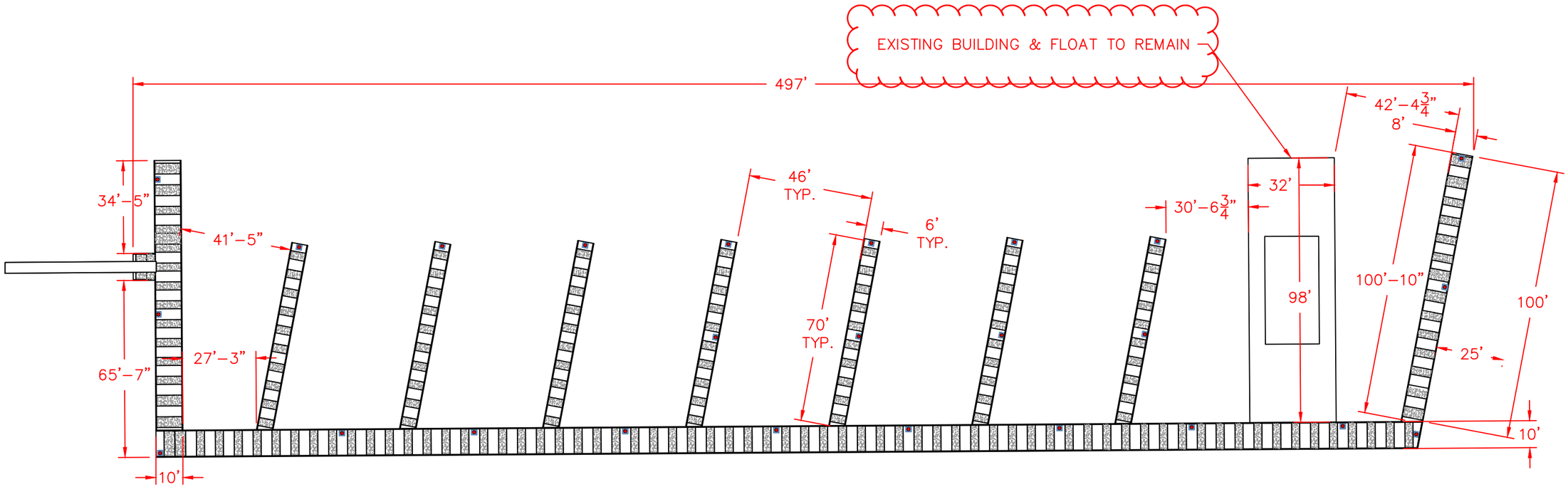
REV	DESCRIPTION	DATE
3	Re-design per City comments	3/16/2023
2	UPDATED LAYOUT FIXED FORMATTING	06/09/2022
1	INITIAL RELEASE	04/06/2022

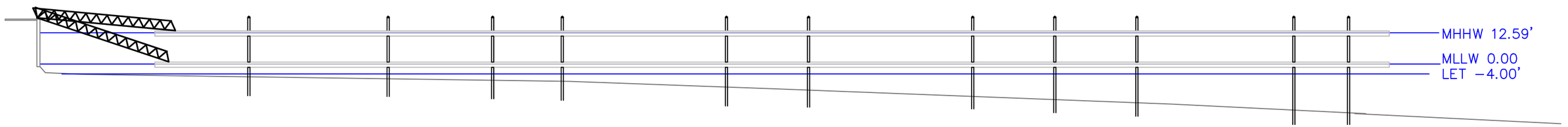
DRAWN: T.Simonetti
DATE: 06/09/2022
SCALE: NTS
PROJECT NO: 3149

CLIENT: PLEASURE CRAFT GIG HARBOR BAY
PROJECT NAME: MARINA REMODEL

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

SHEET TITLE: VICINITY MAP
REVISION: 3
SHEET #: 1





NOTES:

REV	DESCRIPTION	DATE
3	Re–design per City comments	3/16/2023
2	UPDATED LAYOUT FIXED FORMATTING	06/09/2022
1	INITIAL RELEASE	04/06/2022

DRAWN: T.Simonetti

DATE: 04/21/2022

SCALE: 1"=40'

PROJECT NO: 3149

CLIENT: PLEASURE CRAFT GIG HARBOR BAY

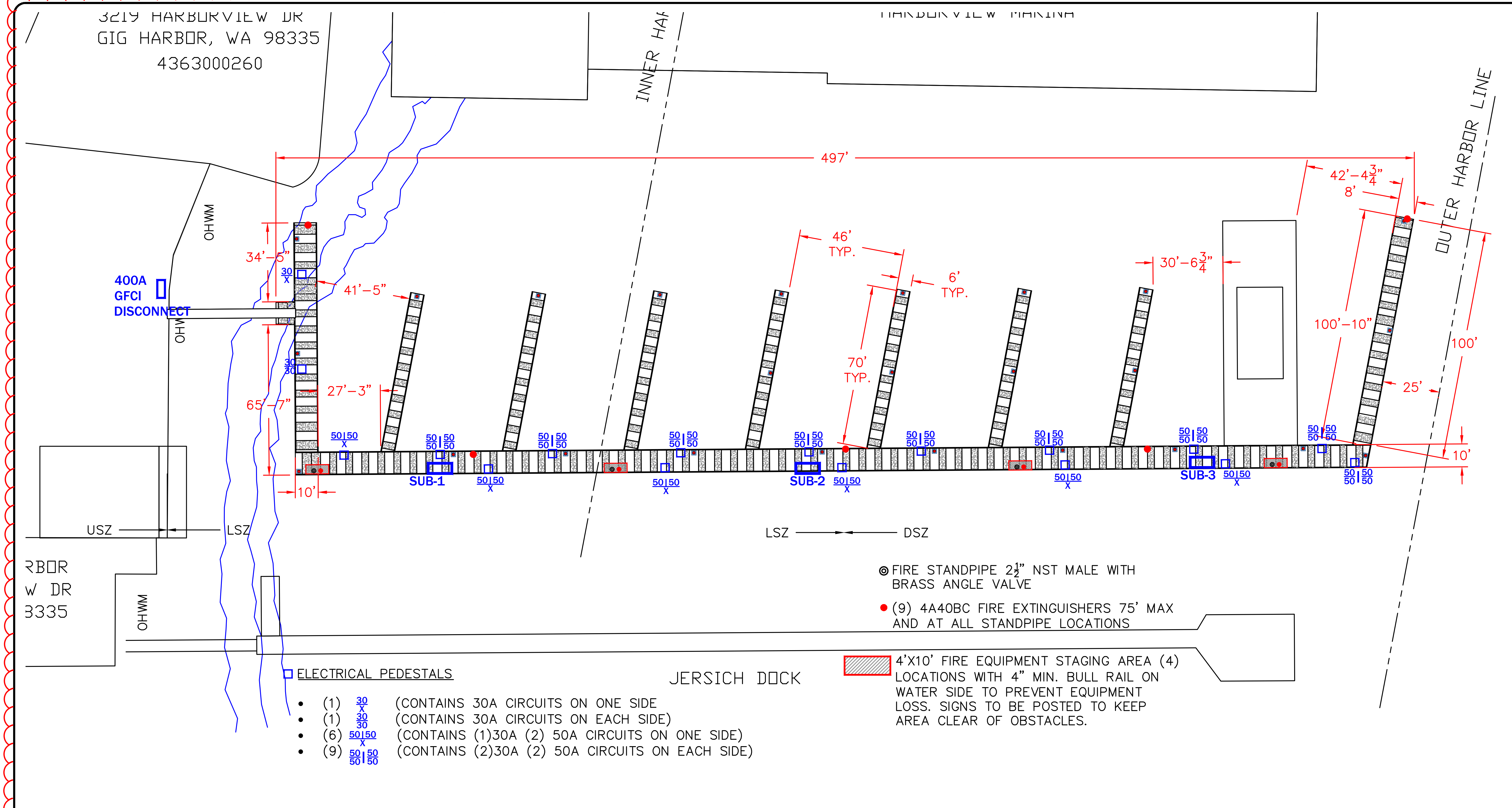
PROJECT NAME: MARINA REMODEL

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

SHEET TITLE: PROPOSED

REVISION: 3

SHEET #: 2



3219 HARBORVIEW DR
GIG HARBOR, WA 98335
4363000260
HARBORVIEW MARINA
INNER HARBOR LINE
OUTER HARBOR LINE
OHWM
400A
GFCI
DISCONNECT
497'
42'-4 3/4"
8'
46' TYP.
6' TYP.
30'-6 3/4"
34'-5"
41'-5"
27'-3"
65'-7"
70' TYP.
100'-10"
100'
25'
10'
SUB-1
SUB-2
SUB-3
USZ
LSZ
DSZ
JERSICH DOCK
FIRE STANDPIPE 2½" NST MALE WITH BRASS ANGLE VALVE
(9) 4A40BC FIRE EXTINGUISHERS 75' MAX AND AT ALL STANDPIPE LOCATIONS
4'X10' FIRE EQUIPMENT STAGING AREA (4) LOCATIONS WITH 4" MIN. BULL RAIL ON WATER SIDE TO PREVENT EQUIPMENT LOSS. SIGNS TO BE POSTED TO KEEP AREA CLEAR OF OBSTACLES.
ELECTRICAL PEDESTALS
(1) 30/X (CONTAINS 30A CIRCUITS ON ONE SIDE
(1) 30/30 (CONTAINS 30A CIRCUITS ON EACH SIDE)
(6) 50|50/X (CONTAINS (1)30A (2) 50A CIRCUITS ON ONE SIDE)
(9) 50|50/50|50 (CONTAINS (2)30A (2) 50A CIRCUITS ON EACH SIDE)

NOTES:

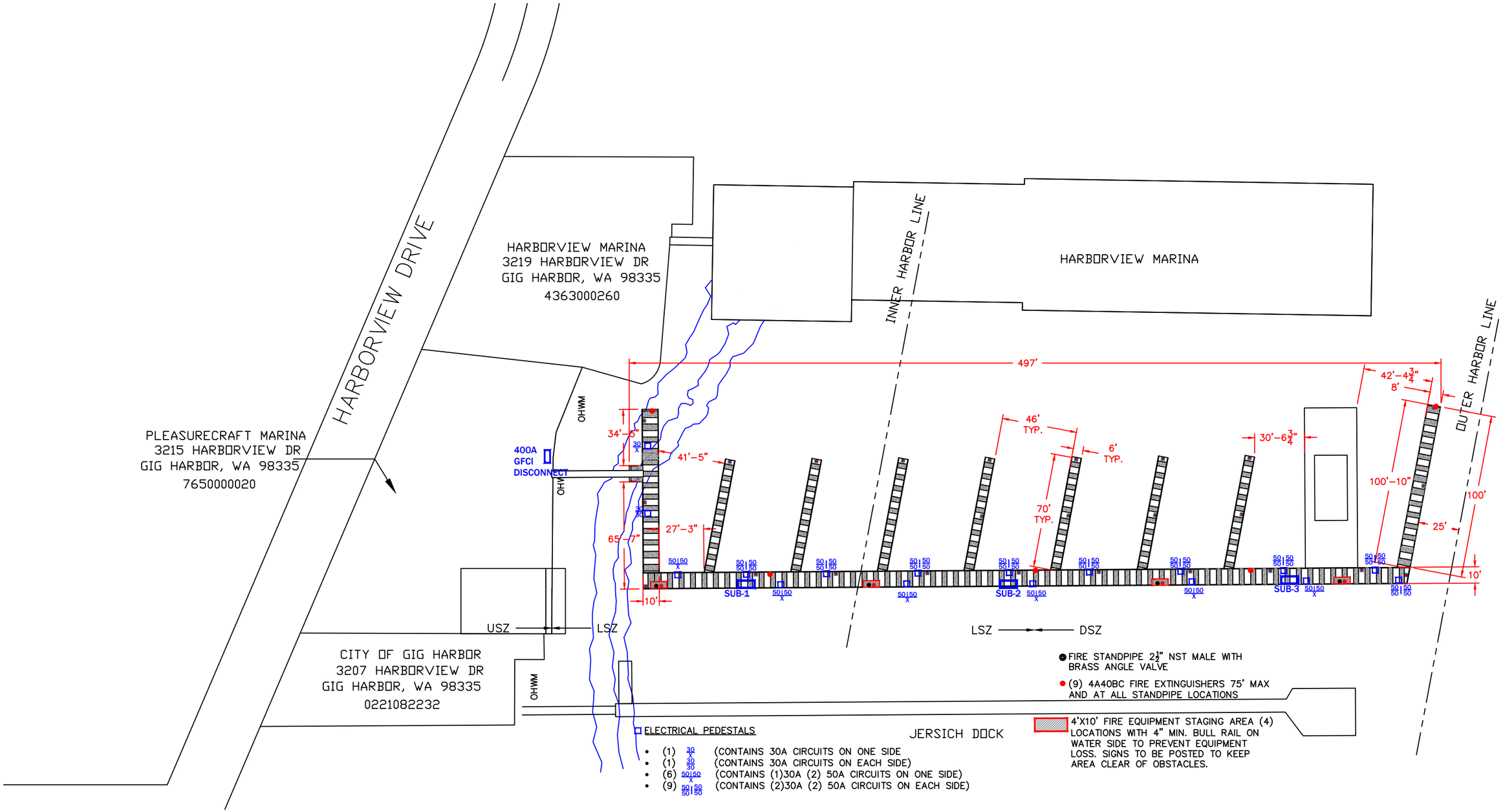
REV	DESCRIPTION	DATE
3	Re-design per City comments	3/16/2023
2	UPDATED LAYOUT FIXED FORMATTING	06/09/2022
1	INITIAL RELEASE	04/06/2022

DRAWN: T.Simonetti
DATE: 04/06/2022
SCALE: 1"=50'
PROJECT NO: 3149

CLIENT: PLEASURE CRAFT GIG HARBOR BAY
PROJECT NAME: MARINA REMODEL

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

SHEET TITLE: PROPOSED SITE PLAN
REVISION: 3
SHEET #: 3



NOTES:

REV	DESCRIPTION	DATE
3	Re-design per City comments	3/16/2023
2	UPDATED LAYOUT FIXED FORMATTING	06/09/2022
1	INITIAL RELEASE	04/06/2022

DRAWN: T.Simonetti

DATE: 04/06/2022

SCALE: 1"=60'

PROJECT NO: 3149

CLIENT: PLEASURE CRAFT GIG HARBOR BAY

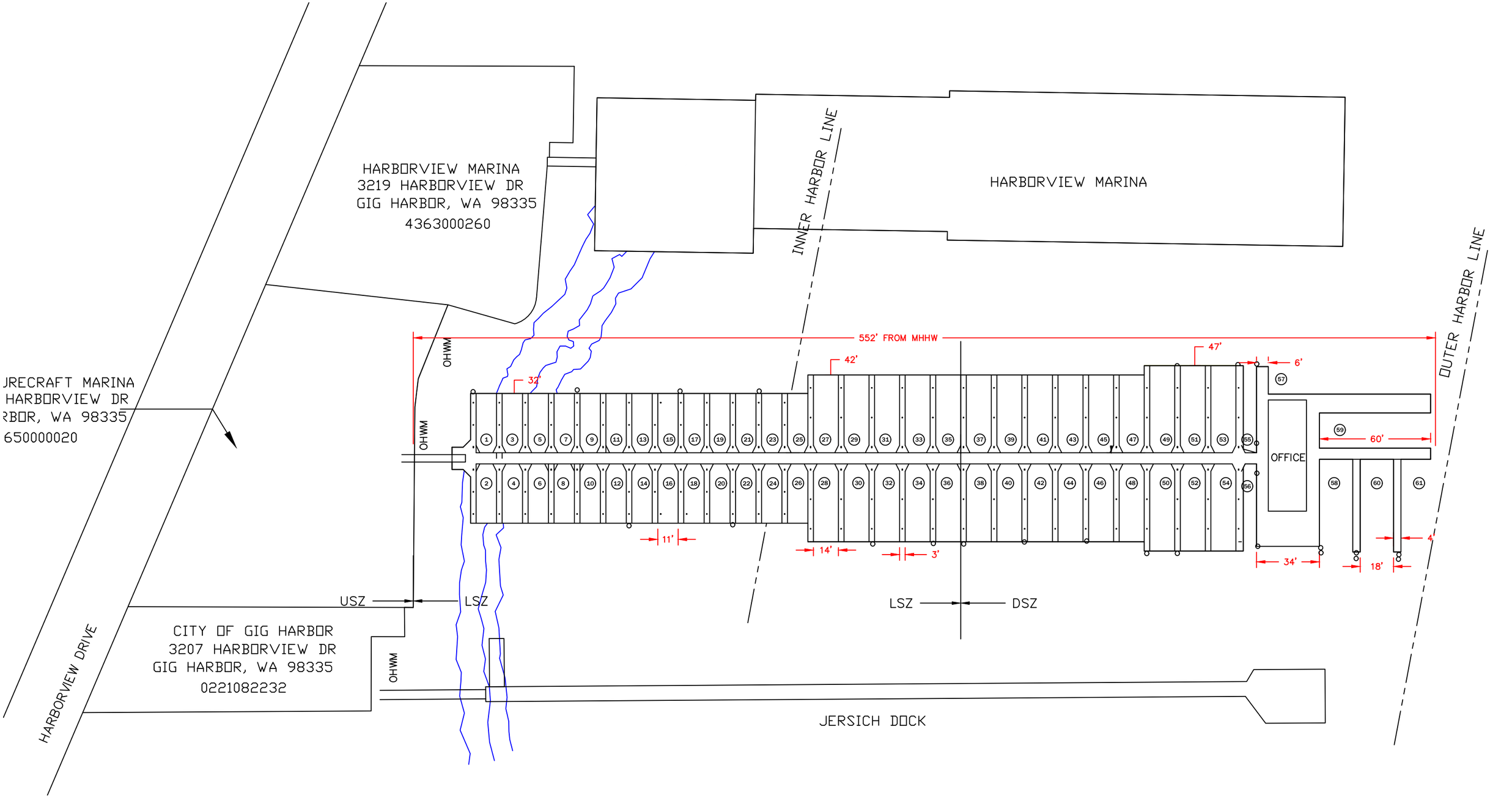
PROJECT NAME: MARINA REMODEL

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

SHEET TITLE: PROPOSED SITE PLAN

REVISION: 3

SHEET #: 4



NOTES:

REV	DESCRIPTION	DATE
3	Re-design per City comments	3/16/2023
2	UPDATED LAYOUT FIXED FORMATTING	06/09/2022
1	INITIAL RELEASE	04/06/2022

DRAWN: T.Simonetti

DATE: 04/06/2022

SCALE: 1"=50'

PROJECT NO: 3149

CLIENT: PLEASURE CRAFT GIG HARBOR BAY

PROJECT NAME: MARINA REMODEL

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

SHEET TITLE: EXISTING SITE PLAN

REVISION: 3

SHEET #: 5

EXHIBIT C

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

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

Environmental Review Application No.: PL-SEPA-22-0018

Parcel Numbers: 7650000020

Action: Shoreline Substantial Development

Proposal: The proposal includes a marina replacement and redesign. The project will remove 47,341 square feet of overwater coverage and install a new marina with 10,350 square feet of overwater coverage. An existing office structure will remain.

Location: 3215 Harborview Drive.

Proponent: Richard Shaw, 1191 NW Shaw Island Way, Bremerton WA 98312

Lead Agency: City of Gig Harbor

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 October 9, 2023

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 October 16, 2023 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; Phone: (253)851-6170

SEPA Responsible Official: Carl de Simas
Position Title: Community Development Director Phone: (253)851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA. 98335

Signature  Date: September 25, 2023

cc: Proponent

EXHIBIT D

GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

SCAN ME

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

PLEASURE CRAFT MARINA REPLACEMENT

Permit Number(s):	PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018
Date of Notice:	October 3, 2023
Applicant:	Richard Shaw, 1191 NW Shaw Island Way, Bremerton, WA 98312
Agent:	Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421
Project Location:	3215 Harborview Dr., site is located northeast side of Harborview Dr., at the intersection with Rosedale Street. Sec 05, Tw 21, R 02, QTR 34. Parcel – 7650000020
Project Description:	The project proposal includes the replacement and re-design of the existing marina within the existing footprint. The proposal consists of the removal of 47,341 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats: including the removal of (33) 14" wood pilings. The proposed project will install 10,350 square feet of overwater coverage, with 100% fiberglass grated ramp and 50% grated floats including the installation of (25) 12" galvanized steel pilings. The existing mixed-use building will remain. The structure consists of commercial office and storage on the first floor and residential office on the second floor. A total reduction of 36,991 square feet is proposed as the covered moorage will be fully removed.
SEPA Threshold Determination:	Determination of Nonsignificance, issued September 25, 2023.

PUBLIC HEARING DATE: Hearing Examiner, **October 17, 2023, 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 October 16, 2023.**

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.cityofgigharbor.gov by clicking "Permit Portal" and entering the above permit numbers "My Portal".

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 October 3, 2023, I mailed, (emailed), a true and correct copy of the **NOTICE OF PUBLIC HEARING**

Project Name: **PLEASURE CRAFT MARINA REPLACEMENT**

Project Location: **3215 HARBORVIEW DR.**

Permit Number(s): **PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018**

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 3rd day of October 2023

Cindy Andrews

DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF POSTING

I, Tabitha Simonetti (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 October 2, 2023 I caused to be posted the notice board for the Notice of Public Hearing on the following:

Project Name: **PLEASURE CRAFT MARINA REPLACEMENT**

Project Location: **3215 Harborview Dr.,**

Permit Number(s): **PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018**

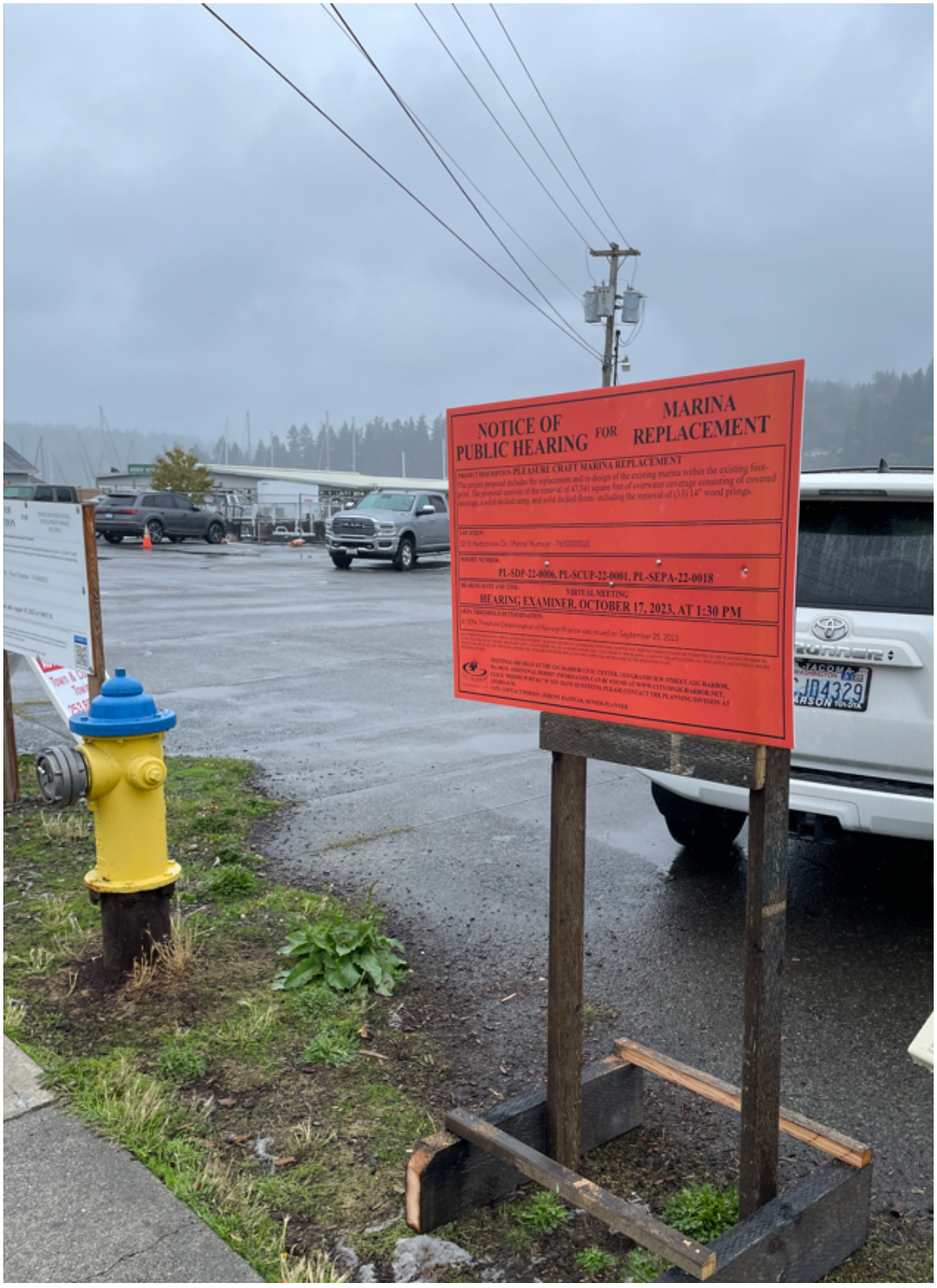
at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- At the midpoint of the street fronting the site
- Five feet inside the street property line, except when the board(s) is structurally attached to an existing building; provided, that no notice board(s) shall be placed more than five feet from the street without the approval of the director
- The top of the notice board(s) must be between five to six feet above grade
- The notice board(s) must be completely visible to pedestrians
- The notice board (s) may not be affixed to trees, rocks or other natural features or utility poles per section 17.80.120(H) GHMC

SIGNED at Gig Harbor, Washington, this 2 day of October, 2023.

Tabitha Simonetti

DECLARANT (signature)


NOTICE OF PUBLIC HEARING FOR MARINA REPLACEMENT
PROJECT DESCRIPTION: PLEASURE CRAFT MARINA REPLACEMENT
The project proposal includes the replacement and re-design of the existing marina within the existing foot-print. The proposal consists of the removal of 47,341 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats; including the removal of (53) 14" wood pilings.
LOCATION:
3215 Harborview Dr. | Parcel Number - 7650000020
PERMIT NUMBER:
PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018
HEARING DATE AND TIME:
VIRTUAL MEETING
HEARING EXAMINER, OCTOBER 17, 2023, AT 1:30 PM
SEPA THRESHOLD DETERMINATION:
A DNS Threshold Determination of Nonsignificance was issued on September 25, 2023
MEETING ARE HELD AT THE GIG HARBOR CIVIC CENTER, 3510 GRANDVIEW STREET, GIG HARBOR, WA 98335. ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.CITYOFGIGHARBOR.NET. CASE FILING PORTAL. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION AT
CITY CONTACT PERSON: JEREMY HANNAH, SENIOR PLANNER

City of Gig Harbor
Transmittal Form

Routing for: **NOA SEPA NOPH NOPM NOD Notice Date: October 3, 2023**
Project: PLEASURE CRAFT MARINA REPLACEMENT

PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018
Planner: **Jeremy Hammar**

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

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Project Location: **3215 HARBORVIEW DR.**

Permit Number(s): **PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018**

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 3rd day of October 2023

Cindy Andrews

DECLARANT (signature)

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

SCAN ME

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

PLEASURE CRAFT MARINA REPLACEMENT

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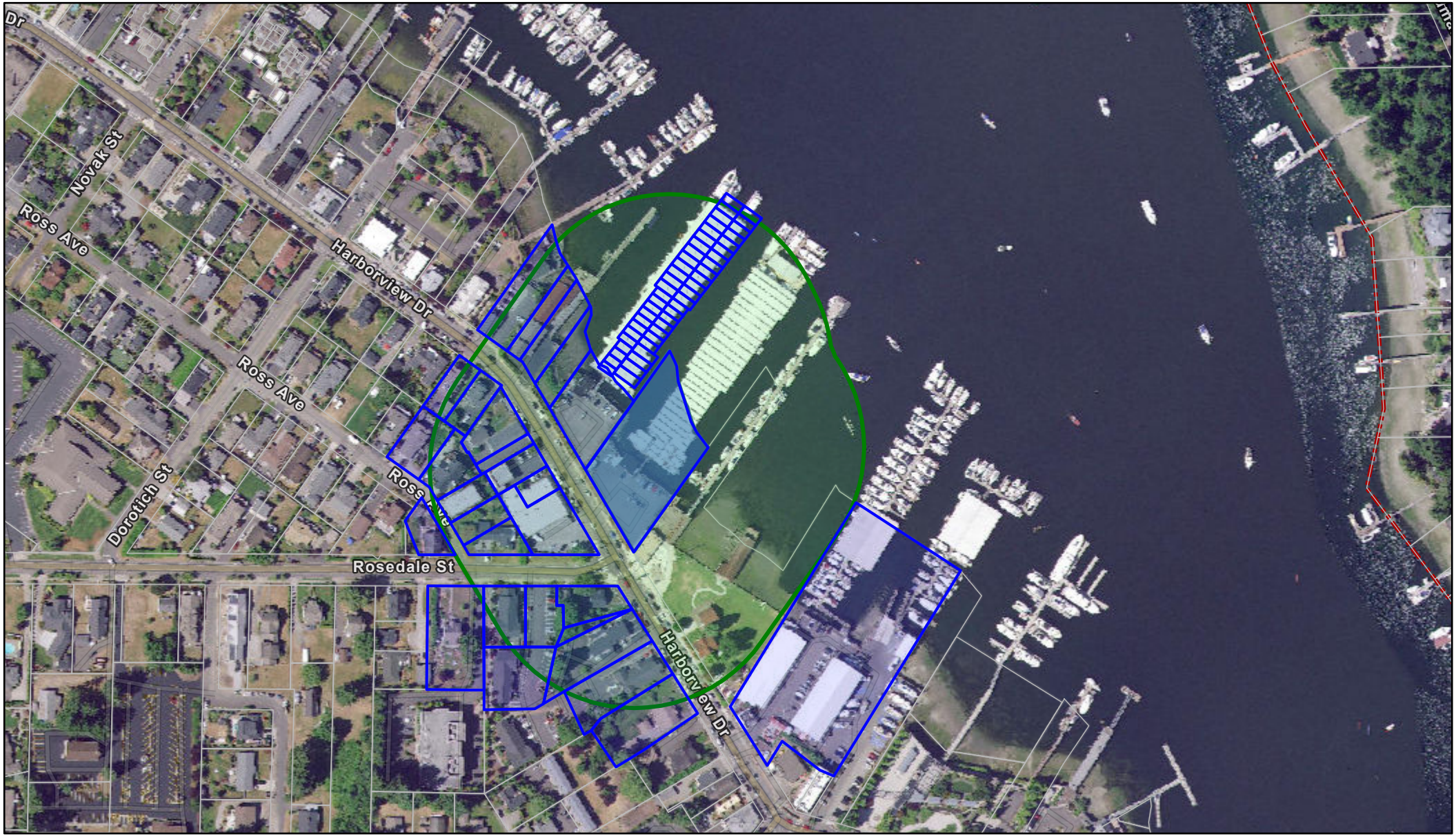
Project Web Map



9/21/2023, 10:59:46 AM

Parcel Boundary

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

City of Gig Harbor

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4363000450	SKARAN ANDREW O & AMBER L	1916 50TH STREET CT NW	GIG HARBOR, WA 98335
Parcel: 4363000220	WRIGHT DANIEL H & SHERAL L	6713 RAINIER AVE	GIG HARBOR, WA 98335-1918
Parcel: 4363000040	JORGENSON MARC A	PO BOX 1396	GIG HARBOR, WA 98335-3396
Parcel: 0221053013	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421
Parcel: 0221053021	WINTER RONALD F & MILLICENT S	3317 ROSEDALE ST	GIG HARBOR, WA 98335-1813
Parcel: 4363000340	WORRELL PATRICK F & WORRELL SUSAN L TTEE	22915 N HANK RAYMOND DR	SUN CITY, AZ 85375-1525
Parcel: 0221082010	JERM ENTERPRISES LLC	6202 24TH ST NW	GIG HARBOR, WA 98335-7505
Parcel: 4363000280	STROUD JEFFREY G & ANN M	8219 WARREN DR NW	GIG HARBOR, WA 98335-6039
Parcel: 5970000010	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421
Parcel: 4363000420	ANDERSON MARTI S & STORKMAN JAMES A	13715 51ST AVE NW	GIG HARBOR, WA 98332-9142
Parcel: 4363000480	WILBERT INVESTMENTS LLC	PO BOX 678	GIG HARBOR, WA 98335-0678
Parcel: 0221053045	ZUSY JAMES L & GRACIELA L	7420 FORD DR NW	GIG HARBOR, WA 98335-6479
Parcel: 4363000011	EWALD ANTHONY J & ERIN R	8808 66TH AVE NW	GIG HARBOR, WA 98332-8431
Parcel: 4363000070	ESTEB MICHAEL J & SUSAN	2118 SULLIVAN DR NW	GIG HARBOR, WA 98335-7743
Parcel: 0221082042	KLENAK PETER R	3208 50TH STREET CT # D205	GIG HARBOR, WA 98335
Parcel: 4363000100	WIDNEY JAMES H & CONSTANCE E	11206 28TH STREET CT NW	GIG HARBOR, WA 98335-5856
Parcel: 5970000521	SMITH TERRY G & BETTY LOU	3317 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 0221082059	MALKOC ESAD & OLGA ET AL	5080 DUNDAS ST	BURNABY, BC V5B 1A3
Parcel: 4363000250	BUCK SPENCER	2110 21ST AVENUE CT NW	GIG HARBOR, WA 98335-7955
Parcel: 4363000310	NIESZ TIM J	PO BOX 2419	GIG HARBOR, WA 98335-4419
Parcel: 7650000070	BURR GANET	3303 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 4363000200	PETERSON DOUGLAS & JEANNE	2118 LYBECKER DR NW	GIG HARBOR, WA 98332-9514
Parcel: 4363000430	LA FAMIGLIA LLC	PO BOX 871	GIG HARBOR, WA 98335-0871
Parcel: 0221082222	MP4 INC	PO BOX 1399	GIG HARBOR, WA 98335-3399
Parcel: 4363000020	CHOLERTON MICHAEL T & BRENNA A	8406 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
Parcel: 4363000130	HULL KIRK B	3812 SNYDER LN	GIG HARBOR, WA 98335-1160
Parcel: 4363000490	THIMMESCH JOHN H & SHARYN M	33219 E LAKE HOLM DR SE	AUBURN, WA 98092-5959
Parcel: 7650000020	SHAW RICHARD H	PO BOX 490	GIG HARBOR, WA 98335-0490
Parcel: 4363000400	BROOKSTIN LLC	5223 W OLD STUMP DR NW	GIG HARBOR, WA 98332-7802
Parcel: 0221053036	ZUSY JAMES L & GRACIELA L	7420 FORD DR NW	GIG HARBOR, WA 98335-6479
Parcel: 4363000260	WOODSTOCK CHARLES A	6803 CASCADE AVE	GIG HARBOR, WA 98335-1912
Parcel: 0221082102	JERM ENTERPRISES LLC	6202 24TH ST NW	GIG HARBOR, WA 98335-7505
Parcel: 4363000460	MITTON JOAN E TTEE OF JOAN E MITTON LIVING TRUS	6202 24TH ST NW	GIG HARBOR, WA 98335-7505

Parcel: 4363000230	ZEMATIS LYNNE W	PO BOX 25	MANCHESTER, WA 98353-0025
Parcel: 4363000170	MCVITTIE LAWRENCE H TTEE	4915 NE 42ND AVE	PORTLAND, OR 97218
Parcel: 7650000061	PUGH EDWARD N JR & CYNTHIA M	3311 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 4363000050	LA FAMIGLIA LLC	PO BOX 871	GIG HARBOR, WA 98335-0871
Parcel: 0221053014	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421
Parcel: 7650000040	FRENCH QUARTER PROPERTY LLC	7801 RELIANCE LN UNIT A	GIG HARBOR, WA 98335-1196
Parcel: 4363000370	BERG NORMAN D & SHEILA M	2618 116TH AVENUE CT NW	GIG HARBOR, WA 98335-5800
Parcel: 4363000290	MCVITTIE LAWRENCE H TTEE	4915 NE 42ND AVE	PORTLAND, OR 97218
Parcel: 0221053075	LOPEZ RAMON & DELFINA	3226 HARBORVIEW DR	GIG HARBOR, WA 98332-2182
Parcel: 4363000240	MILGARD JAMES A	PO BOX 2358	GIG HARBOR, WA 98335-4358
Parcel: 4363000410	TURNLEY JOHN R & LORRAINE I	2801 64TH ST	GIG HARBOR, WA 98335-1333
Parcel: 4363000180	HAMILTON STELLA R	1519 WEATHERSWOOD DR NW	GIG HARBOR, WA 98335-7827
Parcel: 0221082147	MP4 INC	PO BOX 1399	GIG HARBOR, WA 98335-3399
Parcel: 4363000010	ALFORD DARIUS M	4203 ROSEDALE ST UNIT 14 A	GIG HARBOR, WA 98335
Parcel: 0221082221	HARBORVIEW PARTNERS LLC	705 S 9TH ST STE 205	TACOMA, WA 98405-4622
Parcel: 4363000110	KING CATHERINE	PO BOX 633	GIG HARBOR, WA 98335
Parcel: 4363000380	BOYER DAVID & ANITA	7112 FORD DR NW	GIG HARBOR, WA 98335-6482
Parcel: 4363000320	GILCHRIST NICHOLAS & LAURA	8502 88TH STREET CT NW	GIG HARBOR, WA 98332-6774
Parcel: 4363000210	RUTT TRACY & ELISA A	PO BOX 277	USK, WA 99180
Parcel: 7650000080	TANGNEY CHASE M & TARA H	6903 FORD DR NW	GIG HARBOR, WA 98335-6453
Parcel: 4363000440	PETERS GREGG M TTEE OF GREGG M PETERS TRUST &	1127 7TH COURT	FOX ISLAND, WA 98333-9607
Parcel: 5970000020	GIG HARBOR MARINA INC	3323 HARBORVIEW DR	GIG HARBOR, WA 98332-2126
Parcel: 4363000150	THIELMANN STEVEN P & JANENEE H	1911 50TH ST NW	GIG HARBOR, WA 98335-2416
Parcel: 4363000080	PLATT JOHN & PATRICIA	2303 56TH ST NW	GIG HARBOR, WA 98335-1388
Parcel: 4363000350	THOMSON CHRISTOPHER B & JULIA L	7 MARBLE BEACH DR NW	GIG HARBOR, WA 98332-8502
Parcel: 0221082092	MP4 INC	PO BOX 1399	GIG HARBOR, WA 98335-3399
Parcel: 0221053112	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 7650000090	TANGNEY CHASE M & TARA H	6903 FORD DR NW	GIG HARBOR, WA 98335-6453
Parcel: 4363000470	BRAY JOHN C & CHRISTINE C	11212 28TH STREET CT NW	GIG HARBOR, WA 98335-5856
Parcel: 5970000440	SWANSON WILLIAM & SHERI	PO BOX 1848	GIG HARBOR, WA 98335
Parcel: 4363000160	MYERS CHRISTOPHER W & JILL L TTEE	2606 71ST AVENUE CT NW	GIG HARBOR, WA 98335-8429
Parcel: 4363000060	OATES JOSEPH M & BARBARA A	7609 87TH AVE SW	LAKEWOOD, WA 98498-4901
Parcel: 0221082144	SCHLICK LYNN M	PO BOX 2	WAUNA, WA 98395-0002
Parcel: 4363000090	HIGASHI CLIFFORD Y	16618 STAVIS BAY RD NW	SEABECK, WA 98380-9514

Parcel: 4363000360	HANLEY GLADYS I TTEE	4340 BORGEN BLVD APT 1113	GIG HARBOR, WA 98332
Parcel: 4363000300	SUMNER CAPITAL INVESTORS LLC	5312 PACIFIC HWY E	FIFE, WA 98424-2602
Parcel: 5970000430	WILTBANK SUZANNE E	3310 HARBORVIEW DR	GIG HARBOR, WA 98332-2126
Parcel: 4363000190	GRAFF RICHARD G	1305 38TH AVENUE CT NW	GIG HARBOR, WA 98335-7738
Parcel: 4363000030	WILBERT INVESTMENTS LLC	PO BOX 678	GIG HARBOR, WA 98335-0678
Parcel: 0221082021	SOUTH PUGET SOUND PROPERTIES LLC & HANSEN GIG	13817 NE 20TH ST	BELLEVUE, WA 98005
Parcel: 0221053090	LOPEZ RAMON & DELFINA	3226 HARBORVIEW DR	GIG HARBOR, WA 98332-2182
Parcel: 4363000330	ALLEN JOHN E TTEE & ALLEN KATHLEEN R TTEE	934 7TH CT	FOX ISLAND, WA 98333
Parcel: 4363000120	BAYEUR DONALD C & MYRTINA M	5106 S FIFE ST	TACOMA, WA 98409-6409
Parcel: 4363000270	STEVENSON RICHARD & WENDY	10908 MOORELANDS ST NW	GIG HARBOR, WA 98335-5831
Parcel: 4363000390	KNAPP LINDA L	3601 10TH ST NW	GIG HARBOR, WA 98335-7844

EXHIBIT E

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
October 6, 2022

PLEASURE CRAFT MARINA REPLACEMENT
Type III Permit

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018

Date Application was Submitted: September 6, 2022

Date of Notice of Complete Application: September 6, 2022

Name of Applicant: Richard Shaw, 1191 NW Shaw Island Way, Bremerton, WA 98312

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

Project Location: 3215 Harborview Dr., site is located northeast side of Harborview Dr., at the intersection with Rosedale Street. Sec 05, Tw 21, R 02, QTR 34. Parcel – 7650000020

Description of Proposed Project: The project proposal includes the replacement and re-design of the existing marina within the existing footprint. The proposal consists of the removal of 47,340 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats: including the removal of (33) 14" wood pilings.

The proposed project will install 10,661 square feet of overwater coverage, with 100% fiberglass grated ramp and 50% grated floats including the installation of (30) 10" galvanized steel pilings.

The existing mixed-use building will be relocated from the lower shore zone to the deeper shore zone. The structure consists of commercial office and storage

on the first floor and residential office on the second floor. A total reduction of 36,680 square feet is proposed as the covered moorage will be fully removed.

Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit and SEPA Review.

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

Other Required Permits Not Included in Application: Building Permit

Existing Environmental Documents Which Evaluate Proposed Project: Environmental Checklist, prepared by Marine Floats, dated March 8, 2022; JARPA, prepared by Marine Floats, dated March 8, 2022; Habitat Management Plan, prepared by Marine Surveys & Assessments, dated July 12, 2022; No Net Loss Shoreline Ecological Functions Evaluation, submitted by Marine Floats.

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 or anytime thru the Permit Portal. 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 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 **November 2nd, 2022.** 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 Robin Bolster-Grant, Senior Planner, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers in "My Portal".

RECEIVED
By C. ANDREWS at 8:03 am, Jul 19, 2022

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 [HELP]

1. Name of proposed project, if applicable:
   Pleasurecraft Marina – Marina Replacement
2. Name of applicant:
   Richard Shaw

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

Agent: Tabitha Simonetti
Marine Floats Corp.
313 East F Street
Tacoma, WA 98421
(253) 383-2740

Owner: Richard Shaw
1191 NW Shaw Island Way
Bremerton, WA 98312
westshaw@aol.com
(253) 370-6658

4. Date checklist prepared:

February 11, 2022

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.

JARPA; SEPA Checklist

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.

None known

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

City of Gig Harbor- SEPA determination, SSD, Building Permit

WDFW- HPA

USACE- Permit Approval

11. Give 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.)

This project proposes a marina replacement and redesign. The project will remove 47,341 square feet of overwater coverage and install a new marina with13,706 square feet of overwater coverage. (See attached drawings for details of dimensions)

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.

3215 Harborview Dr, Gig Harbor, WA 98335

S: 05 T: 21N R:02E

Parcel 765000020

Site plan attached

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

5%

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.

Water Harstine gravelly ashy sandy loam and urban developed land.

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

No

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.

None

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

Erosion is not expected as all work is in and over water.

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

0%- project is overwater. Project will reduce overall overwater footprint.

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

n/a no erosion

2. Air [help]

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.

Temporary exhaust emission from work boat(s) and pile driver machine will occur during construction.

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

None known

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

Equipment used for construction is under regular maintenance to run efficiently.

3. Water [help]

a. Surface Water: [help]

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, Gig Harbor Bay- Puget Sound

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, this project requires work over-water and in-water; please refer to plans submitted with proposed project application.
This proposal is for REMOVAL, DEMOLITION AND DISPOSAL, INSTALLATION of PIER, RAMP, FLOAT, PILING for a RESIDENTIAL, COMMERCIAL, DOCK, MARINA

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.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give 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: Zone AE EL-14, Map No. 19-10-0588P Effective 04/22/2019

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.

b. Ground Water: [help]

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 general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

c. Water runoff (including stormwater):

1) 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

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

No.

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

No.

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

N/A

4. Plants [help]

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

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
_**X**___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
__**X**__other types of vegetation:**ornamental plants**

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

None

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 [help]

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

Examples include:

a. birds: **hawk, heron, eagle, songbirds**, other:
mammals: deer, bear, elk, beaver, other: **rodents, raccoons, sea otters, whales**
fish: **bass**, **salmon**, **trout**, **herring**, **shellfish**, other _____

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

Puget Sound Chinook Salmon (Oncorhynchus tshawytscha), Puget Sound Steelhead (Oncorhynchus mykiss), Puget Sound Coho Salmon (Oncorhynchus kisutch), Southern Resident Killer Whale (Orcinus orca), Marbled Murrelet (Brachyramphus marmoratus), Leatherback Sea Turtle (Dermochelys coriacea), Western Snowy Plover (Charadrius nivosus nivosus), and Puget Sound Bocaccio (Sebastes paucispinis)

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

Unknown.

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

1. **The overall project complies with all regulatory agencies to minimize environmental impacts;**
2. **The grating on the float system will allow deeper light penetration that is beneficial for many fish species;**
3. **The flotation tub is permanently encapsulated;**
4. **The pilings are small and galvanized steel;**
5. **The project will reduce a substantial amount of overwater coverage and eliminated the covered moorage**
6. **The floating pile driver will not ground;**
7. **Care will be taken by following appropriate Best Management Practices to contain all construction debris and will be exercised throughout this project;**
8. **Regulatory in-water work windows will be observed.**

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

None known

6. Energy and Natural Resources [help]

a. 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.

N/A

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

No

c. 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:

The electrical utility installation will meet current building and energy code requirements. All pedestals installed will have light pointing towards the fingers and headwalks, not on the water.

7. Environmental Health [help]

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

Construction/installation for the project produces minimal risk of exposure to exhaust and minimal risk of release of fuel and/or oils from equipment.

Best Management Practices will be used throughout the project to address any unanticipated release of fuels and/or oils.

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

None known

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.

Construction equipment uses gas, diesel, or other fuels and will be temporary.

4) Describe special emergency services that might be required.

If a spill were to occur, the following actions will be taken:
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:

Construction workers are trained in the proper use of equipment and the hazards associated with in-water and over-water work
If a spill were to occur the Department of Ecology would be contacted immediately and all precautions would be taken to clean up the spill.

b. Noise

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

Normal marina traffic- heavily developed area.

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.

Temporary noise during construction from pile driving and assembly of the project is anticipated. No long term change.

3) Proposed measures to reduce or control noise impacts, if any:

The use of a bubble curtain and a wooden block for sound attenuation will be used during pile driving to reduce and control noise impacts.

8. Land and Shoreline Use [help]

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.

- **Residential uses**
- **Commercial uses**
- **Community and public services**
- **Industrial uses**
- **Natural resource uses**
- **Recreational activities**
    - **No effect. No change**

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 as a result 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.

Parking lot, marina, office building

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

Existing marina- office building to be re-located

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

Waterfront Millville

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

Gig Harbor Community Plan- Shoreline- Waterfront

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

City waterfront

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

Unknown

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

None
Small crew of 4-5 to work on project during construction

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

None

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

None necessary

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

Obtain permit approvals from all relevant permitting agencies.

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

N/A

9. Housing [help]

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

None.

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

None

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

None- N/A

10. Aesthetics [help]

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

Railings of dock are 4 feet tall.
Existing building will remain the tallest height structure- it will be relocated to deeper water to reduce environmental impacts.
Principal building materials are fiberglass grating and galvanized steel

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

Views would be improved as the building would be pushed to deeper water and the covered moorage will be removed.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None- aesthetics improved.

11. Light and Glare [help]

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 known.

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

None proposed

12. Recreation [help]

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

General enjoyment of a residential marine environment to include walking, swimming, fishing, boating.

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 necessary or proposed

13. Historic and cultural preservation [help]

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.

Unknown.

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.

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.

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 planning office, the affected Tribe(s) and 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.

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.

None- N/A.

14. Transportation [help]

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 – project will be towed from Marine floats facility in Tacoma to Gig Harbor Bay.

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?

Closest bus station is .4 miles away (Harborview Dr & Stinson Ave).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change in parking spaces.

d. 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

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

Yes- Water see 14 a

f. 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?

N/A

g. 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

h. Proposed measures to reduce or control transportation impacts, if any:

None necessary or proposed

15. Public Services [help]

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 N/A

16. Utilities [help]

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

c. 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 in utility services are proposed

C. Signature [HELP]

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.

Signature: *Tabitha Simonetti*

Name of signee Tabitha Simonetti

Position and Agency/Organization Environmental Planner- Marine Floats

Date Submitted: March 8, 2022

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	327926	Print Legal Ad-IPL00927340 - IPL0092734	Pleasure Craft Notice Rev	$141.52	2	57 L

Attention: Cindy Andrews

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 983351214

CITY OF GIG HARBOR
NOTICE OF APPLICATION
October 6, 2022
PLEASURE CRAFT MARINA REPLACEMENT
Type III Permit

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018
Date Application was Submitted: September 6, 2022
Date of Notice of Complete Application: September 6, 2022
Name of Applicant: Richard Shaw, 1191 NW Shaw Island Way, Bremerton, WA 98312
Name of Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421
Project Location: 3215 Harborview Dr., site is located northeast side of Harborview Dr., at the intersection with Rosedale Street. Sec 05, Tw 21, R 02, QTR 34. Parcel – 7650000020
Description of Proposed Project: The project proposal includes the replacement and re-design of the existing marina within the existing footprint. The proposal consists of the removal of 47,340 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats: including the removal of (33) 14" wood pilings.

The proposed project will install 10,661 square feet of overwater coverage, with 100% fiberglass grated ramp and 50% grated floats including the installation of (30) 10" galvanized steel pilings.

The existing mixed-use building will be relocated from the lower shore zone to the deeper shore zone. The structure consists of commercial office and storage on the first floor and residential office on the second floor. A total reduction of 36,680 square feet is proposed as the covered moorage will be fully removed.
Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit and SEPA Review.
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: Building Permit
Existing Environmental Documents Which Evaluate Proposed Project: Environmental Checklist, prepared by Marine Floats, dated March 8, 2022; JARPA, prepared by Marine Floats, dated March 8, 2022; Habitat Management Plan, prepared by Marine Surveys & Assessments, dated July 12, 2022; No Net Loss Shoreline Ecological Functions Evaluation, submitted by Marine Floats.
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 or anytime thru the Permit Portal. 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 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 **November 2nd, 2022.** 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 Robin Bolster-Grant, Senior Planner, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers in "My Portal".
IPL0092734
Oct 6 2022

Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1
Beginning Issue of: 10/06/2022
Ending Issue of: 10/06/2022

Principal Clerk

Sworn to and subscribed before me this 6th day of October in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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 October 6, 2022 I mailed, a true and correct copy of the ***REVISED Notice of Application*** for the following:

Project Name: **PLEASURE CRAFT MARINA REPLACEMENT**

Project Location: **3215 Harborview Dr.,**

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001. PL-SEPA-22-0018

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 6th day of October, 2022

Cindy Andrews

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA **SEPA NOPH NOPM NOD** **Notice Date: October 6, 2022**
Project: **PLEASURE CRAFT MARINA REPLACEMENT** REVISED NOA

PL-SDP-22-0006, PL-SCUP-22-0001. PL-SEPA-22-0018
Planner: **ROBIN BOLSTER-GRANT**

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)
N/A ☐ Parks Commission via Terri Reed (NOA) N/A PER JOSH STECKER
☑ **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**

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
October 6, 2022

PLEASURE CRAFT MARINA REPLACEMENT
Type III Permit

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018

Date Application was Submitted: September 6, 2022

Date of Notice of Complete Application: September 6, 2022

Name of Applicant: Richard Shaw, 1191 NW Shaw Island Way, Bremerton, WA 98312

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

Project Location: 3215 Harborview Dr., site is located northeast side of Harborview Dr., at the intersection with Rosedale Street. Sec 05, Tw 21, R 02, QTR 34. Parcel – 7650000020

Description of Proposed Project: The project proposal includes the replacement and re-design of the existing marina within the existing footprint. The proposal consists of the removal of 47,340 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats: including the removal of (33) 14" wood pilings.

The proposed project will install 10,661 square feet of overwater coverage, with 100% fiberglass grated ramp and 50% grated floats including the installation of (30) 10" galvanized steel pilings.

The existing mixed-use building will be relocated from the lower shore zone to the deeper shore zone. The structure consists of commercial office and storage

on the first floor and residential office on the second floor. A total reduction of 36,680 square feet is proposed as the covered moorage will be fully removed.

Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit and SEPA Review.

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

Other Required Permits Not Included in Application: Building Permit

Existing Environmental Documents Which Evaluate Proposed Project: Environmental Checklist, prepared by Marine Floats, dated March 8, 2022; JARPA, prepared by Marine Floats, dated March 8, 2022; Habitat Management Plan, prepared by Marine Surveys & Assessments, dated July 12, 2022; No Net Loss Shoreline Ecological Functions Evaluation, submitted by Marine Floats.

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 or anytime thru the Permit Portal. 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 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 **November 2nd, 2022.** 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 Robin Bolster-Grant, Senior Planner, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers in "My Portal".

RECEIVED
By C. ANDREWS at 8:03 am, Jul 19, 2022

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 [HELP]

1. Name of proposed project, if applicable:
   Pleasurecraft Marina – Marina Replacement
2. Name of applicant:
   Richard Shaw

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

Agent: Tabitha Simonetti
Marine Floats Corp.
313 East F Street
Tacoma, WA 98421
(253) 383-2740

Owner: Richard Shaw
1191 NW Shaw Island Way
Bremerton, WA 98312
westshaw@aol.com
(253) 370-6658

4. Date checklist prepared:

February 11, 2022

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.

JARPA; SEPA Checklist

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.

None known

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

City of Gig Harbor- SEPA determination, SSD, Building Permit

WDFW- HPA

USACE- Permit Approval

11. Give 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.)

This project proposes a marina replacement and redesign. The project will remove 47,341 square feet of overwater coverage and install a new marina with13,706 square feet of overwater coverage. (See attached drawings for details of dimensions)

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.

3215 Harborview Dr, Gig Harbor, WA 98335

S: 05 T: 21N R:02E

Parcel 765000020

Site plan attached

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

5%

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.

Water Harstine gravelly ashy sandy loam and urban developed land.

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

No

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.

None

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

Erosion is not expected as all work is in and over water.

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

0%- project is overwater. Project will reduce overall overwater footprint.

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

n/a no erosion

2. Air [help]

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.

Temporary exhaust emission from work boat(s) and pile driver machine will occur during construction.

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

None known

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

Equipment used for construction is under regular maintenance to run efficiently.

3. Water [help]

a. Surface Water: [help]

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, Gig Harbor Bay- Puget Sound

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, this project requires work over-water and in-water; please refer to plans submitted with proposed project application.
This proposal is for REMOVAL, DEMOLITION AND DISPOSAL, INSTALLATION of PIER, RAMP, FLOAT, PILING for a RESIDENTIAL, COMMERCIAL, DOCK, MARINA

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.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give 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: Zone AE EL-14, Map No. 19-10-0588P Effective 04/22/2019

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.

b. Ground Water: [help]

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 general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

c. Water runoff (including stormwater):

1) 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

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

No.

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

No.

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

N/A

4. Plants [help]

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

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
_**X**___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
__**X**__other types of vegetation:**ornamental plants**

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

None

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 [help]

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

Examples include:

a. birds: **hawk, heron, eagle, songbirds**, other:
mammals: deer, bear, elk, beaver, other: **rodents, raccoons, sea otters, whales**
fish: **bass**, **salmon**, **trout**, **herring**, **shellfish**, other _____

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

Puget Sound Chinook Salmon (Oncorhynchus tshawytscha), Puget Sound Steelhead (Oncorhynchus mykiss), Puget Sound Coho Salmon (Oncorhynchus kisutch), Southern Resident Killer Whale (Orcinus orca), Marbled Murrelet (Brachyramphus marmoratus), Leatherback Sea Turtle (Dermochelys coriacea), Western Snowy Plover (Charadrius nivosus nivosus), and Puget Sound Bocaccio (Sebastes paucispinis)

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

Unknown.

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

1. **The overall project complies with all regulatory agencies to minimize environmental impacts;**
2. **The grating on the float system will allow deeper light penetration that is beneficial for many fish species;**
3. **The flotation tub is permanently encapsulated;**
4. **The pilings are small and galvanized steel;**
5. **The project will reduce a substantial amount of overwater coverage and eliminated the covered moorage**
6. **The floating pile driver will not ground;**
7. **Care will be taken by following appropriate Best Management Practices to contain all construction debris and will be exercised throughout this project;**
8. **Regulatory in-water work windows will be observed.**

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

None known

6. Energy and Natural Resources [help]

a. 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.

N/A

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

No

c. 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:

The electrical utility installation will meet current building and energy code requirements. All pedestals installed will have light pointing towards the fingers and headwalks, not on the water.

7. Environmental Health [help]

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

Construction/installation for the project produces minimal risk of exposure to exhaust and minimal risk of release of fuel and/or oils from equipment.

Best Management Practices will be used throughout the project to address any unanticipated release of fuels and/or oils.

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

None known

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.

Construction equipment uses gas, diesel, or other fuels and will be temporary.

4) Describe special emergency services that might be required.

If a spill were to occur, the following actions will be taken:
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:

Construction workers are trained in the proper use of equipment and the hazards associated with in-water and over-water work
If a spill were to occur the Department of Ecology would be contacted immediately and all precautions would be taken to clean up the spill.

b. Noise

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

Normal marina traffic- heavily developed area.

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.

Temporary noise during construction from pile driving and assembly of the project is anticipated. No long term change.

3) Proposed measures to reduce or control noise impacts, if any:

The use of a bubble curtain and a wooden block for sound attenuation will be used during pile driving to reduce and control noise impacts.

8. Land and Shoreline Use [help]

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.

- **Residential uses**
- **Commercial uses**
- **Community and public services**
- **Industrial uses**
- **Natural resource uses**
- **Recreational activities**
    - **No effect. No change**

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 as a result 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.

Parking lot, marina, office building

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

Existing marina- office building to be re-located

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

Waterfront Millville

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

Gig Harbor Community Plan- Shoreline- Waterfront

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

City waterfront

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

Unknown

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

None
Small crew of 4-5 to work on project during construction

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

None

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

None necessary

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

Obtain permit approvals from all relevant permitting agencies.

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

N/A

9. Housing [help]

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

None.

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

None

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

None- N/A

10. Aesthetics [help]

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

Railings of dock are 4 feet tall.
Existing building will remain the tallest height structure- it will be relocated to deeper water to reduce environmental impacts.
Principal building materials are fiberglass grating and galvanized steel

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

Views would be improved as the building would be pushed to deeper water and the covered moorage will be removed.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None- aesthetics improved.

11. Light and Glare [help]

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 known.

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

None proposed

12. Recreation [help]

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

General enjoyment of a residential marine environment to include walking, swimming, fishing, boating.

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 necessary or proposed

13. Historic and cultural preservation [help]

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.

Unknown.

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.

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.

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 planning office, the affected Tribe(s) and 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.

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.

None- N/A.

14. Transportation [help]

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 – project will be towed from Marine floats facility in Tacoma to Gig Harbor Bay.

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?

Closest bus station is .4 miles away (Harborview Dr & Stinson Ave).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change in parking spaces.

d. 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

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

Yes- Water see 14 a

f. 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?

N/A

g. 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

h. Proposed measures to reduce or control transportation impacts, if any:

None necessary or proposed

15. Public Services [help]

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 N/A

16. Utilities [help]

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

c. 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 in utility services are proposed

C. Signature [HELP]

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.

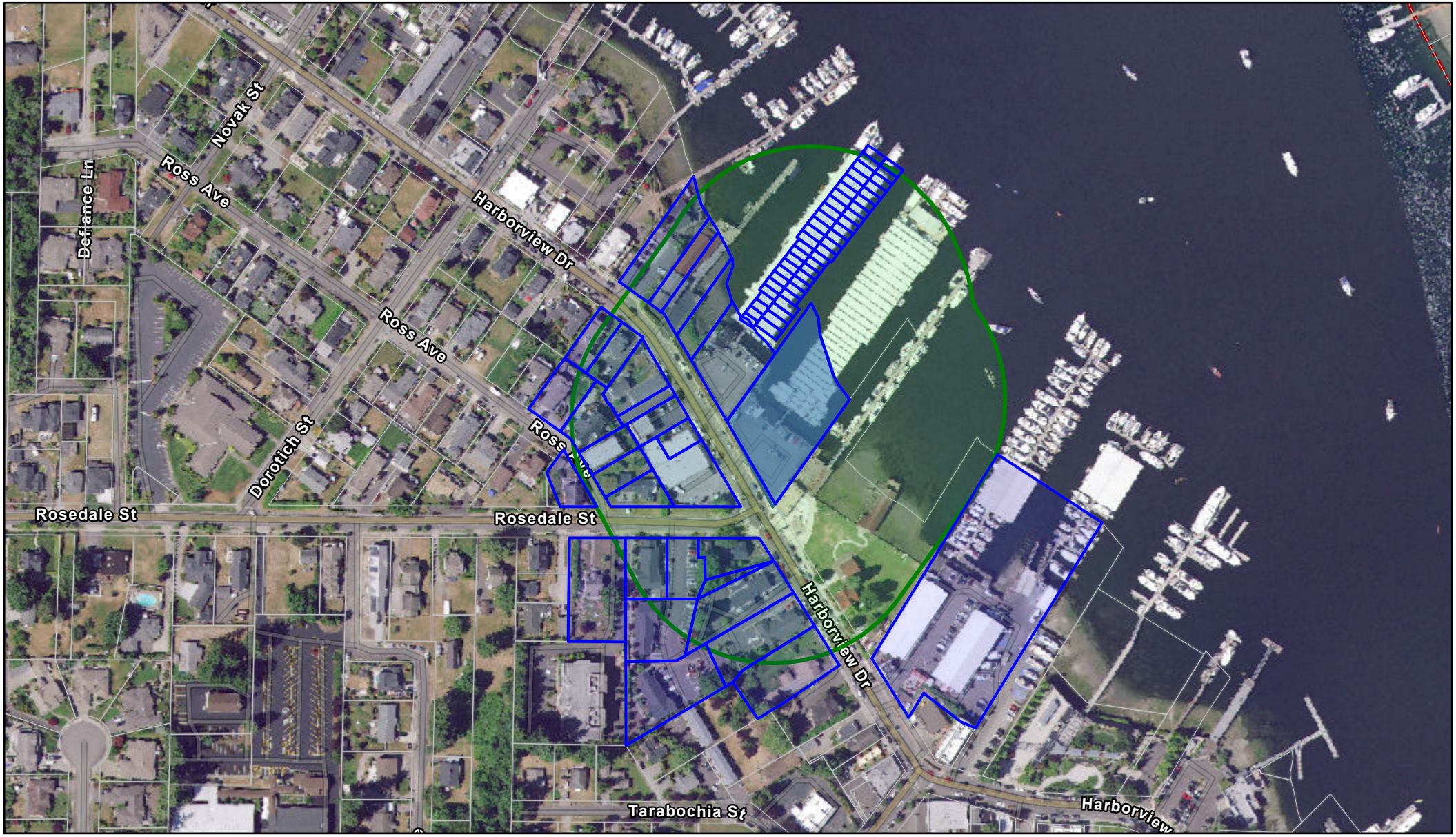
Signature: *Tabitha Simonetti*

Name of signee Tabitha Simonetti

Position and Agency/Organization Environmental Planner- Marine Floats

Date Submitted: March 8, 2022

Project Web Map



9/14/2022, 11:27:28 AM

Address Points Gig Harbor Peninsula

Parcels Tile Map

Parcels

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

City of Gig Harbor

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4363000170	MCVITTIE LAWRENCE H TTEE	4915 NE 42ND AVE	PORTLAND, OR 97218
Parcel: 4363000400	BROOKSTIN LLC	5223 W OLD STUMP DR NW	GIG HARBOR, WA 98332-7802
Parcel: 4363000310	NIESZ TIM J	PO BOX 2419	GIG HARBOR, WA 98335-4419
Parcel: 4363000070	ESTEB MICHAEL J & SUSAN	2118 SULLIVAN DR NW	GIG HARBOR, WA 98335-7743
Parcel: 4363000370	BERG NORMAN D & SHEILA M	2618 116TH AVENUE CT NW	GIG HARBOR, WA 98335-5800
Parcel: 4363000130	HULL KIRK B	3812 SNYDER LN	GIG HARBOR, WA 98335-1160
Parcel: 0221053021	WINTER RONALD F & MILLICENT S	3317 ROSEDALE ST	GIG HARBOR, WA 98335-1813
Parcel: 0221053036	ZUSY JAMES L & GRACIELA L	7420 FORD DR NW	GIG HARBOR, WA 98335-6479
Parcel: 4363000200	PETERSON DOUGLAS & JEANNE	2118 LYBECKER DR NW	GIG HARBOR, WA 98332-9514
Parcel: 0221082092	MP4 INC	7826 31ST STREET CT NW	GIG HARBOR, WA 98335-6065
Parcel: 0221082021	SOUTH PUGET SOUND PROPERTIES LLC & HANSEN GIG HA	13817 NE 20TH ST	BELLEVUE, WA 98005
Parcel: 4363000280	STROUD JEFFREY G & ANN M	8219 WARREN DR NW	GIG HARBOR, WA 98335-6039
Parcel: 4363000340	WORRELL PATRICK F & WORRELL SUSAN L TTEE	22915 N HANK RAYMOND DR	SUN CITY, AZ 85375-1525
Parcel: 4363000100	WIDNEY JAMES H & CONSTANCE E	11206 28TH STREET CT NW	GIG HARBOR, WA 98335-5856
Parcel: 7650000080	TANGNEY CHASE M & TARA H	6903 FORD DR NW	GIG HARBOR, WA 98335-6453
Parcel: 0221082144	SCHLICK LYNN M	PO BOX 2	WAUNA, WA 98395-0002
Parcel: 0221082222	MP4 INC	7826 31ST STREET CT NW	GIG HARBOR, WA 98335-6065
Parcel: 4363000480	WILBERT INVESTMENTS LLC	PO BOX 678	GIG HARBOR, WA 98335-0678
Parcel: 4363000460	MITTON JOAN E TTEE & OLSON H MELVIN TTEE	6202 24TH ST NW	GIG HARBOR, WA 98335-7505
Parcel: 4363000150	THIELMANN STEVEN P & JANENEE H	1911 50TH ST NW	GIG HARBOR, WA 98335-2416
Parcel: 5970000010	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421
Parcel: 4363000290	MCVITTIE LAWRENCE H TTEE	4915 NE 42ND AVE	PORTLAND, OR 97218
Parcel: 4363000230	ZEMATIS LYNNE W	PO BOX 25	MANCHESTER, WA 98353-0025
Parcel: 0221082010	JERM ENTERPRISES LLC	6202 24TH ST NW	GIG HARBOR, WA 98335-7505
Parcel: 4363000110	KING CATHERINE	PO BOX 633	GIG HARBOR, WA 98335
Parcel: 4363000350	THOMSON CHRISTOPHER B & JULIA L	7 MARBLE BEACH DR NW	GIG HARBOR, WA 98332-8502
Parcel: 7650000090	TANGNEY CHASE M & TARA H	6903 FORD DR NW	GIG HARBOR, WA 98335-6453
Parcel: 4363000050	LA FAMIGLIA LLC	PO BOX 871	GIG HARBOR, WA 98335-0871
Parcel: 0221082220	MP4 INC	7826 31ST STREET CT NW	GIG HARBOR, WA 98335-6065
Parcel: 4363000490	THIMMESCH JOHN H & SHARYN M	33219 E LAKE HOLM DR SE	AUBURN, WA 98092-5959
Parcel: 0221053014	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421
Parcel: 0221082059	MALKOC ESAD & OLGA ET AL	5080 DUNDAS ST	BURNABY, BC V5B 1A3
Parcel: 0221082042	KLENAK PETER R	3208 50TH STREET CT # D205	GIG HARBOR, WA 98335

Parcel: 4363000430	LA FAMIGLIA LLC	PO BOX 871	GIG HARBOR, WA 98335-0871
Parcel: 5970000430	WILTBANK SUZANNE E	3310 HARBORVIEW DR	GIG HARBOR, WA 98332-2126
Parcel: 4363000260	WOODSTOCK CHARLES A	6803 CASCADE AVE	GIG HARBOR, WA 98335-1912
Parcel: 4363000080	PLATT JOHN & PATRICIA	2303 56TH ST NW	GIG HARBOR, WA 98335-1388
Parcel: 4363000320	RIBEIRO DE OLIVEIRA MOACYR & DORI H	4 CORMORANT CIR	NEWPORT BEACH, CA 92660-2903
Parcel: 4363000020	CHOLERTON MICHAEL T & BRENNA A	1043 PAIUTE TRAIL	FOX ISLAND, WA 98333-9627
Parcel: 7650000061	PUGH EDWARD N JR & CYNTHIA M	3311 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 4363000210	RUTT TRACY & ELISA A	PO BOX 277	USK, WA 99180
Parcel: 4363000440	PETERS GREGG M & JILL K	1127 7TH COURT	FOX ISLAND, WA 98333-9607
Parcel: 5970000521	SMITH TERRY G & BETTY LOU	3317 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 4363000270	STEVENSON RICHARD & WENDY	10908 MOORELANDS ST NW	GIG HARBOR, WA 98335-5831
Parcel: 5970000440	SWANSON WILLIAM & SHERI	PO BOX 1848	GIG HARBOR, WA 98335
Parcel: 4363000090	HIGASHI CLIFFORD Y	16618 STAVIS BAY RD NW	SEABECK, WA 98380-9514
Parcel: 4363000030	WILBERT INVESTMENTS LLC	PO BOX 678	GIG HARBOR, WA 98335-0678
Parcel: 7650000070	BURR GANET	3303 ROSS AVE	GIG HARBOR, WA 98332-1841
Parcel: 4363000470	BRAY JOHN C & CHRISTINE C	11212 28TH STREET CT NW	GIG HARBOR, WA 98335-5856
Parcel: 0221082221	HARBORVIEW PARTNERS LLC	705 S 9TH ST STE 205	TACOMA, WA 98405-4622
Parcel: 4363000180	HAMILTON STELLA R	1519 WEATHERSWOOD DR NW	GIG HARBOR, WA 98335-7827
Parcel: 4363000410	TURNLEY JOHN R & LORRAINE I	2801 64TH ST	GIG HARBOR, WA 98335-1333
Parcel: 5970000020	GIG HARBOR MARINA INC	3323 HARBORVIEW DR	GIG HARBOR, WA 98332-2126
Parcel: 4363000300	WARTER GREGG D	8510 WARREN DR NW	GIG HARBOR, WA 98335-6042
Parcel: 4363000240	MILGARD JAMES A	PO BOX 2358	GIG HARBOR, WA 98335-4358
Parcel: 7650000020	SHAW RICHARD H	PO BOX 490	GIG HARBOR, WA 98335-0490
Parcel: 4363000060	OATES JOSEPH M & BARBARA A	7609 87TH AVE SW	LAKEWOOD, WA 98498-4901
Parcel: 4363000380	BOYER DAVID & ANITA	7112 FORD DR NW	GIG HARBOR, WA 98335-6482
Parcel: 4363000010	ALFORD DARIUS M	4203 ROSEDALE ST UNIT 14 A	GIG HARBOR, WA 98335
Parcel: 0221053090	LOPEZ RAMON & DELFINA	3226 HARBORVIEW DR	GIG HARBOR, WA 98332-2182
Parcel: 4363000190	GRAFF RICHARD G	1305 38TH AVENUE CT NW	GIG HARBOR, WA 98335-7738
Parcel: 0221053045	ZUSY JAMES L & GRACIELA L	7420 FORD DR NW	GIG HARBOR, WA 98335-6479
Parcel: 4363000420	ANDERSON MARTI S & STORKMAN JAMES A	13715 51ST AVE NW	GIG HARBOR, WA 98332-9142
Parcel: 0221082102	JERM ENTERPRISES LLC	6202 24TH ST NW	GIG HARBOR, WA 98335-7505
Parcel: 4363000250	BUCK SPENCER	2110 21ST AVENUE CT NW	GIG HARBOR, WA 98335-7955
Parcel: 4363000330	ALLEN JOHN E TTEE & ALLEN KATHLEEN R TTEE	934 7TH CT	FOX ISLAND, WA 98333
Parcel: 7650000040	FRENCH QUARTER PROPERTY LLC	7801 RELIANCE LN UNIT A	GIG HARBOR, WA 98335-1196

Parcel: 0221053075	LOPEZ RAMON & DELFINA	3226 HARBORVIEW DR	GIG HARBOR, WA 98332-2182
Parcel: 4363000390	KNAPP LINDA L	3601 10TH ST NW	GIG HARBOR, WA 98335-7844
Parcel: 4363000011	EWALD ANTHONY J & ERIN R	8808 66TH AVE NW	GIG HARBOR, WA 98332-8431
Parcel: 4363000450	BAYLINER LLC	2823 W GALER ST	SEATTLE, WA 98199-4234
Parcel: 4363000220	WRIGHT DANIEL H & SHERAL L	6713 RAINIER AVE	GIG HARBOR, WA 98335-1918
Parcel: 4363000160	MYERS CHRISTOPHER W & JILL L TTEE	2606 71ST AVENUE CT NW	GIG HARBOR, WA 98335-8429
Parcel: 0221053112	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 4363000360	HANLEY GLADYS I TTEE	4340 BORGEN BLVD APT 1113	GIG HARBOR, WA 98332
Parcel: 4363000120	BAYEUR DONALD C & MYRTINA M	5106 S FIFE ST	TACOMA, WA 98409-6409
Parcel: 0221082147	MP4 INC	7826 31ST STREET CT NW	GIG HARBOR, WA 98335-6065
Parcel: 4363000040	JORGENSON MARC A	PO BOX 1396	GIG HARBOR, WA 98335-3396
Parcel: 0221053013	SEHER ASSET MANAGEMENT LLC	2810 MARSHALL AVE STE 8	TACOMA, WA 98421

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date: October 6, 2022**
Project: **PLEASURE CRAFT MARINA REPLACEMENT**

PL-SDP-22-0006, PL-SCUP-22-0001. PL-SEPA-22-0018
Planner: **ROBIN BOLSTER-GRANT**

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 October 3rd, I sent a true and correct copy of the ***REVISED*** **NOTICE OF APPLICATION** for publication in the **October 6, 2022** edition of the Tacoma News Tribune for the following:

Project Name: **PLEASURE CRAFT MARINA REPLACEMENT**

Project Location: **3215 Harborview Dr.,**

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018

SIGNED at Gig Harbor, Washington, this 3rd day of October 22nd, 2022

Cindy Andrews

DECLARANT (signature)

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:
IPL0092734
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@noemail.com
CITY OF GIG HARBOR

TRANSACTION REPORT

Date
October 3, 2022 6:00:57 PM EDT
Amount:
141.52

SCHEDULE FOR AD NUMBER IPL00927340

October 6, 2022
The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00927340

CITY OF GIG HARBOR
NOTICE OF APPLICATION
October 6, 2022
PLEASURE CRAFT MARINA REPLACEMENT
Type III Permit

Permit Number(s): PL-SDP-22-0006, PL-SCUP-22-0001, PL-SEPA-22-0018
Date Application was Submitted: September 6, 2022
Date of Notice of Complete Application: September 6, 2022
Name of Applicant: Richard Shaw, 1191 NW Shaw Island Way, Bremerton, WA 98312
Name of Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma, WA 98421
Project Location: 3215 Harborview Dr., site is located northeast side of Harborview Dr., at the intersection with Rosedale Street. Sec 05, Tw 21, R 02, QTR 34. Parcel – 7650000020
Description of Proposed Project: The project proposal includes the replacement and re-design of the existing marina within the existing footprint. The proposal consists of the removal of 47,340 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats: including the removal of (33) 14" wood pilings.

The proposed project will install 10,661 square feet of overwater coverage, with 100% fiberglass grated ramp and 50% grated floats including the installation of (30) 10" galvanized steel pilings.

The existing mixed-use building will be relocated from the lower shore zone to the deeper shore zone. The structure consists of commercial office and storage on the first floor and residential office on the second floor. A total reduction of 36,680 square feet is proposed as the covered moorage will be fully removed.

Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit and SEPA Review.
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: Building Permit
Existing Environmental Documents Which Evaluate Proposed Project: Environmental Checklist, prepared by Marine Floats, dated March 8, 2022; JARPA, prepared by Marine Floats, dated March 8, 2022; Habitat Management Plan, prepared by Marine Surveys & Assessments, dated July 12, 2022; No Net Loss Shoreline Ecological Functions Evaluation, submitted by Marine Floats.
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 or anytime thru the Permit Portal. 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 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 **November 2nd, 2022.** 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 Robin Bolster-Grant, Senior Planner, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers in "My Portal".
W00000000
Publication Dates

<< Click here to print a printer friendly version >>

EXHIBIT F

From: Jennifer M. Keating
To: Cindy Andrews
Cc: Brandon Reynon; "Brad Beach"
Subject: PLEASURE CRAFT MARINA REPLACEMENT - PL-SDP-22-0006
Date: Thursday, September 29, 2022 11:39:09 AM
Attachments: image001.png

Good morning Cindy,
Permit application # PL-SDP-22-0006 is located within the historic txʷaalqəl village site with numerous archaeological sites in the immediate vicinity. While this project is within the original footprint, we did note that pilings are proposed to be removed and replaced. This is considered a very high probability area for impacting cultural resources, therefore the Puyallup Tribe is requesting monitoring during the replacement of any pilings.

Thank you,

Jennifer M. Keating
Land Use Planner &
Asst. Tribal Historic Preservation Officer
Puyallup Tribe of Indians
Office of Planning & Land Services
Ph. (253) 549-5397

EXHIBIT G

RECEIVED
By C. ANDREWS at 3:09 pm, Oct 21, 2022

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

October 21, 2022

Cindy Andrews, SEPA Contact
City of Gig Harbor
Planning Division
3510 Grandview St.
Gig Harbor, WA 98335

Dear Cindy Andrews:

Thank you for the opportunity to comment on the prethreshold consultation for the Pleasure Craft Marina Replacement Project (PL-SEPA-22-0018) located at 3215 Harborview Drive as proposed by Richard Shaw. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Zachary Meyer, (360) 481-9885

The proposed development must be consistent with the Shoreline Management Act RCW 90.58 and the Gig Harbor Shoreline Master Program (SMP). In cases where shoreline variance or conditional use approvals are required, we encourage consultation with Ecology staff, as early as possible, so that agreements about what can be approved may be reached in advance of the local decision, ensuring consistency with Ecology's review and subsequent decision. For questions or technical assistance, please contact Dept. of Ecology Shorelands Technical and Regulatory Lead Zach Meyer via 360-481-9885 or zachary.meyer@ecy.wa.gov.

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

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

removed debris resulting from this project must be disposed of at an approved site. 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. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

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.

WATER QUALITY/INDUSTRIAL OPERATIONS UNIT:
Honor Carpenter (360) 485-2701

Facilities that provide certain services, including building, repairing and maintaining small vessels and also ddischarge stormwater runoff to a water of the state directly or through a storm sewer system to a surface waterbody are required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for those stormwater discharges under the Department of Ecology's Boatyard General Permit (BGP). More information about the Boatyard General Permit (BGP) is available at the link below:

https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Boatyard-general-permit

WATER QUALITY/WATERSHED RESOURCES UNIT:
Joseph McCord (360) 791-5017

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water

Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

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:202204731)

cc: Honor Carpenter, WQ
Joe McCord, WQ
Zach Meyer, SEA
Derek Rockett, SWM
Sandy Smith, TCP

EXHIBIT H

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

November 2, 2022

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

Dear Cindy Andrews:

Thank you for the opportunity to comment on the prethreshold consultation for the Pleasure Craft Marina Replacement Project (PL-SEPA-22-0018) located at 3215 Harborview Drive as proposed by Richard Shaw. The Department of Ecology (Ecology) reviewed the environmental checklist and information provided. Ecology's comments submitted October 21, 2022 are enclosed and still apply to the proposal. After further review, Ecology has the following additional comments:

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

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

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

(GMP:202205028)
Enclosure

cc: Derek Rockett, SWM

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

October 21, 2022

Cindy Andrews, SEPA Contact
City of Gig Harbor
Planning Division
3510 Grandview St.
Gig Harbor, WA 98335

Dear Cindy Andrews:

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Joseph McCord (360) 791-5017

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Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

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    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
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If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

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:202204731)

cc: Honor Carpenter, WQ
Joe McCord, WQ
Zach Meyer, SEA
Derek Rockett, SWM
Sandy Smith, TCP

EXHIBIT I

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

October 6, 2023

RECEIVED
By C. ANDREWS at 9:06 am, Oct 06, 2023

Cindy Andrews, Planning Technician
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 determination of nonsignificance for the Pleasure Craft Marina Replacement Project (978917) located at 3215 Harborview Drive as proposed by Richard Shaw. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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 removed debris resulting from this project must be disposed of at an approved site. 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. Contact the local jurisdictional health department for proper management of these materials.

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:202304609)

cc: Derek Rockett, SWM

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

October 21, 2022

Cindy Andrews, SEPA Contact
City of Gig Harbor
Planning Division
3510 Grandview St.
Gig Harbor, WA 98335

Dear Cindy Andrews:

Thank you for the opportunity to comment on the prethreshold consultation for the Pleasure Craft Marina Replacement Project (PL-SEPA-22-0018) located at 3215 Harborview Drive as proposed by Richard Shaw. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Zachary Meyer, (360) 481-9885

The proposed development must be consistent with the Shoreline Management Act RCW 90.58 and the Gig Harbor Shoreline Master Program (SMP). In cases where shoreline variance or conditional use approvals are required, we encourage consultation with Ecology staff, as early as possible, so that agreements about what can be approved may be reached in advance of the local decision, ensuring consistency with Ecology's review and subsequent decision. For questions or technical assistance, please contact Dept. of Ecology Shorelands Technical and Regulatory Lead Zach Meyer via 360-481-9885 or zachary.meyer@ecy.wa.gov.

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

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

removed debris resulting from this project must be disposed of at an approved site. 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. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

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.

WATER QUALITY/INDUSTRIAL OPERATIONS UNIT:
Honor Carpenter (360) 485-2701

Facilities that provide certain services, including building, repairing and maintaining small vessels and also ddischarge stormwater runoff to a water of the state directly or through a storm sewer system to a surface waterbody are required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for those stormwater discharges under the Department of Ecology's Boatyard General Permit (BGP). More information about the Boatyard General Permit (BGP) is available at the link below:

https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Boatyard-general-permit

WATER QUALITY/WATERSHED RESOURCES UNIT:
Joseph McCord (360) 791-5017

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water

Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

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:202204731)

cc: Honor Carpenter, WQ
Joe McCord, WQ
Zach Meyer, SEA
Derek Rockett, SWM
Sandy Smith, TCP

EXHIBIT J

Pleasure Craft Marina Replacement

Habitat Management Plan

RECEIVED
By C. ANDREWS at 3:44 pm, Jun 22, 2023

July 12, 2022, revised June 21, 2023

Site Address: 3215 Harborview Drive
Gig Harbor, WA

For: Richard Shaw
1191 NW Shaw Island Way
Bremerton, WA 98312

MARINE SURVEYS & ASSESSMENTS
2601 Washington Street
Port Townsend WA 98368
360-385-4073
info@msaenvironmental.com

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1 Project Overview

1.1 Purpose

The proposed activity is to replace an existing marina in Gig Harbor Bay. Because Gig Harbor Bay is designated as critical fish and wildlife habitat and a Special Flood Hazard Area, and the project site falls within this designated habitat, this habitat management plan (HMP) has been prepared pursuant to Section 6.2.5.23(4) of the Gig Harbor Shoreline Master Program (GHSMP). Due to the proposed project site containing critical fish and wildlife habitat, this HMP will also serve as a Habitat Assessment to meet the requirements of Section 6.2.5.23(4) of the GHSMP.

This report includes impacts analysis, potential direct and indirect effects of the proposed project on critical fish and wildlife habitat, potential impacts to water quality of nearby streams, management and mitigation measures, and an evaluation of the effectiveness of the proposed mitigation measures. Net-Loss Analysis is provided (as required by GHSMP Section 6.2.2) and evaluates potential impacts, pre-and post-project site conditions, and effectiveness of mitigation measures to characterize the net gain or loss of ecological function. An assessment per the City's Flood Hazard Regulations (GHMC 18.10.100) has been also been prepared by Marine Floats (see the revised *No Net Loss Shoreline Ecological Functions Evaluation Form*).

Note: The project design was revised in 2023 to address the City's comments and this report has been updated accordingly.

1.2 Applicant Information

Name: Richard Shaw of Pleasure Craft Marina
Mailing Address: 1191 NW Shaw Island Way
Email: westshaw@aol.com
Phone: (253) 370-6658

1.3 Biologist Information

Name: Kimberly McClurg, Marine Surveys & Assessments
Phone: (360) 385-4073
Email: Kimberly@msaenvironmental.com
Contact Address: 2601 Washington Street, Port Townsend, WA 98368

1.4 Project Location

Section 05, Township 21N, Range 02E
Site Address: 3215 Harborview Drive, Gig Harbor, WA
Parcel: 7650000020
Latitude: 47.33140, Longitude: -122.58195
Waterbody: Gig Harbor Bay

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

1.5 Project Description

This project proposes a marina replacement and redesign within the existing footprint. 47,341 ft^2 of overwater coverage (mostly covered moorage) will be removed and a new (uncovered) marina with 10,350 ft^2 of grated overwater coverage will be installed within the existing footprint (Figures 2-3). This will result in a significant decrease in overwater coverage of 36,991 ft^2. (33) 14-inch creosote-treated piles will be removed and (25) 12-inch galvanized steel piles (with 0.5-inch wall thickness) will be installed. The existing office building will remain (Figure 3). The components for the existing and proposed structures are broken down in Tables 1 and 2 below.

<u>EnviroTuff® Specifications</u>

Float surfaces will be decked with 50% pre-stressed concrete decking and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1” x 3/4” rectangles and 62% open area. Metal fasteners are hot dipped galvanized steel or stainless steel. White vinyl rub strip on all edges with pneumatic vinyl corners. Power pedestals are equipped with electrical and potable water, and fire system utilities will be installed in existing footprint.

Demolition: Using a tugboat, barge, crane, pile driver, and associated work boats/skiffs, the existing floating marina sections will be disconnected and placed on the barge using the barge-

mounted crane. All elements of the existing marina that are removed will be disposed of at an approved upland facility.

Pile removal: Removal of the 33 existing creosote-treated piles will be accomplished using a barge-mounted derrick and vibratory hammer. The direct pull method will be used via a choke cable around the base of the pile. The extracted piles will not be shaken or scraped off and will be placed directly into a containment bin on the construction barge. All creosote-treated wood will be disposed of at an approved upland facility.

Pile installation: The new galvanized steel piles will be barged to the project site from the manufacturer's yard. Replacement piles will be installed with a vibratory hammer which takes approximately 15-20 minutes per pile. No proofing will be needed for piles that are not load-bearing. Proofing may be necessary for load-bearing piles.

Installation of floating marina: Once the piles are in place and secure, the floating marina system will be installed. The new float system will be prefabricated at the Marine Floats Corporation facility in Tacoma and towed to Gig Harbor for installation. The floats will be towed into place and secured using hand tools. The office building will be detached and re-attached to the new marina system. Marine Floats will barge all construction debris to an approved upland disposal site.

Table 1. Summary of existing overwater structures

EXISTING		Width (ft)	Length (ft)	Area (sq ft)	Functional Grating
1	Ramp	4	40	160	<100%
-	Covered area	-	-	34,309	0%
1	Covered headwalk	6	412	2,472	0%
26	Finger floats	3	32	2,496	0%
22	Finger floats	3	42	2,772	0%
6	Finger floats	3	47	846	0%
1	Uncovered float	6	8	48	0%
2	Uncovered floats	4	50	400	0%
1	Uncovered float	6	60	360	0%
1	Uncovered float	10	60	600	0%
1	Office building	28	82	2,296	0%
1	Uncovered float	6	97	582	0%
33	14-inch creosote-treated piles	-	-	35.28	-

Total square feet of ungrated overwater structures	**47,341**
Total square feet of piles	**35.28**

Table 2. Summary of proposed overwater structures

PROPOSED		Width (ft)	Length (ft)	Area (sq ft)	Functional Grating
1	Ramp	4	56	224	~100%
1	Landing float	8	10	80	~0%
1	Headwalk	10	100	1,000	~50%
1	Headwalk	10	469	4,690	~50%
7	Float fingers	6	70	420	~50%
1	Float finger	8	100	800	~50%
1	Office platform	32	98	3,136	-
25	12-inch galvanized steel piles	-	-	19.75	-

Total square feet of grated overwater structures	**10,350**
Total square feet of piles	**19.75**

Figure 2. Existing site plan

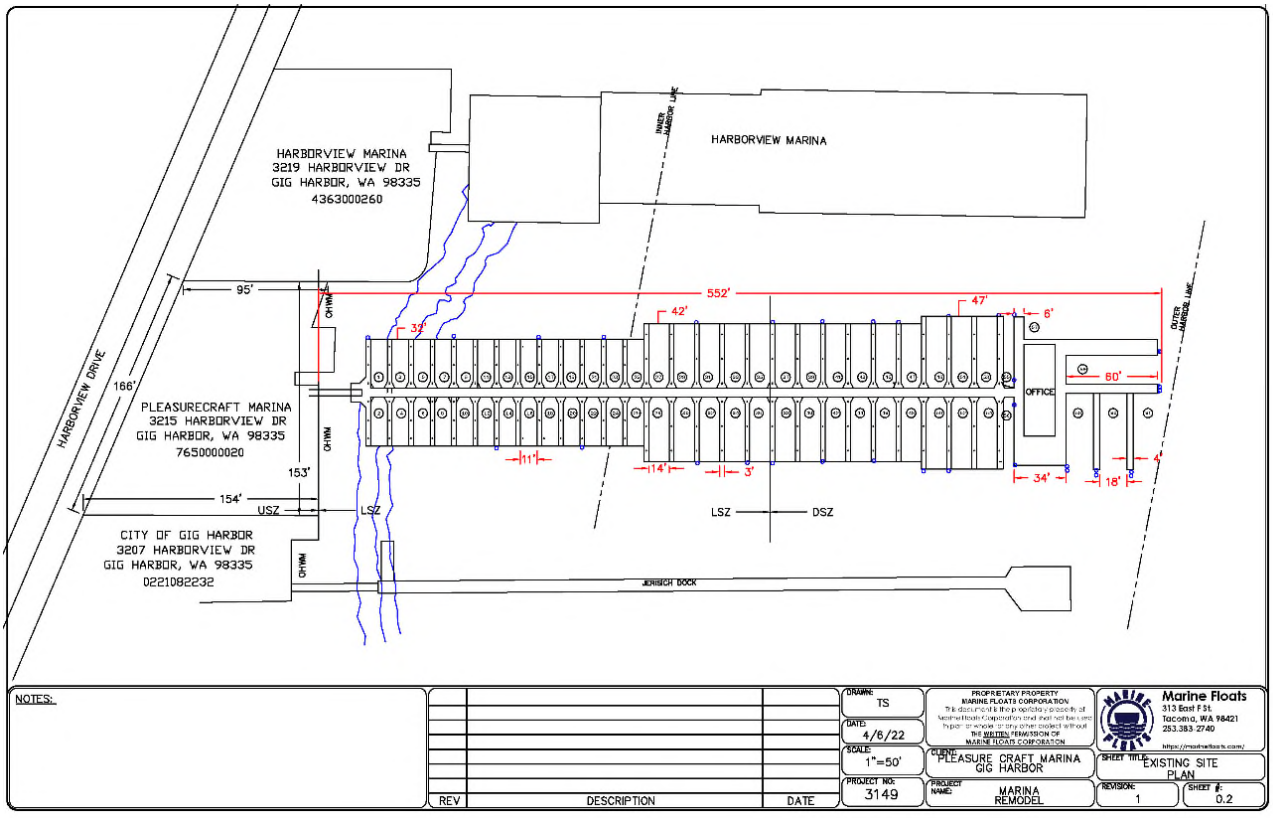
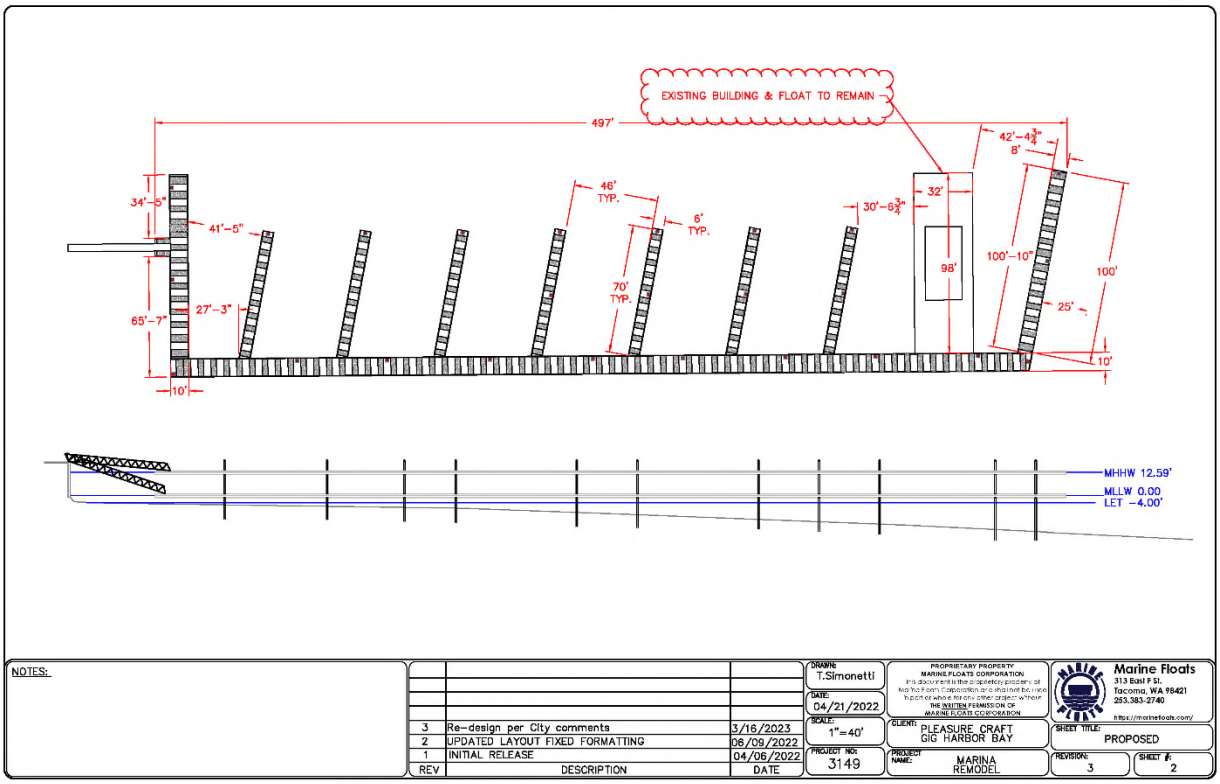


Figure 3. Proposed site plan



1.6 Action Area

The "project area" is the area within the marina. The project area also includes areas used for staging materials and equipment and accessing the site. The "action area" includes any areas with potential ecological effects from short-term construction activities or long-term habitat modifications.

For impact assessments during potential fish migration, the distance at which underwater pile driving noise attenuates to ambient sound levels is generally considered the project action area, even though the radius of potential injury is a much smaller area (CalTrans 2015). The NMFS prescribed acoustic thresholds are:

- 120 dB_{RMS} threshold for marine mammals behavioral impacts for continuous noise (e.g. vibratory pile driving)
- 160 dB_{RMS} threshold for marine mammals behavioral impacts for impulsive noise (e.g. impact pile driving)
- 150 dB_{RMS} threshold for fish behavioral impacts

For this project, the threshold for marine mammal behavioral impacts during vibratory pile driving will be used since that will be the main mode of pile installation and will result in a more

conservative action area. The following equation was used to delineate the action area where sound exposure levels (SELs) from pile driving will attenuate to 120 dB_{RMS}:

R2 = R1 x 10^((dBR1-dBthreshold)/15)

Where,
R1= distance of known/measured sound level
R2= estimated distance that a sound will attenuate to prescribed acoustic threshold

For sound levels measured 10 meters away during unattenuated vibratory pile driving of 12-inch steel pipe pile, 155 dB_{RMS} was measured (CalTrans 2015, Table I.2-2).

Based on this data for unattenuated vibratory pile driving of 12-inch steel pipe piles, the area of behavioral disturbance is then calculated to be approximately 2.2 km (1.3 mile) where sound is anticipated to attenuate to 120 dB_{RMS}. Therefore, we will include the entire bay as the action area since all in-water pile driving noise will be contained by land masses and is unlikely to extend into open water. This action area also includes potential turbidity effects from pile driving and removal (25 ft around each pile as defined by the U.S. Army Corps of Engineers (USACE)).

2 Species & Habitat

2.1 Site Specific Habitat Information

A SCUBA survey was performed on June 7, 2022 at the project site. Amy Leitman and Darby Flanagan from Marine Surveys & Assessments surveyed the intertidal and subtidal zones using SCUBA along survey transects in the area of the existing marina to identify flora, fauna, substrate types, and other qualitative information. Water visibility was 7 ft.

Seventeen transects were surveyed perpendicular to the existing bulkhead and were 600 ft long in total. Transects were separated from each other by 10 ft and were situated to cover the area of the marina footprint plus a 25-ft buffer around the outside.

The substrate recorded within the survey area was mainly sand and mud throughout with scattered areas of cobble within the first 300 ft of shore. Low densities of attached *Ulva* (10-30%) and *Gracilaria* (5-10%) were observed within the survey area, as well as high amounts of drift (unattached) Laminariales kelp.

Horse clams were found 150 ft from shore and continued up to 600 ft out on T-1, T-3, T-4, T-7, T-8, T-9, T-11, and T-14. Geoduck were found on T-1, T-2, T-3, and T-4 between 450 and 500 ft from shore, on T-11 and T-14 between 200 and 300 ft from shore, and on T-9 and T-15 between 500 and 600 ft from shore. Sea cucumbers (8 total) were found within the first 300 ft of the

survey area. Four species of nudibranchs were found and one red Irish lord (*Hemilepidotus hemilepidotus*). The full habitat report and map can be seen in Appendix A.

2.2 Critical Fish & Wildlife Habitat Areas

The following are designated critical fish and wildlife habitat areas (CFWHAs) as defined under GHMC 18.08.186 that were identified within the action area and will be discussed in the following sections:

- Areas with which federal or state endangered, threatened, and sensitive species of fish, wildlife, and plants have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term;
- Habitats and species of local importance, including:
    - Areas with which state-listed monitor or candidate species or federally listed candidate species have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term;
- Commercial and public recreational shellfish areas;
- Kelp and eelgrass beds;
- Surf smelt spawning areas.

2.3 State & Local Habitat & Species

Washington Department of Ecology Coastal Atlas map shows this site has stable slope stability (WECY 2006) and is in an area of “no appreciable drift” (WECY 2003). The Water Quality Atlas identifies Category 1 sediment (26 listings) in the project area and the water around the project area is a Category 4C for “continuous cover of ulvoid macroalgae are impairing aquatic life from identified human causes at Gig Harbor” (WECY 2022). The Puget Sound Natal and Pocket Estuaries map by NOAA Fisheries shows the project site to be outside of the pocket estuary that spans the entire northern shoreline of the bay including the area around Crescent Creek (NOAA 2022).

The site has a “City Waterfront” shoreline environment designation under the GHSMP which allows for shoreline uses and modifications landward of the OHWM if they are “designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions” and are “located and designed to minimize interference with surface navigation, to minimize adverse visual impacts, and to allow for the safe passage of fish and wildlife, particularly those species dependent on migration” (GHSMP 5.2.5(D)). The proposed project meets these conditions.

The Washington Department of Fish & Wildlife (WDFW) Priority Habitat and Species (PHS) mapper shows surf smelt spawning just south of the project site, but not at the project site, and the use of North Creek and Crescent Creek by coho, winter steelhead, fall chum, fall chinook,

and resident coastal cutthroat (WDFW 2022a) (Figure 4). The full list of species and habitat within the action area is summarized in Table 3 below.

According to queries of the Salmonid Stock Inventory (SaSI) (WDFW), there are no streams other than North Creek and Crescent Creek that connect to Gig Harbor Bay and are utilized by salmonids as listed in Table 3 (WDFW 2022b).

Figure 4. Priority Habitat & Species that occur within Gig Harbor Bay area (credit: PHS on the Web)

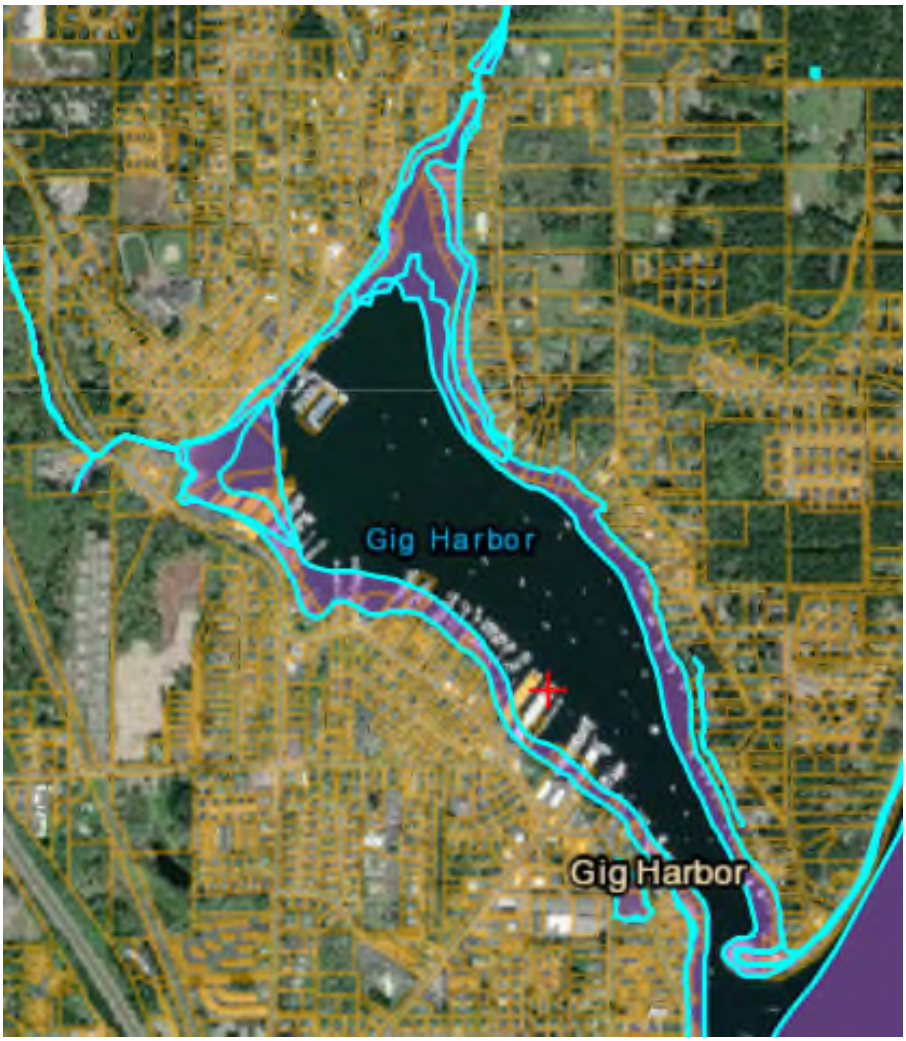


Table 3. WDFW PHS query results within Gig Harbor Bay

Occurrence Name	Area Use	Federal Status	State Status
Fall Chinook	occurrence/migration in Crescent Creek	N/A	N/A
Chum (stock name: Gig Harbor/Ollala Creek Fall Chum)	occurrence in North Creek; occurrence in Crescent Valley	N/A	N/A
Fall Chum	occurrence/migration and breeding area in North Creek	N/A	N/A
Steelhead (stock name: East Kitsap Winter Steelhead)	occurrence in Crescent Valley; occurrence in North Creek	Threatened	N/A
Winter Steelhead	occurrence/migration in Crescent Creek; occurrence/migration in North Creek	N/A	N/A
Coho (stock name: East Kitsap Coho)	occurrence in North Creek; occurrence in Crescent Valley	Candidate	N/A
Coho	occurrence/migration & breeding area in North Creek; occurrence/migration in Crescent Creek	N/A	N/A
Cutthroat (stock name: West South Sound Coastal Cutthroat)	Occurrence in Crescent Valley	N/A	N/A
Resident Coastal Cutthroat	occurrence/migration in North Creek; occurrence/migration in Crescent Creek	N/A	N/A
Surf Smelt	breeding area	N/A	N/A
Esturine Zone – Gig Harbor/North Creek	aquatic habitat	N/A	N/A
Esturine Zone – Gig Harbor/Crescent Valley	aquatic habitat	N/A	N/A
Estuarine and Marine Wetland	aquatic habitat (NWI code: E2USN)	N/A	N/A
Great Blue Heron	breeding area (colony across from Tides Restaurant on east side of Soundview Dr.)	N/A	N/A

2.3.1 Forage Fish

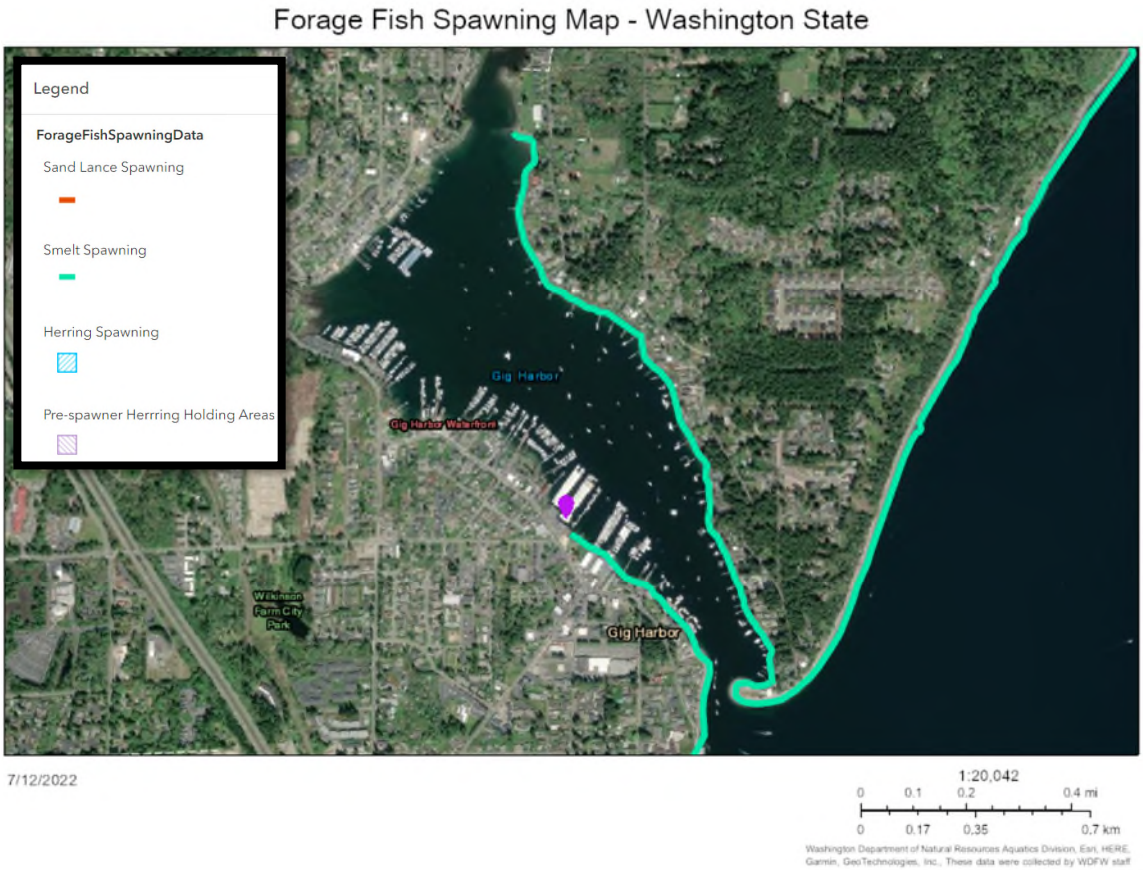
Migrating salmon utilize baitfish such as Pacific herring (*Clupea harengus pallasi*), sand lance (*Ammodytes hexapterus*), and surf smelt (*Hypomesus pretiosus*) as prey resources. These forage fish form a very important trophic link between plankton resources and a wide variety of predatory marine organisms as well as providing food for marbled murrelets and bald eagles.

Sand lance and surf smelt do not have Federal or State concerned, threatened, or endangered status, while Pacific herring are a State Candidate species.

Surf smelt spawning habitat has been documented within the action area along the eastern shore of Gig Harbor Bay and just south of the project site (Figure 5). The substrate on the beach at the project site did not appear to be suitable for surf smelt spawning since it was mainly sand and mud (Appendix A). No sand lance or herring spawning habitat is documented within Gig Harbor Bay (WDFW 2021a).

Gig Harbor Bay is within Tidal Reference Area 4 (Tacoma) where the work window for surf smelt is April 15 – September 30. In the Hydraulic Project Approval (HPA), WDFW may require a forage fish survey after September 30 to confirm absence of surf smelt spawning and those guidelines outlined in the issued HPA should be followed if a survey is required.

Figure 5. WDFW Documented forage fish spawning habitat



2.3.2 Estuarine Wetland

Within 300 ft of the project, there is “estuarine and marine wetland” (E2USN) along the shoreline and “estuarine and marine deepwater” wetland further waterward (E1UBL) (USFWS 2022). No salt tolerant vascular plants were observed along the upper beach.

Impacts to these estuarine wetlands should be minimal and will mainly result from temporary, localized turbidity associated with the pile work which will disturb sediment on the bottom. These temporary impacts to water quality are not expected to be adversely impactful long term and should subside after a tidal cycle. A large reduction in solid overwater structures and the incorporation of grated surfaces in the new, smaller marina will reduce shading over this habitat. See Section 3 for more information on direct and indirect impacts to CFWHAs.

2.4 Kelp & Eelgrass

The Washington Department of Natural Resources (WDNR) has surveyed the shoreline within the bay as part of their Submerged Vegetation Monitoring Program, but no eelgrass has been documented. According to the Puget Sound Seagrass Monitoring Data Viewer, the closest eelgrass presence is north of the bay’s entrance near Sunrise Beach Park (WDNR 2020). The Washington State ShoreZone Inventory documented fringe (patchy) kelp along the western shoreline of the bay (including the project area), but no eelgrass (WDNR 2000). Large amounts of drift (unattached) Laminariales kelp were documented at the project site by MSA.

2.5 Commercial & Recreational Shellfish Areas

Washington State Department of Health’s (WDOH 2022) Commercial Shellfish Map Viewer shows no commercial harvest sites within the bay. The entire bay is designated as a “prohibited growing area” (WDOH 2022). No public recreational shellfish beaches are shown within the bay (WDOH 2022).

2.6 Federal ESA-Listed Species & Critical Habitat

For each listed species with the *potential to be in the project action area*, the relevant life history traits, listing status, and distribution of species are presented in the sections below. Salmon species that utilize streams within the action area will also be included as they may migrate past the project site. Table 4 below summarizes the critical habitat found within the action area and project footprint.

Table 4. National Marine Fisheries Service (NMFS) & U.S. Fish & Wildlife Service (USFWS) Designated Critical Habitat

NMFS/USFWS Critical Habitat	Project Footprint	Action Area
Bocaccio Rockfish (Puget Sound-Georgia Basin DPS) (NMFS, 2014)	**Y**	**Y**
Yelloweye Rockfish (Puget Sound-Georgia Basin DPS) (NMFS, 2014)	N	N
Marine Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	**Y**	**Y**
Freshwater Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	N	N
Puget Sound Steelhead (NMFS, 2016)	N	**Y**
Marine Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	N	N
Freshwater Critical Habitat for Hood Canal Summer-run Chum Salmon (NMFS, 2005)	N	N
Bull Trout (USFWS, 2010)	N	N
Green Sturgeon (Southern DPS) (NMFS, 2009)	N	N
Marbled Murrelet (USFWS, 2016)	N	N
Leatherback Sea Turtle (NMFS, 2012)	N	N
Southern Eulachon (Southern DPS) (NMFS, 2011)	N	N
Southern Resident Killer Whale – Inland Critical Habitat (NMFS, 2021)	**Y**	**Y**
Humpback Whale (NMFS, 2021)	N	N

2.6.1 Puget Sound Chinook

Puget Sound Chinook (*Oncorhynchus tshawytscha*), also called the king salmon, are distinguished from all other Pacific salmon by their large size. Most Chinook in the Puget Sound are “ocean-type” and migrate to the marine environment during their first year (Myers et al. 1998). They may enter estuaries immediately after emergence as fry from March to May at a length of 40 mm or they may enter the estuaries as fingerling smolts during May and June of their first year at a length of 60-80 mm (Healey 1982). Chinook fry in Washington estuaries feed on emergent insects and epibenthic crustaceans (gammarid amphipods, mysids, and cumaceans). As they grow and move into neritic habitats, they feed on decapod larvae, larval and juvenile fish, drift insects, and euphausiids (Simenstad et al. 1982). These ocean-type Chinook use estuaries as rearing areas and are the most dependent of all salmon species on estuaries for survival.

The Puget Sound Chinook is listed under the Endangered Species Act (ESA) as threatened according to the National Marine Fisheries Service (NMFS) (70 FR 37160; June 28, 2005). In addition, NMFS has designated critical habitat for 12 Evolutionarily Significant Units (ESUs) of West Coast salmon, including the Puget Sound Chinook Salmon ESU. The portion of the project footprint and action area below the line of extreme high water is in an area designated as critical habitat for the Puget Sound Chinook ESU (70 FR 52685; September 2, 2005).

According to the Washington State Conservation Commission (WSCC 2000): “East WRIA 15 lack the typical riverine Chinook habitat characterized by habitat found in larger Puget Sound mainstream rivers. However, low numbers of spawning adult Chinook are observed on a regular basis in numerous East WRIA 15 streams”. There was historically a wild Chinook run in Crescent Creek, which ended in the 1940s (WSCC 2000).

The project footprint and action area are within Puget Sound Chinook marine critical habitat. According to queries of the SaSI data (WDFW 2022b), there is fall Chinook riverine presence within the action area, in Crescent Creek to the northeast. Therefore, it is likely that this species utilizes the shoreline along the project site.

2.6.2 Hood Canal Summer-run Chum

In Puget Sound, chum spawning grounds are situated near coastal rivers and lowland streams. Puget Sound chum typically spawn from September to March (WSCC 2003). Chum (along with ocean-type Chinook) spend more time in the estuarine environment than other species of salmon (Healey 1982). Residence time in the Hood Canal ranges from 4 to 32 days with an average residence of 24 days (Simenstad et al. 1982). Juvenile chum consume benthic organisms found in and around eelgrass beds (harpacticoid copepods, gammarid amphipods, and isopods), but change their diet to drift insects and plankton such as calanoid copepods, larvaceans, and hyperiid amphipods as their size increases to 50 - 60 mm (Simenstad, Fresh, & Salo 1982). Chum move offshore and switch diets when presented with a lack of food supply (Simenstad et al. 1982).

NMFS has listed the Hood Canal summer run chum ESU (*Oncorhynchus keta*) as threatened under the ESA (70 FR 37160; June 28, 2005). NMFS designated critical habitat for the Hood Canal summer-run chum ESU shortly after (70 FR 52739; September 2, 2005) and it includes the entire Hood Canal and contiguous shoreline north/northwest, ending past Dungeness Bay near Sequim.

Hood Canal Summer-run Chum critical habitat is not within the action area and there are no streams that connect to Gig Harbor Bay with documented summer chum presence (WDFW 2022b). It is unlikely this species would utilize the shoreline along the project site or be adversely affected by the proposed project.

2.6.3 Bull Trout

In the United States, Coastal-Puget Sound bull trout (*Salvelinus confluentus*) used to range from northern California (now extinct in California) to Alaska. In the salmon family, they are members of the char subgroup. Spawning occurs typically from August to November in streams and migration to the open sea (for anadromous populations) takes place in the spring. Very cold water

is required for the survival of eggs and juveniles. Temperatures in excess of about 15 degrees C are thought to limit bull trout distribution (Rieman & McIntyre, 1993). They live both in fresh and marine waters. Some migrate to larger rivers (fluvial), lakes (adfluvial), or saltwater (anadromous) before returning to smaller streams to spawn. Others (resident bull trout) complete all of their life in the streams where they were reared. Habitat degradation, dams and diversions, and predation by non-native fish threaten the Coastal Puget Sound population (64 FR 58910; November 1, 1999).

All populations of bull trout, including the Coastal-Puget Sound populations, were listed as threatened by the United States Fish and Wildlife Service (USFWS) in 1999 (64 FR 58910; November 1, 1999). USFWS designated critical habitat for bull trout in 2010 (75 FR 63898; October 18, 2010).

According to the Washington State Conservation Commission (WSCC 2000): “No char [bull trout] presence is identified for East WRIA 15. Streams in this area are all low elevation streams, which are not likely to meet the low water temperature spawning requirements of char. No bull trout use of the East WRIA 15 marine nearshore is known.”

USFWS has designated critical habitat for bull trout in the Puget Sound watershed but no critical habitat for bull trout is within Gig Harbor Bay; the nearest designated critical habitat is along the eastern shoreline of the Tacoma Narrows bridge (75 FR 63898; October 18, 2010). There are no streams that connect to Gig Harbor Bay with documented bull trout presence; the nearest stream with documented Dolly Varden/bull trout presence is in the Puyallup River by Tacoma (WDFW 2022b). It is unlikely this species would migrate past the project site or be adversely affected by the proposed project.

2.6.4 Puget Sound Steelhead

Steelhead is the name given to the anadromous form of the species *Oncorhynchus mykiss*. The freshwater residents are called rainbow trout. Steelhead can return to the ocean after spawning and migrate to freshwater to spawn again, unlike Pacific salmon. Steelhead fry can spend one to two years in freshwater before heading to the open ocean, where they may stay for two to four years before returning to Washington streams. Steelhead migrate quickly through Puget Sound and into the open sea as individuals or in small groups (PSEMP 2012). Unlike Chinook, steelhead do not have a long-term feeding and growth period in Puget Sound nearshore areas (PSEMP 2012).

NMFS has listed the Puget Sound steelhead (*O. mykiss*) as a threatened species under the ESA (72 FR 26722; May 11, 2007). Critical habitat has been finalized for the Puget Sound steelhead distinct population segment (81 FR 9252; February 24, 2016).

Crescent Creek and North Creek at the north end of Gig Harbor Bay are both designated critical habitat for steelhead. According to queries of WDFW's SaSI data, there is documented presence of winter steelhead in both creeks (WDFW 2022b). Steelhead likely migrate through the marine waters adjacent to the project site to reach these creeks.

2.6.5 Rockfish

Bocaccio (*Sebastes paucispinis*) and yelloweye (*Sebastes ruberrimus*) rockfish remain in the upper part of the water column as larvae and pelagic juveniles. Around 3 to 6 months old, bocaccio rockfish settle into intertidal, nearshore habitat; they prefer to settle in rocky reefs, kelp beds, low rock, and cobble areas (Love et al. 2002). Juvenile yelloweye rockfish are usually found in the upper extent of the adult depth range instead of in intertidal habitat (Studebaker et al. 2009). As both species grow larger, they move into deeper waters. Adults are found around rocky reefs and coarse habitats. Marine habitats high in complexity are associated with higher numbers of rockfish species (Young et al. 2010). Adult yelloweye and bocaccio rockfish generally inhabit depths from approximately 90 ft to 1,400 ft (Love et al. 2002). Both species are opportunistic feeders, with their prey dependent on their life stage. Predators of adult rockfish include marine mammals, salmon, other rockfish, lingcod, and sharks.

NOAA has listed the distinct population segments (DPSs) of yelloweye (*Sebastes ruberrimus*) as threatened species under the ESA and listed the Georgia Basin DPS of bocaccio rockfish (*Sebastes paucispinis*) as endangered (75 FR 22276 April 28, 2010). The Georgia Basin refers to all of Puget Sound, including the area around the San Juan Islands, and the Strait of Georgia, north to the mouth of the Campbell River in British Columbia. The western boundary of the Georgia Basin runs from east of Port Angeles to Victoria in the Strait of Juan de Fuca. Critical habitat for both species was designated in 2014 (79 FR 68042; November 13, 2014).

The majority of Gig Harbor Bay is designated as critical habitat for bocaccio rockfish and deeper areas outside of the bay (and, therefore, outside of the action area) are critical habitat for yelloweye rockfish (79 FR 68042; November 13, 2014). The project area is within designated critical habitat for bocaccio rockfish. Shallow, intertidal, nearshore waters in rocky, cobble, and sand substrates (with or without kelp) can provide suitable substrate for juvenile (3-6 months old) bocaccio rockfish (Love et al. 2002). However, the highest densities of juvenile rockfish are found in areas with floating or submerged kelp species; high densities of drift kelp were observed during MSA's dive survey. The Washington State ShoreZone Inventory documented fringe (patchy) kelp along the western shoreline of the bay, including the project site (WDNR 2000).

Juvenile bocaccio rockfish within the action area may be temporarily affected by the elevated in-water noise from pile driving causing them to avoid the area but are not anticipated to be adversely affected long term.

2.6.6 Marbled Murrelet

Marbled murrelets (*Brachyramphus marmoratus*) are small marine birds in the Alcidae family. They spend most of their time at sea and only use old growth areas for nesting. In the critical nesting areas, fragmentation and loss of old growth forest has a significant impact on the survival and conservation of the species (WDW 1993). Adult birds are found within or adjacent to the marine environment where they dive for sand lance, sea perch, Pacific herring, surf smelt, other small schooling fish, and invertebrates.

Marbled murrelets have been listed as threatened by the USFWS since 1992 (57 FR 45328; October 1, 1992). Critical habitat was designated by USFWS in 1996, revised in 2011, and reviewed again in 2016 to determine if the ESA definition of critical habitat was being met (81 FR 51348, August 4, 2016).

There is no marbled murrelet critical habitat within the bay or within close range of it (81 FR 51348, August 4, 2016). Results from citizen science data at various locations around Gig Harbor bay showed only two marbled murrelet sightings in June 2021 near the spit at the entrance of the bay (eBird 2023).

Due to the low number of sightings in Gig Harbor bay, it is unlikely this species will be present to be affected by the proposed work. If they happen to be foraging in the action area due to the presence of forage fish during construction, they may temporarily avoid the area due to elevated in-air and in-water noise from pile driving but no long-term adverse effects are anticipated.

2.6.7 Humpback Whale

NMFS has listed the humpback whale (*Megaptera novaeangliae*) as an endangered species that may occur in Puget Sound (81 FR 62260; September 8, 2016). Critical habitat was designated by NMFS in 2021, but does not include Gig Harbor Bay (86 FR 21082; April 21, 2021).

Humpback whales are seen in Puget Sound, but have not been documented within Gig Harbor bay according to the Orca Network's sightings archives from 2020 up to May 2023 (Orca Network 2023). They are usually observed in the waters by the Tacoma Narrows bridge or Point Defiance, outside of Gig Harbor Bay (Orca Network 2023). Due to the boat traffic in and out of the entrance, it does not seem likely this species would be present in the action area during construction. Therefore, a marine mammal monitoring plan is not proposed.

2.6.8 Leatherback Sea Turtle

NMFS has listed the Pacific leatherback turtle (*Dermochelys coriacea*) as an endangered species that may occur in Puget Sound (35 FR 8491; June 2, 1970). There is no designated critical habitat for Pacific leatherback turtles in Puget Sound at this time; it is designated along the outer coast of Washington state (77 FR 4170; January 26, 2012).

Breeding habitat for leatherback sea turtles in Washington does not exist, even though they are occasionally seen along the coast (Bowlby et al. 1994). Leatherback sea turtles are rarely seen in Puget Sound and it is highly unlikely leatherback turtles would be found near the project site or in the action area.

2.6.9 Southern Resident Killer Whale

The Southern Resident population consists of three pods: J, K and L. According to Wiles (2004), “While in inland waters during warmer months, all of the pods concentrate their activity in Haro Strait, Boundary Passage, the Southern Gulf Islands, the eastern end of the Strait of Juan de Fuca and several localities in the southern Georgia Strait.” During early autumn, these pods, especially J pod, extend their movements into Puget Sound to take advantage of the chum and Chinook salmon runs. Resident killer whales spend more time in deeper water and only occasionally enter water less than 5 meters deep (Baird 2001).

On November 15, 2005, NMFS listed the Southern Resident killer whale (*Orcinus orca*) as endangered under the ESA (70 FR 69903; November 18, 2005). NOAA Fisheries has designated critical habitat for killer whales: "Critical habitat includes waters deeper than 20 ft relative to a contiguous shoreline delimited by the line of extreme high water." (71 FR 69054; November 29, 2006).

Sightings reports from 2020 up to May 2023 in the Orca Network’s archives showed sightings of Southern Resident killer whales to be mainly around Vashon Island; transient killer whales were commonly spotted in the area outside of Gig Harbor Bay in the waters around Tacoma, but none in the bay itself. Due to the high levels of boat traffic in and out of the entrance, it does not seem likely this species would be present in the action area during construction. Therefore, a marine mammal monitoring plan is not proposed.

3 Effects of the Proposed Action

When reviewing all the data, the direct and indirect effects of the project on the listed species and their critical habitat should be considered. Impacts to ESA-listed species and critical habitats that may occur within the FEMA floodplain are based on current baseline conditions versus historic pre-development conditions, where existing structures are considered an element of the environmental baseline at the time of a proposed action.

3.1 Direct Effects

When considering the direct effects of the proposed project, one must determine if the proposed project will immediately reduce or destroy the listed species and/or their habitat. The potential, direct impacts caused by the construction process include increased noise and impacts to water quality.

3.1.1 FEMA Floodplain-Related Impacts

The proposed project occurs within a zone identified by the Federal Emergency Management Agency (FEMA) as a flood hazard area (Special Flood Hazard Area - Zone AE (elevation 14 feet)). Therefore, impacts to the following items that may also adversely affect ESA-listed species and critical habitat within the floodplain need to be addressed per GHMC 18.10.100.

a. **Does the project involve the removal of native vegetation?** No
b. **Does the project include channel straightening**? No.
c. **Does the project result in habitat isolation?** No.
d. **Does the project include bank armoring?** No.
e. **Does the project reduce flood storage capacity?** No.
f. **Does the project adversely affect flood velocities?** No.
g. **Does the project adversely affect spawning substrate?** No.
h. **Does the project adversely affect flood plain refugia?** No.
i. **Does the project result in degradation of water quality?** Yes, briefly. See Section 3.1.2 below.
j. **Will there be construction effects (noise or turbidity)?** Yes, see Sections 3.1.2 and 3.1.3 below.

3.1.2 Water Quality

Increased turbidity caused by impact pile driving could have adverse effects on salmon. The impact level depends on duration of exposure, concentration of turbidity, the life stage during the increased exposure and the options available for the fish to avoid the plumes. The effects can be discussed in terms of lethal, sublethal or behavioral (Nightingale and Simenstad 2001a).

Variations in suspended sediment concentration can also negatively impact species composition, biomass, algal growth and can affect secondary production as well (Newcombe and MacDonald 1991; Kahler et al. 2000). Filter feeders can have blockages in feeding structures which affects their feeding efficiency, in turn reducing growth rates, increasing stress or in some cases can result in death (Newcombe and MacDonald 1991). Suspended sediments can also impact salmonid fishes by increasing mortality rate, reducing growth rate and/or reducing resistance to disease, modifying natural movements, interfering with development, reducing prey abundance and fish catch methods (Newcombe and MacDonald 1991).

For this project, during pile installation, turbidity effects are expected to be localized and brief. The area where turbidity impacts may affect the listed fish has been defined by the Army Corps of Engineers (USACE) as a 25-ft radius around each pile. However, turbidity is much more localized with the installation of hollow piles (such as the proposed steel pipe piles) than it is with pile removal. To be more reserved in our analysis of turbidity from activity associated with

pile work, we will discuss turbidity from pile removal as it tends to generate more turbidity than pile driving.

In terms of turbidity generated by vibratory pile removal, the following results were noted in "Jimmycomelately Piling Removal Monitoring Project" (Weston Solutions 2006):

> "Based on TSS measurements from fixed OBS sensors, the primary source for sediment resuspension was prop wash from the tug boat as it maneuvered the barge to and from pile removal locations. This influence was increased by "live boating," the use of the tug to continuously hold the barge on location, which was necessitated by the absence of operating spuds to hold the barge in position. TSS concentrations resulting from the tug's prop wash often exceeded 50 to 100 mg/L. To provide some perspective, the Washington State Water Quality Limits for AA waters is 5 NTU (approximately 5 mg/L) above background. Generally, elevated TSS concentrations did not remain for more than five minutes; however, on one occasion, a turbidity plume was observed from the work station to the shore and near the mouth of Jimmycomelately Creek. It should be pointed out that the former log yard is located in very shallow waters and it is not uncommon to have elevated turbidity from wind waves in this area.
>
> The extraction of the pile resulted in greater increases in TSS, with average concentrations of 40 mg/L near the pile and 26 mg/L at the sensor located 5 to 10 meters from the pile (approximately 30 and 16 mg/L above background, respectively). The turbidity plume during extraction, although larger than observed during activation of the vibratory hammer, did appear to be finite; however, it was difficult to determine how long the turbidity plume persisted, because the tug boat prop wash would overwhelm the signal from the pile removal soon after the pile was pulled."

The barge will operate in a way so as 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. Any turbidity that does occur is very unlikely to be elevated or concentrated enough reach up into Crescent Creek or North Creek. The project is occurring far enough away that any resulting turbidity would not travel upstream to affect water quality within the creeks.

3.1.3 Pile Driving Noise

Exposure to elevated in-water sound levels can lead to a variety of impacts to fish, including behavioral, stress and physiological responses, and injury to hearing organs (including temporary or permanent hearing loss), and structural and cellular damage (including barotrauma to organs and potentially lethal damage to gas-filled structures such as swim bladders) (Hastings and

Popper 2005, Halvorsen et al. 2011). These effects are usually associated with impact pile driving and the associated high levels of sound pressure underwater.

Feist et al. (1992) reported that salmonids could be expected to hear pile driving noise approximately 2,000 ft from the source. Based on the studies at the Everett Homeport, these researchers concluded that pile driving did alter the distribution and behavior of juvenile pink and chum salmon. It is also possible that noise from pile driving will mask the approach of predators. Using the equation in Section 1.6 above, 21.5 meters is where sound is anticipated to attenuate to 150 dB_{RMS} (the threshold for fish behavioral impacts).

Marine mammals, such as killer whales and humpback whales, can also be impacted by pile driving noise. Migration, resting, and foraging behaviors may be altered in response to noise effects from pile driving. WSDOT uses the criterion in Table 5 for evaluating impacts to marine mammals based on functional hearing groups.

Figure 6. WSDOT table of marine mammal injury and disturbance thresholds

Marine Mammal Injury and Disturbance Thresholds

Functional Hearing Group	In Air Noise Thresholds	Underwater Noise Thresholds				
	Disturbance Threshold	Impulsive Sound Impact Pile Driving			Non- Impulsive Sound Vibratory Pile Driving	
		Auditory Injury Threshold (PTS)		Behavioral Disturbance Threshold	Auditory Injury Threshold (PTS)	Behavioral Disturbance Threshold
	dB RMS (unweighted)	Peak SPL	dB SEL_{cum}	dB RMS	dB SEL_{cum}	dB RMS
Low-frequency Cetaceans	NA	219	183 LF, 24h	160	199	120
Mid-frequency Cetaceans	NA	230	185 MF, 24h	160	198	120
High-frequency Cetaceans	NA	202	155 HF, 24h	160	173	120
Harbor Seals	90	218	185 PW,24 h	160	201	120
Non-harbor seal pinnipeds	100	232	203 OW,24h	160	219	120

New thresholds:

Hearing Frequency Groups:

Low-frequency Cetaceans = baleen whales (includes humpback ,Northern minke, Sei, gray, blue)

Mid-frequency Cetaceans = dolphins, toothed whales, beaked whales, bottle nose whales (includes sperm whale, killer whale, bottlenose dolphin, Pacific White-sided dolphin)

High-frequency Cetaceans = true porpoises, river dolphins, cephalorhynchid. (Dall's Porpoise)

Phocid Pinnipeds – true seals (harbor seal, Northern elephant sea, ribbon seal).

Otariid Pinnipeds – sea lions, fur seals (California and Stellars sea lion, northern fur seal)

As mentioned in Section 1.6 above, vibratory pile driving sound is expected to attenuate to 120 dB_{RMS} approximately 2.2 km away which encompasses all of Gig Harbor Bay. Due to the low likelihood of killer whales and humpback whales being present in Gig Harbor Bay during

construction, a marine mammal monitoring plan has not been prepared. Pile driving noise should stay contained within the bay due to the surrounding land masses and would not affect any killer whales or humpback whales that would be found in deeper water outside of the bay.

The project proposes the use of an impact hammer for the proofing of 12-inch load-bearing steel piles with a wood block and bubble curtain for sound attenuation. According to a study done on the effectiveness of bubble curtains in October 2005 at Washington State Ferry's Eagle Harbor maintenance facility (Bainbridge Island, WA), the bubble curtain proved effective in mitigating both sound pressure and particle velocity levels generated by the impact pile driving of 30-inch diameter steel piles (JASCO 2005).

Bubble curtains can reduce in-water noise by 0-30 dB depending on current in the project area and the type of system used (CalTrans 2015). The CalTrans document also goes on to state "the data generally indicate that an air bubble curtain used on a steel or concrete pile with a maximum cross-section dimension of 24 inches or less will provide approximately 5 dB of sound reduction." Therefore, the action area during proofing will be much smaller than the 2.2 km action area during vibratory pile driving. When considering a conservative estimate of 5 dB in sound reduction, in-water noise during proofing is calculated to extend approximately 63.1 meters before attenuating to 160 dB_{RMS} which is the threshold for behavioral impacts to marine mammals for impulsive noise (e.g. impact pile driving). This is based on sound levels of 177 dB_{RMS} measured 10 meters away during unattenuated impact pile driving of 12-inch steel pipe pile (CalTrans 2015, Table I.2-1.).

3.2 Indirect Effects

When considering the indirect effects of the proposed project on the listed species and their habitat, one must determine the effects that might occur later in time, after completion of the project. This proposed marina replacement would perpetuate long-term impacts in Gig Harbor Bay; however, the reduced overwater footprint, large reduction in shading, and removal of creosote-treated piles would reduce long-term impacts from this marina.

3.2.1 Salmonid Migratory Pathway Alteration

It is generally accepted that overwater structures in the nearshore environment can alter migration behavior of juvenile salmon; though these effects may vary depending on the design and orientation of the structure, degree of shading, and the presence of artificial light (Simenstad et al. 1999). Simenstad et al. (1999) summarized the following observations from previous studies on fish migration behavior with regard to overwater structures:

- delays in their migration due to disorientation caused by lighting changes
- loss of schooling refugia due to fish school dispersal under light limitation
- a change in migratory route into deeper water, without refugia, to avoid the light change.

However, the significance of these effects is not clear. Nightingale and Simenstad (2001b) state, “Presently, although we know that under some conditions small juvenile salmon will delay or otherwise alter their shoreline movements when encountering an overwater structure, the conditions under which this behavioral modification is significant to the fishes’ fitness and survival is relatively unknown.”

A study by Williams et al. (2003) at the Mukilteo ferry terminal, found that, “Salmon fry were observed in all nearshore habitats during each transect sampling period (day and night). The fry were observed under a wide range of PAR values (0.0 µmol m-2 s-1 to 2370 µmol m-2 s-1).” Fry were observed both outside the terminal and underneath the terminal at all times, and shadows produced by the 10-m-wide terminal structure did not appear to act as barriers to fry movement at this location.” Chum and pink salmon fry were the most abundant species at this study site.

Responses to overwater structure also seem to vary by species. After reviewing literature on juvenile salmon use of nearshore habitats, notable conclusions Weitkamp (2003) made were: all species of juvenile salmon avoided areas with substantial changes in light intensity, Chinook juveniles preferred widely spaced piles over densely spaced piles that create dark conditions, chum fry do not seem to alter their course to avoid piers, and coho responses to light varied by study.

Grating will be incorporated into the proposed replacement structures, which will be uncovered, to reduce shading effects that may cause pathway alteration to migrating salmonids. Piles have also been spaced as far apart as possible to reduce the number needed.

3.2.2 Increased Predation

Historically, there is little evidence of docks aggregating salmonid predators in the Puget Sound (Ratte and Salo 1985; Cardwell et al. 1980; Nightingale and Simenstad 2001b). Dock associated structures, such as breakwaters, may serve as marine mammal haulout areas, but there is limited evidence that suggests these mammals are particularly targeting small out-migrating juveniles. It might be assumed that birds would be interested in small migrating juveniles, but there is no evidence that docks provide an aggregation site for predatory birds (Taylor and Willey 1997).

An additional concern about the impacts of overwater structures on migrating salmon is that they will be forced to move out into deeper water, where they will be consumed by predatory fish species. A study by Willette (2001) found that juvenile pink salmon mortality due to piscivorous predators was increased fivefold when they left shallow waters to forage in deeper water. However, in the Williams study cited above, the authors noted:

> "We found no evidence that avian, marine mammal, or fish predators consumed more juvenile salmon near WSF terminals than along shorelines without overwater structures. Few species appeared to be targeting abundant fry in nearshore habitats, and we observed only two occasions in which predators (one tern sp., one staghorn sculpin) had consumed juvenile salmon."

The authors also state:

> "Our analysis of fish diets at the Mukilteo ferry terminal provides one piece of conclusive evidence that juvenile salmon were not a major dietary component of predatory fish species during our study."

This study would seem to contradict the assertion that overwater structures cause increased salmonid predation by other fish species. The proposed marina design incorporates grating throughout the entire structure to reduce shading, and, therefore, reduce/avoid any pathway alteration to migrating juvenile salmonids. The current covered structure provides much more shading and in-water obstructions than the proposed structure.

3.2.3 Shading Impacts

Shading caused by overwater structures can reduce or eliminate eelgrass, macroalgae, and other epibenthic organisms resulting in reduced prey and refugia resources for salmonids (Simenstad et al. 1999; Nightingale and Simenstad 2001b).

The proposed marina will not have covered moorage like the existing marina, will incorporate grated surfaces throughout, will have a smaller footprint, and the minimum number of piles needed to secure the floating structures will be used. All these design parameters will minimize shading impacts.

3.2.4 Boating Impacts

Boating activity can cause damage to the aquatic habitat due to prop scour and increased turbidity. In several studies, aquatic vegetation and benthic organisms were found to be absent or greatly reduced in areas where boat traffic was high and the propellers were within one foot of the bottom (Chmura and Ross 1978). Lagler (1950) found that propellers within approximately 14 inches of the bottom removed all plants and silt within a swath approximately 5 ft wide. Conversely, boat use over deeper water can actually stimulate aquatic plant growth by increasing the dissolved carbon dioxide and increasing water circulation (Warrington 1999).

It is assumed (and recommended) that boating activity adjacent to the proposed marina will be at slow speeds. Depths around the marina range from approximately -6 ft MLLW to -24 ft MLLW so there will be adequate water levels between boat props and the bottom during low tides.

3.2.5 Impacts to Littoral Drift and Wave Energy

As noted by Ratte and E. O. Solo (1985) and Penttila and Doty (1990), piles can impact the water flow around the piles, thereby altering the bathymetry in the adjacent area. Nightingale and Simenstad (2001b) also noted that piles can affect water direction and intensity, which could result in altered substrate distribution and associated detritus. Nightingale and Simenstad (2001b) observed that "…widely spaced piles allow currents to flow freely and sediment is essentially unaffected."

This project site is along a stretch of shoreline that is classified as an area of "no appreciable drift" (WECY 2003). However, the (25) 12-inch piles for the proposed marina are spaced apart as far as possible to minimize any potential impacts to littoral drift and wave energy.

3.3 Cumulative Effects

Cumulative effects from future state, local, or private entities that are reasonably certain to occur in the action area are anticipated for this project. The action area (i.e. the bay) includes many residential and commercial shoreline properties. Most of the shoreline within the bay is armored (WDFW 2019).

The proposed project would facilitate continued habitat alteration along the shoreline and may promote future activities, including fishing, swimming, and any other water dependent recreational activity. However, measures to reduce impacts from this replacement include a reduced footprint, a large reduction in overwater shading, and the removal of creosote-treated piles.

The full scope of cumulative impacts cannot be quantified in this assessment, but with appropriate regulations in place, it is unlikely that ESA-listed species, critical habitat, or human recreation will be greatly affected by the proposed replacement.

3.4 Interrelated/Interdependent Effects

Completion of this project is not anticipated to promote future construction or other activities that would not otherwise occur without its completion. Gig Harbor Bay includes many permitted overwater structures, such as residential docks and commercial marinas. Therefore, no additional interrelated or interdependent actions that could affect species are anticipated to occur because of this project.

4 Conservation Measures to Avoid & Minimize Impacts

Conservation measures presented here include avoidance and minimization measures that are intended to address both City of Gig Harbor SMP criteria and FEMA requirements. The FEMA requirements pertain to marine critical habitat and ESA-listed species within the adjoining floodplain.

All shoreline development must be located, designed, constructed, and maintained in a manner that protects ecological functions and ecosystem-wide processes. This section describes the steps taken during project planning and implementation to find the least environmentally damaging practicable alternative to achieve the project goal.

The following mitigation sequencing steps, as described in WAC 173-26-201(2)(e), were considered during project development and site selection:

- **No action:** To avoid the adverse impact altogether by not taking a certain action or parts of an action.
    - The project purpose and need are described in more detail in the Project Description section. “No Action” would not achieve the project goal.
- **Minimizing impacts** by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts.
    - The proposal includes the minimum footprint necessary (which is smaller than the existing footprint) and a design that complies with regulatory agencies’ criteria.
    - Measures to reduce shading impacts will be implemented, such as grating incorporated throughout the entire marina and the elimination of covered moorage.
    - A bubble curtain and wood block will be used for sound attenuation during pile proofing.
    - Flotation will be permanently encapsulated and located only under solid decking on the floats.
    - The floats and ramp will be prefabricated so that these structures can be assembled on site.
    - Creosote-treated piles will be permanently removed.
    - New piles will be fitted with caps to prevent birds from perching.
- **Rectifying** the impact by repairing, rehabilitating, or restoring the affected environment.
    - Creosote-treated piles will be permanently removed. Fewer piles will be needed to secure the replacement floating structure.
    - To reduce shading, grated surfaces will be incorporated throughout the entire replacement marina.
- **Reducing or eliminating** the impact over time by preservation and maintenance operations.
    - Opportunities to reduce or eliminate the permanent direct and indirect negative impacts from the project over time are described above in “minimizing impacts” and below under BMPs.
- **Compensating** for the adverse impact by replacing, enhancing, or providing substitute resources or environments.

    - Due to the large reduction in overwater coverage, the reduced footprint of the replacement marina, and the removal of 33 creosote-treated piles, no compensatory mitigation is proposed.
- **Monitoring** the impact and the compensation project and taking appropriate corrective measures.
    - No monitoring is proposed.

In order to minimize potential impacts to listed species and habitat associated with this project, the following conservation measures are recommended by MSA for implementation at the site:

1. "Best Management Practices" (BMPs) will be exercised throughout this project:
    a. Care will be taken to contain all construction debris.
    b. Training for all employees on emergency spill response and containment.
    c. Daily housekeeping to ensure debris does not enter the water/area adjacent to the work site.
    d. Removed piles and old marina components should be disposed of at an approved upland location.
    e. EPA Region 10 BMPs for pile removal will be followed.
    f. A floating surface boom should be deployed to capture any debris or oil sheen.
    g. No grounding of the barge should occur.
    h. Equipment shall be operated in a way that minimizes turbidity.
2. USACE in-water work window should be observed (July 16 to February 15).
3. Additional provisions and conditions as enumerated in the HPA issued by the WDFW should be followed.
4. Additional provisions and conditions as enumerated in the permit issued by the USACE should be followed.
5. No creosote, pentachlorophenol, CCA (chromated copper arsenate), or comparably toxic compounds not approved for marine use shall be used for any portion of the overwater/inwater structure. ACZA (ammoniacal copper zinc arsenate)-treated wood must meet post-treatment procedures identified by the Western Wood Preservers Institute.

5 Take Analysis

The ESA (Section 3) 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.

6 Conclusion

6.1 No Net Loss

While the proposed project may result in some short-term negative impacts, the overall outcome is not expected to cause long-term impacts to ecological function of the nearshore marine environment. Short-term impacts will be temporary and minor; Section 4 of this report outlines avoidance and minimization measures to prevent these impacts, primarily related to noise and water quality. However, the net long-term impacts are expected to be reduced due to the large reduction in overwater coverage (36,991 ft^2), the reduced (and uncovered) footprint of the replacement marina, and the removal of 33 creosote-treated piles.

This project will go through the federal review process with the USACE and NMFS where they will determine that the proposed removal of the existing marina and the proposed design measures of the replacement marina will meet the requirements under the ESA. As noted above, all measures have been taken to avoid and minimize potential impacts resulting from the proposed project.

In consideration of the unlikely impact to ESA-listed species, we determine that no-net-loss of ecological function will result from this project's unavoidable impacts due to its water-dependent use. Additionally, we believe that this project reflects the goal of the Shoreline Master Program by balancing access to the environment with the protection of that environment.

6.2 Determination of Effect

ESA-listed species and critical habitat in the action area and FEMA Flood Hazard Area are evaluated below based on the following assessments:

- No effect (absolutely no effect whatsoever, either positive or negative);
- May affect, not likely to adversely affect (insignificant effects that never reach the level where take occurs, or effects are discountable and extremely unlikely to occur; or there would be an entirely beneficial effect); or,
- May affect, likely to adversely affect (measurable or significant effects are likely, and the project will require formal consultation).

This determination of effect for protected species is contingent upon implementation of the conservation and minimization measures in Section 4. In general, direct adverse effects to ESA-listed species (avoidance, behavior modification during construction) will be short-term, but would not result in take, and would not contribute to an increased risk of extinction.

After reviewing the appropriate data, the determination of effect to each ESA-listed species with the potential to be found within the action area is:

- ***Puget Sound Chinook –*** "May affect, not likely to adversely affect"
- ***Bocaccio Rockfish –*** "May affect, not likely to adversely affect"
- ***Yelloweye Rockfish –*** "No effect"
- ***Bull Trout –*** "No effect"
- ***Hood Canal Summer-run Chum –*** "No effect"
- ***Puget Sound Steelhead –*** "May affect, not likely to adversely affect"
- ***Marbled Murrelet –*** "May affect, not likely to adversely affect"
- ***Green Sturgeon –*** "No effect"
- ***Southern Eulachon*** – "No effect"
- ***Humpback whale*** – "No effect"
- ***Leatherback sea turtle*** – "No effect"
- ***Southern Resident Killer Whale*** – "May affect, not likely to adversely affect"

The determination of effect to designated critical habitat within the action area is:

- ***Puget Sound Chinook*** – "May affect, not likely to adversely affect"
- ***Bocaccio Rockfish –*** "May affect, not likely to adversely affect"
- ***Puget Sound Steelhead*** – "No effect"
- ***Southern Resident Killer Whale*** – "May affect, not likely to adversely affect"

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Appendix A. Pleasure Craft Habitat Report

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Pleasure Craft Habitat Report
(to accompany map dated 6/21/2022)

Introduction

Marine Floats requested a habitat survey of all submerged aquatic vegetation surrounding a proposed marina replacement. The project site is located at 3215 Harborview Drive, Gig Harbor, WA in Gig Harbor bay (Figure 1). The purpose of this survey was to identify and document all flora, fauna, substrate types, depths, and other qualitative information required for submitting federal, state, and local permit applications for this project.

On June 7, 2022 from approximately 10:00 am to 3:15 pm, Amy Leitman and Darby Flanagan of Marine Surveys & Assessments (MSA) surveyed the subtidal zone using SCUBA along 17 survey transects in the area of the existing marina. Weather was calm and sunny; water visibility was 7 ft.

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

Survey Methods & Findings

The survey transect baseline was along the toe of the existing bulkhead that runs along the shoreline at the site. Seventeen transects in total were surveyed from north to south, or when looking at the water from shore, from left to right (T1 to T17) in the area of the existing marina. Transects were 10 ft apart and 600 ft long in total.

The area of the survey ranged in elevation from +5.9 ft MLLW to -27.1 ft MLLW. For each transect, MSA divers navigated from the baseline, using a 300 ft survey tape with attached compass. Data related to the substrate, depth, and species coverage were recorded every 10 ft along each transect, using a slate and waterproof paper.

The substrate recorded within the survey area was mainly sand and mud throughout with scattered areas of cobble within the first 300 ft of shore. Low densities of attached *Ulva* (10-30%) and *Gracilaria* (5-10%) were observed within the survey area, as well as high amounts of drift (unattached) Laminariales kelp. The full results can be seen in Table 1. A map of the results can be seen in Figure 4; however, *Ulva* is not included because this area is not documented as herring spawning habitat by Washington Department of Fish and Wildlife (WDFW).

Horse clams were found 150 ft from shore and continued up to 600 ft out on T-1, T-3, T-4, T-7, T-8, T-9, T-11, and T-14. Geoduck were found on T-1, T-2, T-3, and T-4 between 450 and 500 ft from shore, on T-11 and T-14 between 200 and 300 ft from shore, and on T-9 and T-15 between 500 and 600 ft from shore. Sea cucumbers (8 total) were found within the first 300 ft of the survey area. Four species of nudibranchs were found and one red Irish lord (*Hemilepidotus hemilepidotus*).

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

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

Figure 2. Photo of the baseline along the existing bulkhead

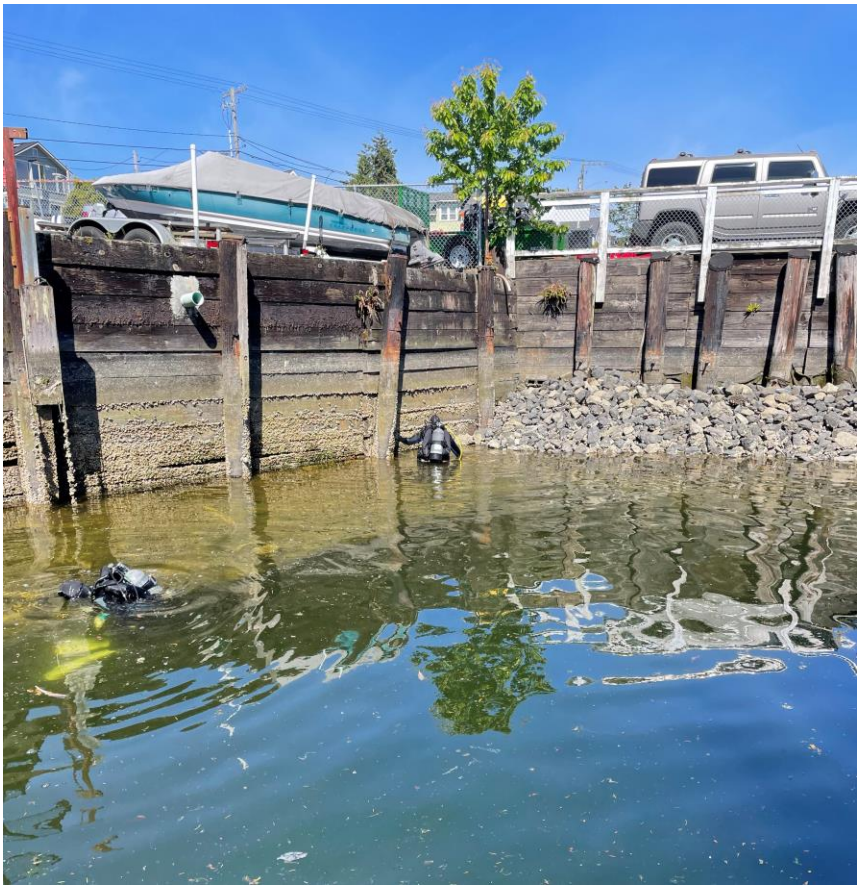

Figure 3. Typical substrate in survey area

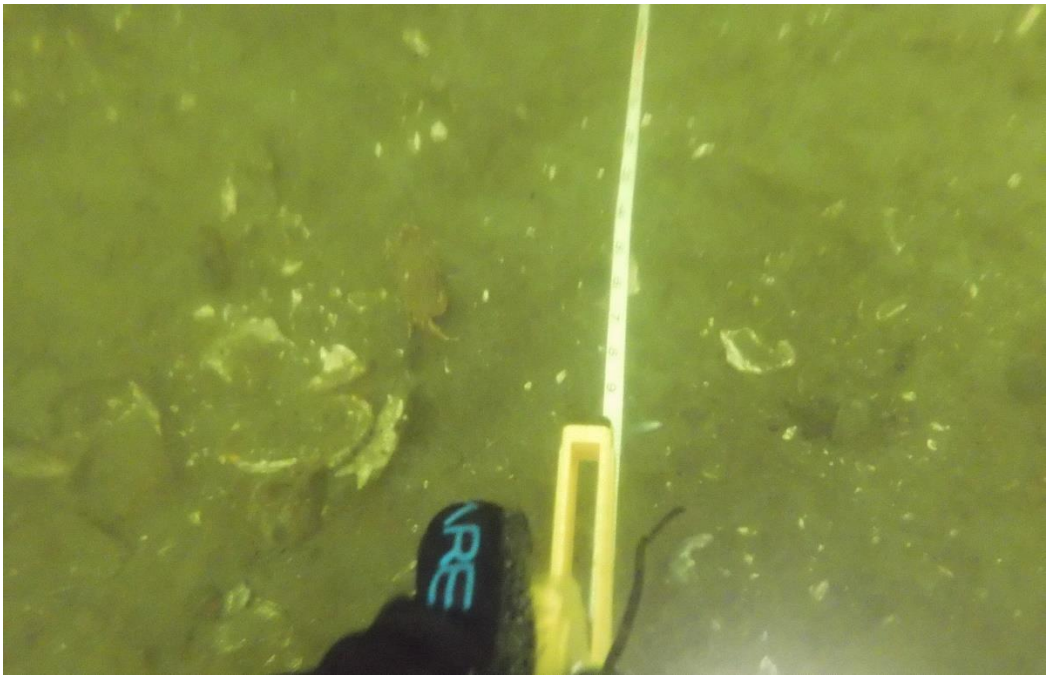

Figure 4. Habitat survey results map

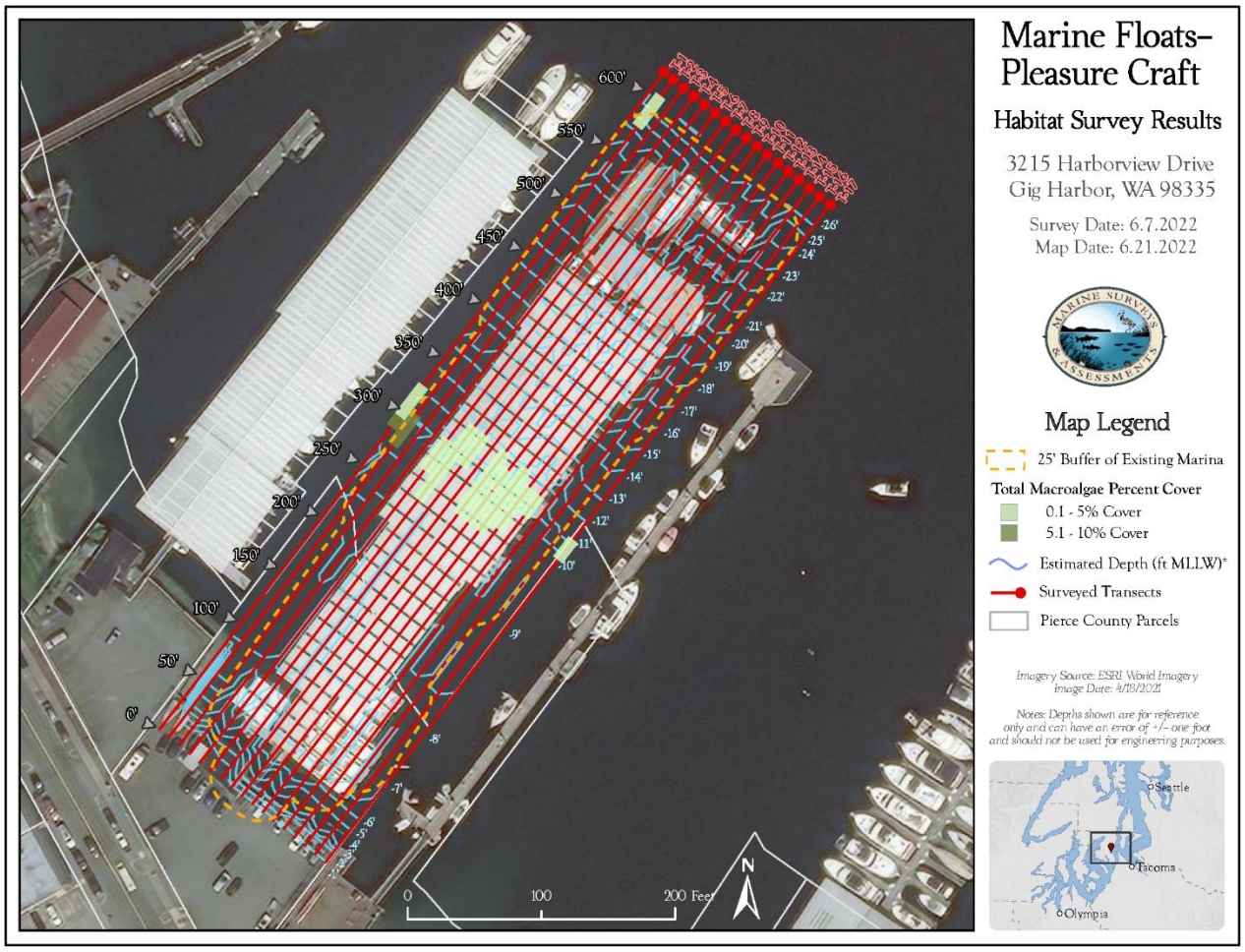

Table 1. Habitat survey results

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
1	0	5.9	Rock, Small Cobble; 5 submerged piles, on shelf.	Barren.
1	10	3.9	Rock, Small Cobble, Boulders.	Barren.
1	15	2.9	Rock, Small Cobble, Boulders.	Barren.
1	20	1.9	Rock, Small Cobble, Boulders.	Barren.
1	30	0.9	Rock, Small Cobble, Boulders.	Ulva 10%.
1	40	0.9	Rock, Small Cobble, Boulders.	Ulva 10%.
1	50	-0.1	Rock, Small Cobble, Boulders.	Ulva 30%.
1	60	-0.1	Rock, Small Cobble, Boulders.	Ulva 30%.
1	70	-1.1	Rock, Small Cobble.	Barren.
1	75	-3.1	Rock, Small Cobble.	Barren.
1	80	-5.1	Sand, Mud; Drift Laminariales.	Barren.
1	90	-7.1	Sand, Mud; Drift Laminariales.	Barren.
1	100	-7.1	Sand, Mud; Drift Laminariales.	Barren.
1	110	-7.1	Sand, Mud; Drift Laminariales.	Barren.
1	120	-7.1	Sand, Mud; Drift Laminariales.	Barren.
1	130	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	140	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	150	-8.1	Sand, Mud, Shell; Drift Laminariales.	Barren.
1	160	-8.1	Sand, Mud, Shell; Drift Laminariales.	Barren.
1	170	-8.1	Sand, Mud, Shell; Drift Laminariales.	Barren.
1	180	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	190	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	200	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	210	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	220	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	230	-8.1	Sand, Mud; Drift Laminariales.	Barren.
1	240	-9.1	Sand, Mud; Drift Laminariales.	Barren.
1	250	-10.1	Sand, Mud; Drift Laminariales.	Barren.
1	260	-11.1	Sand, Mud; Drift Laminariales.	Barren.
1	270	-10.1	Sand, Mud; Drift Laminariales.	Barren.
1	280	-9.1	Sand, Mud; Drift Laminariales.	Barren.
1	290	-9.1	Sand, Mud; Drift Laminariales.	Gracilaria 10%.
1	300	-9.1	Sand, Mud; Drift Laminariales.	Gracilaria 10%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
1	310	-9.8	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
1	320	-9.8	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
1	330	-10.8	Sand, Mud; Drift Laminariales.	Barren.
1	340	-10.8	Sand, Mud; Drift Laminariales.	Barren.
1	350	-11.8	Sand, Mud; Drift Laminariales.	Barren.
1	360	-11.8	Sand, Mud; Drift Laminariales.	Barren.
1	370	-12.8	Sand, Mud; Drift Laminariales.	Barren.
1	380	-13.8	Sand, Mud; Drift Laminariales.	Barren.
1	390	-13.8	Sand, Mud; Drift Laminariales.	Barren.
1	400	-14.8	Sand, Mud; Drift Laminariales.	Barren.
1	410	-15.8	Sand, Mud; Drift Laminariales.	Barren.
1	420	-15.8	Sand, Mud; Drift Laminariales.	Barren.
1	430	-16.8	Sand, Mud; Drift Laminariales.	Barren.
1	440	-16.8	Sand, Mud; Drift Laminariales.	Barren.
1	450	-17.8	Sand, Mud; Drift Laminariales.	Barren.
1	460	-17.8	Sand, Mud.	Barren.
1	470	-18.8	Sand, Mud.	Barren.
1	480	-18.8	Sand, Mud.	Barren.
1	490	-19.8	Sand, Mud.	Barren.
1	500	-20.8	Sand, Mud.	Barren.
1	510	-20.8	Sand, Mud.	Barren.
1	520	-21.8	Sand, Mud.	Barren.
1	530	-22.8	Sand, Mud.	Barren.
1	540	-22.8	Sand, Mud.	Barren.
1	550	-22.8	Sand, Mud.	Barren.
1	560	-23.8	Sand, Mud.	Barren.
1	570	-23.8	Sand, Mud.	Barren.
1	580	-24.8	Sand, Mud.	Barren.
1	590	-25.8	Sand, Mud.	Barren.
1	600	-25.8	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
2	0	4.0	Mud/Rock; On Shelf.	Barren.
2	5	3.0	Mud/Rock; On Shelf.	Barren.
2	10	1.0	Sand, Mud.	Barren.
2	15	-1.0	Sand, Mud.	Barren.
2	20	-2.0	Sand, Mud.	Barren.
2	25	-3.0	Sand, Mud.	Barren.
2	30	-4.0	Sand, Mud.	Barren.
2	40	-5.0	Sand, Mud.	Barren.
2	50	-6.0	Sand, Mud; Drift Laminariales.	Barren.
2	60	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	70	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	80	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	90	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	100	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	110	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	120	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	130	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	140	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	150	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	160	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	170	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	180	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	190	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	200	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	210	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	220	-7.0	Sand, Mud; Drift Laminariales.	Barren.
2	230	-8.0	Sand, Mud; Drift Laminariales.	Barren.
2	240	-8.0	Sand, Mud; Drift Laminariales.	Barren.
2	250	-8.0	Sand, Mud; Drift Laminariales.	Barren.
2	260	-8.0	Sand, Mud; Drift Laminariales.	Barren.
2	270	-9.0	Sand, Mud; Drift Laminariales.	Barren.
2	280	-9.1	Sand, Mud; Drift Laminariales.	Barren.
2	290	-10.1	Sand, Mud; Drift Laminariales.	Gracilaria 10%.
2	300	-10.1	Sand, Mud; Drift Laminariales.	Gracilaria 10%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
2	310	-9.9	Sand, Mud; Drift Laminariales.	Barren.
2	320	-9.9	Sand, Mud; Drift Laminariales.	Barren.
2	330	-10.9	Sand, Mud; Drift Laminariales.	Barren.
2	340	-10.9	Sand, Mud; Drift Laminariales.	Barren.
2	350	-11.9	Sand, Mud; Drift Laminariales.	Barren.
2	360	-11.9	Sand, Mud; Drift Laminariales.	Barren.
2	370	-12.9	Sand, Mud; Drift Laminariales.	Barren.
2	380	-12.9	Sand, Mud; Drift Laminariales.	Barren.
2	390	-13.9	Sand, Mud; Drift Laminariales.	Barren.
2	400	-14.9	Sand, Mud; Drift Laminariales.	Barren.
2	410	-15.9	Sand, Mud; Drift Laminariales.	Barren.
2	420	-15.9	Sand, Mud; Drift Laminariales.	Barren.
2	430	-16.9	Sand, Mud; Drift Laminariales.	Barren.
2	440	-16.9	Sand, Mud; Drift Laminariales.	Barren.
2	450	-17.9	Sand, Mud; Drift Laminariales.	Barren.
2	460	-17.9	Sand, Mud.	Barren.
2	470	-18.9	Sand, Mud.	Barren.
2	480	-18.9	Sand, Mud.	Barren.
2	490	-19.9	Sand, Mud.	Barren.
2	500	-19.8	Sand, Mud.	Barren.
2	510	-20.8	Sand, Mud.	Barren.
2	520	-20.8	Sand, Mud.	Barren.
2	530	-21.8	Sand, Mud.	Barren.
2	540	-21.8	Sand, Mud.	Barren.
2	550	-22.8	Sand, Mud.	Barren.
2	560	-22.8	Sand, Mud; 2x2 ft block.	Barren.
2	570	-23.8	Sand, Mud.	Barren.
2	580	-24.8	Sand, Mud.	Barren.
2	590	-25.8	Sand, Mud.	Gracilaria 5%.
2	600	-26.8	Sand, Mud.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
3	0	4.0	Mud/Rock; On Shelf.	Barren.
3	5	3.0	Mud/Rock; On Shelf.	Barren.
3	10	1.0	Sand, Mud, Cob ; On Shelf.	Barren.
3	15	-1.0	Sand, Mud, Cob .	Barren.
3	20	-2.0	Sand, Mud, Cob .	Barren.
3	25	-3.0	Sand, Mud, Cob .	Barren.
3	30	-4.0	Sand, Mud, Cob .	Barren.
3	40	-5.0	Sand, Mud, Cob .	Barren.
3	50	-6.0	Sand, Mud, Cob .	Barren.
3	60	-7.0	Sand, Mud, Cob .	Barren.
3	70	-7.0	Sand, Mud, Cobble; Drift Laminariales.	Barren.
3	80	-7.0	Sand, Mud, Cobble; Drift Laminariales.	Barren.
3	90	-7.0	Sand, Mud, Cobble; Drift Laminariales.	Barren.
3	100	-7.0	Sand, Mud, Cobble; Drift Laminariales.	Barren.
3	110	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	120	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	130	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	140	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	150	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	160	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	170	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	180	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	190	-7.0	Sand, Mud; Drift Laminariales.	Barren.
3	200	-8.0	Sand, Mud; Drift Laminariales.	Barren.
3	210	-8.0	Sand, Mud; Drift Laminariales.	Barren.
3	220	-8.0	Sand, Mud; Drift Laminariales.	Barren.
3	230	-8.0	Sand, Mud; Drift Laminariales.	Barren.
3	240	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	250	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	260	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	270	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	280	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	290	-9.0	Sand, Mud; Drift Laminariales.	Barren.
3	300	-9.0	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
3	310	-9.9	Sand, Mud; Drift Laminariales.	Barren.
3	320	-9.9	Sand, Mud; Drift Laminariales.	Barren.
3	330	-10.9	Sand, Mud; Drift Laminariales.	Barren.
3	340	-10.9	Sand, Mud; Drift Laminariales.	Barren.
3	350	-11.9	Sand, Mud; Drift Laminariales.	Barren.
3	360	-11.9	Sand, Mud; Drift Laminariales.	Barren.
3	370	-12.9	Sand, Mud; Drift Laminariales.	Barren.
3	380	-13.9	Sand, Mud; Drift Laminariales.	Barren.
3	390	-13.9	Sand, Mud; Drift Laminariales.	Barren.
3	400	-14.9	Sand, Mud; Drift Laminariales.	Barren.
3	410	-15.9	Sand, Mud; Drift Laminariales.	Barren.
3	420	-15.9	Sand, Mud; Drift Laminariales.	Barren.
3	430	-16.9	Sand, Mud; Drift Laminariales.	Barren.
3	440	-16.9	Sand, Mud; Drift Laminariales.	Barren.
3	450	-17.9	Sand, Mud.	Barren.
3	460	-17.9	Sand, Mud.	Barren.
3	470	-18.9	Sand, Mud.	Barren.
3	480	-18.9	Sand, Mud.	Barren.
3	490	-19.9	Sand, Mud.	Barren.
3	500	-19.9	Sand, Mud.	Barren.
3	510	-20.9	Sand, Mud.	Barren.
3	520	-21.0	Sand, Mud.	Barren.
3	530	-22.0	Sand, Mud.	Barren.
3	540	-23.0	Sand, Mud.	Barren.
3	550	-23.0	Sand, Mud.	Barren.
3	560	-24.0	Sand, Mud.	Barren.
3	570	-24.0	Sand, Mud.	Barren.
3	580	-25.0	Sand, Mud.	Barren.
3	590	-26.0	Sand, Mud.	Barren.
3	600	-27.0	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
4	0	4.1	Mud/Rock; On Shelf.	Barren.
4	5	3.1	Mud/Rock; On Shelf.	Barren.
4	10	2.1	Sand, Mud, Cobble, Shell.	Barren.
4	15	-1.9	Sand, Mud, Cobble, Shell.	Barren.
4	15	0.1	Sand, Mud, Cobble, Shell.	Barren.
4	20	-0.9	Sand, Mud, Cobble, Shell.	Barren.
4	30	-2.9	Sand, Mud, Cobble.	Barren.
4	40	-3.9	Sand, Mud, Cobble.	Barren.
4	50	-3.9	Sand, Mud, Cobble.	Barren.
4	60	-4.9	Sand, Mud, Cobble.	Barren.
4	70	-4.9	Sand, Mud, Cobble.	Barren.
4	80	-5.9	Sand, Mud, Cobble.	Barren.
4	90	-6.9	Sand, Mud, Cobble.	Barren.
4	100	-7.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
4	110	-7.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
4	120	-7.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
4	130	-7.9	Sand, Mud; Drift Laminariales.	Barren.
4	140	-7.9	Sand, Mud; Drift Laminariales.	Barren.
4	150	-7.9	Sand, Mud; Drift Laminariales.	Barren.
4	160	-7.9	Sand, Mud; Drift Laminariales.	Barren.
4	170	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	180	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	190	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	200	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	210	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	220	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	230	-8.9	Sand, Mud; Drift Laminariales.	Barren.
4	240	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	250	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	260	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	270	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	280	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	290	-9.0	Sand, Mud; Drift Laminariales.	Barren.
4	300	-9.0	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
4	310	-10.0	Sand, Mud; Drift Laminariales.	Barren.
4	320	-10.0	Sand, Mud; Drift Laminariales.	Barren.
4	330	-11.0	Sand, Mud; Drift Laminariales.	Barren.
4	340	-11.0	Sand, Mud; Drift Laminariales.	Barren.
4	350	-12.0	Sand, Mud; Drift Laminariales.	Barren.
4	360	-12.0	Sand, Mud; Drift Laminariales.	Barren.
4	370	-13.0	Sand, Mud; Drift Laminariales.	Barren.
4	380	-13.0	Sand, Mud; Drift Laminariales.	Barren.
4	390	-14.0	Sand, Mud; Drift Laminariales.	Barren.
4	400	-15.0	Sand, Mud; Drift Laminariales.	Barren.
4	410	-16.0	Sand, Mud; Drift Laminariales.	Barren.
4	420	-16.0	Sand, Mud; Drift Laminariales.	Barren.
4	430	-17.0	Sand, Mud; Drift Laminariales.	Barren.
4	440	-17.0	Sand, Mud; Drift Laminariales.	Barren.
4	450	-18.0	Sand, Mud; Drift Laminariales.	Barren.
4	460	-18.0	Sand, Mud; Drift Laminariales.	Barren.
4	470	-19.0	Sand, Mud.	Barren.
4	480	-19.0	Sand, Mud.	Barren.
4	490	-20.0	Sand, Mud.	Barren.
4	500	-20.0	Sand, Mud.	Barren.
4	510	-21.0	Sand, Mud.	Barren.
4	520	-21.0	Sand, Mud.	Barren.
4	530	-22.0	Sand, Mud.	Barren.
4	540	-22.0	Sand, Mud.	Barren.
4	550	-23.0	Sand, Mud.	Barren.
4	560	-23.0	Sand, Mud.	Barren.
4	570	-24.0	Sand, Mud.	Barren.
4	580	-25.0	Sand, Mud.	Barren.
4	590	-26.0	Sand, Mud.	Barren.
4	600	-27.0	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
5	0	4.1	Mud/Rock; On Shelf.	Barren.
5	5	3.1	Mud/Rock; On Shelf.	Barren.
5	10	1.1	Sand, Mud, Cobble; On Shelf.	Barren.
5	15	-0.9	Sand, Mud, Cobble.	Barren.
5	20	-1.9	Sand, Mud, Cobble.	Barren.
5	25	-2.9	Sand, Mud, Cobble.	Barren.
5	30	-3.9	Sand, Mud, Cobble.	Barren.
5	40	-4.9	Sand, Mud, Cobble.	Barren.
5	50	-5.9	Sand, Mud, Cobble.	Barren.
5	60	-6.9	Sand, Mud, Cobble.	Barren.
5	70	-6.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
5	80	-6.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
5	90	-6.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
5	100	-6.9	Sand, Mud, Cobble; Drift Laminariales.	Barren.
5	110	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	120	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	130	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	140	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	150	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	160	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	170	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	180	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	190	-6.9	Sand, Mud; Drift Laminariales.	Barren.
5	200	-7.9	Sand, Mud; Drift Laminariales.	Barren.
5	210	-7.9	Sand, Mud; Drift Laminariales.	Barren.
5	220	-7.9	Sand, Mud; Drift Laminariales.	Barren.
5	230	-7.9	Sand, Mud; Drift Laminariales.	Barren.
5	240	-8.9	Sand, Mud; Drift Laminariales.	Barren.
5	250	-8.9	Sand, Mud; Drift Laminariales.	Barren.
5	260	-8.9	Sand, Mud; Drift Laminariales.	Barren.
5	270	-8.9	Sand, Mud; Drift Laminariales.	Barren.
5	280	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
5	290	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
5	300	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
5	310	-10.1	Sand, Mud; Drift Laminariales.	Barren.
5	320	-10.1	Sand, Mud; Drift Laminariales.	Barren.
5	330	-11.1	Sand, Mud; Drift Laminariales.	Barren.
5	340	-11.1	Sand, Mud; Drift Laminariales.	Barren.
5	350	-12.1	Sand, Mud; Drift Laminariales.	Barren.
5	360	-12.1	Sand, Mud; Drift Laminariales.	Barren.
5	370	-13.1	Sand, Mud; Drift Laminariales.	Barren.
5	380	-14.1	Sand, Mud; Drift Laminariales.	Barren.
5	390	-14.1	Sand, Mud; Drift Laminariales.	Barren.
5	400	-15.1	Sand, Mud; Drift Laminariales.	Barren.
5	410	-16.1	Sand, Mud; Drift Laminariales.	Barren.
5	420	-16.1	Sand, Mud; Drift Laminariales.	Barren.
5	430	-17.1	Sand, Mud; Drift Laminariales.	Barren.
5	440	-17.1	Sand, Mud; Drift Laminariales.	Barren.
5	450	-18.1	Sand, Mud.	Barren.
5	460	-18.1	Sand, Mud.	Barren.
5	470	-19.1	Sand, Mud.	Barren.
5	480	-19.1	Sand, Mud.	Barren.
5	490	-20.1	Sand, Mud.	Barren.
5	500	-20.1	Sand, Mud.	Barren.
5	510	-21.1	Sand, Mud.	Barren.
5	520	-21.1	Sand, Mud.	Barren.
5	530	-22.1	Sand, Mud.	Barren.
5	540	-23.1	Sand, Mud.	Barren.
5	550	-23.1	Sand, Mud.	Barren.
5	560	-24.1	Sand, Mud.	Barren.
5	570	-24.1	Sand, Mud.	Barren.
5	580	-25.1	Sand, Mud.	Barren.
5	590	-26.1	Sand, Mud.	Barren.
5	600	-27.1	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
6	0	0.2	Sand, Mud, Cobble, Shell.	Barren.
6	10	-0.8	Sand, Mud, Cobble, Shell.	Barren.
6	20	-1.8	Sand, Mud, Cobble, Shell.	Barren.
6	30	-2.8	Sand, Mud, Cobble.	Barren.
6	40	-3.8	Sand, Mud, Cobble.	Barren.
6	50	-3.8	Sand, Mud, Cobble.	Barren.
6	60	-4.8	Sand, Mud, Cobble.	Barren.
6	70	-4.8	Sand, Mud, Cobble.	Barren.
6	80	-5.8	Sand, Mud, Cobble.	Barren.
6	90	-6.8	Sand, Mud, Cobble.	Barren.
6	100	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
6	110	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
6	120	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
6	130	-7.8	Sand, Mud; Drift Laminariales.	Barren.
6	140	-7.8	Sand, Mud; Drift Laminariales.	Barren.
6	150	-7.8	Sand, Mud; Drift Laminariales.	Barren.
6	160	-7.8	Sand, Mud; Drift Laminariales.	Barren.
6	170	-8.8	Sand, Mud; Drift Laminariales.	Barren.
6	180	-8.8	Sand, Mud; Drift Laminariales.	Barren.
6	190	-8.8	Sand, Mud; Drift Laminariales.	Barren.
6	200	-8.8	Sand, Mud; Drift Laminariales.	Barren.
6	210	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	220	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	230	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	240	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	250	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	260	-8.9	Sand, Mud; Drift Laminariales.	Barren.
6	270	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	280	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	290	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	300	-8.9	Sand, Mud; Drift Laminariales.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
6	310	-9.2	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	320	-10.2	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	330	-10.2	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
6	340	-11.2	Sand, Mud; Drift Laminariales.	Barren.
6	350	-12.2	Sand, Mud; Drift Laminariales.	Barren.
6	360	-12.2	Sand, Mud; Drift Laminariales.	Barren.
6	370	-13.2	Sand, Mud; Drift Laminariales.	Barren.
6	380	-13.2	Sand, Mud; Drift Laminariales.	Barren.
6	390	-14.2	Sand, Mud; Drift Laminariales.	Barren.
6	400	-15.2	Sand, Mud; Drift Laminariales.	Barren.
6	410	-16.2	Sand, Mud; Drift Laminariales.	Barren.
6	420	-16.2	Sand, Mud; Drift Laminariales.	Barren.
6	430	-17.2	Sand, Mud; Drift Laminariales.	Barren.
6	440	-17.2	Sand, Mud; Drift Laminariales.	Barren.
6	450	-18.2	Sand, Mud; Drift Laminariales.	Barren.
6	460	-18.2	Sand, Mud; Drift Laminariales.	Barren.
6	470	-19.2	Sand, Mud.	Barren.
6	480	-19.2	Sand, Mud.	Barren.
6	490	-20.1	Sand, Mud.	Barren.
6	500	-20.1	Sand, Mud.	Barren.
6	510	-21.1	Sand, Mud.	Barren.
6	520	-21.1	Sand, Mud.	Barren.
6	530	-22.1	Sand, Mud.	Barren.
6	540	-22.1	Sand, Mud.	Barren.
6	550	-23.1	Sand, Mud.	Barren.
6	560	-23.1	Sand, Mud.	Barren.
6	570	-24.1	Sand, Mud.	Barren.
6	580	-25.1	Sand, Mud.	Barren.
6	590	-26.1	Sand, Mud.	Barren.
6	600	-27.1	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
7	0	0.2	Sand, Mud, Cobble, Shell.	Barren.
7	10	-0.8	Sand, Mud, Shell.	Barren.
7	20	-1.8	Sand, Mud, Cobble.	Barren.
7	25	-2.8	Sand, Mud, Cobble.	Barren.
7	30	-3.8	Sand, Mud, Cobble.	Barren.
7	40	-3.8	Sand, Mud, Cobble.	Barren.
7	50	-4.8	Sand, Mud, Cobble.	Barren.
7	60	-4.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	70	-5.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	80	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	90	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	100	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	110	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	120	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	130	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	140	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	150	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	160	-6.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	170	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	180	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	190	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	200	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	210	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	220	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	230	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	240	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	250	-7.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
7	260	-8.8	Sand, Mud; Drift Laminariales.	Barren.
7	270	-8.8	Sand, Mud; Drift Laminariales.	Barren.
7	280	-8.8	Sand, Mud; Drift Laminariales.	Barren.
7	290	-8.8	Sand, Mud; Drift Laminariales.	Barren.
7	300	-8.8	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
7	310	-9.2	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
7	320	-10.2	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
7	330	-10.2	Sand, Mud; Drift Laminariales.	Barren.
7	340	-11.2	Sand, Mud; Drift Laminariales.	Barren.
7	350	-12.2	Sand, Mud; Drift Laminariales.	Barren.
7	360	-12.2	Sand, Mud; Drift Laminariales.	Barren.
7	370	-13.2	Sand, Mud; Drift Laminariales.	Barren.
7	380	-13.2	Sand, Mud; Drift Laminariales.	Barren.
7	390	-14.2	Sand, Mud; Drift Laminariales.	Barren.
7	400	-14.2	Sand, Mud; Drift Laminariales.	Barren.
7	410	-15.2	Sand, Mud; Drift Laminariales.	Barren.
7	420	-16.2	Sand, Mud; Drift Laminariales.	Barren.
7	430	-16.2	Sand, Mud; Drift Laminariales.	Barren.
7	440	-16.2	Sand, Mud; Drift Laminariales.	Barren.
7	450	-17.2	Sand, Mud; Drift Laminariales.	Barren.
7	460	-18.2	Sand, Mud; Drift Laminariales.	Barren.
7	470	-19.2	Sand, Mud; Drift Laminariales.	Barren.
7	480	-19.2	Sand, Mud; Drift Laminariales.	Barren.
7	490	-19.2	Sand, Mud; Drift Laminariales.	Barren.
7	500	-20.2	Sand, Mud; Drift Laminariales.	Barren.
7	510	-21.2	Sand, Mud.	Barren.
7	520	-22.2	Sand, Mud.	Barren.
7	530	-22.3	Sand, Mud.	Barren.
7	540	-22.3	Sand, Mud.	Barren.
7	550	-23.3	Sand, Mud.	Barren.
7	560	-24.3	Sand, Mud.	Barren.
7	570	-25.3	Sand, Mud.	Barren.
7	580	-25.3	Sand, Mud.	Barren.
7	590	-26.3	Sand, Mud.	Barren.
7	600	-26.3	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
8	0	-0.7	Sand, Mud, Shell.	Barren.
8	5	-1.7	Sand, Mud, Shell.	Barren.
8	10	-2.7	Sand, Mud, Shell.	Barren.
8	20	-3.7	Sand, Mud, Shell.	Barren.
8	30	-4.7	Sand, Mud.	Barren.
8	40	-6.7	Sand, Mud.	Barren.
8	50	-6.7	Sand, Mud.	Barren.
8	60	-7.7	Sand, Mud.	Barren.
8	70	-7.7	Sand, Mud, Cobble.	Barren.
8	80	-7.7	Sand, Mud, Cobble.	Barren.
8	90	-7.7	Sand, Mud, Cobble.	Barren.
8	100	-7.7	Sand, Mud, Cobble.	Barren.
8	110	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	120	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	130	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	140	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	150	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	160	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	170	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	180	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	190	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	200	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	210	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	220	-8.8	Sand, Mud, Cobble; Drift Laminariales.	Barren.
8	230	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	240	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	250	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	260	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	270	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	280	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	290	-8.8	Sand, Mud; Drift Laminariales.	Barren.
8	300	-8.8	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
8	310	-9.3	Sand, Mud; Drift Laminariales.	Barren.
8	320	-10.3	Sand, Mud; Drift Laminariales.	Barren.
8	330	-11.3	Sand, Mud; Drift Laminariales.	Barren.
8	340	-11.3	Sand, Mud; Drift Laminariales.	Barren.
8	350	-12.3	Sand, Mud; Drift Laminariales.	Barren.
8	360	-13.3	Sand, Mud; Drift Laminariales.	Barren.
8	370	-13.3	Sand, Mud; Drift Laminariales.	Barren.
8	380	-14.3	Sand, Mud; Drift Laminariales.	Barren.
8	390	-14.3	Sand, Mud; Drift Laminariales.	Barren.
8	400	-15.3	Sand, Mud; Drift Laminariales.	Barren.
8	410	-16.3	Sand, Mud; Drift Laminariales.	Barren.
8	420	-16.3	Sand, Mud; Drift Laminariales.	Barren.
8	430	-17.3	Sand, Mud; Drift Laminariales.	Barren.
8	440	-17.3	Sand, Mud; Drift Laminariales.	Barren.
8	450	-18.3	Sand, Mud; Drift Laminariales.	Barren.
8	460	-19.3	Sand, Mud; Drift Laminariales.	Barren.
8	470	-20.3	Sand, Mud; Drift Laminariales.	Barren.
8	480	-20.3	Sand, Mud; Drift Laminariales.	Barren.
8	490	-20.3	Sand, Mud.	Barren.
8	500	-21.3	Sand, Mud.	Barren.
8	510	-22.3	Sand, Mud.	Barren.
8	520	-22.3	Sand, Mud.	Barren.
8	530	-23.3	Sand, Mud.	Barren.
8	540	-23.3	Sand, Mud.	Barren.
8	550	-23.3	Sand, Mud.	Barren.
8	560	-24.3	Sand, Mud.	Barren.
8	570	-25.3	Sand, Mud.	Barren.
8	580	-25.3	Sand, Mud.	Barren.
8	590	-26.3	Sand, Mud.	Barren.
8	600	-26.3	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
9	0	-0.7	Sand, Mud, Shell.	Barren.
9	5	-1.7	Sand, Mud, Shell.	Barren.
9	10	-2.7	Sand, Mud, Shell.	Barren.
9	15	-3.7	Sand, Mud, Shell.	Barren.
9	20	-4.7	Sand, Mud, Shell.	Barren.
9	30	-5.7	Sand, Mud, Shell.	Barren.
9	40	-6.7	Sand, Mud.	Barren.
9	50	-6.7	Sand, Mud.	Barren.
9	60	-7.7	Sand, Mud.	Barren.
9	70	-7.7	Sand, Mud.	Barren.
9	80	-7.7	Sand, Mud.	Barren.
9	90	-7.7	Sand, Mud.	Barren.
9	100	-7.7	Sand, Mud.	Barren.
9	110	-7.7	Sand, Mud.	Barren.
9	120	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	130	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	140	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	150	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	160	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	170	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	180	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	190	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	200	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	210	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	220	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	230	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	240	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	250	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	260	-8.7	Sand, Mud; Drift Laminariales.	Barren.
9	270	-8.7	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
9	280	-8.7	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
9	290	-8.7	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
9	300	-8.7	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
9	310	-9.3	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
9	320	-10.3	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
9	330	-10.3	Sand, Mud; Drift Laminariales.	Barren.
9	340	-11.4	Sand, Mud; Drift Laminariales.	Barren.
9	350	-12.4	Sand, Mud; Drift Laminariales.	Barren.
9	360	-12.4	Sand, Mud; Drift Laminariales.	Barren.
9	370	-13.4	Sand, Mud; Drift Laminariales.	Barren.
9	380	-13.4	Sand, Mud; Drift Laminariales.	Barren.
9	390	-14.4	Sand, Mud; Drift Laminariales.	Barren.
9	400	-14.4	Sand, Mud; Drift Laminariales.	Barren.
9	410	-15.4	Sand, Mud; Drift Laminariales.	Barren.
9	420	-15.4	Sand, Mud; Drift Laminariales.	Barren.
9	430	-16.4	Sand, Mud; Drift Laminariales.	Barren.
9	440	-16.4	Sand, Mud; Drift Laminariales.	Barren.
9	450	-17.4	Sand, Mud; Drift Laminariales.	Barren.
9	460	-18.4	Sand, Mud; Drift Laminariales.	Barren.
9	470	-19.4	Sand, Mud; Drift Laminariales.	Barren.
9	480	-19.4	Sand, Mud.	Barren.
9	490	-19.4	Sand, Mud.	Barren.
9	500	-20.4	Sand, Mud.	Barren.
9	510	-21.4	Sand, Mud.	Barren.
9	520	-22.4	Sand, Mud.	Barren.
9	530	-22.4	Sand, Mud.	Barren.
9	540	-22.4	Sand, Mud.	Barren.
9	550	-23.4	Sand, Mud.	Barren.
9	560	-24.4	Sand, Mud.	Barren.
9	570	-25.4	Sand, Mud.	Barren.
9	580	-25.4	Sand, Mud.	Barren.
9	590	-26.4	Sand, Mud.	Barren.
9	600	-26.4	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
10	0	-0.6	Sand, Mud, Shell.	Barren.
10	5	-1.6	Sand, Mud, Shell.	Barren.
10	10	-2.6	Sand, Mud, Shell.	Barren.
10	20	-3.6	Sand, Mud, Shell.	Barren.
10	30	-4.6	Sand, Mud.	Barren.
10	40	-6.6	Sand, Mud.	Barren.
10	50	-6.6	Sand, Mud.	Barren.
10	60	-7.7	Sand, Mud.	Barren.
10	70	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	80	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	90	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	100	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	110	-7.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	120	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	130	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	140	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	150	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	160	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	170	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	180	-8.7	Sand, Mud, Cobble; Drift Laminariales.	Barren.
10	190	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	200	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	210	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	220	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	230	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	240	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	250	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	260	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	270	-8.7	Sand, Mud; Drift Laminariales.	Barren.
10	280	-8.7	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
10	290	-8.7	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
10	300	-9.7	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
10	310	-9.5	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
10	320	-10.5	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
10	330	-11.5	Sand, Mud; Drift Laminariales.	Barren.
10	340	-11.5	Sand, Mud; Drift Laminariales.	Barren.
10	350	-12.5	Sand, Mud; Drift Laminariales.	Barren.
10	360	-13.5	Sand, Mud; Drift Laminariales.	Barren.
10	370	-13.5	Sand, Mud; Drift Laminariales.	Barren.
10	380	-14.5	Sand, Mud; Drift Laminariales.	Barren.
10	390	-14.5	Sand, Mud; Drift Laminariales.	Barren.
10	400	-15.5	Sand, Mud; Drift Laminariales.	Barren.
10	410	-15.5	Sand, Mud; Drift Laminariales.	Barren.
10	420	-16.5	Sand, Mud; Drift Laminariales.	Barren.
10	430	-17.5	Sand, Mud; Drift Laminariales.	Barren.
10	440	-17.5	Sand, Mud; Drift Laminariales.	Barren.
10	450	-18.5	Sand, Mud; Drift Laminariales.	Barren.
10	460	-19.5	Sand, Mud.	Barren.
10	470	-19.5	Sand, Mud.	Barren.
10	480	-20.4	Sand, Mud.	Barren.
10	490	-20.4	Sand, Mud.	Barren.
10	500	-21.4	Sand, Mud.	Barren.
10	510	-22.4	Sand, Mud.	Barren.
10	520	-22.4	Sand, Mud.	Barren.
10	530	-23.4	Sand, Mud.	Barren.
10	540	-23.4	Sand, Mud.	Barren.
10	550	-23.4	Sand, Mud.	Barren.
10	560	-24.4	Sand, Mud.	Barren.
10	570	-25.4	Sand, Mud.	Barren.
10	580	-25.4	Sand, Mud.	Barren.
10	590	-26.4	Sand, Mud.	Barren.
10	600	-26.4	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
11	0	-0.6	Sand, Mud, Shell.	Barren.
11	5	-1.6	Sand, Mud, Shell.	Barren.
11	10	-2.6	Sand, Mud, Shell.	Barren.
11	15	-3.6	Sand, Mud, Shell.	Barren.
11	20	-4.6	Sand, Mud, Shell.	Barren.
11	30	-5.6	Sand, Mud, Shell.	Barren.
11	40	-6.6	Sand, Mud.	Barren.
11	50	-6.6	Sand, Mud.	Barren.
11	60	-7.6	Sand, Mud.	Barren.
11	70	-7.6	Sand, Mud.	Barren.
11	80	-7.6	Sand, Mud; Drift Laminariales.	Barren.
11	90	-7.6	Sand, Mud; Drift Laminariales.	Barren.
11	100	-7.6	Sand, Mud; Drift Laminariales.	Barren.
11	110	-7.6	Sand, Mud; Drift Laminariales.	Barren.
11	120	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	130	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	140	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	150	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	160	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	170	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	180	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	190	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	200	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	210	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	220	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	230	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	240	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	250	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	260	-8.6	Sand, Mud; Drift Laminariales.	Barren.
11	270	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
11	280	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
11	290	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
11	300	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
11	310	-9.5	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
11	320	-9.5	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
11	330	-11.5	Sand, Mud; Drift Laminariales.	Barren.
11	340	-11.5	Sand, Mud; Drift Laminariales.	Barren.
11	350	-11.5	Sand, Mud; Drift Laminariales.	Barren.
11	360	-12.5	Sand, Mud; Drift Laminariales.	Barren.
11	370	-12.5	Sand, Mud; Drift Laminariales.	Barren.
11	380	-13.5	Sand, Mud; Drift Laminariales.	Barren.
11	390	-14.5	Sand, Mud; Drift Laminariales.	Barren.
11	400	-15.5	Sand, Mud; Drift Laminariales.	Barren.
11	410	-15.5	Sand, Mud; Drift Laminariales.	Barren.
11	420	-15.5	Sand, Mud; Drift Laminariales.	Barren.
11	430	-16.5	Sand, Mud; Drift Laminariales.	Barren.
11	440	-16.5	Sand, Mud; Drift Laminariales.	Barren.
11	450	-17.5	Sand, Mud.	Barren.
11	460	-17.5	Sand, Mud.	Barren.
11	470	-18.5	Sand, Mud.	Barren.
11	480	-19.5	Sand, Mud.	Barren.
11	490	-20.5	Sand, Mud.	Barren.
11	500	-20.5	Sand, Mud.	Barren.
11	510	-20.5	Sand, Mud.	Barren.
11	520	-21.5	Sand, Mud.	Barren.
11	530	-21.5	Sand, Mud.	Barren.
11	540	-22.6	Sand, Mud.	Barren.
11	550	-23.6	Sand.	Barren.
11	560	-24.6	Sand.	Barren.
11	570	-24.6	Sand.	Barren.
11	580	-25.6	Sand.	Barren.
11	590	-25.6	Sand.	Barren.
11	600	-26.6	Sand.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
12	0	-0.7	Sand, Mud, Shell.	Barren.
12	5	-1.7	Sand, Mud, Shell.	Barren.
12	10	-2.7	Sand, Mud, Shell.	Barren.
12	20	-3.7	Sand, Mud, Shell.	Barren.
12	30	-4.7	Sand, Mud.	Barren.
12	40	-6.7	Sand, Mud.	Barren.
12	50	-6.7	Sand, Mud.	Barren.
12	60	-7.7	Sand, Mud.	Barren.
12	70	-7.6	Sand, Mud; Drift Laminariales.	Barren.
12	80	-7.6	Sand, Mud; Drift Laminariales.	Barren.
12	90	-7.6	Sand, Mud; Drift Laminariales.	Barren.
12	100	-7.6	Sand, Mud; Drift Laminariales.	Barren.
12	110	-7.6	Sand, Mud; Drift Laminariales.	Barren.
12	120	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	130	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	140	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	150	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	160	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	170	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	180	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	190	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	200	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	210	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	220	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	230	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	240	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	250	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	260	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	270	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	280	-8.6	Sand, Mud; Drift Laminariales.	Barren.
12	290	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
12	300	-8.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
12	310	-9.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
12	320	-9.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
12	330	-10.6	Sand, Mud; Drift Laminariales.	Barren.
12	340	-10.6	Sand, Mud; Drift Laminariales.	Barren.
12	350	-11.6	Sand, Mud; Drift Laminariales.	Barren.
12	360	-12.6	Sand, Mud; Drift Laminariales.	Barren.
12	370	-12.6	Sand, Mud; Drift Laminariales.	Barren.
12	380	-13.6	Sand, Mud; Drift Laminariales.	Barren.
12	390	-14.6	Sand, Mud; Drift Laminariales.	Barren.
12	400	-15.6	Sand, Mud; Drift Laminariales.	Barren.
12	410	-15.6	Sand, Mud; Drift Laminariales.	Barren.
12	420	-16.6	Sand, Mud; Drift Laminariales.	Barren.
12	430	-16.6	Sand, Mud; Drift Laminariales.	Barren.
12	440	-17.6	Sand, Mud; Drift Laminariales.	Barren.
12	450	-17.6	Sand, Mud.	Barren.
12	460	-18.6	Sand.	Barren.
12	470	-18.6	Sand.	Barren.
12	480	-18.6	Sand.	Barren.
12	490	-19.6	Sand.	Barren.
12	500	-20.6	Sand.	Barren.
12	510	-21.6	Sand.	Barren.
12	520	-21.6	Sand.	Barren.
12	530	-22.6	Sand.	Barren.
12	540	-22.6	Sand.	Barren.
12	550	-23.6	Sand.	Barren.
12	560	-24.6	Sand.	Barren.
12	570	-25.6	Sand.	Barren.
12	580	-25.6	Sand.	Barren.
12	590	-26.6	Sand.	Barren.
12	600	-26.6	Sand.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
13	0	-0.7	Sand, Mud, Shell.	Barren.
13	10	-1.7	Sand, Mud, Shell.	Barren.
13	15	-3.7	Sand, Mud, Shell.	Barren.
13	20	-4.7	Sand, Mud, Shell.	Barren.
13	30	-4.7	Sand, Mud, Shell.	Barren.
13	40	-5.7	Sand, Mud, Shell.	Barren.
13	50	-6.7	Sand, Mud, Shell.	Barren.
13	60	-6.7	Sand, Mud, Shell.	Barren.
13	70	-6.7	Sand, Mud; Drift Laminariales.	Barren.
13	80	-6.7	Sand, Mud; Drift Laminariales.	Barren.
13	90	-6.7	Sand, Mud; Drift Laminariales.	Barren.
13	100	-6.7	Sand, Mud; Drift Laminariales.	Barren.
13	110	-6.7	Sand, Mud; Drift Laminariales.	Barren.
13	120	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	130	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	140	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	150	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	160	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	170	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	180	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	190	-7.7	Sand, Mud; Drift Laminariales.	Barren.
13	200	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	210	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	220	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	230	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	240	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	250	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	260	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	270	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	280	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	290	-8.7	Sand, Mud; Drift Laminariales.	Barren.
13	300	-8.7	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
13	310	-9.6	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
13	320	-9.6	Sand, Mud; Drift Laminariales.	Barren.
13	330	-11.6	Sand, Mud; Drift Laminariales.	Barren.
13	340	-11.7	Sand, Mud; Drift Laminariales.	Barren.
13	350	-11.7	Sand, Mud; Drift Laminariales.	Barren.
13	360	-12.7	Sand, Mud; Drift Laminariales.	Barren.
13	370	-12.7	Sand, Mud; Drift Laminariales.	Barren.
13	380	-13.7	Sand, Mud; Drift Laminariales.	Barren.
13	390	-14.7	Sand, Mud; Drift Laminariales.	Barren.
13	400	-14.7	Sand, Mud; Drift Laminariales.	Barren.
13	410	-15.7	Sand, Mud; Drift Laminariales.	Barren.
13	420	-15.7	Sand, Mud; Drift Laminariales.	Barren.
13	430	-16.7	Sand, Mud; Drift Laminariales.	Barren.
13	440	-16.7	Sand, Mud; Drift Laminariales.	Barren.
13	450	-17.7	Sand, Mud; Drift Laminariales.	Barren.
13	460	-17.7	Sand, Mud.	Barren.
13	470	-18.7	Sand, Mud.	Barren.
13	480	-19.7	Sand, Mud.	Barren.
13	490	-19.7	Sand, Mud.	Barren.
13	500	-20.7	Sand, Mud.	Barren.
13	510	-20.7	Sand, Mud.	Barren.
13	520	-21.7	Sand, Mud.	Barren.
13	530	-21.7	Sand, Mud.	Barren.
13	540	-22.7	Sand, Mud.	Barren.
13	550	-23.7	Sand, Mud.	Barren.
13	560	-24.7	Sand.	Barren.
13	570	-24.7	Sand.	Barren.
13	580	-25.7	Sand.	Barren.
13	590	-25.7	Sand.	Barren.
13	600	-26.7	Sand.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
14	0	-0.8	Sand, Mud, Shell.	Barren.
14	10	-1.8	Sand, Mud, Shell.	Barren.
14	20	-3.8	Sand, Mud, Shell.	Barren.
14	30	-4.8	Sand, Mud, Shell.	Barren.
14	40	-5.8	Sand, Mud.	Barren.
14	50	-6.8	Sand, Mud; Drift Laminariales.	Barren.
14	60	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	70	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	80	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	90	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	100	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	110	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	120	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	130	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	140	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	150	-7.8	Sand, Mud; Drift Laminariales.	Barren.
14	160	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	170	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	180	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	190	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	200	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	210	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	220	-8.8	Sand, Mud; Drift Laminariales.	Barren.
14	230	-7.7	Sand, Mud; Drift Laminariales.	Barren.
14	240	-7.7	Sand, Mud; Drift Laminariales.	Barren.
14	250	-7.7	Sand, Mud; Drift Laminariales.	Barren.
14	260	-7.7	Sand, Mud; Drift Laminariales.	Barren.
14	270	-8.7	Sand, Mud; Drift Laminariales.	Barren.
14	280	-8.7	Sand, Mud; Drift Laminariales.	Barren.
14	290	-8.7	Sand, Mud; Drift Laminariales.	Barren.
14	300	-8.7	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
14	310	-9.8	Sand, Mud; Drift Laminariales.	Barren.
14	320	-9.8	Sand, Mud; Drift Laminariales.	Barren.
14	330	-10.8	Sand, Mud; Drift Laminariales.	Barren.
14	340	-10.8	Sand, Mud; Drift Laminariales.	Barren.
14	350	-11.8	Sand, Mud; Drift Laminariales.	Barren.
14	360	-12.8	Sand, Mud; Drift Laminariales.	Barren.
14	370	-12.8	Sand, Mud; Drift Laminariales.	Barren.
14	380	-13.8	Sand, Mud; Drift Laminariales.	Barren.
14	390	-14.8	Sand, Mud; Drift Laminariales.	Barren.
14	400	-15.8	Sand, Mud; Drift Laminariales.	Barren.
14	410	-15.8	Sand, Mud; Drift Laminariales.	Barren.
14	420	-16.8	Sand, Mud; Drift Laminariales.	Barren.
14	430	-16.8	Sand, Mud; Drift Laminariales.	Barren.
14	440	-17.8	Sand, Mud.	Barren.
14	450	-17.8	Sand, Mud.	Barren.
14	460	-18.8	Sand, Mud.	Barren.
14	470	-18.7	Sand, Mud.	Barren.
14	480	-19.7	Sand.	Barren.
14	490	-20.7	Sand.	Barren.
14	500	-20.7	Sand.	Barren.
14	510	-21.7	Sand.	Barren.
14	520	-21.7	Sand.	Barren.
14	530	-22.7	Sand.	Barren.
14	540	-22.7	Sand.	Barren.
14	550	-23.7	Sand.	Barren.
14	560	-24.7	Sand.	Barren.
14	570	-25.7	Sand.	Barren.
14	580	-25.7	Sand.	Barren.
14	590	-26.7	Sand.	Barren.
14	600	-26.7	Sand.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
15	0	-0.8	Sand, Mud, Cobble, Shell.	Barren.
15	10	-1.8	Sand, Mud, Cobble, Shell.	Barren.
15	15	-3.8	Sand, Mud, Cobble, Shell.	Barren.
15	20	-4.8	Sand, Mud, Cobble, Shell.	Barren.
15	30	-4.8	Sand, Mud, Cobble, Shell.	Barren.
15	40	-5.8	Sand, Mud, Cobble, Shell.	Barren.
15	50	-6.8	Sand, Mud, Cobble, Shell.	Barren.
15	60	-6.8	Sand, Mud.	Barren.
15	70	-6.8	Sand, Mud; Drift Laminariales.	Barren.
15	80	-6.8	Sand, Mud; Drift Laminariales.	Barren.
15	90	-6.8	Sand, Mud; Drift Laminariales.	Barren.
15	100	-6.8	Sand, Mud; Drift Laminariales.	Barren.
15	110	-6.8	Sand, Mud; Drift Laminariales.	Barren.
15	120	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	130	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	140	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	150	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	160	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	170	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	180	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	190	-7.8	Sand, Mud; Drift Laminariales.	Barren.
15	200	-8.8	Sand, Mud; Drift Laminariales.	Barren.
15	210	-8.8	Sand, Mud; Drift Laminariales.	Barren.
15	220	-8.8	Sand, Mud; Drift Laminariales.	Barren.
15	230	-8.8	Sand, Mud; Drift Laminariales.	Barren.
15	240	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	250	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	260	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	270	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	280	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	290	-8.9	Sand, Mud; Drift Laminariales.	Barren.
15	300	-8.9	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
15	310	-9.8	Sand, Mud; Drift Laminariales.	Barren.
15	320	-10.8	Sand, Mud; Drift Laminariales.	Barren.
15	330	-10.8	Sand, Mud; Drift Laminariales.	Barren.
15	340	-11.8	Sand, Mud; Drift Laminariales.	Barren.
15	350	-11.8	Sand, Mud; Drift Laminariales.	Barren.
15	360	-12.8	Sand, Mud; Drift Laminariales.	Barren.
15	370	-12.8	Sand, Mud; Drift Laminariales.	Barren.
15	380	-13.8	Sand, Mud; Drift Laminariales.	Barren.
15	390	-13.8	Sand, Mud; Drift Laminariales.	Barren.
15	400	-14.8	Sand, Mud; Drift Laminariales.	Barren.
15	410	-14.8	Sand, Mud; Drift Laminariales.	Barren.
15	420	-15.8	Sand, Mud; Drift Laminariales.	Barren.
15	430	-15.8	Sand, Mud; Drift Laminariales.	Barren.
15	440	-16.8	Sand, Mud; Drift Laminariales.	Barren.
15	450	-16.8	Sand, Mud.	Barren.
15	460	-17.8	Sand, Mud.	Barren.
15	470	-17.8	Sand, Mud.	Barren.
15	480	-18.8	Sand, Mud.	Barren.
15	490	-19.8	Sand, Mud.	Barren.
15	500	-19.8	Sand, Mud.	Barren.
15	510	-20.8	Sand, Mud.	Barren.
15	520	-20.8	Sand, Mud.	Barren.
15	530	-21.8	Sand, Mud.	Barren.
15	540	-21.8	Sand, Mud.	Barren.
15	550	-22.9	Sand, Mud.	Barren.
15	560	-22.9	Sand, Mud.	Barren.
15	570	-23.9	Sand, Mud.	Barren.
15	580	-23.9	Sand, Mud.	Barren.
15	590	-24.9	Sand, Mud.	Barren.
15	600	-25.9	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
16	0	-0.9	Sand, Mud, Shell .	Barren.
16	10	-1.9	Sand, Mud, Shell .	Barren.
16	20	-3.9	Sand, Mud, Shell .	Barren.
16	30	-4.9	Sand, Mud.	Barren.
16	40	-5.9	Sand, Mud; Drift Laminariales.	Barren.
16	50	-6.9	Sand, Mud; Drift Laminariales.	Barren.
16	60	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	70	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	80	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	90	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	100	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	110	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	120	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	130	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	140	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	150	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	160	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	170	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	180	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	190	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	200	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	210	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	220	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	230	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	240	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	250	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	260	-7.9	Sand, Mud; Drift Laminariales.	Barren.
16	270	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	280	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	290	-8.9	Sand, Mud; Drift Laminariales.	Barren.
16	300	-8.9	Sand, Mud; Drift Laminariales.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
16	310	-9.9	Sand, Mud; Drift Laminariales.	Barren.
16	320	-10.9	Sand, Mud; Drift Laminariales.	Barren.
16	330	-11.9	Sand, Mud; Drift Laminariales.	Barren.
16	340	-11.9	Sand, Mud; Drift Laminariales.	Barren.
16	350	-12.9	Sand, Mud; Drift Laminariales.	Barren.
16	360	-12.9	Sand, Mud; Drift Laminariales.	Barren.
16	370	-13.9	Sand, Mud; Drift Laminariales.	Barren.
16	380	-13.9	Sand, Mud; Drift Laminariales.	Barren.
16	390	-14.9	Sand, Mud; Drift Laminariales.	Barren.
16	400	-14.9	Sand, Mud; Drift Laminariales.	Barren.
16	410	-15.9	Sand, Mud; Drift Laminariales.	Barren.
16	420	-15.9	Sand, Mud; Drift Laminariales.	Barren.
16	430	-16.9	Sand, Mud; Drift Laminariales.	Barren.
16	440	-16.9	Sand, Mud.	Barren.
16	450	-17.9	Sand, Mud.	Barren.
16	460	-17.9	Sand, Mud.	Barren.
16	470	-18.9	Sand, Mud.	Barren.
16	480	-18.9	Sand, Mud.	Barren.
16	490	-19.9	Sand, Mud.	Barren.
16	500	-20.9	Sand, Mud.	Barren.
16	510	-20.9	Sand, Mud.	Barren.
16	520	-21.9	Sand, Mud.	Barren.
16	530	-21.9	Sand, Mud.	Barren.
16	540	-22.9	Sand, Mud.	Barren.
16	550	-22.9	Sand, Mud.	Barren.
16	560	-23.9	Sand, Mud.	Barren.
16	570	-23.9	Sand, Mud.	Barren.
16	580	-24.9	Sand, Mud.	Barren.
16	590	-24.9	Sand, Mud.	Barren.
16	600	-25.9	Sand, Mud.	Barren.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
17	0	-0.9	Sand, Mud, Cobble, Shell.	Barren.
17	10	-1.9	Sand, Mud, Cobble, Shell.	Barren.
17	15	-3.9	Sand, Mud, Cobble, Shell.	Barren.
17	20	-4.9	Sand, Mud, Cobble, Shell.	Barren.
17	30	-4.9	Sand, Mud, Cobble, Shell.	Barren.
17	40	-5.9	Sand, Mud, Cobble, Shell.	Barren.
17	50	-6.9	Sand, Mud, Cobble, Shell.	Barren.
17	60	-6.9	Sand, Mud; Drift Laminariales.	Barren.
17	70	-6.9	Sand, Mud; Drift Laminariales.	Barren.
17	80	-7.0	Sand, Mud; Drift Laminariales.	Barren.
17	90	-7.0	Sand, Mud; Drift Laminariales.	Barren.
17	100	-7.0	Sand, Mud; Drift Laminariales.	Barren.
17	110	-7.0	Sand, Mud; Drift Laminariales.	Barren.
17	120	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	130	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	140	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	150	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	160	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	170	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	180	-8.0	Sand, Mud; Drift Laminariales.	Barren.
17	190	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	200	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	210	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	220	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	230	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	240	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	250	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	260	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	270	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	280	-9.0	Sand, Mud; Drift Laminariales.	Barren.
17	290	-9.0	Sand, Mud; Drift Laminariales.	Gracilaria 5%.
17	300	-9.0	Sand, Mud; Drift Laminariales.	Gracilaria 5%.

Transect	Distance (ft)	Elevation (Corrected to ft MLLW)	Substrate and Other Features Noted	Macroalgae Cover
17	310	-9.9	Sand, Mud; Drift Laminariales.	Barren.
17	320	-10.9	Sand, Mud; Drift Laminariales.	Barren.
17	330	-10.9	Sand, Mud; Drift Laminariales.	Barren.
17	340	-11.9	Sand, Mud; Drift Laminariales.	Barren.
17	350	-11.9	Sand, Mud; Drift Laminariales.	Barren.
17	360	-13.0	Sand, Mud; Drift Laminariales.	Barren.
17	370	-13.0	Sand, Mud; Drift Laminariales.	Barren.
17	380	-14.0	Sand, Mud; Drift Laminariales.	Barren.
17	390	-14.0	Sand, Mud; Drift Laminariales.	Barren.
17	400	-15.0	Sand, Mud; Drift Laminariales.	Barren.
17	410	-15.0	Sand, Mud; Drift Laminariales.	Barren.
17	420	-16.0	Sand, Mud; Drift Laminariales.	Barren.
17	430	-16.0	Sand, Mud; Drift Laminariales.	Barren.
17	440	-17.0	Sand, Mud; Drift Laminariales.	Barren.
17	450	-17.0	Sand, Mud.	Barren.
17	460	-18.0	Sand, Mud.	Barren.
17	470	-18.0	Sand, Mud.	Barren.
17	480	-19.0	Sand, Mud.	Barren.
17	490	-20.0	Sand, Mud.	Barren.
17	500	-20.0	Sand, Mud.	Barren.
17	510	-21.0	Sand, Mud.	Barren.
17	520	-21.0	Sand, Mud.	Barren.
17	530	-22.0	Sand, Mud.	Barren.
17	540	-22.0	Sand, Mud.	Barren.
17	550	-23.0	Sand, Mud.	Barren.
17	560	-23.0	Sand, Mud.	Barren.
17	570	-24.0	Sand, Mud.	Barren.
17	580	-24.0	Sand, Mud.	Barren.
17	590	-25.0	Sand, Mud.	Barren.
17	600	-26.0	Sand, Mud; Ends at sewage outfall.	Barren.

EXHIBIT K

July 10, 2018

Richard Shaw
P.O. Box 490
Gig Harbor, WA 98335-0490

RE: SPR-17-0006, CUP-17-0003, SDP-17-0007, SVAR-17-0002, SCUP-17-0001, DR-16-0241, ALP-17-0009 and NCR-18-0001
PLEASURECRAFT MARINA RESTAURANT

Dear Mr. Shaw:

Transmitted herewith is the Report and Decision of the City of Gig Harbor Hearing Examiner regarding your request for the above-entitled matter.

Very truly yours,

STEPHEN K. CAUSSEAUX, JR.
Hearing Examiner

SKC/jjp
cc: Parties of Record

OFFICE OF THE HEARING EXAMINER

CITY OF GIG HARBOR

REPORT AND DECISION

CASE NO.:	**SPR-17-0006, CUP-17-0003, SDP-17-0007, SVAR-17-0002, SCUP-17-0001, DR-16-0241, ALP-17-0009 and NCR-18-0001 PLEASURECRAFT MARINA RESTAURANT**
OWNER/ APPLICANT:	Richard Shaw P.O. Box 490 Gig Harbor, WA 98335-0490
AGENT:	Sound Environmental Consulting, LLC Attn: Railin Santiago 9816-243rd Place Southwest Edmonds, WA 98020
ARCHITECT:	Jeanne Ratcliffe-Gagliano 7713 Pioneer Way, Suite A Gig Harbor, WA 98335
PLANNER:	Peter Katich, Senior Planner

SUMMARY OF REQUEST:

Permits and variances to allow development of a 2,494 square foot Restaurant Level 3 with 1,108 square foot, roof-top deck constructed on the uplands of the site with a proposed 733 square foot cantilevered deck located waterward of the site's Ordinary High Water Mark; planting of a 685 square foot marine vegetation conservation strip buffer along the north half of the site's shoreline frontage; realignment and landscaping of the existing, off-street, parking area serving the site; public access that will include a 50 square foot, roof-top, viewing area, 935 square feet of ground-level public access/common area; a five foot wide, grated stairway connection from the site to the adjacent Skansie Park overwater pier; replacement of 120 feet of the existing wooden bulkhead that retains the uplands of the site along the southeastern portion of its shoreline frontage and 18 feet along the southern shoreline frontage; removal of two existing buildings from the site, including a 332 square foot building partially located waterward of the bulkhead, and a 767 square foot concrete and timber boat repair pad also located waterward of the bulkhead. The site is located at 3215 Harborview Drive.

SUMMARY OF DECISION: Request granted, subject to conditions.

DATE OF DECISION: July 10, 2018

PUBLIC HEARING:

After reviewing the Planning Department Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing was opened on June 21, 2018, at 1:30 p.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

EXHIBIT "A" - Community Development Department Staff Report
EXHIBIT "B" - Site Plan Set
EXHIBIT "C" - Mitigated Determination of Non-Significance with Attachments
EXHIBIT "D" - DRB Notice of Recommendation
EXHIBIT "E" - Emails from Jackie Olivier
EXHIBIT "F" - Certification of Public Notice
EXHIBIT "G" - Department of Ecology Letter
EXHIBIT "H" - Letter from Railin Santiago dated December 8, 2017
EXHIBIT "I" - Letter from Railin Santiago dated December 16, 2017
EXHIBIT "J" - Letter from Peter Katich dated June 21, 2018
EXHIBIT "K" - Technical Memorandum dated April 6, 2018
EXHIBIT "L" - Ms. Gagliano's Power Point Presentation
EXHIBIT "M" - DCY email dated June 7, 2018

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

PETER KATICH appeared, presented the Community Development Department Staff Report, and testified that the vegetative area will measure 648 square feet and not 685 square feet. Asphalt parking extends to the bulkhead now, and they will landscape 648 square feet adjacent to the shoreline on the north half of the lot. The existing two buildings and an overwater boat repair pad will be removed. The project proposes a significant, public viewing area. Issues include the overwater restaurant deck that will extend 733 square feet beyond the bulkhead. He referred to the Shoreline Use Matrix in Table 7.2 that allows water enjoyment uses as an outright, allowed use on the uplands, and overwater within existing structures as a conditional use. He finds no provision in the Master Program that prohibits overwater, water enjoyment uses. Therefore, the restaurant deck can be

permitted as an unlisted, conditional use. Staff has processed it as such. The City has a goal of updating the SMP by June, 2019, and will provide further clarification of these issues. Staff intends to add overwater enjoyment uses to the Shoreline Use Matrix as a conditional use. The project underwent design review by the City Design Review Board and the responsible official issued a MDNS following SEPA review. The appeal period expired March 3, 2018, and the City received no appeals. The City provided proper notice. He then introduced Exhibits I and J.

WILLIAM LYNN, attorney at law, appeared and introduced the applicant's presentation.

JEANNE GAGLIANO appeared and testified that she has worked on the project for years. She introduced Exhibits K and L, her power point presentation. The number of parking stalls determines the size of the restaurant. The bar will contain 40 percent of the seats and will have seating from 7:00 a.m. to 9:30 p.m. They will also provide 36 seasonal seats on the overwater deck. They presented the project to the Design Review Board that issued a recommendation of approval. Public Works was initially concerned about the parking lot orientation, but now likes the connectivity and cleanup of the site. A staircase will provide a public link between the abutting City park, and the project site and will also provide access to the shoreline. The project is consistent with the Parks Plans as it provides open space. It is also consistent with the Comprehensive Plan. They will provide 934 square feet for public access to include a view platform. Signage will direct the public to the public areas, the platform, and chairs. They presently reserve the existing lot for the marina and noted that the highest use was eight stalls, plus five, on-street, parking spaces. The code requires provision of a 52-foot wide, view corridor and they are providing an 81 foot wide corridor.

KATHY OWENS, landscape architect, appeared and testified that they meet Criteria 1 of the alternative landscape criteria as the project provides public access into the site and the landscaping achieves a superior result. They will incorporate sculptures into the landscaping, will use native plantings, and will install logs and root wads on the shoreline. They will use evergreen plant material.

RAILIN SANTIAGO appeared and testified that they will provide a vegetative strip along the road. The project site has a long shoreline, shallow depth, and a small, overall area. If they maintain the 25-foot wide setback, they would lose a substantial area, approximately 45 percent. On page 24 of the Staff Report, Paragraph H, staff reviews the criteria and finds it consistent with all. The extraordinary features include the lot size and dimensions. They must provide parking and cannot provide a 25-foot separation. They have improved the ecological functions as they are removing debris from the shoreline. They will replace solid platform structures with grated structures. The plantings will drop leaf litter into the water. All of their efforts will overly compensate for the deck. Both DFW and DOE are pleased. The project will provide a benefit to the public as there is no access to the water now. People can sit on the project site and observe the water. They are unable to do so at present. The deck will measure ten feet by 73 feet, or 733 square feet and meets all conditional use criteria. They will provide significant public access as shown on the details

of the plan. They propose less square footage of coverage than the present overwater structures. DOE was concerned with shading, but they are providing 40 percent open space. The 60 percent grating will further reduce overwater coverage. They are also removing a boat pad. DOE and the applicant's team met onsite twice.

MS. GAGLIANO reappeared and testified that they are also removing three, creosote pilings. Many restaurants in the area have overwater decks.

MR. LYNN then reappeared and questioned MR. KATICH who responded as follows: They are cleaning up nonconformance improvements and are installing landscaping, providing public access, enhancing public use of the shoreline and abutting park, and reducing impervious surfaces. All of these items are consistent with the Shoreline Master Program. Concerning DOE, Mr. Zach Meyer and the manager of the shoreline program, Mr. Perry Lund, were onsite. The question is whether the project meets DOE criteria. His general impression is that they believe staff's interpretation should apply and be used to support the project. He referred to RCW 90.58.900 and the liberal construction afforded to the SMA. This use is neither prohibited nor permitted so it is considered a non-listed use. Therefore, he used the conditional use criteria. Even without being listed, it meets the CUP criteria. DOE will review the overall application, but it is the City's call regarding the need for a conditional use permit. DOE will review the project in accordance with the criteria of both the SMP and the WAC. He referred to the difference between the comments after DOE's initial review and after the DNS. Mr. Katich then testified that a conditional use permit is intended to allow a use if its impacts can be mitigated to those of an outright permitted use. The Restaurant Level 3 approval by the City Council included specific hours of operation. Conditions include containment of odors and no more than 40 percent of the restaurant as a bar. The development standards were built right into the ordinance. The GHMC requires 52 feet of combined view corridor. They now have 91 feet of combined, view corridor with the ten foot side yard setback considered with the park parcel. They will provide a voluntary park connection, and a condition could make that a permanent requirement. The Habitat Assessment shows that no net loss will result.

No one spoke further in this matter and the Hearing Examiner took the matter under advisement. The hearing was concluded at 2:15 p.m.

NOTE: A complete record of this hearing is available in the office of the City of Gig Harbor Planning Department.

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, viewed the property, and taken this matter under advisement.

2. Pursuant to WAC 197-11 and GHMC Chapter 18.04, on May 3, 2018, the City of Gig Harbor issued a Mitigated Determination of Non-significance (MDNS) for the proposed action. The appeal period for the MDNS expired on May 24, 2018. No appeals were filed. The MDNS is attached to the Staff Report as Exhibit "C."

3. Notice of application for the Design Review File # PL-DR-16-0241 was published in the Gateway Newspaper, provided to all owners of property within 300-feet of the site and posted on the site on February 16, 2017. Notice of public meeting for the design review application was mailed to all property owners within 300-feet of the site on March 30, 2017, posted on the site on April 5, 2017 and published in the Gateway on April 6, 2017.

   Notice of application for the additional required land use permits addressed herein for the project was published in the Gateway Newspaper, provided to all owners of property within 300-feet of the site and posted on-site on December 28, 2017. Two e-mails dated January 19 and January 23, 2018 were received from Jackie Olivier, 3316 Harborview Drive, Gig Harbor, WA. Ms. Olivier raises issue with the appropriateness of the proposed restaurant within the Millville area of Gig Harbor and the need for a "hard" closing time for such land uses. Her comments are marked as Exhibit "E".

   Also, a letter dated January 29, 2018 was received from the Department of Ecology regarding the proposal. Ecology's comments in the letter substantially address the same issues as in their letter dated May 17, 2018 addressed under the "Environmental Review" section above. It is marked as Exhibit "G".

   The legal notice of the proposed action and scheduled public hearing was published in the Peninsula Gateway and mailed to property owners within 300-feet of the site on June 7, 2018. Notice was also posted on the site on June 5, 2018. As of the date of this report, no written comments have been received in response to the public notice.

   The certification of public notice for all notices of application, the DRB public meeting and Hearings Examiner public hearing are marked as Exhibit "F".

4. The applicant, Richard Shaw, has a possessory ownership interest in an overall, .58 acre, irregularly shaped parcel of property located at 3215 Harborview Drive within the City of Gig Harbor. The parcel includes .38 acres of uplands and .20 acres of tidelands. The uplands are extensively improved as 99.5 percent of said area is covered with impervious surfaces. Improvements include two buildings and a large parking area. Improvements on the tidelands include 272 square feet of overwater buildings and a 61-square foot, overwater deck. In addition, a 767-square foot, concrete and timber, boat repair pad is located waterward of the bulkhead. The Pleasurecraft Marina is connected to the upland portion of the site and extends waterward therefrom.

5. Abutting uses include Harborview Drive to the west. Restaurant, retail, and single-family residential uses are to the west of said right-of-way. A parking lot abuts the north property line, and the Jerisich public boat moorage pier and Skansie Park abut the south property line. Gig Harbor Bay is to the north and northeast. The upland parcel and parcels to the north are located within the Waterfront Millville District (WM) and Historic District Overlay of the Gig Harbor Municipal Code (GHMC). Parcels to the south are located within the Waterfront Commercial (WC) classification, and parcels to the west across Harborview Drive are within the Downtown Business District (DB) classification. The Gig Harbor Shoreline Master Program (SMP) designates the parcel as City Waterfront Shoreline Environment.

6. The applicant requests a number of zoning and shoreline permits that, if approved, would allow a complete modification of the upland portion of the site and new improvements waterward of the bulkhead. Existing improvements include two, small, marina buildings located to the north of the marina access, one of which measures 332 square feet and partially extends waterward of the bulkhead. Parking spaces consume 93 percent of the upland parcel and extend from Harborview Drive to the bulkhead. The parcel presently contains 97 square feet of landscaping, none of which is located at the shoreline. A 767 square foot concrete and timber, boat repair pad is located on the tidelands between the marina and the parcel's north property line. No access exists at present between the Jerisich public dock/Skansie Park and the site.

7. The applicant desires to extensively modify the upland portion of the site by constructing a 2,494-square foot restaurant that will include a 1,108 square foot, seasonal, roof deck in the southeast corner of the site. The site plan shows a complete revision of the parking lot that moves the present 35 stalls away from the shoreline and adjacent to Harborview Drive. The project includes construction of a new bulkhead behind the existing bulkhead, and removal of the existing bulkhead. The project includes cleanup of tidal debris and planting of 66 linear feet of vegetation along the shoreline. The site plan also shows 1,454 square feet of landscaping on the overall site, and reduction of impervious coverage by approximately eight percent. The restaurant will include a 733 square foot cantilevered, overwater deck. The site plan also shows 935 square feet of public common area, and public access to the site from the Jerisich pier via stairs. The project also includes a 50-square foot, public, roof top, shoreline viewing deck. The cantilevered restaurant deck will extend waterward at a location between the Pleasurecraft Marina and the Jerisich dock. Landscaping will be installed between Harborview Drive and the parking lot and along the shoreline to the north of the Pleasurecraft Marina. Additional landscaping is shown between the parking stalls and the new restaurant building. The project also provides an 91-foot wide, waterfront view corridor from Harborview Drive to the water. A second, 35-foot wide, view corridor is provided between the proposed restaurant building and the City's pump station building. Said view corridor extends across Jerisich dock.

8. The Land Use Matrix set forth in GHMC 17.14.020 authorizes Levels 2 and 3 Restaurants in the WM zone classification in areas adjacent to or southeast of Dorotich Street subject to acquisition of a zoning conditional use permit (CUP). The applicant's proposed restaurant meets the definition of "Restaurant 3" as it will serve food and alcoholic beverages.

9. In addition to obtaining a zoning CUP, redevelopment of the site as proposed requires nonconforming structure review as the applicant proposes changes to nonconforming structures. The applicant must also obtain a shoreline variance to allow the proposed restaurant within the 25-foot wide, marine vegetation conservation strip buffer area, and the associated ten foot wide, building setback for said restaurant from the inside edge of the buffer. A shoreline CUP is required to allow the cantilevered deck waterward of the ordinary high watermark. Finally, the overall project requires approval of a shoreline substantial development permit, an alternative landscape plan, and design review as recommended by the City of Gig Harbor Design Review Board (DRB).

10. The parcel is primarily used as a parking lot for the Pleasurecraft Marina. The parcel has an irregular shape and measures approximately 183 feet wide (north to south) and varies in depth between 247 and 279 feet (east to west). The upland portion is generally flat with a three to five percent slope downward from Harborview Drive to the ordinary high watermark. A ten foot tall, timber pile bulkhead in poor condition supports the east side of the parking lot. No wetlands are located on the site or within 300 feet thereof. However, Gig Harbor Bay is a critical fish and wildlife habitat area due to the presence of endangered species. The applicant has addressed project related impacts and has proposed mitigation in accordance with a Fish and Wildlife Habitat Assessment and Mitigation Plan prepared by Shoreline Environmental Consulting, LLC, a qualified expert. The applicant has also submitted a Biological Evaluation that addresses potential project impacts to ESA listed species. These documents are included in the MDNS previously issued by the City's responsible official.

11. Mitigation of impacts to the shoreline includes construction of the restaurant over an area presently used for paved, off-street parking. No loss of ecological function is anticipated. The two structures adjacent to and extending over the bulkhead will be removed and replaced with a 648-square foot, marine vegetation conservation buffer. The applicant will also remove 1,045 square feet of overwater structures and structures over the intertidal area. The new, overwater, impervious coverage will be limited to the 733-square foot, cantilevered, second story, restaurant deck and 25 square feet of overwater walkway and stairs connecting the project site to the Jerisich dock. Furthermore, the overwater deck will provide 60 percent functional grating that will reduce the impervious coverage to 293 square feet. All existing, overwater coverage is solid. Thus, the project will provide a substantial reduction in near-shore, overwater coverage.

12. All present improvements on the site were constructed in April, 1970, and predated adoption of the State Shoreline Management Act (SMA) in 1971 and the City's initial SMP in 1975. Improvements on the site do not comply with the present SMP that requires a 25-foot wide, marine vegetation conservation buffer adjacent to the shoreline and ten foot wide, structural setback. Furthermore, the present 99.5 percent impervious surface coverage greatly exceeds the SMP maximum of 70 percent. The applicant's proposed redevelopment of the site reduces the nonconformity.

13. The project site is located within the "Waterfront" designation of the City of Gig Harbor Comprehensive Plan. The purpose of said designation is to provide locations for a variety of mixed uses along the waterfront in accordance with uses allowed in the GHMC. Staff has set forth and analyzed applicable goals and policies of the Comprehensive Plan on pages 9-13 of the Staff Report. The Examiner hereby adopts staff's analyses as if set forth in full herein.

14. The applicant requests site plan review approval in accordance with Chapter 17.96 GHMC. Prior to obtaining such approval the applicant must show that the request satisfies the criteria set forth in GHMC 17.96.035(A)(B). Said criteria require a showing that the site plan is compatible with surrounding uses, and that it complies with all relevant codes, regulations, and ordinances. In the present case the applicant has shown that the proposed site plan complies with all such criteria with the exception of landscaping. The proposal complies with all applicable requirements of the GHMC, reduces impervious surface coverage, reduces overwater coverage, and meets the 16-foot, maximum, structural height allowed by the Historic Overlay District. Adequate off-street parking is provided for the marina and proposed restaurant. As previously found the Jerisich Park and its public moorage abut the south property line, and a large parking lot and marina abut the north property line. The applicant's proposal is thus sandwiched between two, existing moorage docks, and a third dock extends waterward from the project parcel.

15. Prior to obtaining a zoning CUP for the restaurant, the applicant must show that the request satisfies the criteria set forth in GHMC 17.64.040. Findings on each criterion are hereby made as follows:

    A. The proposed Level 3 Restaurant is conditionally allowed within the applicable WM zone classification pursuant to the Land Use Matrix set forth in Chapter 17.14 GHMC.

    B. Granting the CUP will not detrimentally impact the public health, safety, comfort, convenience, and general welfare and will not adversely affect the established character of the surrounding neighborhood. Furthermore, the restaurant will not injure property or improvements in the vicinity and zone.

The responsible official issued a MDNS following SEPA review and received no appeals. Compliance with SEPA mitigating measures will ensure compliance with Criterion (B). Written correspondence requested a "hard", evening, closing time for the restaurant. However, in its approval of Level 3 Restaurants, the Gig Harbor City Council adopted GHMC 17.48.035 entitled "Hours of Operation". Subsection (C) provides specific operating hours:

> All restaurant uses on properties adjacent to or southeast of Dorotich Street shall not open before 7:00 a.m. and shall seat the last customer no later than 9:30 p.m. daily.

Compliance with adopted, operating hours will assure compliance with Criterion (B). The applicant submitted a Traffic Impact Analysis (TIA) prepared by David Evans and Associates, a qualified expert that the City engineer accepted. The restaurant will generate only mild traffic, to include ten primary trips and five passby trips during the p.m. peak period. The restaurant will generate an estimated 27, additional, vehicle trips per day. Neither the applicant's nor the City's engineers identified needed traffic mitigation.

C. The restaurant use is properly located in relation to other land uses and to transportation and service facilities in the vicinity. The restaurant will not place an undue burden on such facilities and streets. The restaurant is a mild traffic generator.

D. The site contains sufficient size to accommodate the restaurant structure, considering its nonconforming status.

16. The applicant proposes an alternative landscape plan in accordance with GHMC 17.78.100. Said section authorizes four alternatives for such plan. A proposed, alternative plan may meet one such alternative to comply with said section. In the present case the City agrees that the proposed alternative plan meets the Subsection "D" alternative that reads:

> The proposed landscaping provides additional waterview and/or harbor access opportunities in a waterfront commercial zone.

The present site contains 99.5 percent impervious surfaces that was allowed in 1970 upon its development. The applicant may continue to utilize said impervious percentage as part of its nonconforming use. However, the applicant has agreed to reduce the impervious coverage by eight percent and will install landscaping along Harborview Drive and along the site's northern shoreline. The applicant is also providing enhanced view corridors, public access, and common areas. The applicant argues that the plan also satisfies Criterion "A" in that the proposed plan represents a superior result than can be achieved by meeting adopted landscaping

requirements. The applicant will incorporate historical, Gig Harbor signage and placards; add native and drought tolerant trees, shrubs, and groundcover adjacent to the shoreline; add boulders, logs, and root wads in front of the new bulkhead; provide more dense landscaping than the code requires; and provide more landscaping than required for the parking lot. The landscaping plan satisfies the criteria for an alternative plan as set forth in GHMC 17.78.100 and should be approved.

17. Staff on pages 19-32 of the Staff Report identifies and analyzes the project's compliance with goals, policies, and criteria of the City Waterfront Environment, commercial uses, nonconforming structure review, shoreline substantial development permit, shoreline variance, and shoreline conditional use permit. The Examiner hereby adopts all of staff's findings and analyses of all such goals, policies, and permit and variance criteria as if set forth in full herein. The Examiner specifically agrees with staff's analysis regarding the SMP's lack of prohibition of an overwater, water enjoyment, restaurant use. The proposed, overwater deck is an unlisted conditional use and therefore is allowed subject to a conditional use permit. See RCW 90.58 that requires liberal interpretation of the SMA.

18. The applicant requests design review approval to allow design alternatives to requirements of the City's Design Manual (Chapter 17.99 GHMC). Alternative designs are requested for parking lot standards in the historic district; primary walkway standards; nonresidential setbacks; and general parking lot standards. The applicant also requests alternatives to architecture standards for prominent facades and window designs in the historic district. The City Design Review Board (DRB) conducted a public meeting to consider the applicant's requests on April 13, 2017. The DRB voted 6-0 to recommend approval and submitted an eight page "Notice of Recommendation" dated February 14, 2018. The DRB recommends approval of all of the applicant's requested alternatives. The Examiner hereby adopts by this reference as if set forth in full the DRB's analyses and recommendations set forth in its Notice of Recommendation.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.

2. The applicant has shown that the request for a shoreline variance, shoreline permits, zoning code permits, alternative design review, and alternative landscape plan, design review, and site plan review to allow construction of a 2,494 square foot Level 3 Restaurant as well as the overall redevelopment of the site as shown on the site plan (Exhibit B) satisfies all criteria therefor and should be approved subject to the following conditions:

A. The applicant shall develop the site consistent with the permit recommendations and plans previously approved by the city's DRB which are set forth in Exhibits "B" and "D" to this report.

B. A public access easement that addresses all public access proposed for the site shall be recorded with the Pierce County Auditor prior to the issuance of building permits for the project. Prior to its recording, the draft public access easement shall be submitted to the city for the review and approval of the City Attorney. The public access easement shall address the following:

1. The location of all proposed public access shall be clearly indentified on the site. All public access shall be open and available to the public during normal restaurant business hours subject to reasonable safety restrictions.

2. Signs identifying public access shall be constructed, installed and maintained by the property owner in conspicuous locations on the site. Signs shall be installed at the entry walkway to the site from the Harborview Drive sidewalk; at the stairway/lift entrance to the roof-top deck and view platform; at the view platform; at the entrance to the site from the Skansie Pier stairway; and at the entrance to the ground-level public access/common area located along the southerly side of the restaurant building. The signs shall indicate the public's right of access, the hours of access, and other information as needed to control or limit access. The proposed signage shall be submitted to the Planning Director for review and approval prior to installation.

C. The applicant shall reduce the total number of moorage slips provided at the existing marina as addressed in the "project scope" information on Sheet SP1.0 of the permit plans last revised on June 11, 2018. In this regard, the total number of slips shall be reduced to a total of 57 with 44 berths less than 45-feet in length, and 13 berths 45-feet or greater in length. This results in a total maximum off-street parking area requirement of 35 slips for the marina, which is the same as that required for the 108-seat restaurant.

The moorage slip reduction shall be completed prior to the issuance of a Certificate of Occupancy for the restaurant. The applicant shall contact the Planning Department after the slip reduction for a staff inspection to confirm compliance.

D. Prior to commencing any development activity waterward of the site's Mean Higher High Water or Ordinary High Water Marks, the applicant shall obtain all necessary permit approvals from the U.S. Army Corps of Engineers and Washington Department of Fish & Wildlife, respectively.

Mitigation Measures-Mitigated Determination of Nonsignificance-File No. SEPA-17-0019:

The applicant shall comply with all mitigation measures set forth in the SEPA MDNS issued for the project, including the following:

1. The applicant shall comply with all representations and mitigation measures set forth in its Fish & Wildlife Habitat Assessment and Mitigation Plan dated December 18, 2017 (see Exhibit "C"). The mitigation shall be completed prior to the issuance of occupancy permits for the restaurant building.

E. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.

F. 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 this/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.

DECISION:

The request for site plan review approval, zoning code conditional use permit, shoreline substantial development permit, shoreline variance, shoreline conditional use permit, design review approval, alternative landscape approval, and nonconforming use review to allow construction of a 2,494 square foot, Level 3 Restaurant that includes a 1,108 square foot, rooftop deck constructed on the uplands of the site, together with a 733 square foot cantilevered deck waterward of the ordinary high watermark, and all other portions of the project as described in the Findings above, is hereby granted for a site located at 3215 Harborview Drive, Gig Harbor, subject to the conditions contained in the conclusions above.

ORDERED this 10th day of July, 2018.

STEPHEN K. CAUSSEAUX, JR.
Hearing Examiner

TRANSMITTED this 10th day of July, 2018, to the following:

OWNER/ APPLICANT:	Richard Shaw P.O. Box 490 Gig Harbor, WA 98335-0490
AGENT:	Sound Environmental Consulting, LLC Attn: Railin Santiago 9816-243rd Place Southwest Edmonds, WA 98020
ARCHITECT:	Jeanne Ratcliffe-Gagliano 7713 Pioneer Way, Suite A Gig Harbor, WA 98335

OTHERS:

Bill Lynn
P.O. Box 1157
Tacoma, WA

John Griffin
5720 Lacoon Lane N.W.
Gig Harbor, WA 98335

M. Anderson
5229 Olympia Drive N.W., Unit A
Gig Harbor, WA 98335

Dan Snope
P.O. Box 2682
Gig Harbor, WA 98335

CITY OF GIG HARBOR

Kathy Owens
1320 Alameda Avenue, Suite 6
Fircrest, WA

Ron Winter
3317 Rosedale Street N.W.
Gig Harbor, WA 98335

Peter Norman
6911 Soundview Drive
Gig Harbor, WA 98335

Richard and Jacqueline Olivier
3316 Harborview Drive
Gig Harbor, WA 98332-2126

Duration of Permit Approval:

The shoreline substantial development permit, shoreline variance and shoreline conditional use 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 Peter Katich, Senior Planner, at 253-851-6170 should you desire to review the file.

Concerning Further Review

There is no administrative appeal of the hearing examiner's decision. A request for reconsideration may be filed according to the procedures set forth in Ordinance No. 1073. If a request for reconsideration is filed, this may affect the deadline for filing judicial appeal (Chapter 36.70c RCW) (see Ord. 1073, Ch. 36.70C RCW and RCW 90.58.180). Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

EXHIBIT L

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

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

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]
Pleasure Craft Marina Dock Replacement

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Shaw, Richard			
2b. Organization (If applicable)			
Pleasure Craft Marina			
2c. Mailing Address (Street or PO Box)			
1191 NW Shaw Island Way			
2d. City, State, Zip			
Bremerton, WA 98312			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
(360) 370-6658			westshaw@aol.com

[1]Additional 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.

[2]To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

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

Part 3–Authorized Agent or Contact

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

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

Part 4–Property Owner(s)

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

☒ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☒ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

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

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

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

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☒ 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]

3215 Harborview Dr

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 98335

5d. County [help]

Pierce County

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
34	05N	21	02E

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)

47.33055 N / -122.58184 W

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

7650000020

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)
City of Gig Harbor	3510 Harborview Dr Gig Harbor, WA 98335	0221082232

5i. List all wetlands on or adjacent to the project location. [help]

None

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 (Zone AE EL-14 Map Number: 53053C0129E Effective: 3/7/2017)
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
This area is commercially developed with minimal vegetation. This project is over Gig Harbor Bay
5m. Describe how the property is currently used. [help]
It is currently a working marina providing covered and uncovered moorage
5n. Describe how the adjacent properties are currently used. [help]
These properties are being used as boat moorage and parking lots and community businesses
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
Structures include marina with covered and uncovered boat moorage and a building on floats
5p. Provide driving directions from the closest highway to the project location and attach a map. [help]
From SR-16W take Waterfront/Wollochet Dr NW and turn right onto Pioneer Way. Go .7 miles and turn left onto Harborview Dr and in 700 feet turn right into the parking lot of 3215 Harborview Dr

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]
This project is a proposal for a re-model of the existing marina within the existing footprint. The project proposes to remove 47,341 square feet of overwater coverage consisting of covered moorage, a solid decked ramp, and solid decked floats; the project will also remove (33) 14” creosote treated wood piling. The proposed project will install 10,922 square feet of overwater coverage, with a 100% fiberglass grated ramp and 50% grated floats. The project proposes to install (25) 12” galvanized steel piling with .50” wall thickness. The existing office building will remain. Total reduction is 36,419 square feet as the covered moorage will be fully removed.
6b. Describe the purpose of the project and why you want or need to perform it. [help]
The project will remove the existing marina and introduce a more environmentally friendly design that will allow light penetration and full access to water dependent recreation.
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]

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

☐ 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, Map No. 19-10-0588P Effective 04/22/2019).**

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.

Piling Removal: Removal of the (33) 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 direct pull method will be used 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. EPA Region 10 Best Management Practices will be followed.

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

Replacement piles will be installed using a vibratory hammer, which takes about 15-20 min. per pile. No proofing will be used for non-load bearing piles (floats). Proofing may be necessary for load-bearing pilings.

Installation of floating marina system: Once the piling are in place and secure, the floating marina system will be installed. The new float system will be prefabricated at Marine Floats Corporation facility in Tacoma and towed to Gig Harbor for installation. Marine Floats Corporation will barge all construction debris to an approved upland disposal site.

EnviroTuff® 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 x 3/4" rectangles and 62% open area. 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 in existing footprint.

The office building will be de-attached and re-attached to the new marina system.

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

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

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

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

$3,000,000

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

No wetlands

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

No wetlands

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

No wetlands

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]

N/A

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]

N/A

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

1. The overall project will comply with regulatory agency requirements to avoid and minimize environmental impacts.
2. The grating on float surfaces allows for deeper light penetration that is beneficial for aquatic species.
3. The flotation tubs are permanently encapsulated.
4. The pilings are galvanized steel.
5. The construction barge will not be permitted to ground out at any time, nor be moored near SAV; no anchors no boat scours will be permitted to touch SAV.
6. Care will be taken to contain all construction debris.
7. Best Management Practices (BMPs) will be exercised throughout the project duration
8. Regulatory in-water work windows will be observed.
9. Piling is fitted with caps to prevent bird perching.
10. Floats will not ground out- depth is adequate to prevent this.
11. A boom will be inserted in the water to contain any deleterious materials and will be collected and put in the containment bin, as to prevent anything from entering the water body.
12. All construction and demolition is performed at the upland Marine Floats facility, only installation and pile driving will occur in water.

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

The project will reduce the overall square footage and remove creosote treated lumber and solid decking surfaces from the marine environment.

It is also removing covered moorage.

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]

Reduce the overall square footage over the marine waters

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
Remove Floats	Gig Harbor Bay		Permanent		
Remove Ramp	Gig Harbor Bay		Permanent		

[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.

Please see below for dimensions, shore zone and square footage

Existing	Width	Length	Quantity	SQ FT	
Ramp	4	40	1	160	
Covered Sq Ft LSZ				20165	
Covered Sq Ft DSZ				14144	
Covered Fingers	3	32	26	2496	LSZ SQ FT Float Total
	3	42	10	1260	5325
Covered Headwalk	6	261.5	1	1569	
Covered Fingers	3	42	12	1512	DSZ SQ FT Float Total
	3	47	6	846	7547
Covered Headwalk	6	150.5	1	903	
Uncovered	6	8	1	48	
	4	50	2	400	
	6	60	1	360	
	10	60	1	600	
	28	82	1	2296	
	6	97	1	582	TOTAL EXISTING SQ FT
					47341

	SQFT	Quantity	Total SQ Ft
14" Creosote Piling	1.0689826	9	9.6208438
14" Creosote Piling	1.0689826	24	25.655583
		33	

SZ	Proposed	Width	Length	Quantity	SQ Ft	
LSZ	Ramp	4	56	1	224	
	Landing Float	8	10	1	80	LSZ Float Coverage
	Fingers	6	70	4	1680	5170
	Headwalk	10	100	1	1000	
	Headwalk	10	241	1	2410	
DSZ						
	Fingers	6	70	3	1260	
	Headwalk	6	228	1	1368	
	Fingers	8	100	1	800	
	Office Platform	30	70	1	2100	
						DSZ Float Coverage
						5528
						Total Proposed Sq Ft
			Piling			10922
				Diameter	Quantity	
			LSZ	12	12	
			DSZ	12	13	
					25	

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]
N/A
8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]
N/A

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	Robin Bolster-Grant	253-853-7615	2/28/2023
WDFW			
USACE	Jen Casper	206-549-2682	3/14/2023

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

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.

South Puget Sound (171100190900)

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 #.

WRIA: 15

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.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: City Waterfront

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

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

☐ Shoreline ☒ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

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

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

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [help]

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

☐ Yes ☒ No

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

Unknown

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

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

☐ Yes ☒ No Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and 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 Chinook Salmon (Oncorhynchus tshawytscha), Puget Sound Steelhead (Oncorhynchus mykiss), Puget Sound Coho Salmon (Oncorhynchus kisutch), Southern Resident Killer Whale (Orcinus orca), Marbled Murrelet (Brachyramphus marmoratus), Leatherback Sea Turtle (Dermochelys coriacea), Western Snowy Plover (Charadrius nivosus nivosus), and Puget Sound Bocaccio (Sebastes paucispinis)
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

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 **Error! Hyperlink reference not valid.**https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.
☐ A copy of the SEPA determination or letter of exemption is included with this application.
☒ A SEPA determination is pending with City of Gig Harbor (lead agency). The expected decision date is 2022.
☐ 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 ☐ Non-Federally Regulated Waters

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: d13-pf-d13bridges@uscg.mil

☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

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. [help]

11a. Applicant Signature (required) [help]

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. _____ (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. _____ (initial)

Richard Shaw

Applicant Printed Name	Applicant Signature	Date
Richard Shaw		03.10.22

11b. Authorized Agent Signature [help]

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.

Authorized Agent Printed Name	Authorized Agent Signature	Date
Tabitha Simonetti		3.8.22

11c. Property Owner Signature (if not applicant) [help]

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.

Property Owner Printed Name	Property Owner Signature	Date
Richard Shaw		03.10.22

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

EXHIBIT M

Grette Associates LLC
ENVIRONMENTAL CONSULTANTS

TECHNICAL MEMORANDUM

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

August 7, 2023

Prepared for: City of Gig Harbor
Attention: Jeremy Hammar
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2095

Re: Pleasure Craft Marina Replacement Project: Third-Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates to assist in the review of the Habitat Management Plan (the "HMP"; revised June 21, 2023) that was prepared by Marine Surveys and Assessments (MSA) in support of the Pleasure Craft Marina Replacement Project (Project) within Gig Harbor.

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).

According to the information provided in the HMP, the proposed Project will replace the existing 47,341 square foot marina structure with an upgraded 10,350 square foot marina structure. The new marina will largely be positioned within the same footprint as the existing marina system. The existing marina consists of a large covered moorage structure (34,309 sq. ft.), office platform (2,296 sq. ft.) and supporting structure (10,736 sq. ft.) which is supported by 33 14-inch creosote timber pile. The proposed replacement will eliminate the large covered moorage structure and will primarily consist of a grated head-walk float structure (5,690 sq. ft.), office platform (3,136 sq. ft.), and grated finger floats and ramp (1,524 sq. ft.). The new marina will be supported by 25 12-inch galvanized steel pile. Overall, the proposed replacement will reduce overwater coverage by approximately 36,991 square feet.

2 REVIEW METHODS

2.1 Site Visit

Grette Associates completed a site visit on August 2, 2023 to assess the general Project area for consistency with the information contained in the HMP. 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 HMP 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 HMP, the HMP 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 -2.6 feet MLLW. 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.

As noted in the HMP, the Washington Department of Natural Resources' (DNR) *Puget Sound Seagrass Monitoring Data Viewer*[1] does not map any eelgrass within Gig Harbor Bay. Furthermore, no eelgrass or kelp beds were identified during MSA's June 2022 dive survey.

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

[1] https://wadnr.maps.arcgis.com/apps/webappviewer/index.html?id=83b8389234454abc8725827b49272a31

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 HMP 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, the HMP provides mitigation sequencing to demonstrate the Project was designed to follow the avoidance and minimization requirements defined in GHSMP 6.2.2 as well as 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 6 of the HMP 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. Additionally, as noted in the HMP, the Project is seeking federal approval through the USACE which includes addressing ESA and potential impacts to the nearshore environment.

In summary, Grette Associates concurs with the HMP's determination of no net loss. The purpose of the Project is to replace the existing covered marina structure with a grated ramp and float marina structure. The Project will replace the 33-creosote pile with 25 galvanized steel pile and will reduce overwater coverage by approximately 36,991 square feet. The new marina will also utilize 62 percent functional grating over approximately 50 percent of the head-walk and finger floats. These improvements, along with BMPs outlined in the HMP, will improve the nearshore environment in Gig Harbor Bay and ensure that any potential temporary impacts associated with construction will not have an adverse impact on nearshore functions.

In summary, the HMP has adequately addressed this section.

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 HMP provides effects determinations for those ESA-listed species that have the potential to be within the nearshore environment in the vicinity of the Project. Grette Associates concurs with the effects determinations of *NE* and *NLAA* outlined in the HMP.

4 SUMMARY AND RECOMMENDATIONS

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

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

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

Regards,

Chad Wallin, PWS
Biologist
GRETTE ASSOCIATES[LLC]