



AGENDA

City of Gig Harbor Hearing Examiner Council Chambers or Virtual Hearing of Tuesday, July 7, 2026 at 1:30 PM

This hearing will be accessible to listen by using the information below:

Link to join Webinar <https://us06web.zoom.us/j/89687328917>

Call-in: (253) 215-8782 Hearing ID: 896 8732 8917

If you wish to submit a written public comment, please provide your comments to the Planning Division by **Monday, July 6, 2026, by 4:30 pm.** All written comments to be included in the record shall have the title: **FOR PUBLIC COMMENT** included. Send comments to: PlanningComments@gigharborwa.gov.

Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

I. Open Public Hearing

II. Public Hearing

Items on this agenda will be reviewed according to the following format:

1. Open public hearing
2. Staff Report
3. Applicant's presentation
4. Public Comment
5. Close public hearing

New Business

1. **Soundview Consultants – Racheal Villa, Chatman Pier Extension**, PL-SDP-26-0001. The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.
2. **Harbor Holdings, LLC – Ed Dorland, Dorland Reasonable Use Exemption**-PL-RUE-22-0001. The applicant is requesting a Reasonable Use Exception to reduce the required wetland buffer from 300 feet to approximately 240 feet and the required stream buffer from 50 feet to approximately 20 feet. The requested buffer reduction is to accommodate the construction

of a single-family residence on the subject property.

III. Adjournment

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Hearing Examiner must proceed in an orderly, timely manner.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Hearing Examiner has announced that the public comment portion of the hearing has been opened. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting. Written comments may be submitted to the Hearing Examiner by email at PlanningComments@gjgharborwa.gov.

All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to the Hearing Examiner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public hearings to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

City of Gig Harbor Community Development Planning Division

Notice of Application

GENERAL INFORMATION

- **Permit Number:** PL-SDP-26-0001
- **Permit Type:** Type III
- **Applicant Name:** Soundview Consultants – Racheal Villa

APPLICATION DATES

- **Date of Initial Application Submission:** March 3, 2026
- **Date of Notice of Completion Application:** March 16, 2026
- **Date of Notice of Application:** March 30, 2026

PROJECT DETAILS

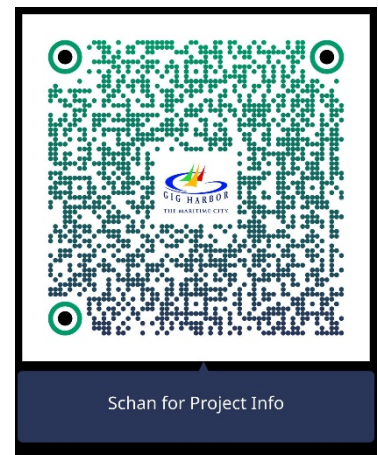
- **Project Title:** Chatman Pier Extension
- **Project Location:** 2901 and 2829 Harborview Drive | Parcel Numbers – 0221081076 and 0221081121. The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive.
- **Project Description:** The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

PERMITS AND STUDIES

- **Requested Project Permits:** Shoreline Substantial Development and SEPA
- **Studies Requested:** None at this time
- **Additional Permits Required (to the extent known):** None at this time

ENVIRONMENTAL REVIEW

- **Existing Environmental Documents:** No Net Loss Shoreline Ecological Functions Evaluation Form, SEPA Environmental Checklist and Shoreline and Fish and Wildlife Habitat Assessment and Submerged Aquatic Vegetation Survey.



PUBLIC COMMENT INFORMATION

- **Public Comment Period:** From March 30, 2026 to April 29, 2026 (All comments must be received by the Planning Division by the close of business on the closing date)
- **Public Comments May Be Submitted in Writing By:**
 - o Mail to or in person to: Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335
 - o Email: PlanningComments@gigharborwa.gov
*Comments should be as specific as possible
- **Rights of the Public:**
 - o To comment on the application
 - o To request notice of and participate in any hearings or public meetings
 - o To request a copy of the final decision
 - o To appeal the decision (subject to GHMC 19.06)

Public Hearing Information: A hearing date has not been scheduled for this application

Preliminary Determinations (if any):

- **Preliminary Determination of Consistency with GHMC 19.04.001:** None at this time
- **Preliminary Determination of Development Regulations for Mitigation:** None at this time

For questions or additional information, contact Cory Ragan, Senior Planner at (253)851-6170 or CRagan@gigharborwa.gov

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. Documents are also available at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (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 March 30, 2026 I mailed a true and correct copy of the **Notice of Application** for the following:

Project Name: **Chatman Pier Extension**

Project Location: **2829 & 2901 Harborview Drive | Parcels 0021081076 & 0221081121**

Permit Number(s): **PL-SDP-26-0001**

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 30th day of March 2026.

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** 03.30.2026

Project: Chatman Pier Extension **Planner:** Cory

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

SEPA Agencies:  Washington Department of Ecology, SEPA Register online
(NOA, SEPA)  Washington Department of Commerce, attn: Review Team
Electronic Mail  Pierce Transit Land Use Review
 Washington State Department of Fish & Wildlife, attn: SEPA Desk
 Washington State Department of Natural Resources, attn: SEPA Center
 Washington State DAHP
 Puyallup Tribe of Indians Historic Preservation
 Puyallup Tribe Cultural Resources
 PenMet Parks
 Pierce County Fire District Number 5
 Suquamish Tribe
 Peninsula School District
 Pierce County Planning and Land Services
 Washington State Department of Transportation, attn: OR-SEPA-REVIEW
 Squaxin Island Tribe
 Muckleshoot Tribe
 Washington Department of Corrections
 Puget Sound Partnership
 Nisqually Tribe

Other Parties:

1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☒ 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 Daily Index
- ☐ Other

City of Gig Harbor Community Development Planning Division

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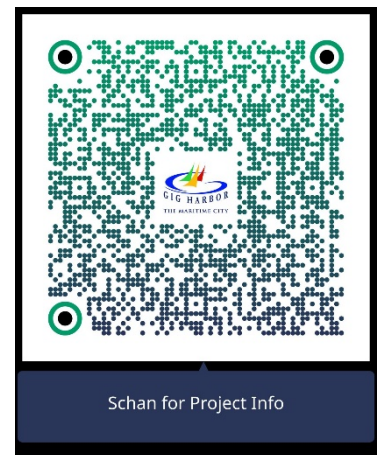
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*Comments should be as specific as possible
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221081189
BABICH-BAILEY NET SHED LLC
3723 MOOSE TRAIL
GIG HARBOR WA, 98335

2987000010
GNEG Y CHARLES R
& MAY KATHERINE J
2808 HARBORVIEW DR APT C
GIG HARBOR WA, 98335-1903

221081122
KATKE JEFFREY J TTEE
7521 SOUNDVIEW DR
GIG HARBOR WA, 98335-1950

221081121
SAMI'S HOUSE LLC
5726 34TH AVE NE
SEATTLE WA, 98105

221085007
TWETEN TIMOTHY & LORIE
2817 HARBORVIEW DR
GIG HARBOR WA, 98335-1908

221081076
CHATMAN STEVEN L TTEE &
CHATMAN ANNE M TTEE
2829 HARBORVIEW DR
GIG HARBOR WA, 98335-1908

221081138
HORSEHEAD INVESTMENTS LLC
10809 32ND STREET CT NW
GIG HARBOR WA, 98335-5872

221081112
LIERMAN MICHAEL E & DENISE R
2821 HARBORVIEW DR
GIG HARBOR WA, 98335-1908

221081151 221081113
SHARP MICHAEL A TTEE &
DIMAGGIO KATHRYN ANNE TTEE
2823 HARBORVIEW DR
GIG HARBOR WA, 98335-1908

221081058
X2 BOAT BARN LLC
PO BOX 2116
TACOMA WA, 98401

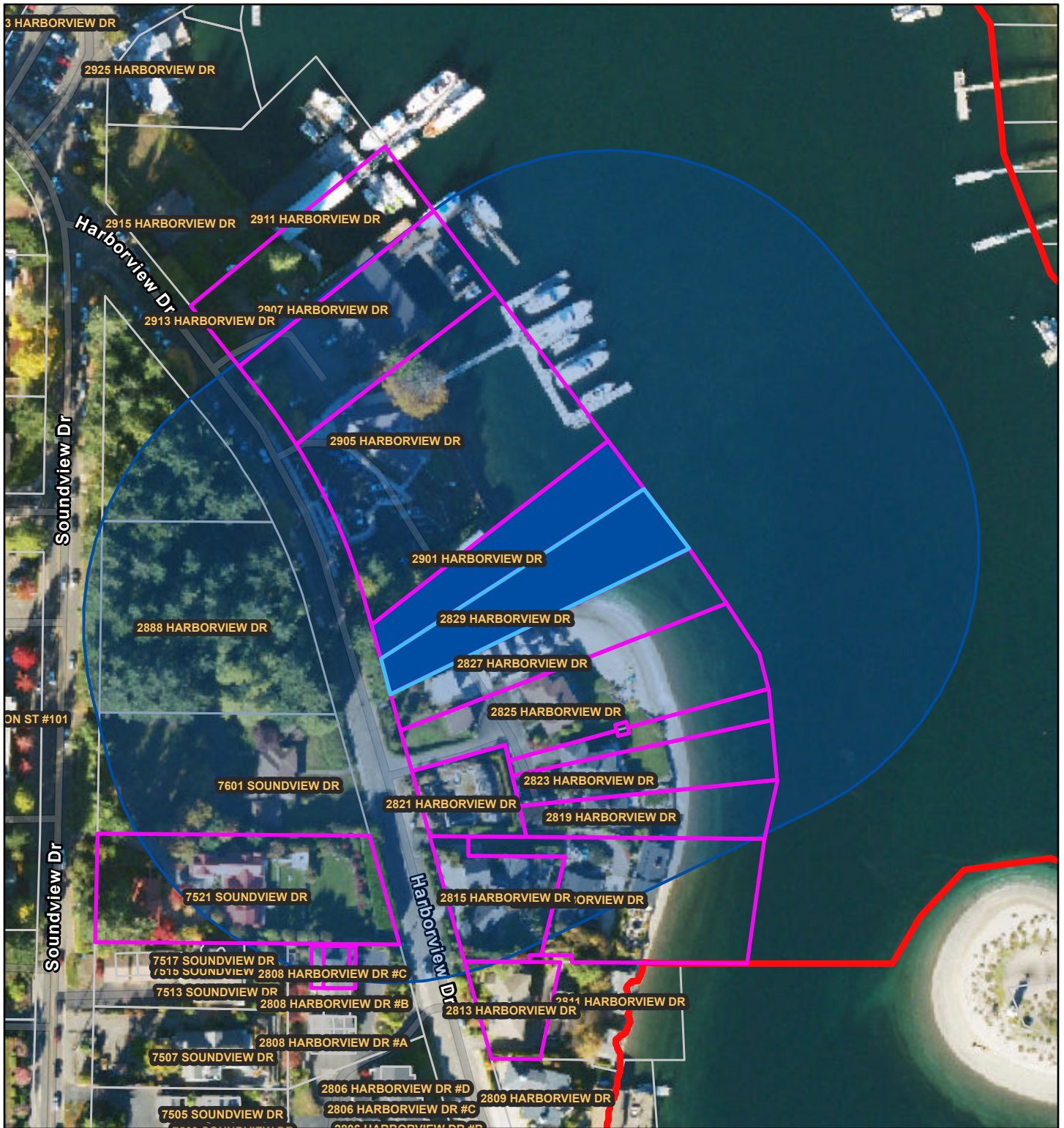
221081116 221081149
GARNAN PROPERTIES LLC
2130 MAIN ST STE 255
HUNTINGTN BCH CA, 92648-7451

221081114
KAMMER JACK & MICHELLE
2819 HARBORVIEW DR
GIG HARBOR WA, 98335

221085006
NIESZ TIMOTHY J
PO BOX 2419
GIG HARBOR WA, 98335-4419

221081134
STUART ROBERT E & MELINDA K
2813 HARBORVIEW DR
GIG HARBOR WA, 98335-1908

Chatman Pier Extension

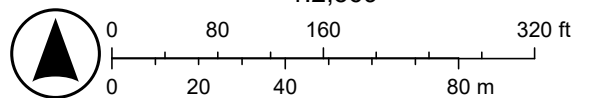


3/16/2026, 9:41:09 AM

1:2,569

 City Boundary

Site



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Imagery © 2023 Hexagon and data partners., Microsoft, Vantor

City of Gig Harbor Staff

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

From: [Michelle Thomas](#)
Bcc: [Racheal Villa](#); [Alec Wrolson, Puyallup Tribe](#); [Andrew Strobel, Puyallup Tribe](#); aosullivan@suquamish.nsn.us; [Brad Beach, THPO Nisqually Tribe](#); [Brandon Reynon, Puyallup Tribe](#); [Carol](#); [Char Naylor, Puyallup Tribe](#); [Dan Roscoe, WSP](#); [David Winfrey, Puyallup Tribe](#); [Deana McCortney - DNR](#); [Department of Natural Resources SEPA Center \(sepacenter@dnr.wa.gov\)](#); [Dept. of Ecology](#); dwilliams@suquamish.nsn.us; esorensen@penmetparks.org; [Gig Harbor Fire](#); [Grace Roberts, WSP](#); [Lisa Anderson, Puyallup Tribe](#); [Lois Boome, Puyallup Tribe](#); [Michael Prentice, Muckleshoot Tribe - Laura Murphy \(laura.murphy@muckleshoot.nsn.us\)](#); [Nancy Games, Puyallup Tribe](#); [Nicole Jones-Vogel, AICP PenMet Parks](#); [Nisqually Tribe](#); OR-SEPA-REVIEW@wsdot.wa.gov; [Peninsula School District](#); [Pierce County SEPA](#); [Pierce Transit](#); [Puyallup Tribe SEPA](#); reviewteam@commerce.wa.gov; [Robert Barandon, Puyallup Tribe](#); [Russ Ladley, Puyallup Tribe](#); [sepa](#); sharons@penlight.org; [Shaun Dinubilo, Suquamish Tribe - Dennis Lewarch \(dlewarch@suquamish.nsn.us\)](#); [Trevor Clifford, WSP](#); [Washington Dept. Fish & Wildlife](#)
Subject: Notice of Application Chatman Pier Extension
Date: Monday, March 30, 2026 8:11:00 AM
Attachments: [SEPA Chcklst 03.03.2026.pdf](#)
[2026.03.30 NOA.pdf](#)

Please see attached Notice of Application for your review and comment.

LOCATION: 2901 and 2829 Harborview Drive | Parcel Numbers – 0221081076 and 0221081121. The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive.

PROPOSAL: The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

COMMENT DEADLINE: April 29, 2026 (All comments must be received by the Planning Division by the close of business on the closing date)

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If you have any comments on this proposal, please send them to PlanningComments@gigharborwa.gov, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Comments must be received by no later than Close of Business, Wednesday, **April 26, 2026** for consideration.

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

From: NoReply@ecy.wa.gov
To: [planningintake](mailto:planningintake@GigHarborWA.gov)
Subject: Your SEPA Record Has Been Submitted!
Date: Monday, March 30, 2026 8:27:19 AM

The Department of Ecology has received a new SEPA record from Planning Division at Gig Harbor City of with a File Number of: PL-SDP-26-0001.
Your record is being reviewed by an administrator.

From: Planning Division
Email: planningintake@GigHarborWA.gov
Phone number: (253) 851-6170

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Michelle Thomas, 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 March 16, 2026, I sent a true and correct copy of the NOTICE OF APPLICATION for publication in the March 30, 2026, edition of the Tacoma Daily Index for the following:

Project Name: **Chatman Pier Extension**

Project Location: **2829 & 2901 Harborview Drive | Parcels 0021081076 & 0221081121**

Permit Number(s): **PL-SDP-26-0001**

SIGNED at Gig Harbor, Washington, this 16th, Day of March 2026

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD **Notice Date:** 03.30.2026

Project: Chatman Pier Extension **Planner:** Cory

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

SEPA Agencies:

- ☐ Washington Department of Ecology, SEPA Register online (NOA, SEPA)
- ☐ Washington Department of Commerce, attn: Review Team

Electronic Mail

- ☐ Pierce Transit Land Use Review
- ☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☐ Washington State Department of Natural Resources, attn: SEPA Center
- ☐ Washington State DAHP
- ☐ Puyallup Tribe of Indians Historic Preservation
- ☐ Puyallup Tribe Cultural Resources
- ☐ PenMet Parks
- ☐ Pierce County Fire District Number 5
- ☐ Suquamish Tribe
- ☐ Peninsula School District
- ☐ Pierce County Planning and Land Services
- ☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
- ☐ Squaxin Island Tribe
- ☐ Muckleshoot Tribe
- ☐ Washington Department of Corrections
- ☐ Puget Sound Partnership
- ☐ Nisqually Tribe

Other Parties:

1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☒ 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 Daily Index
- ☐ Other

Tacoma Daily Index

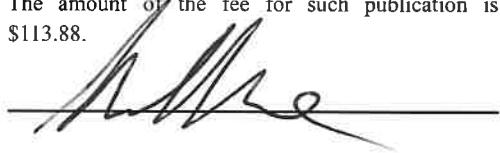
Affidavit of Publication

State of Washington }

County of Pierce } ss

Amanda Kahlke being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Tacoma Daily Index a newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a newspaper in Pierce County, Washington and is and always has been printed in whole or part in the Tacoma Daily Index and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Pierce County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of IDX1028109 NOA SDP-26-0001 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 03/30/2026 and ending on 03/30/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$113.88.



Subscribed and sworn before me on this

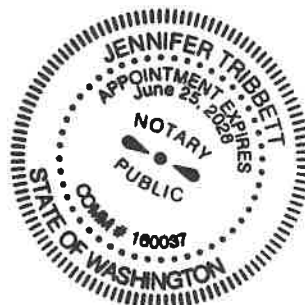
30 day of march

2026



Notary Public in and for the State of Washington.

City of Gig Harbor | 09256156
MICHELLE THOMAS



**NOTICE OF APPLICATION
COMMUNITY DEVELOPMENT DE-
PARTMENT
PLANNING DIVISION
CITY OF GIG HARBOR
March 30, 2026**

Chatman Pier Extension

Permit Number(s): PL-SDP-26-0001

Name of Applicant: Soundview Consultants - Racheal Villa

Project Location: 2901 and 2829 Harborview Drive | Parcel Numbers - 0221081076 and 0221081121.

The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive.

Description of Proposed Project:

The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

Project Permits Included with Application: Shoreline Substantial Development and SEPA

Tentative Public Meeting or Public Hearing Date:

A hearing date has not been scheduled for this application.

Interested persons may comment on the above stated application or may request any notice of 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 April 29, 2026. All public comments or requests must be received at the Planning Division by no later than the close of business on the last date of the comment period. Comments may be mailed to or delivered in person to the below address or emailed to

PlanningComments@gigharbor.wa.gov

For questions or additional information, contact Senior Planner, Cory Ragan at (253)851-6170 or CRagan@gigharbor.wa.gov.

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, dur-
ing normal business hours, Monday
through Friday. Documents are also
available at www.gigharborwa.gov
by clicking 'Permit Portal' and enter-
ing the permit number.
IDX-1028109
March 30, 2026

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Steven L Chatman (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 March 30, 2026 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **Chatman Pier Extension**

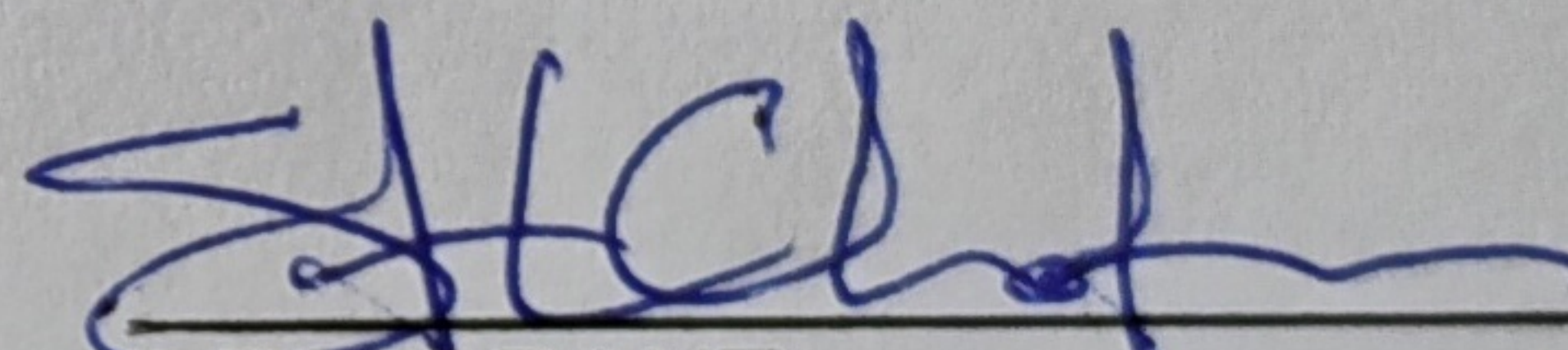
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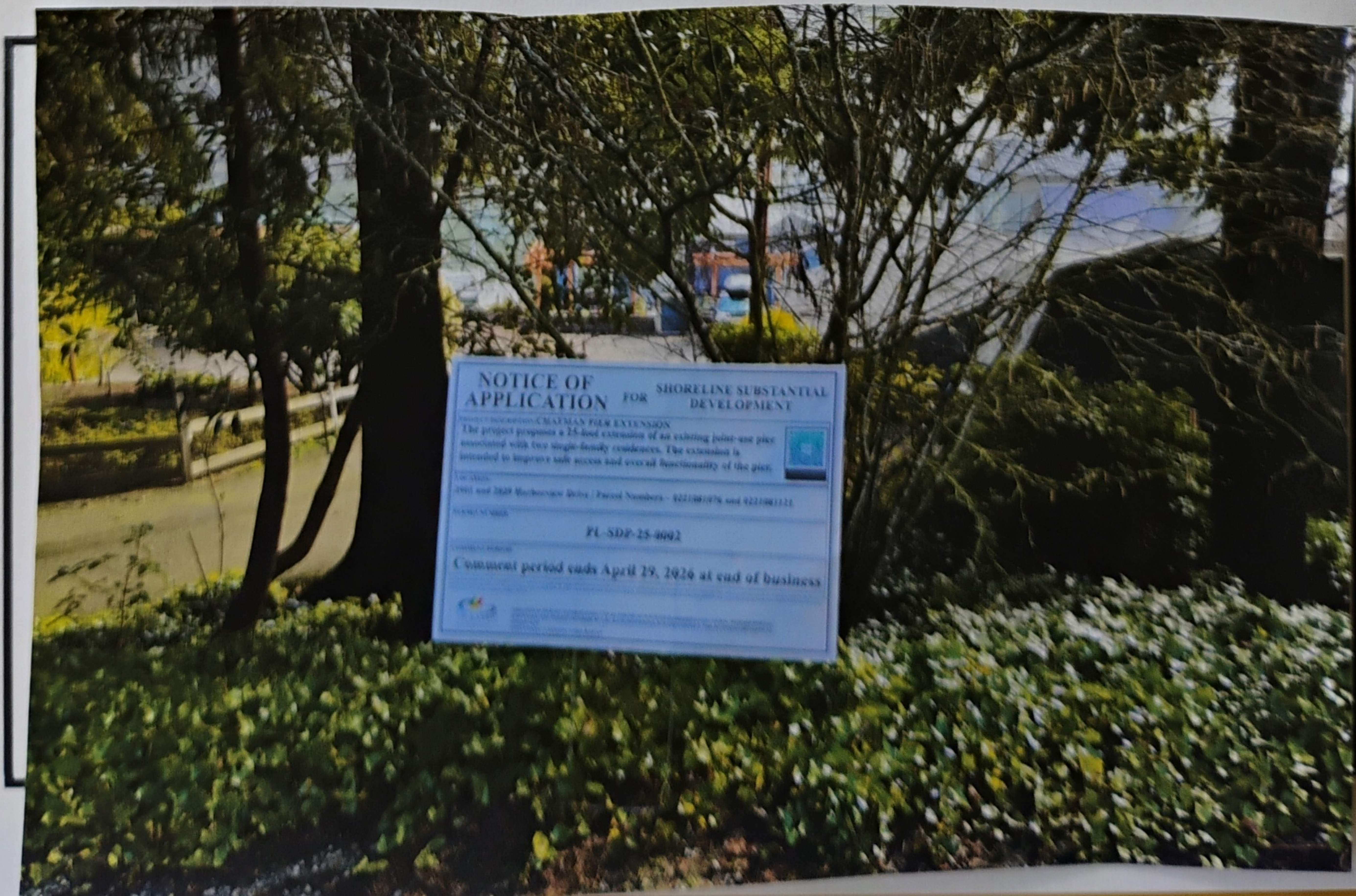
Permit Number(s): **PL-SDP-26-0001**

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

- ☒ 2829/2901 Harborview Dr
- ☒ _____

SIGNED at Gig Harbor, Washington, this 30 day of March, 2026.


DECLARANT (signature)



**Community Development Department
Planning Division**

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING**

Chatman Pier Extension

Permit Number(s): PL-SDP-26-0001

Date of Notice: June 23, 2026

Applicant: Soundview Consultants – Racheal Villa

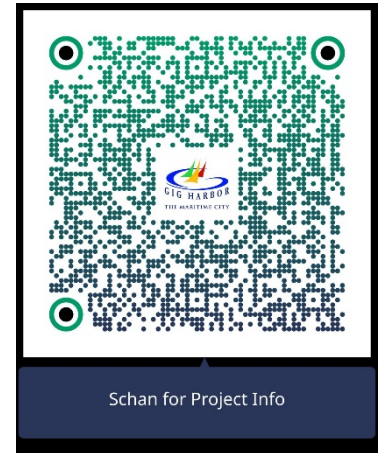
Agent: Soundview Consultants – Racheal Villa

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Project Description: The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

SEPA Threshold Determination: Determination of Nonsignificance, issued May 14, 2026.

PUBLIC HEARING DATE: Hearing Examiner, **July 7th, 2026 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 close of business on July 6th, 2026.**

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



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Permit Number(s): **PL-SDP-26-0001**

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 23rd day of June 2026.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** 03.30.2026

Project: Chatman Pier Extension **Planner:** Cory

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

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register online
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Pierce County Fire District Number 5
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe

Other Parties:

1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☒ 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 Daily Index
- ☐ Other

**Community Development Department
Planning Division**

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING**

Chatman Pier Extension

Permit Number(s): PL-SDP-26-0001

Date of Notice: June 23, 2026

Applicant: Soundview Consultants – Racheal Villa

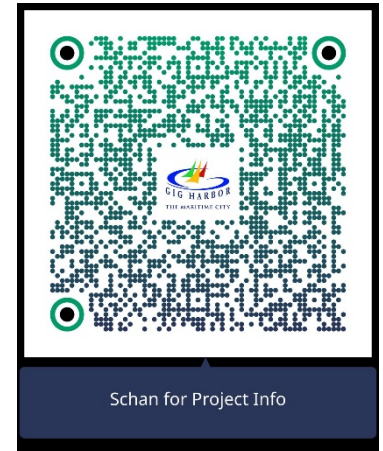
Agent: Soundview Consultants – Racheal Villa

Project Location: 2901 and 2829 Harborview Drive | Parcel Numbers – 0221081076 and 0221081121. The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive.

Project Description: The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

SEPA Threshold Determination: Determination of Nonsignificance, issued May 14, 2026.

PUBLIC HEARING DATE: Hearing Examiner, **July 7th, 2026 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 close of business on July 6th, 2026.**

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



From: [Michelle Thomas](#)
To: [Cory Ragan](#)
Cc: [Michelle Thomas](#)
Bcc: ["Alyssa Butenschoen"](#); ["Soundview Marine Team"](#); ["Hannah Machiorlete"](#); ["Racheal Villa"](#); ["thechatmans"](#); ["droc461@ecy.wa.gov"](#); ["sasm461@ECY.WA.GOV"](#); ["Shaun Dinubilo"](#)
Subject: Chatman Pier Extension Notice of Public Hearing PL-SDP-26-0001
Date: Tuesday, June 23, 2026 8:00:12 AM
Attachments: [2026.06.23 NOPH.pdf](#)

Dear Interested Parties,

Please be advised that a Public Hearing has been scheduled for the following project:

Project: Chatman Pier Extension

Project Location: 2901 and 2829 Harborview Drive | Parcel Numbers – 0221081076 and 0221081121. The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive

Hearing Date: July 7, 2026

Hearing Time: 1:30 PM

Hearing Location: Virtual Hearing This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/89687328917> or by calling (253) 215- 8782 Webinar ID: 896 8732 8917

The purpose of this hearing is to consider a proposal of a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

Attached please find the formal Notice of Public Hearing and related project information for your review.

If you have any questions or would like additional information prior to the hearing, please contact Cory Ragan at 253-851-6170 or CRagan@gigharborwa.gov.

Sincerely,

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

221081189
BABICH-BAILEY NET SHED LLC
3723 MOOSE TRAIL
GIG HARBOR, WA 98335

2987000010
GNEGY CHARLES R
& MAY KATHERINE J
2808 HARBORVIEW DR APT C
GIG HARBOR, WA 98335-1903
221081122
KATKE JEFFREY J TTEE
7521 SOUNDVIEW DR
GIG HARBOR, WA 98335-1950

221081121
SAMI'S HOUSE LLC
5726 34TH AVE NE
SEATTLE, WA 98105

221085007
TWETEN TIMOTHY & LORIE
2817 HARBORVIEW DR
GIG HARBOR, WA 98335-1908

221081076
CHATMAN STEVEN L TTEE &
CHATMAN ANNE M TTEE
2829 HARBORVIEW DR
GIG HARBOR, WA 98335-1908
221081138
HORSEHEAD INVESTMENTS LLC
10809 32ND STREET CT NW
GIG HARBOR, WA 98335-5872

221081112
LIERMAN MICHAEL E & DENISE R
2821 HARBORVIEW DR
GIG HARBOR, WA 98335-1908

221081151 221081113
SHARP MICHAEL A TTEE &
DIMAGGIO KATHRYN ANNE TTEE
2823 HARBORVIEW DR
GIG HARBOR, WA 98335-1908
221081058
X2 BOAT BARN LLC
PO BOX 2116
TACOMA, WA 98401

221081116 221081149
GARNAN PROPERTIES LLC
2130 MAIN ST STE 255
HUNTINGTN BCH, CA 92648-7451

221081114
KAMMER JACK & MICHELLE
2819 HARBORVIEW DR
GIG HARBOR, WA 98335

221085006
NIESZ TIMOTHY J
PO BOX 2419
GIG HARBOR, WA 98335-4419

221081134
STUART ROBERT E & MELINDA K
2813 HARBORVIEW DR
GIG HARBOR, WA 98335-1908

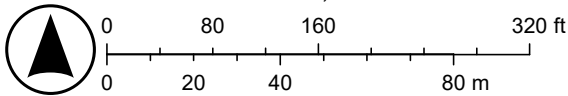
Chatman Pier Extension



3/16/2026, 9:41:09 AM

 Site

 City Boundary



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Imagery © 2023 Hexagon and data partners., Microsoft, Vantor

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

On June 5, 2026, I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the June 23, 2026, edition of the Tacoma Daily Index for the following:

Project Name: **Chatman Pier Extension**

Project Location: **2829 & 2901 Harborview Drive | Parcels 0021081076 & 0221081121**

Permit Number(s): **PL-SDP-26-0001**

SIGNED at Gig Harbor, Washington, this 5th, Day of June 2026

Michelle Thomas
DECLARANT (signature)

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** 03.30.2026

Project: Chatman Pier Extension **Planner:** Cory

Other Parties:

1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☒ 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 Daily Index
- ☐ Other

Tacoma Daily Index

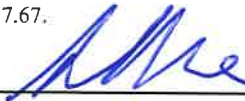
Affidavit of Publication

State of Washington }

County of Pierce } ss

Amanda Kahlke being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Tacoma Daily Index a newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a newspaper in Pierce County, Washington and is and always has been printed in whole or part in the Tacoma Daily Index and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Pierce County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of IDX1032040 NOPH SDP-26-0001 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/23/2026 and ending on 06/23/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$137.67.



Subscribed and sworn before me on this

23

day of

June

2026



Notary Public in and for the State of
Washington.

City of Gig Harbor | 09256156
MICHELLE THOMAS



**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
Chatman Pier Extension**

Permit Number(s):

PL-SDP-26-0001

Date of Notice:

June 23, 2026

Applicant:

Soundview Consultants -

Racheal Villa

Agent:

Soundview Consultants -

Racheal Villa

Project Location:

2901 and 2829 Harborview Drive
Parcel Numbers - 0221081076 and
0221081121. The site is located on
the east side of Harborview Drive,
approximately 560 feet south of the
intersection with Harborview &
Soundview Drive.

Project Description:

The project proposes a 25-foot ex-
tension of an existing joint-use pier
associated with two single-family
residences. The extension is intend-
ed to improve safe access and over-
all functionality of the pier.

SEPA Threshold Determination:

Determination of Nonsignificance, is-
sued May 14, 2026.

PUBLIC HEARING DATE:

Hearing Examiner, July 7th, 2026
at 1:30 pm, Virtual Hearing

Interested persons are invited to at-
tend 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 applica-
tion are available for review and in-
spection at the City of Gig Harbor
Planning Division, 3510 Grandview
Street, Gig Harbor, WA 98335, dur-
ing normal business hours, Monday
through Friday or on the City's Per-
mit Portal. A copy of the staff re-
port on this proposal will be
available at least seven days prior to
the hearing. A copy of the applica-
tion, all documents and evidence
relied upon by the applicant, and ap-
plicable criteria are available for in-
spection 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 close of business on July 6th, 2026.**

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

IDX1032040
June 23, 2026

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

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

On June 23, 2026 I caused to be posted the notice board provided by the city for the Notice of Public Hearing on the following:

Project Name: **Chatman Pier Extension**

Project Location: **2829 & 2901 Harborview Drive | Parcels 0021081076 & 0221081121**

Permit Number(s): **PL-SDP-26-0001**

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

- ☒ 2829 Harborview Drive
- ☒ 2901 Harborview Drive

SIGNED at Gig Harbor, Washington, this 23 day of June, 2026.

Alexander Bell
DECLARANT (signature)



From: [Shaun Dinubilo](#)
To: [Michelle Thomas](#)
Cc: [Doyle Foster](#)
Subject: RE: Notice of Application Chatman Pier Extension
Date: Monday, April 13, 2026 8:19:09 AM

Hello Michelle,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (SEPA) for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. We also strongly recommend that the applicant and contractors have a copy of the Inadvertent Discovery Plan (IDP) on the project site at all times. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's CRD Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
FAA Certified (Section 107) sUAS Remote Pilot
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Phone: 360-432-3998
Email: sdinubilo@squaxin.us
Office Hours: 7:30 am to 4:00 pm
Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Michelle Thomas <MThomas@gigharborwa.gov>
Sent: Monday, March 30, 2026 8:12 AM
Subject: Notice of Application Chatman Pier Extension

Please see attached Notice of Application for your review and comment.

LOCATION: 2901 and 2829 Harborview Drive | Parcel Numbers – 0221081076 and

0221081121. The site is located on the east side of Harborview Drive, approximately 560 feet south of the intersection with Harborview & Soundview Drive.

PROPOSAL: The project proposes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

COMMENT DEADLINE: April 29, 2026 (All comments must be received by the Planning Division by the close of business on the closing date)

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If you have any comments on this proposal, please send them to PlanningComments@gigharborwa.gov, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Comments must be received by no later than Close of Business, Wednesday, **April 26, 2026** for consideration.

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

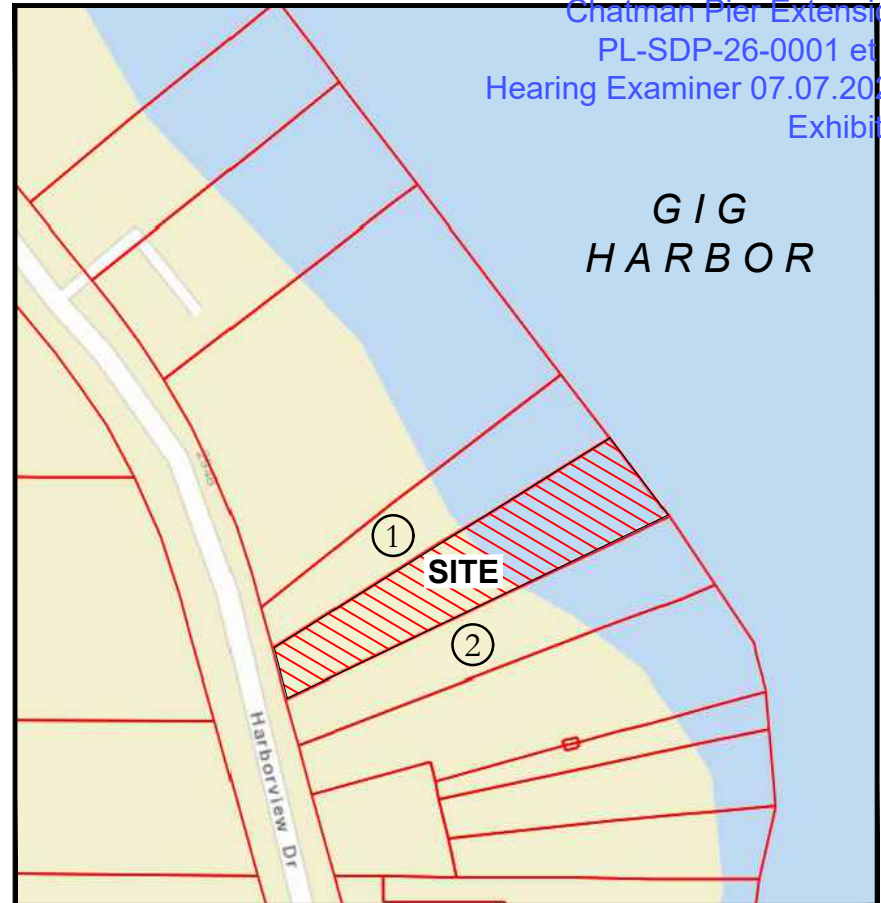
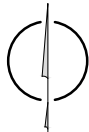
VICINITY MAP

RECEIVED
By MThomas City of Gig Harbor at 10:10 am, Mar 03, 2026



VICINITY MAP

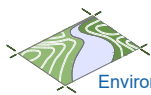
SOURCE: ESRI, OSM, USGS



ADJACENT OWNERSHIP

SOURCE: PIERCE COUNTY ASSESSOR

1. SAMI'S HOUSE LLC
2. GARNAN PROPERTIES LLC



Soundview Consultants

Environmental Assessment • Planning • Land Use Solutions

2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335

P. 253.514.8952
F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM
LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

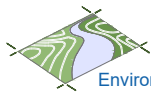
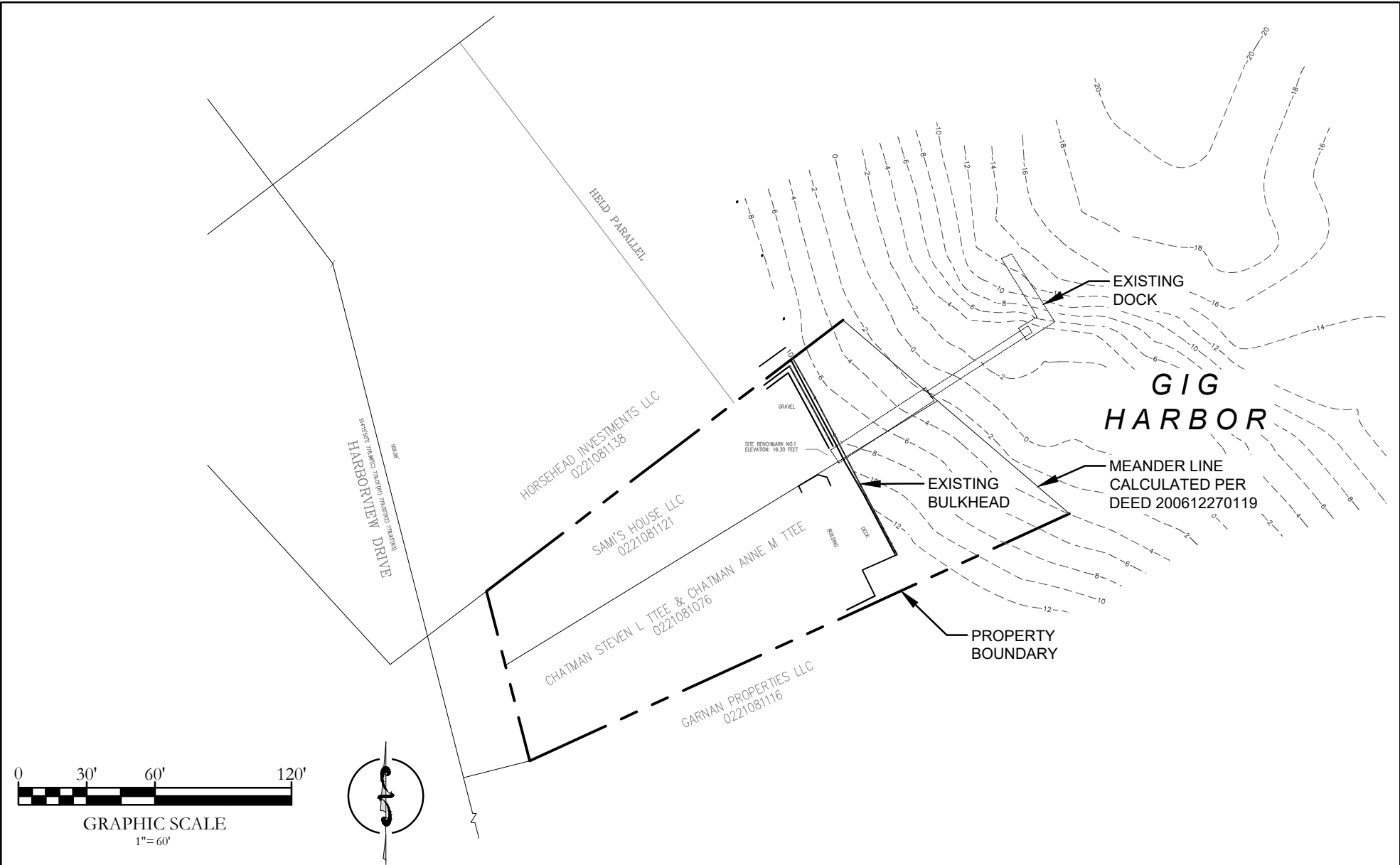
SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J1.0

EXISTING CONDITIONS



Soundview Consultants

Environmental Assessment • Planning • Land Use Solutions

2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335

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F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

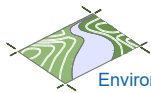
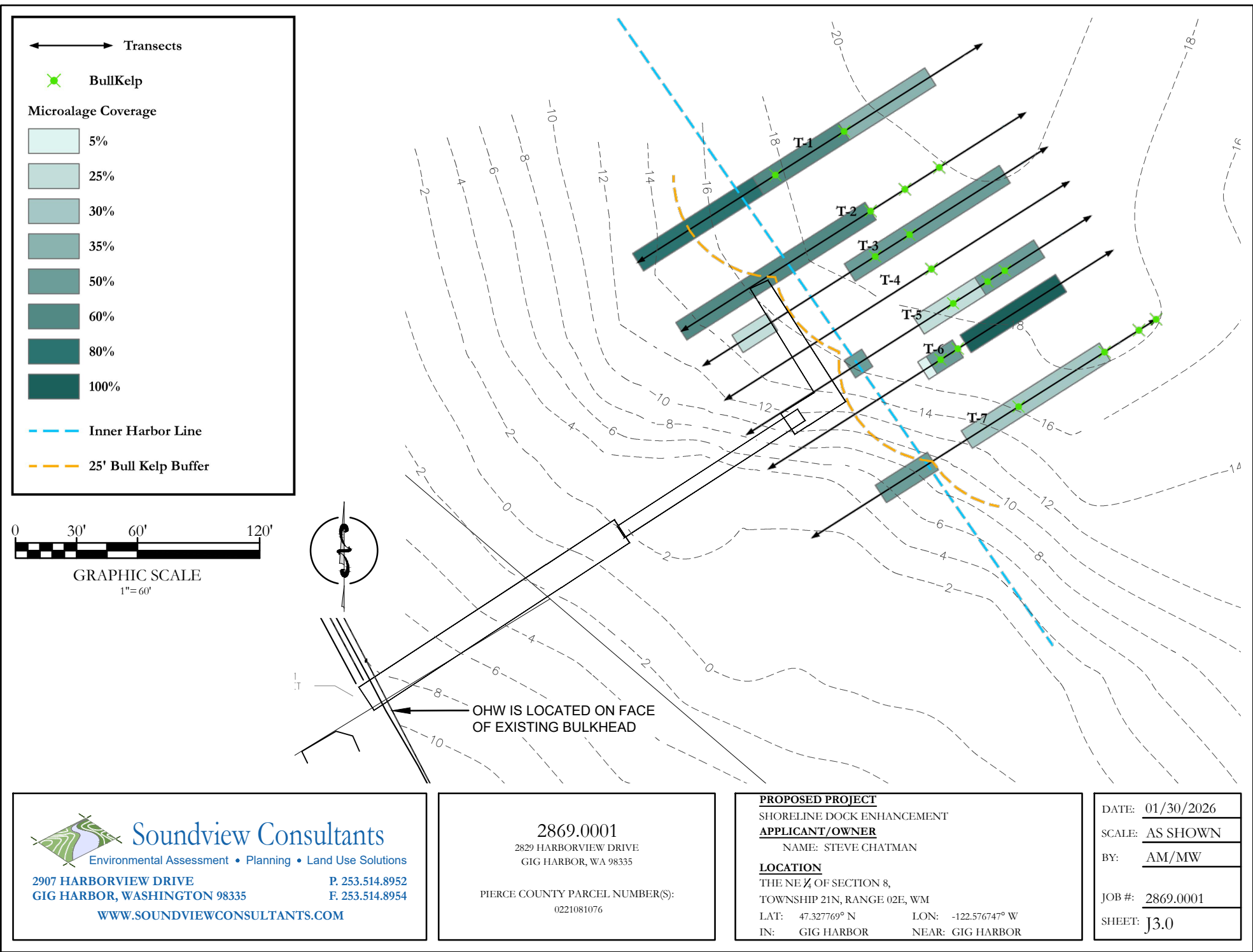
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BY: AM/MW

JOB #: 2869.0001

SHEET: J2.0

PROPOSED CONDITIONS



Soundview Consultants

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GIG HARBOR, WASHINGTON 98335

P. 253.514.8952
F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

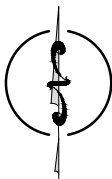
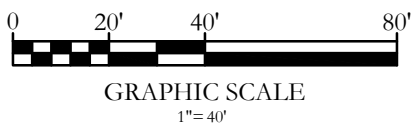
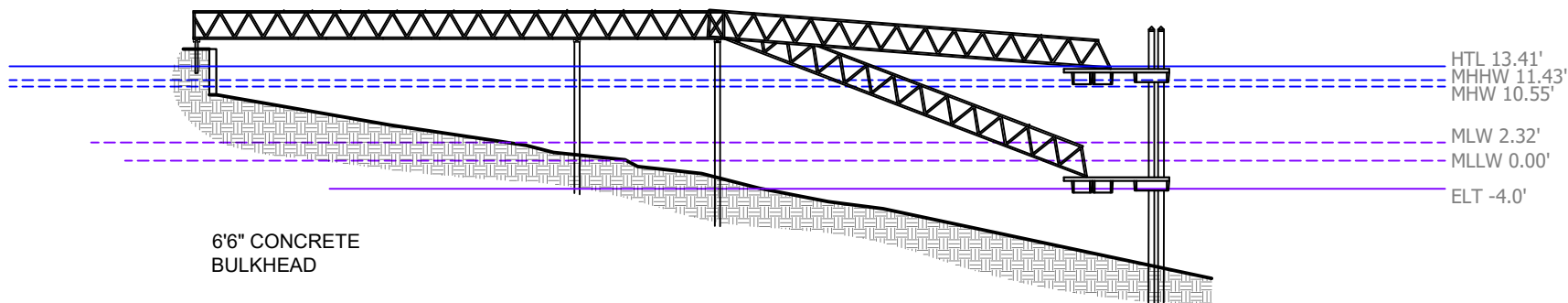
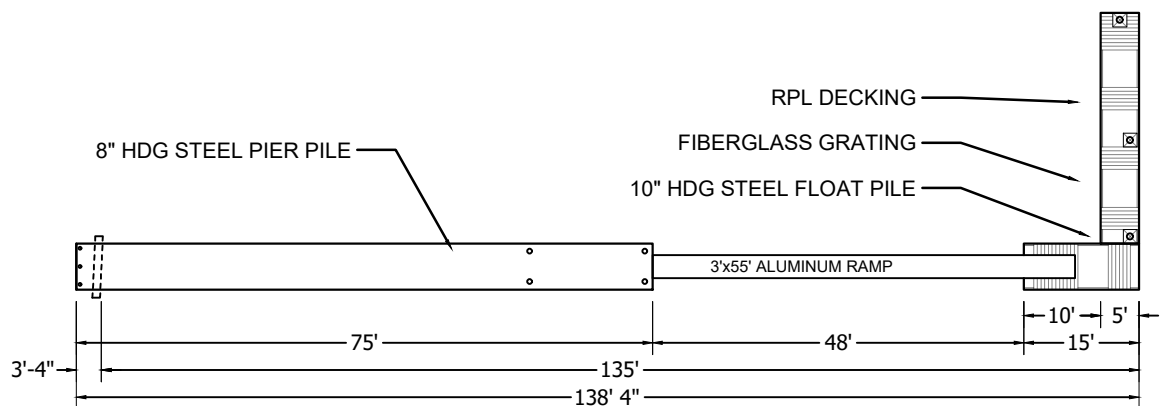
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BY: AM/MW

JOB #: 2869.0001

SHEET: J3.0

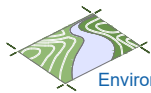
DOCK PLAN & CROSS-SECTION



TIDAL DATUM (NAVD 88)

HIGH TIDE LINE	= +11.182±
MEAN HIGHER HIGH WATER	= +9.199±
MEAN HIGHER WATER	= +8.317±
MEAN LOW WATER	= +0.358±
MEAN LOWER LOW WATER	= -2.234±

NOTE: TIDAL ELEVATIONS DRAWN APPROXIMATELY.



Soundview Consultants

Environmental Assessment • Planning • Land Use Solutions

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F. 253.514.8954

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2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE ¼ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J4.0



WASHINGTON STATE

Joint Aquatic Resources Permit

Application (JARPA) Form^{1,2} [\[help\]](#)

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



US Army Corps
of Engineers®
Seattle District

AGENCY USE ONLY

Date received: **Chatman Pier Extension**
PL-SDP-26-0001 et al
Hearing Examiner 07.07.2026
Agency reference #: **Exhibit 5**

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) [\[help\]](#)

Harborview Dr

Part 2–Applicant

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

2a. Name (Last, First, Middle)

Chatman, Steve

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

2829 Harborview Drive,

2d. City, State, Zip

Gig Harbor, WA 98335

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

253-569-3282

thechatmans@centurylink.net

¹Additional forms may be required for the following permits:

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

²To access an online JARPA form with [help] screens, go to <https://www.oria.wa.gov/jarpa-forms>.

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)			
Villa, Racheal			
3b. Organization (If applicable)			
Soundview Consultants LLC			
3c. Mailing Address (Street or PO Box)			
2907 Harborview Dr,			
3d. City, State, Zip			
Gig Harbor, WA 98335			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
253.973.6833			racheal@soundviewconsultants.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.) [\[help\]](#)

2901 and 2829 Harborview Drive

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, Washington 98335

5d. County [\[help\]](#)

Pierce County

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

¼ Section	Section	Township	Range
NE	8	21N	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)

47.327769 N Lat. / -122.89142 W long.

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

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

0221081076 and 0221081121

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)
Garnan Properties LLC	Garnan Holding Ltd 2130 Main St Ste 255	0221081116
	Huntington Beach, CA 92648-7451	

Horsehead Investments LLC	10809 32nd Street Ct NW	0221081138
	Gig Harbor, WA 98335	
5i. List all wetlands on or adjacent to the project location. [help]		
N/A		
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]		
Gig Harbor Bay		
5k. Is any part of the project area within a 100-year floodplain? [help]		
☒ Yes ☐ No ☐ Don't know		
5l. Briefly describe the vegetation and habitat conditions on the property. [help]		
Upland vegetation on the subject property consists primarily of ornamental lawn and landscape plantings throughout most of the site, with a small undeveloped forested patch located between the subject property and Harborview Drive. The upland forested patch consists of a canopy dominated by Douglas-fir (<i>Pseudotsuga menziesii</i>), shore pine (<i>Pinus contorta</i>), and Pacific madrone (<i>Arbutus menziesii</i>), with an understory characterized by bigleaf maple (<i>Acer macrophyllum</i>) saplings, American chestnut (<i>Castanea dentata</i>), beaked hazelnut (<i>Corylus cornuta</i>), and the non-native invasive English ivy (<i>Hedera helix</i>). The shoreline of the subject property supported varying densities of rooted sugar kelp (<i>Saccharina latissima</i>), with some drift sea lettuce (<i>Ulva lactuca</i>) and sparse red spaghetti kelp (<i>Gracilariopsis sjoestedtii</i>) were present throughout. General macroalgae cover exceeded 25% down to approximately –16 feet MLLW before decreasing substantially. Sessile, or attached to the bottom, individual bull kelp (<i>Nereocystis luetkeana</i>) were observed sparsely aggregated near –18 feet MLLW. No eelgrass (<i>Zostera marina</i>) was identified.		
5m. Describe how the property is currently used. [help]		
The subject property(s) are developed each to accommodate a single-family residence (SFR).		
5n. Describe how the adjacent properties are currently used. [help]		
The subject property is located in a waterfront setting along Gig Harbor Bay and is surrounded by mixed commercial and residential development within the incorporated City of Gig Harbor, Washington.		
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]		
Development on the subject property consists of a SFR, detached garage, wooden deck, impervious driveways and walkways, and supporting utility infrastructure. Except for a strip of native vegetation that provides screening between Harborview Drive and the subject property's residence, the remainder of the property consists of impervious surfaces and decorative ornamental plantings. Additionally, the shoreline of the subject property is developed with a vertical concrete bulkhead and a joint-use dock system consisting of a pier, ramp and float.		
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]		
From Tacoma, take WA-16 West, take Exit 10 for Olympic Dr NW, turn right, Olympic Dr turns into Soundview Dr as it descends 1.7 miles to the harbor, turn right onto Harborview Dr for 0.1mi, veer left onto the 2829/2901 driveway easement to arrive at your destination.		

Part 6–Project Description

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

The Applicant is seeking to extend the existing dock system to reach deeper water in order to correct the condition of limited moorage availability and grounding on substrate. Currently the float assembly is located over depths spanning areas that are shallower than -4 to approximately less than -8 Mean Lower Low Water (MLLW). A minimum depth of -10 feet Mean Lower Low Water (MLLW) is necessary for boat moorage on the terminal end of the float for safe moorage of the modestly sized personal use sailboat. The existing joint-use dock was permitted and installed to replace two private docks in 2021. Observed bathymetric changes over time have resulted in localized deposition of substrate onsite within the nearshore intertidal causing this area to become shallower over time. Currently, due to the depth at low tides, only outer or terminal edge of the dock can be used for consistent safe boat moorage. Furthermore, during extreme low tidal events, depth on the interior side of the float and associated boat moorage can become inaccessible. The purpose of this project is to increase the capacity of boat moorage such that the both the westward and the eastward sides of the float can be used for boat moorage at all times.

Expansion of the dock system requires dismantling the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized but will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings. The new length of the proposed joint-use dock would be 135 feet, starting from the bulkhead overwater, with an additional 3 feet landward of the bulkhead to secure the aluminum pier, for a total length of approximately 148 feet.

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

The proposed project seeks to extend the existing dock by 25 feet to improve safety and functionality. Additionally, the project will result in a net gain in environmental function onsite by removing impacts to the benthic environment that occurs during seasonal grounding. At its current length, the dock does not provide adequate water depth for boat access, increasing the risk of vessels bottoming out and potentially causing harm to both the boats and the aquatic habitat.

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

☐ 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.

Expansion of the dock system requires dismantling the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings for the extended pier, replacing with a 75-foot by 6-foot fully grated pier deck and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized and will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings.

All work will be completed from a floating construction barge. The barge will be used to store new materials (including the prefabricated pier extension and the associated piles) and temporarily hold existing materials (piles, floats and the ramp) being repositioned following extension of the pier. At the site, the construction crew will dismantle the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. Relocation of the float pile will be completed using a vibratory pile driver. Following installation of the pier extension, the ramp and floats will be repositioned and secured to the pier and to the repositioned float pile. Hand tools will be used to finish installing the ramp connections on the pier and the float by the construction crew.

All work will take place during the approved work windows for salmonids and bull trout for Tidal Reference Area 4 (July 16 -February 15). Additionally, while work will likely be located waterward of the forage fish spawning range, should WDFW require, the project will complete a forage fish survey prior to the start of construction.

Ecologically friendly design, construction techniques, and EPA Best Management Practices will be implemented at all times during construction.

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: TBD

End Date: TBD

☐ See JARPA Attachment D

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

TBD

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

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

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

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

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]						
☒ Not applicable						
7b. Will the project impact wetlands? [help]						
☐ Yes ☐ No ☐ Don't know						
7c. Will the project impact wetland buffers? [help]						
☐ Yes ☐ No ☐ Don't know						
7d. Has a wetland delineation report been prepared? [help]						
If Yes, submit the report, including data sheets, with the JARPA package.						
☐ Yes ☐ No						
7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]						
If Yes, submit the wetland rating forms and figures with the JARPA package.						
☐ Yes ☐ No ☐ Don't know						
7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]						
If Yes, submit the plan with the JARPA package and answer 7g. If No, or Not applicable, explain below why a mitigation plan should not be required.						
☐ Yes ☐ No ☐ Don't know						
7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]						
7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]						
Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

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

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

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. [\[help\]](#)

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

The project has been designed to avoid and minimize adverse impacts to the aquatic environment by incorporating measures that improve existing site conditions and reduce the potential for future disturbance of the subtidal benthic environment. The proposed project will locate moored boats over sufficient water depths to keep from bottoming out during low tide. Additionally, the proposed expansion is the minimum necessary to successfully utilize the entire float for boat moorage. Under the current proposal, the total proposed dock expansion plus the footprint will not exceed the preexisting docks which were removed in 2021.

The project planning includes a new submerged aquatic vegetation survey which has been documented in the Shoreline Assessment Technical Memorandum (SVC, 2025). Bathymetric survey and individual mapping of bull kelp was undertaken to ensure avoidance of the protected bull kelp area from the proposed project footprint.

Additionally, all decking materials necessary for the pier expansion will be constructed of 100 percent gated surface to minimize the increase in overwater shading and limit potential impacts to the nearshore environment. Further, all work will take place during the approved work windows for salmonids and bull trout for Tidal Reference Area 4 (July 16 -February 15). While work will likely be located waterward of the forage fish spawning range, should WDFW require, the project will complete a forage fish survey prior to the start of construction.

The joint use dock installed in 2021 included mitigation. Below is an excerpt from the Habitat Management Plan by Marine Surveys and Assessments dated August 16, 2019 which describes the previously approved and completed mitigation plan. Under the prior proposal, the project was determined to be self mitigating.

Marine Surveys and Assessments, 2019:

“The mitigation plan is to remove two private docks totaling 1,362.14 sq ft and associated (16) 12” creosote treated piles from the marine environment and replace with one joint-use dock totaling 813 sq ft in overwater area and constructed with new updated materials.

The applicants will be removing two existing mostly ungrated docks and the associated (16) 12-inch creosote piles. The dimensions for the existing Chatman dock are:

- 5.5’ x 53.5’ 50% grated pier
- 4’ x 36.33’ ungrated ramp
- 5.5’ x 17’ ungrated float
- 9’ x 5’ ungrated float
- 5.33’ x 53’ ungrated float
- **Total: 860.57 sq ft**

The dimensions of the existing Hodge dock are:

- 4’ x 50.33’ ungrated pier
- 3’ x 21’ ungrated ramp
- 6.5’ x 36.5’ ungrated float
- **Total: 501.57 sq ft**

The 1,362.14 sq ft of overwater structure removal and removal of 16 creosote piles will improve the environmental baseline at the site by reducing shading in an area utilized by migrating salmonids, reducing shading in an area with moderate densities of kelp and other macroalgae, and preventing more creosote from leaching into the substrate.”

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

Under the prior approval, the existing dock system was identified as self-mitigating, given the project replaced two private solid creosote treated wood docks (1,362 square feet) and 16 creosote piles with one 852 square foot joint use dock composed of non-hazardous and grated decking materials. The prior approval was completed in 2021 and resulted in a net reduction of approximately 531 square feet of overwater shading and creosote materials. It should be noted this reduction in overwater shading square footage includes the 21 square feet of ramp which extends over the existing float and does not account for the switch from solid to grated decking which would result in a greater net reduction in shading than currently described. Removal of the preexisting creosote docks has improved the site's environmental baseline by reducing overwater shading in areas used by migrating salmonids, decreasing shading over moderate densities of kelp and other macroalgae, and preventing additional creosote contamination of the substrate.

The current proposal will result in a 150-square foot increase in overwater impacts. However, this increase does not exceed the two preexisting creosote docks' footprints. Including the pier extension the dock footprint will total approximately 1,002 square feet in size. Given the proposed dock footprint continues to impose less impact than the preexisting docks, the Applicant maintains the proposed extension continues to be self mitigating. Further relocation of the float 20 feet further waterward than is existing location will reduce the potential impact to the benthic substrate during low tides and limit the disturbance to bull kelp beds within the vicinity of the structure. It should be noted plugging the expansion into the SSNP calculator with the existing footprint versus the preexisting footprints does not result in a net deficit of conservation points.

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. [\[help\]](#)

The proposal is to correct prior inaccuracies for site mapping and project design and will allow for safe year-round use of the dock. No additional mitigation is anticipated to be necessary.

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
Pier extension	Gig Harbor Bay	In Gig Harbor Bay	2-3 days	No material will be removed as a result	150 square feet of grated surface pier decking

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

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

Not applicable, no fill is proposed in the waterbodies.

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. [\[help\]](#)

Not applicable, no excavating or dredging is proposed within the waterbodies.

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

☐ Yes ☒ No

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

No Water Quality Monitoring Plan has been proposed at this time. However, a plan may be provided later if deemed necessary for construction.

The project will require the installation of 2 replacement pile to support the pier extension. Additionally existing piles associated with the floats will be relocated. Together these actions will cause localized and temporary increases in turbidity. Given the limited scope of the project, project timing, no monitoring should be necessary. Installing and removing the steel pile is not anticipated to exceed allowable limits for turbidity in the Puget Sound. No other impacts to water quality are anticipated from the proposed project. Materials used during construction will be non-hazardous. Further, the contractor will implement best management practices including installing booms or silt curtains to avoid materials from entering the waterway.

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
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.			
171100190900 – South Puget Sound			
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help] • Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.			
15 (Kitsap)			
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] • Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.			
☒ Yes ☐ No ☐ Not applicable			
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] • If you don't know, contact the local planning department. • For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.			
☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: Low Intensity			

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

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

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

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

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

☒ Yes ☐ No

Name of manual: _____

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

- If Yes**, please describe below.

☐ Yes ☒ No

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

The subject property has been developed with a single-family residential structure since in 1960

9k. Is the project located in or adjacent to a designated state or federal contaminated site or clean-up site. (e.g. MTCA or CERCLA)?

- If Yes**, provide any additional details below.

☐ Yes ☒ No

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

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

☐ Yes ☒ No

9m. 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. [\[help\]](#)

NMFS identifies critical habitat for Puget Sound (PS) Chinook salmon (*Oncorhynchus tshawytscha*), PS Steelhead trout (*Oncorhynchus mykiss*), Southern Resident Killer Whales (SRKWs) (*Orcinus orca*), Puget Sound-Georgia Basin rock fish species yelloweye rockfish (*Sebastes ruberrimus*) and Bocaccio (*Sebastes paucispinis*) within Gig Harbor (Puget Sound waters).

According to the USFWS IPaC mapping database, marbled murrelet (*Brachyraphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), Northwestern Pond Turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property.

9n. 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. [\[help\]](#)

The WDFW PHS identifies Estuarine and Marine Aquatic Habitat, Great blue heron (*Ardea Herodias*) and Surf smelt (*Hypomesus pretiosus*) mapped in the region.

Part 10–SEPA Compliance and Permits

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

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

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

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

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

☒ A SEPA determination is pending with Gig Harbor (lead agency). The expected decision date is TBD.

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

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

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

☐ Other: _____

☐ SEPA is pre-empted by federal law.

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

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

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

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

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

Do not send cash.

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

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

FEDERAL AND TRIBAL GOVERNMENT

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

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

United States Coast Guard:

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

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

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

United States Environmental Protection Agency:

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

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

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

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

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. SC (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. SC (initial)

Steven L Chatman
Applicant Printed Name

[Signature]
Applicant Signature

2/27/26
Date

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.

Racheal Villa
Authorized Agent Printed Name

[Signature]
Authorized Agent Signature

3/2/2026
Date

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.

Racheal Villa
Property Owner Printed Name

[Signature]
Property Owner Signature

02/27/2026
Date

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

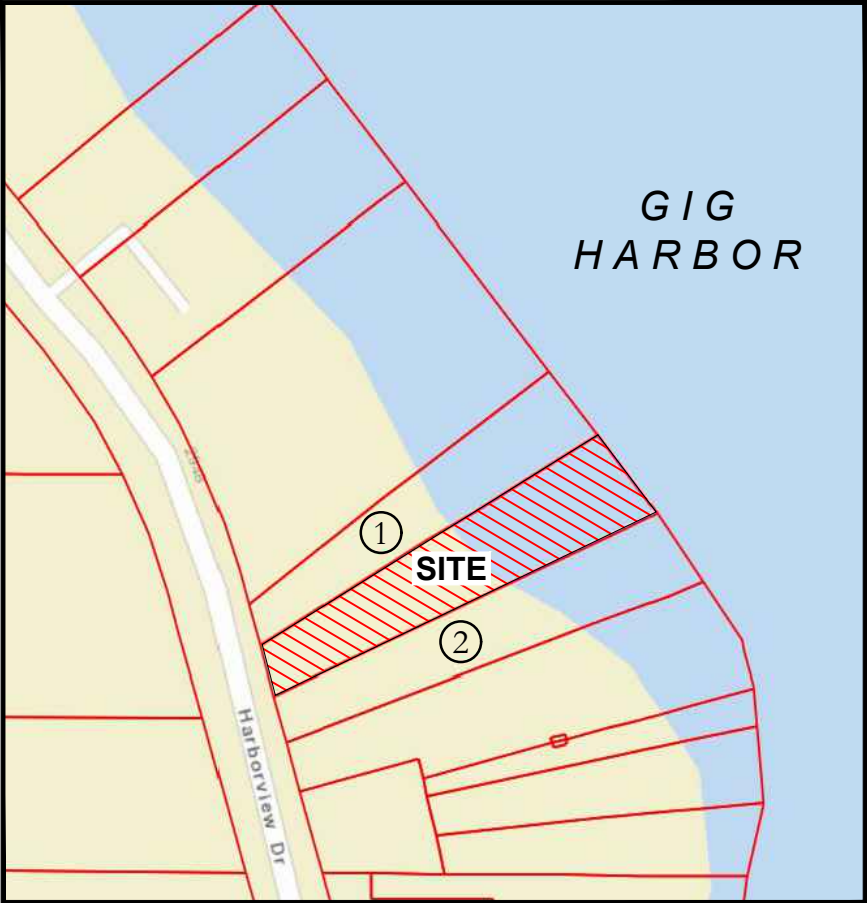
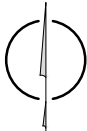
If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011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

VICINITY MAP



VICINITY MAP

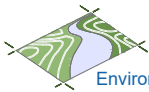
SOURCE: ESRI, OSM, USGS



ADJACENT OWNERSHIP

SOURCE: PIERCE COUNTY ASSESSOR

1. SAMI'S HOUSE LLC
2. GARNAN PROPERTIES LLC



Soundview Consultants

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2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE ¼ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

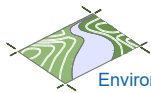
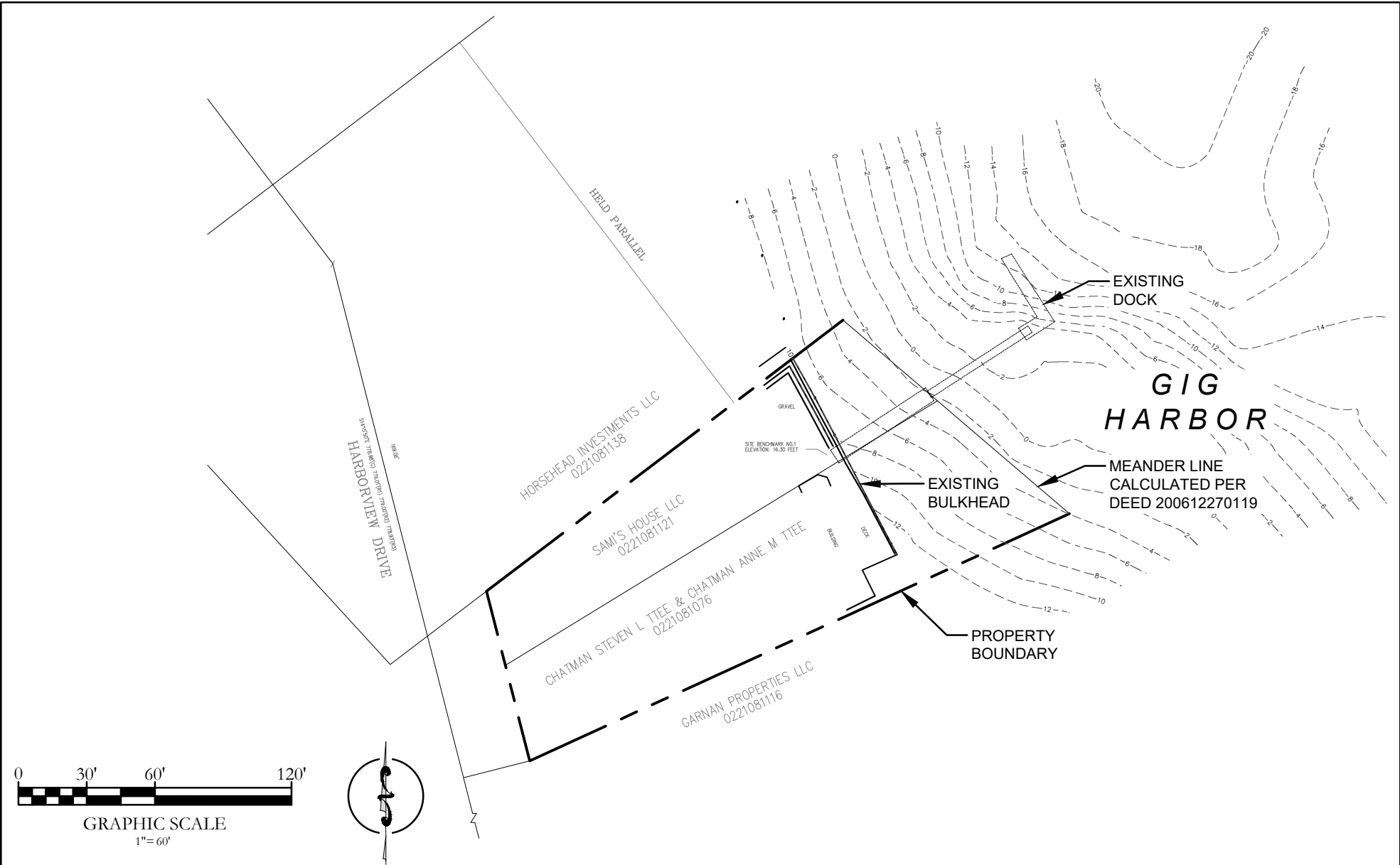
SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J1.0

EXISTING CONDITIONS



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2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

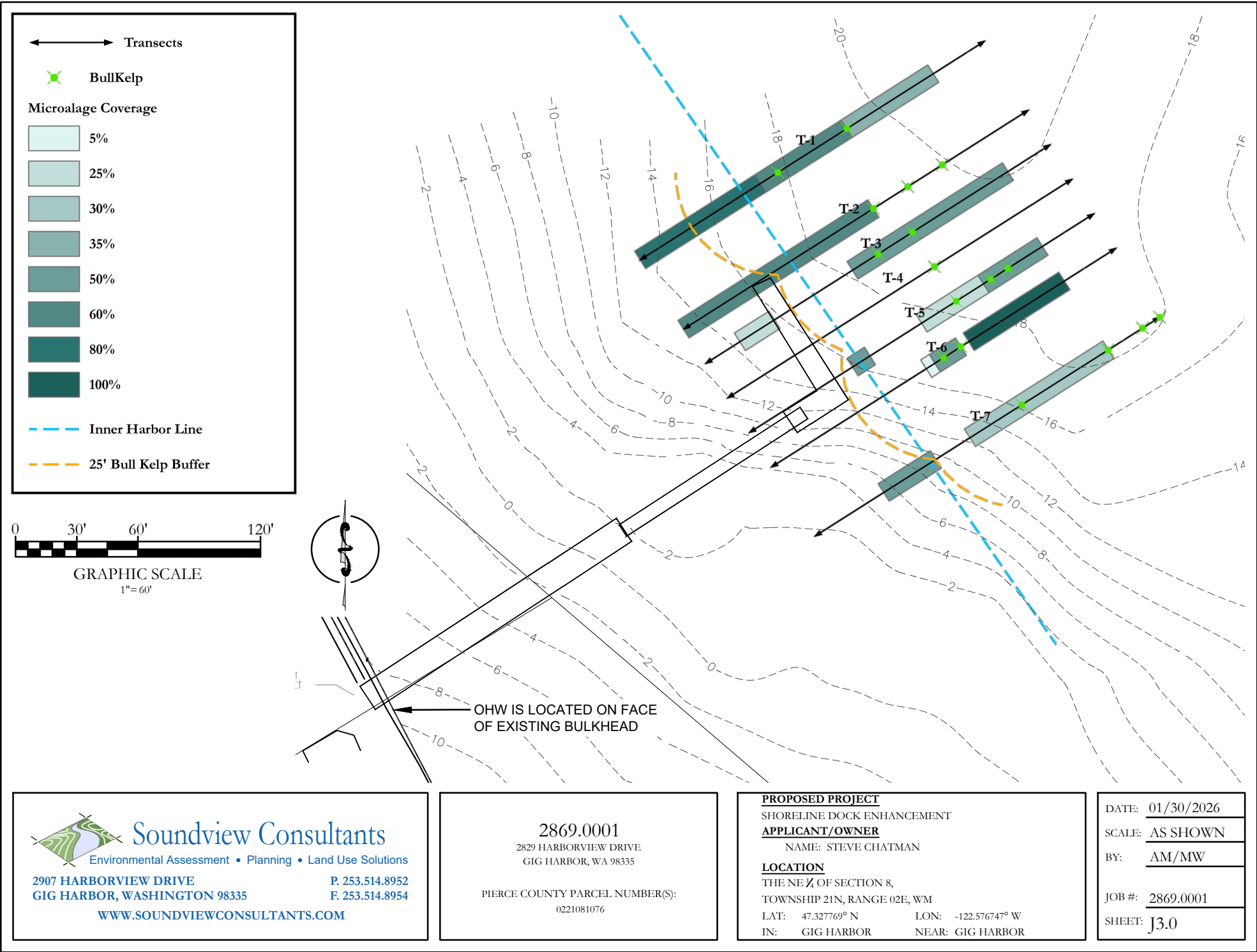
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BY: AM/MW

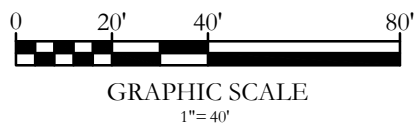
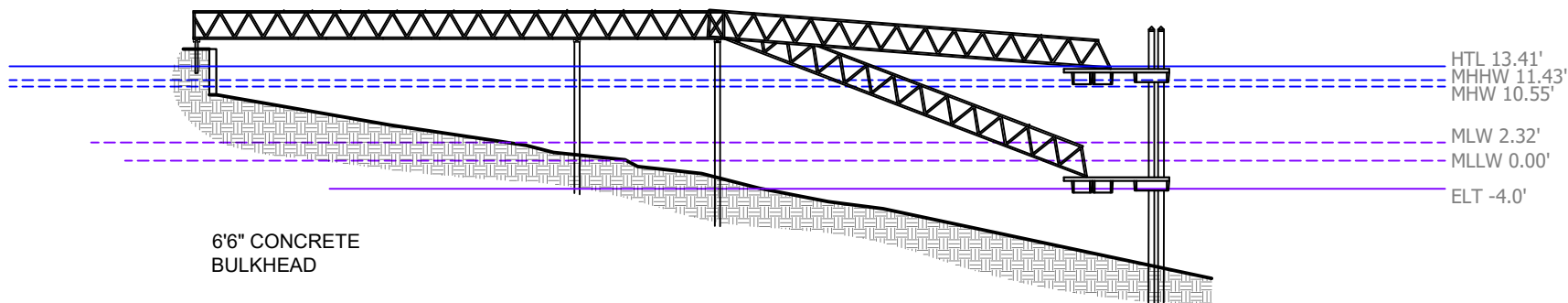
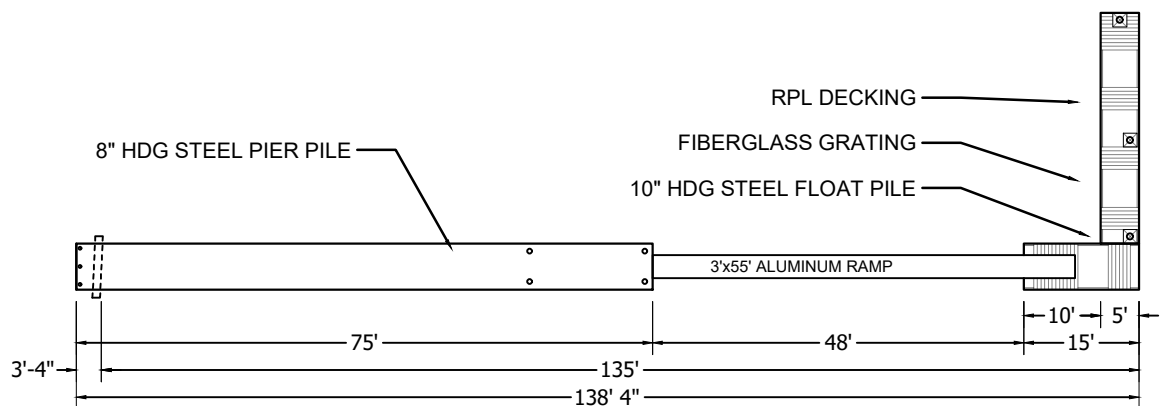
JOB #: 2869.0001

SHEET: J2.0

PROPOSED CONDITIONS



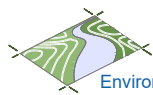
DOCK PLAN & CROSS-SECTION



TIDAL DATUM (NAVD 88)

HIGH TIDE LINE	= +11.182±
MEAN HIGHER HIGH WATER	= +9.199±
MEAN HIGHER WATER	= +8.317±
MEAN LOW WATER	= +0.358±
MEAN LOWER LOW WATER	= -2.234±

NOTE: TIDAL ELEVATIONS DRAWN APPROXIMATELY.



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2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE ¼ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J4.0



Soundview
Consultants

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Chatman Pier Extension

PL-SDP-26-0001 et al

Hearing Examiner 07.07.2026

Exhibit 6

Technical Memorandum

To: Steve Chatman

File Number: 2869.0001

From: Racheal Villa, Soundview Consultants LLC
Catherine Mills, Soundview Consultants LLC

Date: February 10, 2026

Re: Shoreline and Fish and Wildlife Habitat Assessment and Submerged Aquatic Vegetation Survey - Harborview Drive Pier Extension
2829 Harborview Drive, Gig Harbor, Washington 98335

Dear Mr. Chatman,

Soundview Consultants LLC (SVC) performed a shoreline and fish and wildlife habitat assessment for an approximately 0.33-acre site located at 2901 and 2829 Harborview in the City of Gig Harbor, Washington (Figure 1). The subject property consists of one parcel situated in the Northeast $\frac{1}{4}$ of Section 8, Township 21 North, Range 2 East, W.M (Pierce County Tax Parcel Number 0221081076 and 0221081121). SVC investigated the subject property for potentially regulated shorelines, streams, and other fish and wildlife habitat conservation areas. This Technical Memorandum contains field investigation results prepared to support development of the subject property with a dock expansion.

Figure 1. Subject Property.



Methods

SVC investigated and assessed any potentially-regulated shorelines, and other fish and wildlife habitat conservation areas on or within 300 feet of the subject property in the summer of 2025. All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, National Resource Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and Information for Planning and Consultation (IPaC) database, Washington State Department of Natural Resources (DNR) water typing system, Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) mapping tools, WDFW and Northwest Indian Fisheries Commission (NWIFC) Statewide Washington Integrated Fish Distribution (SWIFD) database, City of Gig Harbor and Pierce County Geographic Information Systems (GIS) data, and various orthophotographic resources.

An eelgrass/macroalgae survey was conducted by SVC on June 19, 2025. Survey transects ran perpendicular to the shoreline (running northeast), and were set approximately 15-feet apart, extending at least 25 feet waterward of the project footprint. The dive survey transects were identified as Transect 1 (T1) through Transect 7 (T7). The transects were surveyed from the approximate tidal elevations of -2 feet MLLW to -20 feet MLLW. Transects were surveyed individually by a qualified biologist, with a second diver present for navigation and safety. The fish and wildlife habitat assessment was conducted during the same site visits by qualified fish and wildlife biologists.

Any habitat area of concern associated with submerge aquatic vegetation (SAV) was identified within the area of interest and data collected for approximate density or individual count and location. Any particular habitat areas of concern such as bull kelp locations, were mapped via topside support using GIS mapping tools and underwater markers for precision. Site photographs taken during the assessment are provided in Attachment D. The habitat assessment survey team included Racheal Villa (Principal and Senior Fisheries Biologist), Catherine Mills (Environmental Scientist II), and Michael Chesher (Staff Scientist II). Please refer to Attachment E for biologist qualifications. Please refer to Attachment A for an SAV Transect Map within the existing and proposed map set.

Additionally experienced biologists made visual and auditory observations using a kayak to survey both aquatic and upland habitats noting any special habitat features and direct and indirect signs of fish and wildlife activity (e.g. nesting, foraging, and migration/movement). Special attention was given to assessing the presence of Critical fish and wildlife habitat areas outlined under Gig Harbor Shoreline Master Program (GHSMMP) 6.2.5.24(1).

Background Data

Landscape Setting

The subject property is located in a waterfront setting along Gig Harbor Bay and is surrounded by mixed commercial and residential development within the incorporated City of Gig Harbor, Washington. The subject property has been developed to accommodate two single-family residences (SFR). Development on the subject property consists of a SFR, detached garage, wooden deck, impervious driveways and walkways, and supporting utility infrastructure. Except for a strip of native vegetation that provides screening between Harborview Drive and the subject property's residence, the remainder of the property consists of impervious surfaces, lawn and decorative ornamental plantings. Additionally, the shoreline of the subject property is developed with a vertical concrete bulkhead and a joint-use dock system consisting of a pier, ramp and float. The subject property is bound by residential development to the north and south, Gig Harbor Bay to the east, and Harborview Drive to the west. Topography generally slopes from west to east, sloping down to the shoreline of

Gig Harbor. Elevations onsite range from approximately 40 feet above mean sea level on the western boundary of the subject property to approximately 0 feet amsl on the eastern boundary of the subject property. A Pierce County topography map is provided in Attachment B1. The subject property is located in the Kitsap watershed (Water Resource Inventory Area (WRIA) 15).

Critical Area Inventories

Prior to the site investigation, SVC staff conducted background research using the U.S Geological Survey (USGS) topographic maps, Pierce County Geographic Information System (GIS) data, Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) and WDFW and Northwest Indian Fisheries Commission (NWIFC) Statewide Integrated Fish Distribution (SWIFD) mapping tools, Washington Department of Natural Resources (DNR) water

The SMA Marine Map (Attachment B2) identifies the shoreline of Gig Harbor as a marine shoreline regulated under the Shoreline Management Act (SMA). The DNR Kelp ShoreZone Inventory (Attachment B3) identifies potential patchy kelp beds along the shoreline of the subject property. Additionally, the DNR Eelgrass ShoreZone Inventory (Attachment B4) indicates the absence of eelgrass along this shoreline. The USFWS National Wetlands Inventory (NWI) map (Attachment B5) identifies potential estuarine and marine wetland areas as well as potential estuarine and marine deepwater habitat along the shoreline of the subject property. The WDFW Forage Fish Map (Attachment B6) and the WDFW Priority Habitats and Species (PHS) Map (Attachment B7) identified the presence of surf smelt spawning habitat along the shoreline of the subject property. The WDFW PHS map also depicts the potential estuarine and marine wetlands along the shoreline as identified on the USFWS NWI map. Additionally, the WDFW PHS Map identifies a documented great blue heron (*Ardea herodias*) breeding area within an upland forest located west of the subject property.

The Pierce County Stream and Wetland Inventory (Attachment B8), Pierce County Critical Salmon Habitat Map (Attachment B9), WDFW and NWIFC SWIFD Map (Attachment B10), City of Gig Harbor Stream and Wetland Inventory (Attachment 11), DNR Stream Typing Map (Attachment B12), and DNR Rare Plant and Wetland Inventory (Attachment B13) do not identify any potentially regulated wetlands, streams, priority habitats or species, or other fish and wildlife habitat conservation areas on or within 300 feet of the subject property. Furthermore, the FEMA Floodplain Map (Attachment B6) identifies the waterward edge of the subject property as being within the FEMA-designated 100-year floodplain. The NRCS soil survey map (Appendix B14) identifies one soil series on the subject property: Harstine gravelly ashy sandy loam, 15 to 30 percent slopes (16D). Harstine gravelly sandy loam, 15 to 30 percent slopes, is listed as non-hydric on the Pierce County Hydric Soils List (NRCS, n.d).

Precipitation

Precipitation data was obtained from the National Oceanic and Atmospheric Administration (NOAA) weather station at Seattle-Tacoma International Airport in order to evaluate precipitation during and preceding the site investigations. Year-to-date precipitation for site visits conducted during the June 1 – November 1 season is for the calendar year from January 1st of the site visit year to the onsite dates. A summary of data collected is provided in Tables 1 and 2.

Table 1. Recent Precipitation Summary (Cumulative)

Site Visit Date	Day Of	Day Before	Prior 1 Week Cumulative Precipitation	Prior 2 Weeks Cumulative Precipitation
6/19/2025	0.00	trace	0.00	0.00

Table 2. Precipitation Normal Summary (Cumulative)

Site Visit Date	Prior 30 Days Cumulative Precipitation (Observed/Normal)	Year to Date Cumulative Precipitation (Observed/Normal) ²	Prior 30 Days Percent of Normal ³	Year to Date Percent of Normal ³
6/19/2025	0.23/1.68	13.94/19.78	14 – Below Normal Range	70 – Within Normal Range

This precipitation data indicates that hydrologic conditions during the site investigation were drier than normal in the short-term period preceding the investigation (prior 30 days), with only 14 percent of normal precipitation, and within the normal range for the 2025 calendar year to date, at 70 percent of normal. However, given the month of June is typically a hotter and drier month in the Pacific Northwest, this precipitation data suggests that hydrologic conditions encountered during the site investigation were relatively normal for the time of year. These conditions were taken into consideration during the site assessment.

Results

The site investigation in June of 2025 identified the regulated shoreline of Gig Harbor along the eastern boundary of the subject property. No other potentially regulated streams, or other fish and wildlife habitat conservation areas were identified on or within 300 feet of the subject property.

Upland Characterization

Upland vegetation on the subject property consists primarily of ornamental lawn and landscape plantings throughout most of the site, with a small undeveloped forested patch located between the subject property and Harborview Drive. The upland forested patch consists of a canopy dominated by Douglas-fir (*Pseudotsuga menziesii*), shore pine (*Pinus contorta*), and Pacific madrone (*Arbutus menziesii*), with an understory characterized by bigleaf maple (*Acer macrophyllum*) saplings, American chestnut (*Castanea dentata*), beaked hazelnut (*Corylus cornuta*), and the non-native invasive English ivy (*Hedera helix*).

Shorelines

SVC identified the regulated shoreline of Gig Harbor Bay (Puget Sound waters) on the northeast portion of the subject property. This marine shoreline is identified by DNR as a Type S (shoreline of the state) water, and is incorporated under the Shoreline Management Act (SMA). Per GHSM 1.7, *the portion of Puget Sound in Gig Harbor waterward from the line of extreme low tide is considered a “shoreline of statewide significance”, per Revised Code of Washington (RCW) 90.58.030(2)(e).* Additionally, GHSM 1.7 identifies Gig Harbor Bay and the Gig Harbor Spit as within Gig Harbor Shoreline Jurisdiction.

Gig Harbor Bay is a small inlet located on the southeastern portion of the Kitsap Peninsula, with an approximate length of 1 mile and an average width of 0.3 miles.

The lower shore zone (LSZ) of the subject property consisted of sand with a silty mud substrate. The transition to the upper shore zone (USZ) was marked by the presence of a sand–shell mixture along the beach. On June 1, 2025, SVC conducted a formal submerged aquatic vegetation (SAV) SCUBA survey within the intertidal and subtidal zones of the subject property. The shoreline of the subject property supported varying densities of rooted sugar kelp (*Saccharina latissima*), with some drift sea lettuce (*Ulva lactuca*) and sparse red spaghetti kelp (*Gracilariopsis lemaneiformis*) present throughout. General macroalgae cover exceeded 25% down to approximately –16 feet MLLW before decreasing substantially. Sessile, or attached to the bottom, individual bull kelp (*Nereocystis luetkeana*) were observed sparsely aggregated near –18 feet MLLW. No eelgrass (*Zostera marina*) was identified. Species observed during site visit include giant plumose anemone (*Metridium farcimen/giganteum*), red rock crab (*Cancer productus*), mottled sea star (*Evasterias troschelii*), and great blue heron (*Ardea herodias*). The WDFW Forage Fish Map shows the presence of surf smelt spawning habitat along the shoreline of the subject property. As such, any proposed impacts to the shoreline will likely require a forage fish survey.

The subject property shoreline is armored with a vertical concrete bulkhead which currently stabilizes upland structures including the SFR and associated infrastructure. Additionally, the shoreline of the subject property is developed with a joint-use dock system consisting of a 50-foot by 6-foot aluminum pier supported by four (4) 8-inch galvanized steel pilings, with a 3.33-foot overhang used as the shore mount, a 55-foot by 3-foot aluminum ramp, and 30-foot by 5-foot grated float and 15-foot by 6-foot grated landing float.

The OHW was not formally delineated during the SAV survey; however, review of historic aerials suggest it is coincident with waterward face of the onsite bulkhead.

Fish and Wildlife Habitat Conservation Areas

Per Gig Harbor Shoreline Master Program (GHSMP) 6.2.5.24(1), critical fish and wildlife habitat areas consist of areas important to the maintenance and preservation of fish, wildlife and natural vegetation. GHSMP 6.2.5.24(2) outlines critical fish and wildlife habitat areas with special protections and considerations in the City of Gig Harbor, including areas where federal or state endangered, threatened and sensitive species of fish, wildlife and plants have a primary association, habitat and species of local importance, kelp and eelgrass beds, and herring and smelt spawning areas.

NMFS identifies critical habitat for Puget Sound (PS) Chinook salmon (*Oncorhynchus tshawytscha*), Southern Resident Killer Whales (SRKWs) (*Orcinus orca*), Puget Sound-Georgia Basin rock fish species yelloweye rockfish (*Sebastes ruberrimus*) and Bocaccio (*Sebastes paucispinis*) within Gig Harbor (Puget Sound waters). According to the USFWS IPaC mapping database, marbled murrelet (*Brachyraphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), Northwestern Pond Turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. The WDFW PHS Map identifies surf smelt spawning habitat along the shoreline of the subject property and a documented occurrence of a great blue heron (*Ardea herodias*) breeding area within an upland forest located west of the subject property.

No suitable habitat for marbled murrelet, yellow-billed cuckoo, or northwestern pond turtle is present within the vicinity of the upland portions of the site due to the lack of substantial tree stands or freshwater riparian areas. The nearshore habitat is likely utilized by Puget Sound (PS) Chinook salmon, surf smelt (spawning habitat), and bull trout within Gig Harbor (Puget Sound waters). However, due to the heavily developed shoreline and historical degradation of Gig Harbor Bay, there is limited

potential for juvenile Puget Sound–Georgia Basin rockfish species, including yelloweye rockfish and bocaccio. Additionally, given the depth and size characteristics of Gig Harbor, it is unlikely that Southern Resident killer whales (SRKWs), adult yelloweye rockfish, or adult bocaccio would be present within Gig Harbor Bay. Furthermore, the upland forest located west of the subject property was observed to provide great blue heron habitat and may potentially serve as a breeding area. However, no future development proposed onsite is anticipated to impact blue heron breeding habitat. Additionally, all development will take place during the approved in-water work windows for salmonids to minimize potential impacts during development. Further, in-water work will likely require a forage fish survey to ensure no impact to spawning forage fish occurs during development. The proposed development will be designed to comply with the Puget Sound Nearshore Habitat Conservation Calculator developed by the National Marine Fisheries Services (NMFS) for in-water and over-water structures in Puget Sound. As such no longterm impacts to critical fish and wildlife habitat conservation areas are anticipated.

Local Regulatory Considerations

The site investigation identified the shoreline of Gig Harbor along the eastern boundary of the subject property. No other critical areas were identified on or within 300 feet of the site. The shoreline is subject to regulations under City of Gig Harbor Shoreline Management Program (GHSMP).

Shoreline Requirements

Per GHSMP 1.7 and RCW 90.58.030, shoreline jurisdiction includes water bodies that have been designated as “shorelines of statewide significance” or “shorelines of the state” and their associated shorelands, defined as the upland area within 200 feet of the ordinary high water mark (OHWM), as well as any associated wetlands. Therefore, shoreline jurisdiction on the subject property extends 200 feet from the Gig Harbor OHW.

Gig Harbor is a Shoreline of the State, designated as Low Intensity per GHSMP Section 5.2.4. Gig Harbor is subject to a 50-foot buffer for Low Intensity shorelines, as specified in GHSMP Table 6-1. According to GHSMP Table 6-1, an additional 10-foot building setback is required from the Vegetation Conservation Strip, and a 20-foot setback is required from the Ordinary High Water Mark (OHWM). However, per GHSMP Section 6.2.3.3(1), an exception applies for existing nonconforming structures in all shoreline environment designations except for the Natural designation.

Per GHSMP 7.11.8, piers, docks, floats, and lifts that are accessory to residential use are allowed within the Low Intensity environment, provided that: (a) ecological impacts are mitigated in accordance with the Program, and (b) the moorage platform is designed for access to private watercraft. Additionally, to minimize adverse effects on nearshore habitats and species caused by overwater structures that reduce ambient light levels, the following standards apply: (a) the width of docks, piers, and floats shall be the minimum necessary and shall not exceed six (6) feet unless authorized by state resource agencies; (b) materials that allow light to pass through the deck may be required where the width exceeds six (6) feet; (c) grating to allow light passage or reflective panels to increase light refraction into the water shall be used on piers, docks, floats, and gangways in nearshore areas; and (d) use of non-toxic materials including, but not limited to, steel, concrete, and non-toxic wood—shall be approved by applicable state agencies.

State and Federal Regulatory Considerations

State Considerations

The identified shoreline is regulated by the WSDOE as waters of the state under Revised Code of Washington 90.48.

Federal Considerations

On January 18, 2023, USACE and EPA published a revised definition of “Waters of the United States” (USACE and EPA, 2023a). The revised rule became effective on March 20, 2023. On May 25, 2023, the U.S. Supreme Court issued a decision affecting the definition of Waters of the United States, or “WOTUS”, in *Sackett Et Ux. V Environmental Protection Agency Et Al*. On August 29, 2023, the US EPA and USACE issued a final rule to amend the final “Revised Definition of ‘Waters of the United States’” rule. The amendment conforms the definition of “Waters of the United States” to the U.S. Supreme Court’s decision in the *Sackett Et Ux. V Environmental Protection Agency Et Al* case.

The 2023 revised and amended definition of Waters of the United States defines “adjacent” as “having a continuous surface connection.” The revised and amended definition of “Waters of the United States” is as follows:

(a) *Waters of the United States means:*

(1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section;

(b) The following are not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

- (5) *Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;*
- (6) *Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;*
- (7) *Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and*
- (8) *Swailes and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.*

Gig Harbor is a bay on Puget Sound that is historically and currently used in interstate and foreign commerce. The bay is subject to the ebb and flow of the tide. For these reasons, Gig Harbor meets the criteria of a Water of the United States (WOTUS) under category (a)(1). As such, it is regulated by the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act.

Conclusions

The site investigation identified the regulated shoreline of Gig Harbor along the eastern boundary of the subject property. No other potentially regulated streams, or other fish and wildlife habitat conservation areas were identified on or within 300 feet of the subject property. Gig Harbor is a Shoreline of the State, designated as Low Intensity per GHSMF Section 5.2.4. Gig Harbor is subject to a 50-foot buffer for Low Intensity shorelines, as specified in GHSMF Table 6-1. According to GHSMF Table 6-1, an additional 10-foot building setback is required from the Vegetation Conservation Strip, and a 20-foot setback is required from the Ordinary High Water Mark (OHWM). However, per GHSMF Section 6.2.3.3(1), an exception applies for existing nonconforming structures in all shoreline environment designations. Per GHSMF 7.11.8, piers, docks, floats, and lifts that are accessory to residential use are allowed within the Gig Harbor Low Intensity environment, provided that: (a) ecological impacts are mitigated in accordance with the Program, and (b) the moorage platform is designed for access to private watercraft. No other potentially regulated wetlands, streams, or other fish and wildlife habitat conservation areas were identified on or within 300 feet of the subject property during the site investigation. Potential future development and associated requirements will be addressed under separate cover as necessary.

If you have any further questions, please contact us at your earliest convenience.

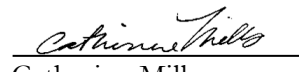
Sincerely,



Racheal Villa
Principal

February 10, 2026

Date



Catherine Mills
Environmental Scientist II

February 10, 2026

Date

References

- City of Gig Harbor. 2022. Shoreline Master Program. Website:
<https://www.gigharborwa.gov/464/Shoreline-Master-Program>. Current through January 28, 2022.
- Gig Harbor Municipal Code (GHMC). 2025. Chapter 18.08 – Critical Areas. Website:
<https://gigharbor.municipal.codes/GHMC/18.08>. Current through August 11, 2025.
- Hitchcock, C.L. and A. Cronquist. 2018. *Flora of the Pacific Northwest: An Illustrated Manual, 2nd Edition*. University of Washington Press. Seattle, Washington.
- Hruby, T. & Yahnke, A. 2023. *Washington State Wetland Rating System for Western Washington: 2014 Update (Version 2)*. Washington State Department of Ecology Publication #23-06-009.
- National Weather Service (NWS). N.d. NOAA Online Weather Data. Website:
<https://www.weather.gov/wrh/Climate?wfo=sew>.
- Natural Resources Conservation Services (NRCS). N.d. *Soil Data Access Hydric Soils List* (Soil Data Access Live). Website:
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316620.html.
- Supreme Court of the United States. *Sackett Et Ux. V Environmental Protection Agency Et Al*. May 25, 2023. <https://www.epa.gov/system/files/documents/2023-05/Sackett%20Opinion.pdf>.
- USACE and Environmental Protection Agency (EPA). 2023. “Revised Definition of Waters of the United States.” 88 FR 3004. January 18, 2023.
- USACE and EPA. 2023b. Revised Definition of “Waters of the United States”, Conforming Final Rule. Federal Register. Volume 88, Number 173 (33 CFR Part 328, 40 CFR Part 120). September 8, 2023.
- Zulauf, A.S. 1979. *Soil Survey of Pierce County Area, Washington*. Natural Resource Conservation Service. Washington D.C

Attachment A – Existing & Proposed Conditions Maps

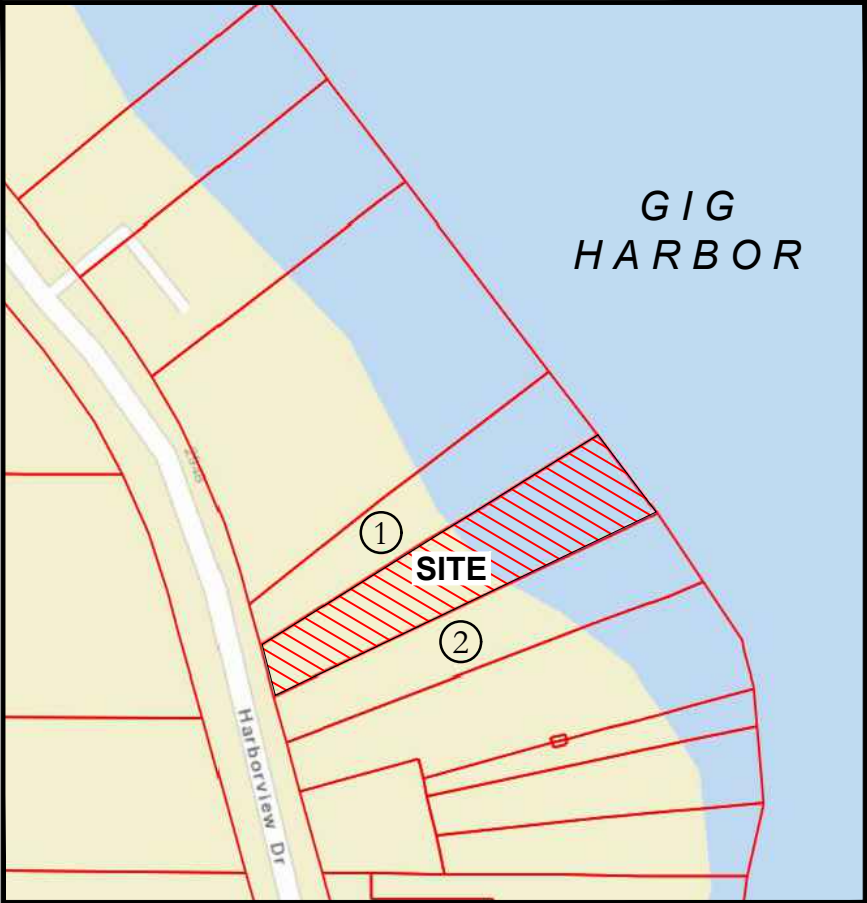
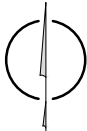
Attachment A includes the site survey and the results of the habitat assessment survey with overlay onto the proposed site plan map.

VICINITY MAP



VICINITY MAP

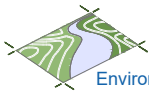
SOURCE: ESRI, OSM, USGS



ADJACENT OWNERSHIP

SOURCE: PIERCE COUNTY ASSESSOR

1. SAMI'S HOUSE LLC
2. GARNAN PROPERTIES LLC



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F. 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

2869.0001

2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

LOCATION

THE NE $\frac{1}{4}$ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

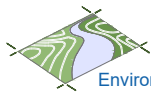
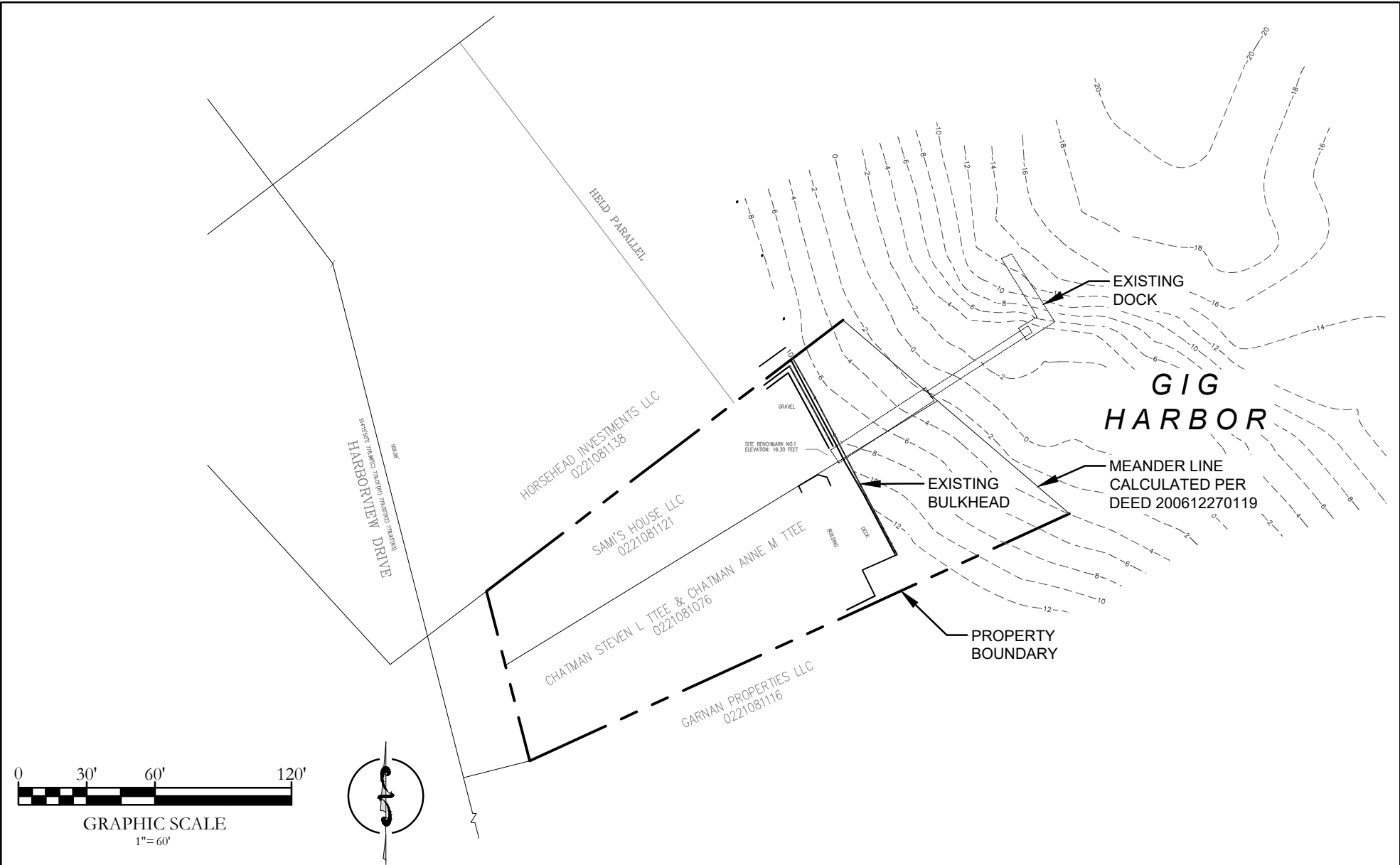
SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J1.0

EXISTING CONDITIONS



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GIG HARBOR, WA 98335

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IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

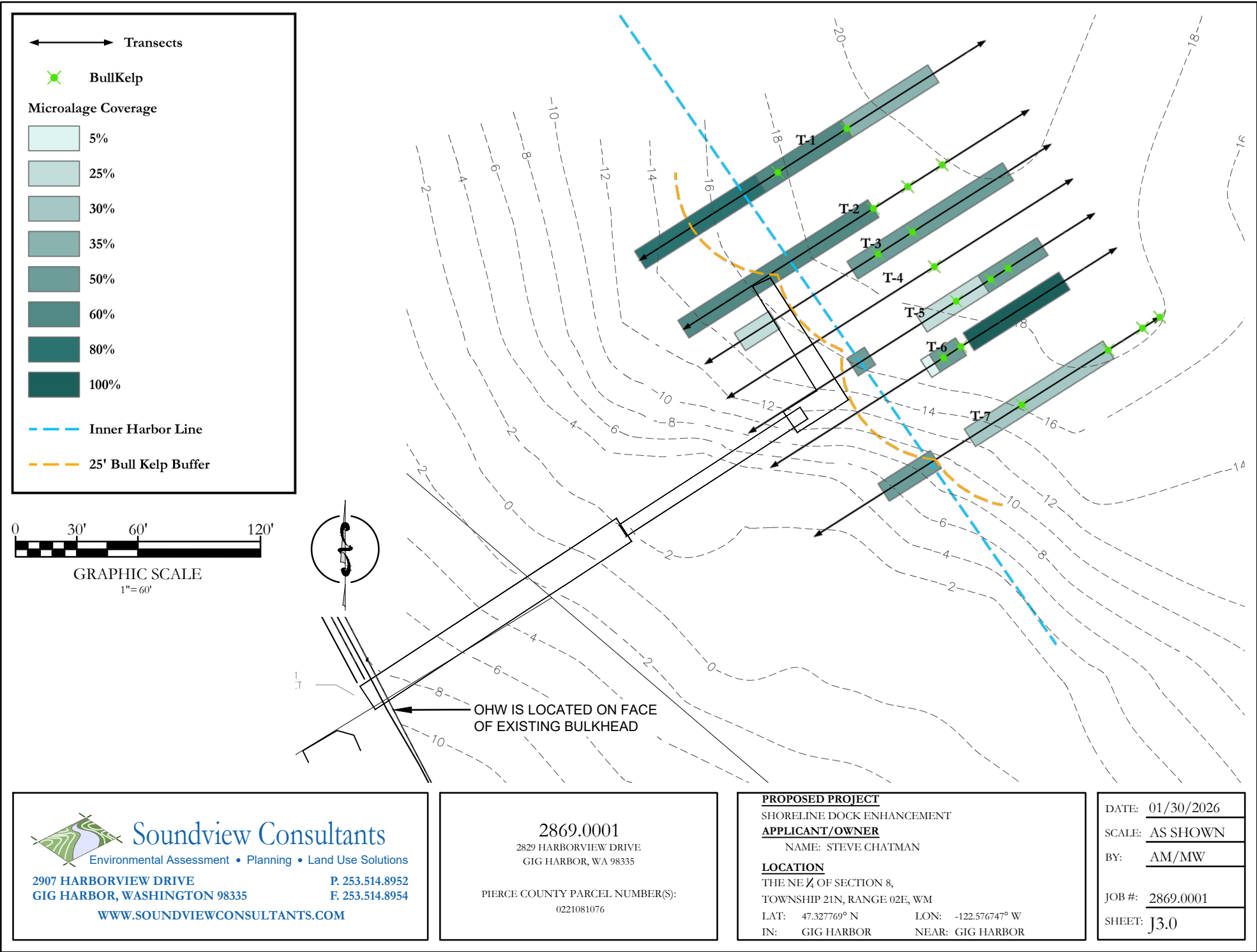
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BY: AM/MW

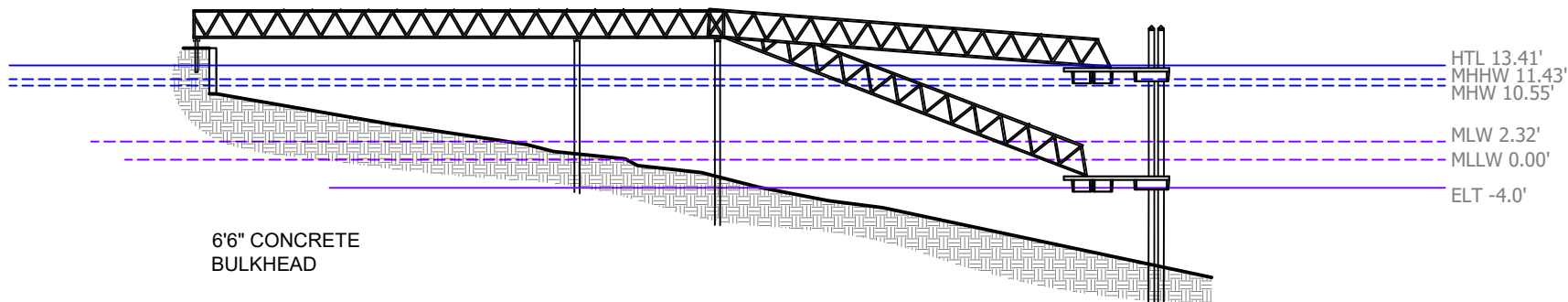
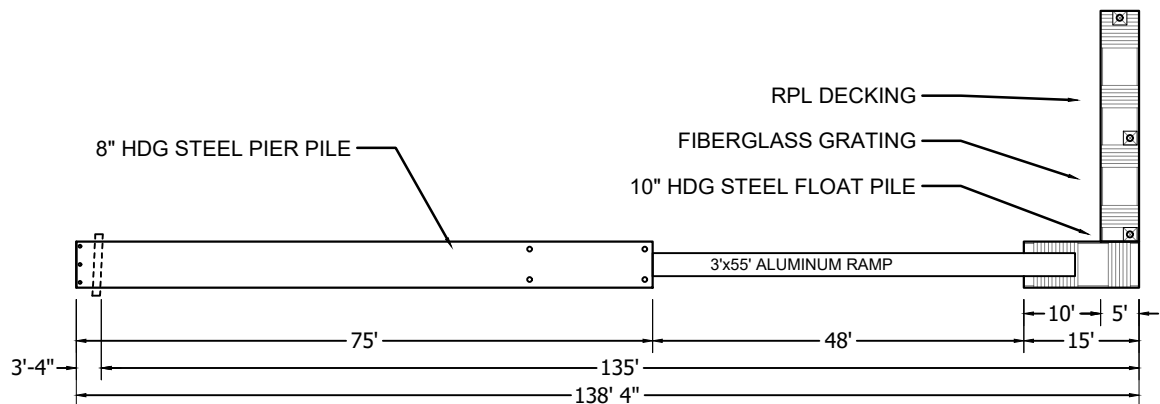
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SHEET: J2.0

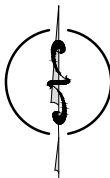
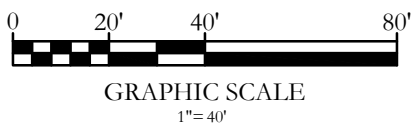
PROPOSED CONDITIONS



DOCK PLAN & CROSS-SECTION



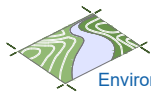
SOUNDINGS TAKEN
11/5/18 @ 3:00 PM



TIDAL DATUM (NAVD 88)

HIGH TIDE LINE	= +11.182±
MEAN HIGHER HIGH WATER	= +9.199±
MEAN HIGHER WATER	= +8.317±
MEAN LOW WATER	= +0.358±
MEAN LOWER LOW WATER	= -2.234±

NOTE: TIDAL ELEVATIONS DRAWN APPROXIMATELY.



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2829 HARBORVIEW DRIVE
GIG HARBOR, WA 98335

PIERCE COUNTY PARCEL NUMBER(S):
0221081076

PROPOSED PROJECT

SHORELINE DOCK ENHANCEMENT

APPLICANT/OWNER

NAME: STEVE CHATMAN

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THE NE ¼ OF SECTION 8,
TOWNSHIP 21N, RANGE 02E, WM

LAT: 47.327769° N LON: -122.576747° W
IN: GIG HARBOR NEAR: GIG HARBOR

DATE: 01/30/2026

SCALE: AS SHOWN

BY: AM/MW

JOB #: 2869.0001

SHEET: J4.0

Attachment B – Background Information

This attachment includes a Pierce County topography map (B1); SMA Marine Map (B2); Kelp ShoreZone Inventory (Attachment B3); DNR Eelgrass ShoreZone Inventory (Attachment B4); USFWS NWI map (B5); WDFW Forage Fish Map (B6); WDFW PHS Map (B7); Pierce County Stream and Wetland Inventory(B8), Pierce County Critical Salmon Habitat Map(B9); WDFW and NWIFC SWIFD Map (B10), City of Gig Harbor Stream and Wetland Inventory (B11), DNR Stream Typing Map (B12), and DNR Rare Plant and Wetland Inventory (B13); FEMA Floodplain Map (B13); NRCS soil survey map (B14); City of Gig Harbor Shoreline Designation (B15); and Pierce County Pier and Dock Prohibition Area (B16).

Attachment B1 – Pierce County Topography Map



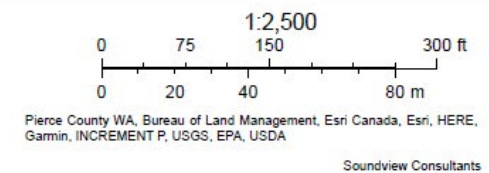
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Subject Property

Pierce County

FiveByFive



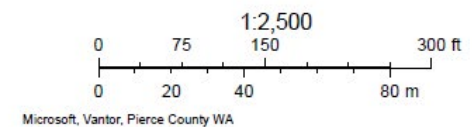
Attachment B2 – SMA Marine Map



10/26/2025, 3:49:25 PM

Shoreline Management Act (SMA) Jurisdiction: Adopted Marine Shoreline

Subject Property



Soundview Consultants

Attachment B3 – Kelp ShoreZone Inventory

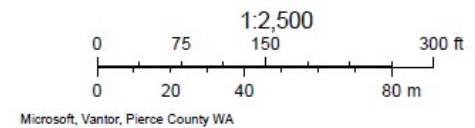


10/26/2025, 3:52:13 PM

ShoreZone Inventory - Kelp (all types)

— Patchy

Subject Property



Soundview Consultants

Attachment B4 – DNR Eelgrass ShoreZone Inventory



10/26/2025, 3:51:22 PM

ShoreZone Inventory - Eelgrass

Patchy

Absent

Subject Property

1:2,500
0 75 150 300 ft
0 20 40 80 m
Microsoft, Vantor, Pierce County WA

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Attachment B5 – USFWS NWI map



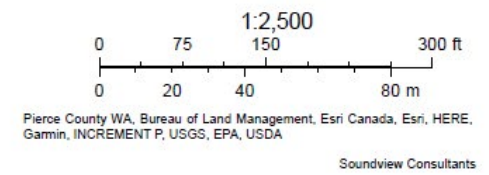
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Subject Property

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland



Attachment B6 – WDFW Forage Fish Map



10/26/2025, 3:50:26 PM

Subject Property
 Smelt Spawning

1:2,500
0 75 150 300 ft
0 20 40 80 m
Microsoft, Vantor, Pierce County WA. These data were collected by WDFW staff with contributions from the North Olympic Salmon Coalition and the
Soundview Consultants

Attachment B7 – WDFW PHS Map



10/26/2025, 3:47:05 PM

PHS Public Lines	PHS Public Polygons
PHS Public Polygon Outlines	AS MAPPED
AS MAPPED	Subject Property

1:2,500

0 75 150 300 ft

0 20 40 80 m

Microsoft, Vantor, Pierce County WA, WDFW

Soundview Consultants



Priority Habitats and Species on the Web

Buffer radius: 330 Feet

Report Date: 10/26/2025, Parcel ID: [0221081076](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Surf Smelt	N/A	N/A	No
Great blue heron	N/A	N/A	No
Estuarine and Marine Wetland	N/A	N/A	No

PHS Species/Habitats Details:

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 10
Accuracy	NA
Source Record	32174
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Great blue heron	
Scientific Name	<i>Ardea herodias</i>
Priority Area	Breeding Area
Site Name	DOWNTOWN GIG HARBOR
Accuracy	Map 1:12,000 <= 33 feet
Notes	GREAT BLUE HERON COLONY IN STAND OF TREES DIRECTLY ACROSS FROM TIDES RESTAURANT ON E. SIDE OF SOUNDVIEW DRIVE. TIMBER STAND AT CORNER OF HARBORVIEW DR. AND SOUNDVIEW DR. NESTS IN LIVE D. FIRS.
Source Record	4412
Source Dataset	WS_OccurPolygon
Source Date	WS_OccurPolygon
Source Name	TIRHI, M/WDFW;JOHNSTON, B./PIE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	https://wdfw.wa.gov/publications/00026
Geometry Type	Polygons

Estuarine and Marine Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Estuarine and Marine Wetland - NWI Code: E2USN
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	https://ecology.wa.gov/Water-Shorelines/Wetlands
Geometry Type	Polygons

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

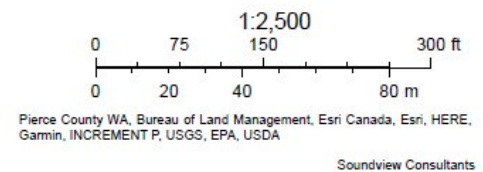
Attachment B8 – Pierce County Stream and Wetland Inventory



10/26/2025, 3:29:18 PM

Subject Property

Pierce - Streams

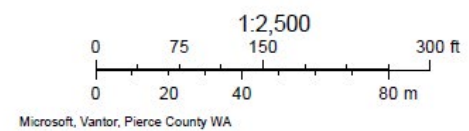


Attachment B9 – Pierce County Critical Salmon Habitat Map

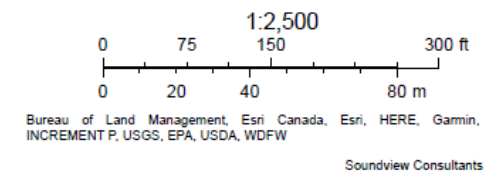
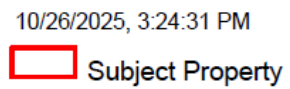


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 Subject Property



Soundview Consultants

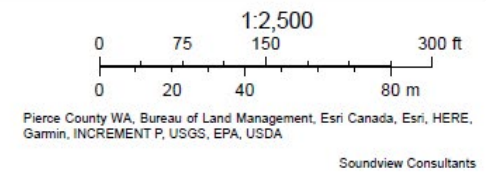
2869.0001 – Harborview Dr
Shoreline and Fish and Wildlife Habitat Assessment

Attachment B11 – City of Gig Harbor Stream and Wetland Inventory



10/26/2025, 3:32:02 PM

 Subject Property

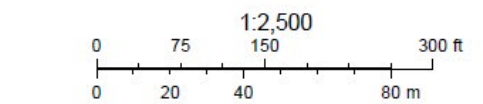


Attachment B12 – DNR Stream Typing Map



10/26/2025, 3:26:51 PM

 Subject Property



Pierce County WA, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

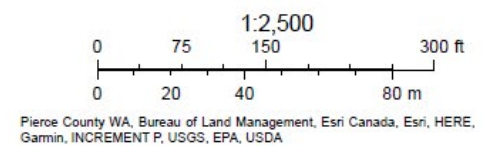
Soundview Consultants

Attachment B13 – DNR Rare Plant and Wetland Inventory



10/26/2025, 3:28:37 PM

 Subject Property



Soundview Consultants

Attachment B15 – FEMA Floodplain Map

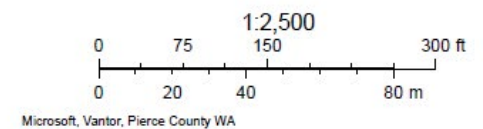


10/26/2025, 3:45:37 PM

FEMA - Flood Hazard Zones

 1% Annual Chance Flood Hazard

 Subject Property



Soundview Consultants

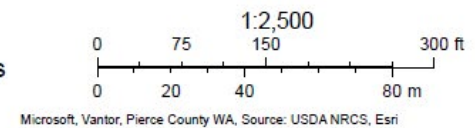
Attachment B15 – NRCS Soil Survey Map



 Subject Property

 USA Soils Map Units

16D: Harstine gravelly ashy sandy loam, 15 to 30 percent slopes



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Attachment B16 – City of Gig Harbor Shoreline Designations



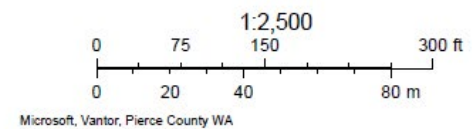
Attachment B17 – Pierce County Dock Prohibition



10/26/2025, 3:53:14 PM

Pier and Dock Construction Prohibition  Subject Property

 Existing Prohibition



Soundview Consultants

Attachment C – Site Photographs

View of the shoreline taken from the Gig Harbor Bay facing west



View of the shoreline taken from the Gig Harbor Bay facing west



Bull kelp observed during the dive survey



Attachment D – Project Team Qualifications

Project Manager: Racheal Villa

Field Scientist(s): Racheal Villa, Michael Chesher, and Catherine Mills

Report Preparation By: Michael Chesher

Map Preparation By: Dave Schoenfeld

Document Quality Assurance By: Catherine Mills

Racheal Villa is a Principal and Senior Fisheries Biologist with 17 years of professional experience. Racheal has a background in freshwater and marine ecology with an emphasis in salmonid life histories and habitat. She currently assists clients with shoreline and critical areas permitting processes, conducts dive surveys, and oversees marine, shoreline, stream, and wetland assessments. Her noteworthy experiences include guiding clients through Salish Sea Nearshore Programmatic requirements for Endangered Species Act compliance; assisting clients with local shoreline permitting applications, including shoreline variance and conditional use permits; and preparing mitigation plans for dock, bulkhead, and other in-water and over-water structure projects.

Education: Bachelor of Science degree in Fisheries Biology from the University of Washington, Seattle, with additional graduate level training in salmonid behavior and life history; restoration of fish communities and habitats in river ecosystems; biological problems with water pollution; and biomonitoring and assessment. *Professional Trainings:* Compensatory Mitigation and Restoration Projects, Determining the Ordinary High Water Mark, Using the Revised Washington State Wetland Rating System (2014) in Western Washington, Selecting Wetland Mitigation Sites Using a Watershed Approach from the Washington State Department of Ecology; Biological Assessment Preparation for Transportation Projects from the Washington State Department of Transportation; and Seagrass Biology, Delineation, and Mapping from the United States Army Corps of Engineers. *Qualified Author and Scientist Lists:* Pierce County Qualified Wetland Scientist, Pierce County Qualified Fisheries Biologist, Washington State Department of Transportation Biological Assessment Senior Author.

Catherine Mills is an Environmental Scientist II with 5 years of professional experience. Catherine has a background in chemical ecology and pollination biology from the Pollination Lab at Colorado State University, and has received extensive, hands-on experience working in lab and field settings, and studying wildlife management, biodiversity and natural resource policy during her undergraduate program. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessments and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects. Her noteworthy experiences include assisting projects with permitting and mitigation requirements for the Salish Sea Nearshore Programmatic (SSNP).

Education: Bachelor of Science degree in Fish, Wildlife and Conservation Biology from Colorado State University, Fort Collins. *Professional Certifications:* GIS Certificate, NAUI Open Water Diver Certificate, and USFWS Marbled Murrelet Marine Monitoring Protocol Certified Observer. *Professional Trainings:* She has received training from 40-hour wetland delineation training for Western Mountains, Valleys, & Coast and Arid West Regional Supplement through Terrascience, Using the Revised 2014 Wetland Rating System for Western Washington, How to Determine the Ordinary High Water Mark through the Washington Department of Ecology, and How to Conduct a Forage Fish Survey through the Washington Department of Fish and Wildlife.

Michael Chesher is a Staff Scientist II with 2 years of professional experience. Michael has a background in biological evaluations, shoreline regulations and project management. Michael currently assists in shoreline, wetland, and stream delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and drafts environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects. His noteworthy experience includes earning his Bachelor of Science in Biological Science and Bachelor of Mathematics in Statistics degrees from Queensland University of Technology in Brisbane, Australia. Through his engagement with his two degrees, Michael gained extensive experience in data collection, laboratory analysis, data analysis and report writing.

Education: Bachelor of Science in Biological Science and Bachelor of Mathematics in Statistics degrees from Queensland University of Technology in Brisbane, Australia. *Professional Trainings:* Alternatives to Bulkhead 1 – 6; Western Washington: How to Determine the Ordinary High Water Mark; Advanced Shoreline Permitting: No Net Loss and Mitigation, Using the 2021 Interagency Wetland Mitigation Guidance; Using the Washington State Wetland Rating System (2014) in Western Washington; Grass, Sedge, and Rush Identification for Western WA Puget Lowland Habitats; PMEP Estuaries Explorer and Estuary Viewer Data Tools Training.

Dave Schoenfeld is a GIS Developer at Soundview Consultants. He has a background in forestry, application development for web platforms, and drone operations. Dave currently develops GIS for delineation exhibits, designs wetland, stream, and shoreline restoration projects as well as performs field work.

Education: Dave earned a Master of Science degree in Geospatial Technologies while teaching undergraduate level Environmental Sciences at Green River Community College. He has also received a Bachelor of Science Degree in Environmental Science with a focus on water quality and has an Associates of Science in Natural Resources and GIS. *Professional Trainings:* Dave is certified through the University of Washington as a GIS Developer and has received formal training through the Washington State Department of Ecology and Coastal Training Program in the use of the Washington State Wetland Rating System and best practices for mitigation & restoration designs. He is also a certified FAA Drone Operator and Private Pilot.



No Net Loss Shoreline Ecological Functions Evaluation Form

Chatman Pier Extension
PL-SDP-26-0001 et al
Hearing Examiner 07.07.2026
Exhibit 7

1. Please provide a complete project description:

The Applicant is seeking to extend the existing dock system to reach deeper water in order to correct the condition of limited moorage availability and grounding on substrate. Currently the float assembly is located over depths spanning areas that are shallower than -4 to approximately less than -8 Mean Lower Low Water (MLLW). A minimum depth of -10 feet Mean Lower Low Water (MLLW) is necessary for boat moorage on the terminal end of the float for safe moorage of the modestly sized personal use sailboat. The existing joint-use dock was permitted and installed to replace two private docks in 2021. Observed bathymetric changes over time have resulted in localized deposition of substrate onsite within the nearshore intertidal causing this area to become shallower over time. Currently, due to the depth at low tides, only outer or terminal edge of the dock can be used for consistent safe boat moorage. Furthermore, during extreme low tidal events, depth on the interior side of the float and associated boat moorage can become inaccessible. The purpose of this project is to increase the capacity of boat moorage such that the both the westward and the eastward sides of the float can be used for boat moorage at all times.

Expansion of the dock system requires dismantling the existing ramp-pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized but will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings. The new length of the proposed joint-use dock would be 135 feet, starting from the bulkhead overwater, with an additional 3 feet landward of the bulkhead to secure the aluminum pier, for a total length of approximately 148 feet.

Under the prior approval, the existing dock system was identified as self-mitigating, given the project replaced two private solid creosote docks (1,362 square feet) and 16 creosote piles with one 852 square foot joint use dock composed of non-hazardous grated materials. The prior approval was completed in 2021 and resulted in a net reduction of approximately 531 square feet of overwater shading and creosote materials. It should be noted this reduction in overwater shading square footage includes the 21 square feet of ramp which extends over the existing float and does not account for the switch from solid to grated decking which would result in a greater net reduction in shading than currently described. Removal of the preexisting creosote docks has improved the site's environmental baseline by reducing overwater shading in areas used by migrating salmonids, decreasing shading over moderate densities of kelp and other macroalgae, and preventing additional creosote contamination of the substrate.

The current proposal will result in a 150-square foot increase in overwater impacts. However, this increase does not exceed the two preexisting creosote docks' footprints. Including the pier extension the dock footprint will total approximately 1,002 square feet in size. Given the proposed dock footprint continues impose less impact than the preexisting docks, the Applicant maintains the proposed extension continues to be self mitigating. Further relocation of the float 25 feet further waterward than is existing location will reduce the potential impact to the benthic substrate during low tides and limit the disturbance to bull kelp beds within the vicinity of the structure. It should be noted plugging the expansion into the SSNP calculator with the existing footprint versus the preexisting footprints does not result in a net deficit.

Instructions: Please provide the requested information for each of the project-related questions set forth below. If the project doesn't include one or more of the development activities, indicate "not applicable" next to the topic. **Please note that the completed form must be submitted with the required shoreline permit application or shoreline permit exemption request in order for the application to be deemed complete.**

Shoreline Setback/Impervious Coverage

- Existing Shoreline Setback (from the Ordinary High-Water Mark): 20
- Proposed Shoreline Setback: Not applicable
- Parcel Width (linear feet shoreline frontage): 122
- Proposed Shoreline Setback Area (sq. ft.): No change
- Number of existing accessory structures in setback area: No change
- Number of accessory structures to be removed: None
- Net increase/decrease in impervious coverage: Not Applicable

Native Vegetation (Areas in Sq. Ft.) within Shoreline Setback/Vegetation Conservation Area Buffer

- Proposed Native Shrubs & Ground Cover: No Change
- Proposed Lawn: No change
- Amount of Existing Lawn Removed: None
- Amount of Existing Ornamental Shrubs Removed: None
- Amount of Existing Invasive Species Removed: None
- Amount of Aquatic Vegetation Removed: TBD
- Amount of Aquatic Vegetation Added: TBD

No Net Loss Shoreline Ecological Functions Evaluation Form

Shoreline Stabilization (Linear Feet)

1. Hard Shoreline Stabilization Added (wood/concrete vertical bulkhead, rock bulkhead, or riprap): No Change
2. Hard Shoreline Stabilization Removed: None
3. Hard Shoreline Stabilization Repaired: None
4. Hard Shoreline Stabilization Altered (setback landward): None
5. Geotech Report Provided (yes/no): No
6. Needs Assessment Required (yes/no): No
7. Soft Shoreline Stabilization Added: None
8. Soft Shoreline Stabilization Removed: None
9. Soft Shoreline Stabilization that replaced hard stabilization structure: None
10. Soft Shoreline Stabilization Altered: None

Overwater Coverage

1. Change in height of overwater structure (pier/dock): Not Applicable
2. Amount of grating (sq. ft.): 150 sq. ft. (New)
3. Amount of solid boards (decking) removed: None
4. Total length: 25' (New)
5. Total Width: 6' (New)
6. Skirting removed (linear ft.): Not Applicable
7. In-water structures removed: Not Applicable
8. Is a boat lift included in the proposal? No
9. Is the proposed overwater structure a "joint pier" used by more than one property owner: Yes

Planning Division | 3510 Grandview Street | Gig Harbor, WA 98335 | 253.851.6170 | gigharborwa.gov
The City of Gig Harbor is pleased to offer electronic plan review.
Please submit completed [Intake Request](#) form to planningintake@gigharborwa.gov

7/19/2024

SEPA¹ Environmental Checklist

Chatman Pier Extension

PL-SDP-26-0001 et al

Hearing Examiner 07.07.2026

Exhibit 8

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.

Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance)

1. Name of proposed project, if applicable:

Harborview Dr

2. Name of applicant:

Steve Chatman

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

2829 Harborview Drive,
Gig Harbor, WA 98335
253-569-3282

4. Date checklist prepared:

11/14/2025

5. Agency requesting checklist:

City of Gig Harbor

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

TBD

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

No plans for future additions, expansions or further activity.

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

Marine Surveys & Assessments. 2019. Chatman/Hodge Joint-Use Dock Project Habitat Management Plan. August 19 2019

Soundview Consultants (SVC). 2025. Shoreline and Fish and Wildlife Habitat Assessment and Submerged Aquatic Vegetation Survey - Harborview Drive Dock Reconfiguration. February 10, 2026.

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

No

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

- Shoreline Substantial Development Permit (Local)
- SEPA Determination
- Section 10 (USACE)
- Section 404 (USACE)
- 401 Water Quality Certification (WSDOE)
- Hydraulic Project Approval (WDFW)

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.)

The Applicant is seeking to extend the existing dock system to reach deeper water in order to correct the condition of limited moorage availability and grounding on substrate. Currently the float assembly is located over depths spanning areas that are shallower than -4 to approximately less than -8 Mean Lower Low Water (MLLW). A minimum depth of -10 feet Mean Lower Low Water (MLLW) is necessary for boat moorage on the terminal end of the

float for safe moorage of the modestly sized personal use sailboat. The existing joint-use dock was permitted and installed to replace two private docks in 2021. Observed bathymetric changes over time have resulted in localized deposition of substrate onsite within the nearshore intertidal causing this area to become shallower over time. Currently, due to the depth at low tides, only outer or terminal edge of the dock can be used for consistent safe boat moorage. Furthermore, during extreme low tidal events, depth on the interior side of the float and associated boat moorage can become inaccessible. The purpose of this project is to increase the capacity of boat moorage such that the both the westward and the eastward sides of the float can be used for boat moorage at all times.

Expansion of the dock system requires dismantling the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized but will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings. The new length of the proposed joint-use dock would be 135 feet, starting from the bulkhead overwater, with an additional 3 feet landward of the bulkhead to secure the aluminum pier, for a total length of approximately 148 feet.

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- 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.**

The project proposal is approximately 0.33-acre site located at 2829 Harborview in the City of Gig Harbor, Washington. The subject property consists of one parcel situated in the Northeast ¼ of Section 8, Township 21 North, Range 2 East, W.M (Pierce County Tax Parcel Number 0221081076). proposed project would take place at the dock, east of the only building on the property. It is in WRIA 15 –

Kitsap, U.S. Geological Survey Hydrological Unit Code (HUC) – 171100190900. Section 08 Township 21 Range 02 Quarter 12 : A POR OF GOVT LOT 2 DESC AS FOLL COM AT NE COR OF SE OF NE OF NW TH ALG C/L OF GILBERT WICKERSHAM CO ROAD S 00 DEG 58 MIN W 10.63 FT TH S 38 DEG 47 MIN E 332.37 FT TH S 51 DEG 13 MIN W 105 FT TH S 44 DEG 03 MIN E 200 FT TH N 51 DEG 13 MIN E 19.97 FT TO POB TH S 15 DEG 48 MIN E 64.14 FT TH N 74 DEG 12 MIN E 30 FT TH N 63 DEG 52 MIN E 261 FT TO ML TH ON ML N 51 DEG W 121.89 FT M/L TO A PT N 51 DEG 13 MIN E OF POB TH ALG LI OF PROP OF STANDARD OIL CO S 51 DEG 13 MIN W 230.03 FT M/L TO POB EXC RD TOG/W TDLD ABUTT EXC POR CYD TO FRANK A LOCHRIDGE BY CONT 1/6/59 1840594 1182 D 543

Environmental Elements

1. *Earth*

[Find help answering earth questions](#)³

a. General description of the site:

The subject property is located in a waterfront setting along Gig Harbor Bay and is surrounded by mixed commercial and residential development within the incorporated City of Gig Harbor, Washington. The subject property has been developed to accommodate a single-family residence (SFR). Development on the subject property consists of a SFR, detached garage, wooden deck, impervious driveways and walkways, and supporting utility infrastructure. Except for a strip of native vegetation that provides screening between Harborview Drive and the subject property's residence, the remainder of the property consists of impervious surfaces and decorative ornamental plantings. Additionally, the shoreline of the subject property is developed with a vertical concrete bulkhead and a joint-use dock system consisting of a pier, ramp and float. The subject property is bound by residential development to the north and south, Gig Harbor Bay to the east, and Harborview Drive to the west. Topography generally slopes from west to east, sloping down to the shoreline of Gig Harbor. Elevations onsite range from approximately 40 feet above mean sea level on the western boundary of the subject property to approximately 0 feet amsl on the eastern boundary of the subject property. The subject property is located in the Kitsap watershed (Water Resource Inventory Area (WRIA) 15).

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

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

There is an approximately 23 percent slope at the furthest inland part of the subject property. The project takes place over water on a less than 2% substrate slope.

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.

16D: Harstine gravelly ashy sandy loam, 15 to 30 percent slopes. The project does not propose to remove any soils

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

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

No surface indications or history of unstable soils in the immediate vicinity of the subject property.

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

No grading, excavating or filling is proposed.

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

Some minor, temporary, localized, surface erosion may occur during installation of the piles.

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

There will be no net increase in impervious surfaces due to the proposed project.

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

All appropriate temporary erosion and sediment control (TESC) measures and best management practices (BMPs) will be implemented during construction.

2. Air

[Find help answering air questions⁴](#)

- 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.**

Some minor, local, and temporary dust and machinery exhaust may result during construction.

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

No

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

All machinery will be properly maintained to limit emissions.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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, the project takes place on Gig Harbor Bay, an inlet on 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, the proposed project will lengthen the existing dock by 20ft.

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.**

No filling or dredging will occur as part of the proposed project.

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

No

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

Yes, the project is completely within the 100-year floodplain as it is situated in Gig Harbor Bay.

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, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

[Find help answering ground water questions](#)⁷

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

No, groundwater be withdrawn from a well for drinking water or other purposes.

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

No waste material that will be discharged into the ground.

c. Water Runoff (including stormwater):

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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.

The project will not create runoff.

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

No, waste materials enter ground or surface waters.

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

No, the proposal is not expected to alter drainage patterns within the vicinity of the site.

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

None proposed.

4. Plants

[Find help answering plants questions](#)

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

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

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

None, all work is in water. The project has been designed to avoid protected SAV (bull kelp) identified onsite.

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

Puget Sound (PS) Chinook salmon, surf smelt (spawning habitat), and bull trout within Gig Harbor (Puget Sound waters). However, due to the heavily developed shoreline and historical degradation of Gig Harbor Bay, there is limited potential for juvenile Puget Sound–Georgia Basin rockfish species, including yelloweye rockfish and bocaccio. Additionally, given the depth and size characteristics of Gig Harbor, it is unlikely that Southern Resident killer whales (SRKWs), adult yelloweye rockfish, or adult bocaccio would be present within Gig Harbor Bay.

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

None Proposed

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

English ivy (*Hedera helix*)

5. Animals

[Find help answering animal questions](#)⁸

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

Bald eagles, Herons, Seabirds, Sea ducks, and Songbirds

Sea otters, Seals

Salmon, Shellfish

Crabs, Anemones, Starfishes, Sea slugs

Examples include:

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

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

Chinook salmon, Steelhead trout, Southern Resident Killer Whale

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

Yes, for Chinook salmon and Steelhead trout.

Yes, the site is within the Pacific Flyway by taken migratory birds.

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

The proposed project has been designed to comply with the current WDNR in-water building materials regulations written to protect habitat and water quality.

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

None documented

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- 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.**

No new sources or additional energy sources will be used to meet the completed project's energy needs. Petroleum products will be used during construction and operation of the crane and barge.

- 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.**

None, the completed proposed project will not have any energy requirements or impacts.

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

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

No environmental health hazards are known.

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

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.**

Petroleum products will be used during construction and operation of the crane and barge.

4. **Describe special emergency services that might be required.**

None anticipated.

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

Additionally, care will be taken to prevent any petroleum products or other toxic or deleterious materials from entering the water. Fuel hoses, oil drums, oil or fuel transfer valves and fittings, et cetera will be checked regularly for drips or leaks and shall be maintained and stored properly to prevent spills. The contractor will have a spill kit with oil-absorbent materials onsite to be used in the event of a spill or if any oil product is observed in the water. The contractor will be responsible for the preparation of a Spill Prevention, Control, and

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Countermeasures (SPCC) plan to be used for the duration of the project if required by permitting agencies.

b. Noise

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

Boat traffic, vehicle traffic, and noise generated from nearby commercial and residential properties occur near the project area but aren't expected to impact the proposed project.

- 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)?**

On a short-term basis, construction noise associated to proposed project activities during normal working hours (7am – 6pm). On a long-term basis, there is no expected difference in the types and/or levels of noise associated with the proposed project.

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

The project activities will be conducted per approved work windows and regulatory approvals, which will minimize/control the impact due to noise.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

The subject property is located in a waterfront setting along Gig Harbor Bay and is surrounded by mixed commercial and residential development within the incorporated City of Gig Harbor, Washington. The subject property is bound by residential development to the north and south, Gig Harbor Bay to the east, and Harborview Drive to the west. The proposed project is not expected to affect the surrounding or nearby properties.

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

Not applicable

- 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.**

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The subject property has been developed to accommodate a single-family residence (SFR). Development on the subject property consists of a SFR, detached garage, wooden deck, impervious driveways and walkways, and supporting utility infrastructure.

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

No, the existing dock will just be lengthened.

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

WC- Waterfront Residential

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

Waterfront

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

Shoreline of the State, designated as Low Intensity per GHSMP Section 5.2.4

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

Bull kelp bed was identified onsite and identified as a critical fish and wildlife habitat area regulated by the City of Gig Harbor

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

No change in residents is anticipated, however more boats may be moored at the dock following 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.

The proposed project is updating an existing structure and will not have impact on the existing and projected use of the subject property.

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

None

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹²

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

Not applicable

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

None will be eliminated

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

No housing impacts proposed

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Any new piles will be no taller than existing piles onsite

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

No changes to views in the immediate vicinity would be altered or obstructed.

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

None are proposed, as there will be no aesthetic impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

No new impacts from light or glare following the extension of the dock is anticipated.

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

No light or glare hazards anticipated.

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

None

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

None deemed necessary.

12. Recreation

[Find help answering recreation questions](#)

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

None, due to this project proposal being in a residential area.

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

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

None identified.

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

None deemed necessary.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

None

- 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. No professional studies have been conducted at the subject property to identify cultural resources.

- 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.**

None have been initiated at this time given work will occur below MLLW, and no earthwork is proposed.

- 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 identified.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

Access to property is via Harborview drive.

- 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?**

The subject property is 0.3 miles from Judson St & Gilisch St (100 TCC Transit Center).

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

No new roadways are required or proposed by the project.

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

The project will require a barge via water transportation for installation of the pier extension.

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

The project does not expect an increase or decrease in vehicular trips per day given the private residential use of the proposed project.

Following construction, boat use of the dock is expected to increase slightly as more sides of the floats will be available for moorage.

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

No

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

None proposed.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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, not applicable

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

None

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

None. Not applicable.

Signature

[Find help about who should sign](#)¹⁹

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

X 

Type name of signee: Racheal Villa

Position and agency/organization: Soundview Consultants

Date submitted: November 14, 2025

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

Environmental Review Application No.: PL-SEPA-19-0015

Parcel Number: 0221081076 & 0221081121

Action: Shoreline Substantial Development Permit, Flood Hazard Permit, and Design Review

Proposal: The proposal includes the removal of two (2) existing, mostly solid wood docks totaling 1,362.14 square feet of overwater coverage, and the removal of sixteen (16) 12" creosote wood piling supports for the two docks. Also proposed is the installation of a 667 square foot new joint-use pier including two (2) 8" galvanized steel pier pilings, three (3) 3" pin pile to secure the straddling over and behind the existing bulkhead, and three (3) 10" galvanized steel float pilings. The length of the new joint-use dock is 110 feet measured from the Ordinary High-Water Mark (OHWM) with 3 feet behind the bulkhead to secure the new pier, for a total length of 113 feet. The overall reduction of overwater coverage will be 695 square feet.

Location: 2829 Harborview Drive, Gig Harbor, WA (Assessor's Parcel No. 0221081076)

2901 Harborview Drive, Gig Harbor, WA (Assessor's Parcel No. 0221081121)

Located on the easterly side of Harborview Drive, approximately 560 feet southeast of the intersection of Harborview Drive and Soundview Drive. Section 08 Township 21 Range 02 Quarter 12

Proponent: Steven and Anne Chatman, 2829 Harborview Dr., Gig Harbor, WA 98335
Frank and Abigail Hodge, 5726 34th Ave NE, Seattle, WA 98105

I. INCORPORATION BY REFERENCE:

The following documents contain information, studies and analyses that have been used in the review of this proposal and are hereby incorporated into this threshold

determination by reference:

1. SEPA Environmental Checklist dated August 31, 2020;
2. Habitat Management Plan, prepared by Marine Surveys and Assessments, dated August 23, 2019;
3. Technical Memorandum from Grette Associates dated November 19, 2019;
4. Submerged Aquatic Vegetation Habitat Impact Memorandum, prepared by Marine Floats Corporation, dated July 24, 2020;
5. SEPA review and recommendation memorandum from Aaron Hulst, P.E., Senior Engineer, Public Works Department, Engineering Division, dated October 6, 2020; and,
6. Letter dated October 21, 2019 from the Department of Ecology.

II. ANALYSIS:

Plants & Animals: The subject site is located adjacent to Gig Harbor Bay, a designated Critical Fish and Wildlife Habitat Area per the Gig Harbor Shoreline Master Program. Further, the site is located within a FEMA-designated Special Flood Hazard Area.

The sites' uplands are entirely developed, each with a single-family residence, appurtenant structures, and residential landscaping. The uplands are retained by an existing, concrete bulkhead. The scope of this proposal includes no work on the uplands of either site.

Per the applicant's Habitat Management Plan (HMP) dated August 23, 2019, short-term direct impacts associated with the project include increased turbidity from pile removal and installation and increased in-water sound levels from pile driving. Per the HMP, turbidity effects as a result of removing and driving pile are expected to be localized and brief, and in-water sound levels will be minimized by the applicant's use of wood block and bubble curtain during pile driving activity with an impact hammer. These are short-term and nonpermanent impacts resultant of the proposed activity.

Ecological benefits will be provided as self-mitigation, resulting from the proposal's net decrease in overwater shading impacts and removal of an on-site pollutant source. The removal of sixteen (16) existing creosote-treated piling and 695 square feet of overwater coverage will remove a pollutant source from the site and remove obstacles that are interfering with the salmonid migratory corridor along the site's shoreline frontage.

Using the substantive SEPA authority provided by GHMC Subsection 18.04.210.D.3.m, the city adopts by reference the critical area requirements of the Gig Harbor Shoreline Master Program and requires the following mitigation measure to address the project's impact to the critical fish and wildlife habitat found within Gig Harbor Bay:

1. The applicant's mitigation plan shall be implemented consistent with all representations set forth in Chapter 4 (Mitigation and Management Measures to Avoid or Minimize Impacts) of the Habitat Management Plan prepared by Marine Surveys and Assessments, dated August 23, 2019.

IV. THRESHOLD DETERMINATION:

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, provided the mitigation measures specified above are imposed. 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 MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of this document. **Comments must be submitted by November 5, 2020.**

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 issuance of this MDNS, or **November 12, 2020**, whichever is later. The written appeal must be submitted with a filing fee of three hundred and twelve dollars (\$312.00).

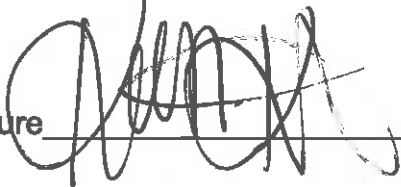
Contact Person: Kimberly Mahoney, Associate Planner; Phone: (253) 851-6170

Responsible Official: Katrina Knutson

Position Title: Community Development Director Phone: (253) 851-6170

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

Signature _____



Date: October 22, 2020

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: [\[help\]](#)

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: [\[help\]](#)

Chatman-Hodge Joint Use Dock Project

2. Name of applicant: [\[help\]](#)

Steve & Anne Chatman and Abigail & Frank Hodge

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: Chatman: 2829 Harborview Drive, Gig Harbor, WA 98335; 253-569-3282

Hodge: 5726 34th Ave NE, Seattle, WA 98105, 206-369-7015

Agent: Lorrie Chase/Marine Floats, 1208 E D St Tacoma, WA 98421 (253)383-2740

4. Date checklist prepared: [\[help\]](#)

July 31, 2019 ~~REVISED 12-2-19~~ **Revised July 29, 2020 Aug. 26, 2020**

5. Agency requesting checklist: [\[help\]](#)

City of Gig Harbor

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

July 31, 2019 to February 15, 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

SEPA, JARPA, Gig Harbor Floodplain Development Permit/Application, No Net Loss Ecological Function Evaluation, Habitat Study (dive survey), Habitat Assessment Plan and consistency with Critical Areas Ordinance and GHSMP

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. [\[help\]](#)

No

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

[\[help\]](#)

City of Gig Harbor Shoreline Substantial Development Permit & associated permits, a Building Permit, Corps, WDFW, Ecology, and DNR, WDFW

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.) [\[help\]](#)

~~Remove two (2) existing mostly solid wood docks totaling 1,362.14 sq. ft. in overwater coverage.~~

~~Remove (16) 12" creosote wood piling supporting the two dock systems.~~

~~Install new joint use dock with 813 sq. ft of total overwater coverage. Total reduction in overwater coverage is 416 sq. ft. Install (4) 8" galvanized steel pier pilings, (4) 10" galvanized steel float pilings.~~

~~Length of the new joint use dock is 144' overwater from MHHW/OHWM, with 3' behind the bulkhead to secure the new aluminum pier. Total length 147 feet.~~

Remove two (2) existing mostly solid wood docks totaling 1,362.14 sq. ft. in overwater coverage. Remove (16) 12" creosote wood piling supporting the two dock systems.

Install new joint use dock with 637 667 sq. ft of total overwater coverage. Total reduction in overwater coverage is 725 695 sq. ft. Install (4) (2) 8" galvanized steel pier pilings and (3) 3" pin

pile to secure the pier straddling over and behind the existing bulkhead, (3)10" galvanized steel float pilings. Length of the new joint use dock-is starting from the bulkhead overwater is 110' with another 3' behind the bulkhead to secure the new aluminum pier. Total revised length is 113'4"-feet.

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. [\[help\]](#)

Take exit 132B for WA-16 W toward Bremerton

Keep left and merge onto WA-16 W

Take exit 10 for Olympic Dr NW

Turn right onto Olympic Dr. NW

Continue onto Soundview Dr.

Turn right onto Harborview Dr.

Destination will be on the left

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other: **lots slope toward shoreline**

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

10% is the steepest slope on the site

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. [\[help\]](#) Glacial till, mud, sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
Unknown.

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. [\[help\]](#)
No filling or excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Upland, same as before the dock project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
N/A

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. [\[help\]](#)

Possible temporary exhaust emissions from the boat engine/barge

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Keep equipment in good working condition

3. Water [\[help\]](#)

a. Surface Water:

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. [\[help\]](#)
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. [\[help\]](#) Yes, see site plans & JARPA submitted with application materials.

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. [\[help\]](#)
N/A; no fill and not working around wetlands

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
Yes, Zone AE EL 14' Panel # 530C0129E 3/7/17

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. [\[help\]](#)
No

b. Ground Water:

- 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. [\[help\]](#)
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. [\[help\]](#)
N/A

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. [\[help\]](#)
N/A
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None known at this time.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Unknown. No Eelgrass at the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

~~None proposed at this time, wait for agency comments. No changes proposed due to space issues.~~

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Unknown

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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: Water birds

mammals: deer, bear, elk, beaver, other: raccoons, rodents

fish: bass, salmon, trout, herring, shellfish, other: surf smelt

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Nearshore Rockfish, Puget Sound Chinook salmon, Marbled Murrelet, Bull Trout, Killer Whale

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Unknown

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Putting 100% grating in new pier and ramp plus new **main** float is 50% grated for light penetration to substrate, galvanized steel piling,

Grating detail cut sheet and photo images are part of the submittal documents package but are not included in the SEPA document itself. Please see Grating Details and photos submittal.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Unknown

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. [\[help\]](#)

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

N/A

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. [\[help\]](#)

No.

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

[\[help\]](#)

Unknown

- 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. [\[help\]](#)

N/A

- 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. [\[help\]](#)

N/A

- 4) Describe special emergency services that might be required. [\[help\]](#)

No "special" emergency services anticipated

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Follow "Best Management Practices" during construction. EPA Region 10 Best Management Practices for Piling Removal and Placement in Washington State, February 18, 2016.

b. Noise [\[help\]](#)

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

Residential noises; no affects

- 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. [\[help\]](#)

Temporary construction noise during approved work hours

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Piling driven with impact hammer, utilizing a bubble curtain and wood block cushion for sound attenuation (Longmuir and Lively 2001)

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. [\[help\]](#)

Single family residences; with bulkheads and docks, **commercial marina on other side of Hodge parcel**

- 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? [\[help\]](#)
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: [\[help\]](#)
No

- c. Describe any structures on the site. [\[help\]](#)

Single family residences, garages, existing bulkheads and mostly solid wood docks and creosote wood pilings

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Old docks to be disconnected and removed by Marine Floats and brought to an approved upland disposal facility at the time of the installation of the new **joint use** dock.

- e. What is the current zoning classification of the site? [\[help\]](#)

Waterfront Residential

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Waterfront Residential

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Low Intensity Use

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, per GHSMP 6.2.5.23(4) Gig Harbor Bay is designated as a Critical Fish and Wildlife Habitat and Special Flood Hazard Area.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Compliance with GHMC, GHSMP and other agency code regulations, building permit

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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? [\[help\]](#)

Ramp railing 3'

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

View of two (2) old dilapidated wood dock would be replaced with view one (1) joint use dock that is designed to current codes and more environmentally friendly.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

New "**L-shaped**" joint use dock is ~~725~~ **695** less square footage than the two (2) existing solid wood docks. ~~and it's a straight line no "T" or "L" shape.~~

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lighting is optional. Electrician shall follow agency regulations and state L & I. Lighting, if installed shall conform to applicable provisions of GHMC 17.99.

12. **Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Skansie Brothers Park & Netshed is fairly close. Otherwise informal activities could be walking, biking, shopping, bird watching.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
N/A

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 located on or near the site? If so, specifically describe. [\[help\]](#)
Unknown, but possibly at Skansie Brothers Park & Net Shed

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. [\[help\]](#)
No material evidence of artifacts; no studies that I am aware of.

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. [\[help\]](#)

Previously developed site, therefore no assessment has been performed to date for new joint use dock project.

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

14. Transportation [\[help\]](#)

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. [\[help\]](#)
Soundview Drive to 2829 & 2901 Harborview Dr., Gig Harbor, WA 98335

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? [\[help\]](#)

Might be served by Pierce Transit/trolley bus line or nearby stop

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None

- 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). [\[help\]](#)

No

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

Transport equipment via water to the project site.

- 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? [\[help\]](#)

None.

- 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. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

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. [\[help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

c.

Peninsula Light; City of Gig Harbor Water & Sewer

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: Lorrie Chase

Name of signee LORRIE CHASE

Position and Agency/Organization Permitting/MARINE FLOATS

Date Submitted: 8/31/20

**PL-SEPA-19-0015
MDNS
REFERENCE 2**

Chatman/Hodge Joint-Use Dock Project

Habitat Management Plan

August 23, 2019

**Site Address: 2829& 2901 Harborview Dr.
Gig Harbor, WA 98335**

**For: Steve Chatman
2829 Harborview Dr.
Gig Harbor, WA 98335**

**Abigail and Frank Hodge
5726 34th Ave NE
Seattle, WA 98105**



MARINE SURVEYS & ASSESSMENTS

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I. Project Information

1.1 Purpose

The proposed activity is to build a joint-use dock in Gig Harbor. Based on the location of the proposed project (i.e. within 200 feet or waterward of the OHWM), this Habitat Assessment has been developed to meet the requirements of Section 6.2.5.23 of the Gig Harbor Shoreline Master Program (GHSMP). Additionally, because Gig Harbor Bay is designated as a Critical Fish and Wildlife Habitat and Special Flood Hazard Area and the project site falls within this designated habitat, a habitat management plan (HMP) has been prepared pursuant to 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 the 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 Section 18.10.100) is also included in this report.

1.2 Applicant information

Steve Chatman
2829 Harborview Dr.
Gig Harbor, WA 98335

Abigail and Frank Hodge
5726 34th Ave NE
Seattle, WA 98105

1.3 Biologist Information

Name: Kimberly McClurg, Marine Surveys & Assessments
Phone: (360) 385-4073
Email: marine.surveys.inc@gmail.com
Contact Address: 380 Jefferson St., Port Townsend, WA 98368

1.4 Project Location

2829 and 2901 Harborview Dr.
Gig Harbor, WA 98335

Section 08, Township 21N, Range 02E
Parcel: 0221081076 (Chatman) & 0221081121 (Hodge)

Latitude & Longitude: 47.252846° N, -122.440399° W
Waterbody: Gig Harbor

The project location is seen in Figure 1.

1.5 Project Description

Two existing mostly solid wood docks totaling 1,362.14 sq ft in overwater coverage will be removed. (16) 12" creosote wood piles supporting the two dock systems will also be removed. The piles will be removed via direct pull and placed on the barge. They will not be shaken or scraped; EPA's Best Management Practices (BMPs) for piling removal will be followed. The removed piles and existing piers, ramps, and floats will be taken from the site in the barge to be properly disposed of at an upland disposal site.

It is proposed to install a new joint-use dock with 813 sq ft of total overwater coverage. (4) 8-inch galvanized steel piles will support the pier and (4) 10-inch galvanized steel piles will secure the float. The new joint-use

dock is 144 ft overwater from MHHW/OHWM, with 3 ft behind the bulkhead to secure the new aluminum pier. Total dock length is 147 feet.

A construction crew of 2-3 workers will be on site. A boat pulls the construction barge, with a prefabricated float tied behind the barge. Boat and construction barge with supplies and float will be transported via water to the project site.

At the site, the piles are driven for the float using the equipment on the floating construction barge, which is not allowed to ground out. This is done first so that the construction barge has a place to tie up. Then, the pre-constructed float that is hauled behind the barge to the project site is manually attached to the float piles using hoops and steel pile boxes with rollers.

Next, the piles for the pier are driven from the barge, which is still operating from the water. The pier will be secured behind the bulkhead with (3) 3-inch pin piles which will be installed with a handheld pile driver. The aluminum pier is put into place with a crane (located on the work barge) and attached to the support pile using hand tools. This work is done from the water or the pier itself; not via land. From the floating barge, the crane is used to put the ramp in place. Hand tools are used to finish installing the ramp connections on the pier and the float by the construction crew. All floats are pre-constructed in Tacoma for each dock system. Ramps or gangways are manufactured off-site and made of 100% aluminum.

The design of the float complies with regulatory agencies criteria; flotation will be permanently encapsulated & located only under solid decking on the float. A floating surface boom will be installed to capture any debris or oil sheen.

Pile will be driven with an impact pile hammer, utilizing a bubble curtain and wood block cushion for sound attenuation. The floating pile driver will operate for 1-2 days and will not ground. Care will be taken to contain all construction debris. Ecologically friendly design, construction techniques, and EPA Best Management Practices will be implemented at all times during construction.

See Figures 2-7 for site plans.

1.6 Action Area

The action area is defined as included all areas to be directly or indirectly affected, not just the immediate project area. 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:

- 160 dB_{RMS} threshold for marine mammals behavioral impacts for impulse noise (impact driving)
- 120 dB_{RMS} threshold for marine mammals behavioral impacts for continuous (vibratory driving)
- 150 dB_{RMS} threshold for fish behavioral impacts

For this project, the following equation was used to delineate the action area where sound exposure levels (SELs) from pile driving could cause behavioral effects in fish (150 dB_{RMS}):

$$R_2 = R_1 \times 10^{((dB_{R1} - dB_{threshold})/15)}$$

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 impact pile driving of 12-inch steel pipe piling, there was a peak of 192 dB and 177 dB_{RMS}; with an estimated 5 dB effective sound attenuation with a bubble curtain, that makes a peak of 187 dB and 172 dB_{RMS} (CalTrans 2015, Table I.2-1.).

The action area for impact pile driving is then calculated to be 293 meters (961 ft) (Figure 7) where sound is anticipated to attenuate to 150 dB_{RMS}. This action area includes approximately ¼ of Gig Harbor Bay area as well as the area 961 ft seaward of the project where noise effects from pile driving activities may extend without reflecting off of any landmasses. This is a conservative action area since the piles being installed are smaller than 12 inches. This action area also includes potential turbidity effects from pile driving (25 ft around each pile as defined by the U.S. Army Corps of Engineers).

II. Species and Habitat Information

See Figures 9-16 for a delineation of species and critical habitat in the project area as required by the City's Shoreline Management Program, Chapter 6, Subsection 6.2.5.23.

2.1 Habitat

The Shoreline Master Plan for Gig Harbor classifies the site shoreline as "Low Intensity Designation". The Gig Harbor Municipal Code classifies the site shoreline as a critical fish and wildlife habitat (18.08.186). This area is located within Water Resource Inventory Area (WRIA) 15. FEMA flood maps indicate the waters at this site lie in a Special Flood Hazard Area Zone AE (EL 14 feet).

A SCUBA survey was performed on June 13, 2019 (clear, sunny) from approximately 12:30 pm to 3:00 pm at the project site located at the project site. Fourteen survey transects in the area of the proposed new pier-ramp-float and removal area of two existing large pier-ramp-float structures to identify flora, fauna, substrate types and qualitative information. The area of the survey ranged in elevation from +9.1' MLLW along shore to -21.9' MLLW at the seaward extent. Substrate at the site is primarily sand from MHHW to about -14 ft MLLW, and then transitions to sand with boulders. Areas of macroalgae included *Ulva* 10-80% and foliose red algae 5-40%. Laminariales kelps were observed in some areas at the site: *Saccharina* was observed at 10-60% cover and *Nereocystis* at 10-30% cover. No eelgrass was observed at the site. The full report and associated maps can be found in Attachments 1-3.

Washington Department of Ecology (WECY) Coastal Atlas maps show this site has stable slope stability (Figure 12) and indicate no wetlands in the vicinity; no wetland vegetation was observed during the site visit. The project site is located along a shoreline with no appreciable drift (Figure 11) within the Tacoma Narrows estuary (Figure 9).

The Washington Department of Ecology's Water Quality Atlas Map identifies Category 1 sediment and Category 4C water north of the project location that are listed on Ecology's 303(d) list (Figure 10).

2.2 State and Local Habitat and Species

Queries of the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) data (Figures 13-15) are summarized in Table 1 below. Estuarine and Marine Wetland and surf smelt spawning are documented within the project footprint. Sand lance spawning is documented over 1 km away to the south (Figure 16).

Queries of WDFW Salmonid Stock Inventory (SaSI) data shows Crescent Creek at the northeast end of Gig Harbor Bay to be utilized by fall Chinook, coho, winter steelhead, fall chum, and resident coastal cutthroat. North Creek at the northwest end of Gig Harbor is utilized by coho, fall chum, winter steelhead, and resident coastal cutthroat. These species are included as being in the action area as they may migrate past the site to these two streams.

Table 1. WDFW PHS query results

Species or Habitat	Priority Area/Occurrence Type	Action Area	Project Footprint
Estuarine and Marine Wetland	Aquatic Habitat	Y	Y
Great Blue Heron	Breeding Area	Y	N
Surf Smelt	Breeding Area	Y	Y
Red sea urchin	Presence	Y	N
Estuarine Zone	Aquatic Habitat	Y	N
Coho	Occurrence/Migration	Y	N
Chum	Occurrence/Breeding Area	Y	N
Steelhead	Occurrence/Migration	Y	N
Resident Coastal Cutthroat	Occurrence/Migration	Y	N

2.3 Federal ESA Species & Critical Habitat

For each listed species with the *potential to be in the project action area*, the listing status, distribution of species, and relevant life history traits are presented below. The project site is located on shoreline that is designated critical habitat for Puget Sound Chinook (*Oncorhynchus tshawytscha*), Southern Resident Killer Whale, and juvenile bocaccio rockfish (*Sebastes paucispinus*). North Creek and Crescent Creek are both designated as critical habitat for Puget Sound steelhead; both are outside of the action area but steelhead may migrate past the project site to access these streams. Federal ESA species with critical habitat in the project area are summarized in Table 2 below.

Table 2. NMFS/USFWS Critical Habitat

NMFS/USFWS Critical Habitat	Action Area	Project Footprint
Final Nearshore Rockfish Critical Habitat (NMFS, 2014)	Y	Y
Final Deepwater Rockfish Critical Habitat (NMFS, 2014)	Y	N
Chum Salmon Critical Habitat (NMFS, 2005)	N	N
Marine Critical Habitat for Puget Sound Chinook Salmon (NMFS, 2005)	Y	Y
Chinook Salmon Critical Habitat (NMFS, 2005)	N	N
Critical Habitat for Puget Sound Steelhead (NOAA, 2016)	N	N
Marine Critical Habitat Hood Canal Summer-run Chum Salmon (NMFS, 2005)	N	N
Southern Resident Killer Whale Critical Habitat (NMFS, 2006)	Y	N
Steelhead Trout Critical Habitat (NMFS, 2005)	N	N

Bull Trout Final Critical Habitat (USFWS, 2015)	N	N
Marbled Murrelet (USFWS, 2015)	N	N
Leatherback Sea Turtle Critical Habitat (NMFS, 2012)	N	N
Green Sturgeon Critical Habitat (NMFS, 2009)	N	N
Southern Eulachon (NMFS, 2011)	N	N

A. 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) (Federal Register / Vol. 70, No. 123 / Tuesday, June 28, 2005 / Rules and Regulations). 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 below the line of extreme high water is in an area designated as critical habitat for the Puget Sound Chinook ESU (Federal Register / Vol 70, No.170 / Friday, September 2, 2005 / Rules and Regulations).

The project site is located in East WRIA 15. 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”.

It is also stated in the Washington State Conservation Commission report for east WRIA 15 (2000):

1. The independent tributaries in south Puget Sound are not typical Chinook habitat because of relatively small stream size and low flows during the late summer/early fall spawning season.
2. The current low escapements (outside of streams that support hatchery Chinook production programs) are believed likely the result of past hatchery plants or straying from either current South Sound hatchery production or viable South Sound natural populations. The ancestry of locally returning adult Chinook is largely Soos Creek Hatchery (Green River) Chinook.
3. Chinook likely were not historically self-sustaining in these habitats and have little chance of perpetuating themselves through natural production.

Chinook salmon are observed in Crescent Creek, which drains into Gig Harbor approximately 4,000 ft north of the site at the northeast end of Gig Harbor Bay. There was historically a wild Chinook run in Crescent Creek, which ended in the 1940s (WSCC 2000).

B. Rockfish: Bocaccio (*Sebastes paucispinus*) and yelloweye (*Sebastes ruberrimus*) rockfish remain close to the surface as larvae and pelagic juveniles. As juveniles they settle to benthic environment. They prefer to settle in rocky reefs, kelp beds, low rock and cobble areas (Love, Yoklavich, & Thorsteinson, 2002). As

both species grow larger they move into deeper waters. Adults are found around rocky reefs and coarse habitats. Adult yelloweye and bocaccio rockfish generally inhabit depths from approximately 90' to 1,400' (Love, Yoklavich, & Thorsteinson, 2002). Both species are opportunistic feeders, with their prey dependent on their life stage.

NOAA has listed the distinct population segments (DPSs) of yelloweye rockfish as threatened species under the Endangered Species Act (ESA) and listed the Georgia Basin DPS of bocaccio as endangered (Federal Register / Vol. 75, No. 81 / April 28, 2010, Final Rule). 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. The portion of the project footprint below the line of extreme high water is in an area designated Nearshore Critical Habitat for Bocaccio Rockfish (Federal Register /Vol. 79, No. 219 / Thursday, November 13, 2014 / Rules and Regulations).

Juvenile yelloweye rockfish are usually found in water deeper than 30 meters so only larval and pelagic juvenile bocaccio rockfish may be present in the action area. Algae and kelp were recorded at the site proposed dock location and may provide refuge for these nearshore juvenile bocaccio rockfish (Attachments 1-2).

- C. Bull Trout:** Coastal-Puget Sound bull trout have ranged geographically from northern California (at present they are extinct in California) to the Bering Sea coast of Alaska, and northwest along the Pacific Rim to northern Japan and Korea. Bull trout are members of the char subgroup of the salmon family. Spawning occurs typically from August to November in streams and migration to the open sea (for anadromous populations) takes place in the spring. Eggs and juveniles require extremely cold water for survival. 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 (Federal Register / Vol. 64, No. 210 / November 1, 1999).

Bull trout (*Salvelinus confluentus*) were listed as threatened by the United States Fish and Wildlife Service (USFWS) in 1999 (Federal Register./ Vol. 64, No. 210 / Monday, November 1, 1999 / Rules and Regulations). Spawning populations are known to exist in the Nisqually and Puyallup Rivers, but USFWS considers the Nisqually River and Puyallup subpopulations “depressed” based on fewer than 500 spawning adults (Federal Register / Vol. 64, No. 210 / November 1, 1999 / Rules and Regulations). According to WDFW (1998), little is known about the Puyallup stock life histories, spawn timing and location, and stock status.

According to the Washington State Conservation Commission (2002):

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”.

The nearest designated critical habitat is along the eastern shoreline of the Tacoma Narrows bridge and the nearest stream with documented Dolly Varden/bull trout presence is located in the Nisqually National Wildlife Refuge. The project site and action area does not include bull trout critical habitat.

- D. Puget Sound Steelhead:** Steelhead is the name given to the anadromous form of the species *Onchorhynchus 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. NMFS has listed the Puget Sound steelhead (*O.*

mykiss) as a threatened species under the ESA (Federal Register /Vol. 72, No. 91/Friday, May 11, 2007/Rules and Regulations). Critical habitat has been finalized for the Puget Sound steelhead distinct population segment (Federal Register / Vol. 81, No. 36 / Monday, February 24, 2016 / Rules and Regulations).

According to the Washington State Conservation Commission, there are no identified summer steelhead stocks in East WRIA 15 (WSCC 2000). In addition, the two winter stocks in WRIA 15, Case/Carr inlet winter steelhead and East Kitsap winter steelhead, are classified as having an “unknown” status (WSCC 2000).

According to queries of the SaSI data, also known as SalmonScape (WDFW), winter steelhead have been documented north of the project location at the north end of Gig Harbor Bay in North Creek and Crescent Creek, which are both designated as critical habitat. It is likely that steelhead may migrate along the shoreline at the project site.

E. Marbled Murrelets: Marbled murrelets (*Brachyramphus marmoratus*) are small marine birds in the Alcidae family. Marbled murrelets have been listed as threatened by the USFWS since 1992. 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.

There is no critical habitat within close range of the project and there are no nests close to the project site (WDFW, USFWS). Results from the Puget Sound Seabird Survey (managed by Seattle Audubon) group that monitors the Gig Harbor Spit site (the closest sites to the project site) has shown marbled murrelet sightings since surveys began in October 2008 (PSSS 2019). The last sighting was on 04/07/2018, with a high count of 2, an average count of 2 and a frequency of 2.17%.

F. 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.

According to WDFW, there is documented surf smelt forage fish spawning activity at the site (Figure 16). The work windows established for forage fish in Tidal Reference Area 4 (Tacoma) are as follows:

- Surf Smelt: April 15 – September 30

To avoid impacts to surf smelt, a forage fish survey should be completed by a WDFW approved biologist prior to any construction on the upper beach after September 30 during the July 16-February 15 work window to confirm presence or absence of surf smelt spawning.

To minimize impacts to surf smelt, pier piles are spanning 40 ft in the upper intertidal zone to reduce the number of piles in spawning habitat and grated surfaces are incorporated throughout the proposed dock to reduce shading.

G. Humpback Whales: NMFS has listed the humpback whale (*Megaptera novaeangliae*) as an endangered species that may occur in Puget Sound. There is no designated critical habitat for humpback whales in Washington at this time.

In the South Puget Sound sub-basin during the last two years, the following months had more than 4 Humpback sightings (as per the Army Corps of Engineers RGP-6 guidelines):

2017: January, July, August, September

2018: June, July, October, November, December

All of these sightings recorded in 2017 to present occurred east of Harstine Island (Orca Network). A marine mammal monitoring plan will be provided since sightings (July to January) occur within the work window (July to February). Impact pile driving noise can impact humpback whales but avoidance and minimization measures for this project include utilizing a bubble curtain and wood block cushion for sound attenuation, as well as a marine mammal monitoring plan, to prevent noise related impacts should humpback whales be present. Due to the shallow depths of the project site, humpback whales are not expected to be impacted by other effects such as turbidity.

H. Leatherback Sea Turtle: NMFS has listed the Pacific leatherback turtle (*Dermochelys coriacea*) as an endangered species that may occur in Puget Sound. There is designated critical habitat for Pacific leatherback turtles along the outer coast of Washington State, but there is no critical habitat within Puget Sound at this time.

There is no breeding habitat for these sea turtles in Washington, even though they are occasionally seen along the coast (Bowlby et al. 1994). They are rarely seen in Puget Sound and it seems highly unlikely that these turtles would be found near the project site or in the action area.

I. Southern Resident Killer Whales: 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 ESA (Federal Register / Vol. 70, No. 222, November 18, 2005 / Rules and Regulations). NOAA Fisheries has designated critical habitat for killer whales: "Critical habitat includes waters deeper than 20' relative to a contiguous shoreline delimited by the line of extreme high water." (Federal Register / Vol. 71, No. 229 / November 29, 2006 / Final Rule).

According to the Southern Resident Killer Whale Sighting 1990-2013 map (Olson 2014), all of the following sightings in quad #422 (which encompasses the area from the north opening of Gig Harbor to the Tacoma Narrow Bridge) are as follows for the July-February work window:

- July - 0
- August - 1
- September - 1
- October - 7
- November - 6
- December - 25
- January - 9
- February - 5

A marine mammal monitoring plan will be provided since there were more than 4 sightings during the July to February work window (as per the Army Corps of Engineers RGP-6 guidelines).

III. Effects Analysis of Proposed Project

The status of each of the listed species in the action area has been provided. The project has been described and the action area defined. When reviewing all the data, the direct and indirect effects of the project on the listed species and their critical habitat should be considered.

The project will not involve the removal of native vegetation, channel straightening, or habitat isolation. In addition, there will be no reduction in flood storage capacity. Water quality may be temporarily impacted as discussed below.

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 the following.

A. FEMA-related impacts: The proposed dock will extend into an area identified by the Federal Emergency Management Agency (FEMA) as a protected area. Because of this, the impacts on the following issues need to be addressed per GHMC Chapter 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 Item C below.
- j. Will there be construction effects (noise or turbidity)? Yes, see below.

B. 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, 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).

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.

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. Using the equation mentioned in section 1.6 above, pile driving sound is expected to attenuate to 160 dB_{RMS} approximately 63 m (207 ft) from the project site which would still be within Gig Harbor Bay. A marine mammal monitoring plan has also been prepared to avoid and minimize impacts to killer whales and humpback whales (Appendix A).

The project proposes the use of an impact hammer for 8-inch and 10-inch 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 dB 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.”

The NOAA NMFS interim noise exposure criterion for fish is 180 dB re: 1 μ Pa_{peak}. Recent studies have proposed interim criteria for pile driving be set at an SEL level of 187 dB and a peak sound pressure level of 208 dB in any single strike (Popper et al. 2006). WSDOT uses the following criterion for evaluating impacts to fish and marine mammals:

- Fish Injury and Disturbance Thresholds: behavior effects threshold at 150 dB_{RMS} and a fish injury threshold dB_{SEL} of 183-187 (depending on fish size) and any peak dB above 206.
- Marine Mammal injury and disturbance depend on functional hearing groups and are summarized in the following table (https://www.wsdot.wa.gov/NR/rdonlyres/3B16466F-E2A9-4F5C-A088-A89FEA302A76/0/FishMM_Thresholds.pdf):

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
		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)

C. Water quality: Increased turbidity caused by pile removal and pile driving could have adverse effects on migrating salmonids and forage fish. 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 and Simenstad, editor, 1988).

For this project, during pile installation and removal, 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 (ACOE) as a 25 ft radius around each pile. However, turbidity is much more localized with pile installation than it is with pile removal; especially with hollow pile as they keep much of the sediment contained during installation. To be more reserved in our analysis of turbidity from activity associated with pile, we will discuss turbidity from pile removal as it tends to generate more turbidity than pile driving.

In terms of turbidity generated by pile removal, the following results were noted in “Turbidity due to pile removal in the “Jimmycomelately Pile Removal Monitoring Project Final Report, March 2006. A vibratory pile driver was used in this project.

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.

Water quality impacts from increased turbidity are not expected to reach into nearby Crescent or North Creeks at the far north end of Gig Harbor Bay. Turbidity would not travel upstream to affect water quality within the creeks.

A positive water quality impact would come from the removal of creosote piles. Creosote is a broad term encompassing coal tar creosote, coal tar, and coal tar pitch wood preservatives. Concern with creosote treated wood comes from the presence, leeching and outgassing of polycyclic aromatic hydrocarbons (PAHs). Effects associated with organics like PAHs depends on a variety of factors including: route of exposure, duration and concentration, chemical composition, organism sensitivity, life stage affected, organism potential for detoxification/excretion, and the organism’s physical condition (Johnson et al. 2007, Vines et al. 2000). Nevertheless, compounds in creosote degrade in water extremely slowly since they can also cling to suspended particles and aggregate in sediments near the creosote piles, where organisms can then consume them (Johnson et al. 2007, Vines et al. 2000). Toxicity to organisms varies; however, many are considered carcinogens and endocrine disruptors for many species (Dickey and Huettel 2016).

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.

A. Salmonid migratory pathway alteration: It is generally accepted that overwater structures can alter migration behavior of juvenile salmon (though the effects may vary depending on the design and orientation of the structure, degree of shading, and the presence of artificial light), and reduce salmon prey resources and refugia by shading aquatic plant life (Simenstad et al. 1999; Nightingale and Simenstad 2001b). However, the significance of these effects is not clear. As Simenstad et al. state, “We found no studies that described empirical evidence supporting or refuting that modification of juvenile salmon behavior in shoreline habitats was reflected in changes in survival.” 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 $\mu\text{mol m}^{-2} \text{s}^{-1}$ to 2370 $\mu\text{mol m}^{-2} \text{s}^{-1}$). 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.”

There is no question that underwater structures may alter migration patterns – that is not in dispute. As seen in the study by Williams and in many other studies (see the literature review by Weitkamp - 2003), there are studies that indicate that salmon migration is not affected by the presence of overwater structures. A consensus has not been reached, as there are other studies indicating migration patterns are altered by overwater structures.

B. Increased predation: At this time, there is no evidence of docks aggregating salmonid predators in the Puget Sound (Ratte & Salo 1985; Cardwell et al. 1980; Nightingale and Simenstad 2001b). Dock associated structures, such as breakwaters, may serve as marine mammal haul out areas, but there is no scientific literature that states that 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. 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.

C. Light penetration: Shading caused by overwater structures can reduce or eliminate eelgrass, macroalgae, and other epibenthic organisms resulting in reduced prey and refugia resources for salmon and bull trout. As noted above, the proposed pier will have 100% fiberglass grated surface, the proposed ramp will be 100% grated, and the float will have 50% functional grating with the flotation tubs under the solid portion of the float. All of these design parameters will minimize shading impacts.

In addition, as seen below in the Habitat Survey Map (Attachments 1-3), the dock has improved design to minimize ecological impacts.

D. Impacts to wave energy and littoral sediment movement: 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.” The pier piles for the proposed project are spaced at least 32’ apart and are only 8” in diameter, which will minimize impacts to littoral drift and wave energy impacts.

The float piles are 10” in diameter, but are in deeper water. Nightingale and Simenstad (2001b) also observed that piles in deeper water have less impacts, because the “...waves refract around them.”

E. 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 (Chumra and Ross 1978). Langer (1950) found that propellers within approximately 14 in 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 that most boating activity adjacent to the float will be at slow speeds. Depths at the end of the dock are deeper than -10 ft MLLW so even at low tides, there will still be enough water between any watercraft and the bottom.

Pollution from exhaust can have indirect adverse effects on the listed fish. Warrington (1999) concluded from his study of the literature that, "There is no significant effect of outboard exhaust on zooplankton, phytoplankton, periphyton or other aquatic invertebrates in the bulk water." However, he also concluded that there are no acceptable studies on exhaust effects on salmonids.

3.3 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. Therefore, no additional interrelated or interdependent actions that could affect species regulated under ESA are predicted to occur because of this project.

3.4 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.

3.5 Determination of Effect

After reviewing the appropriate data and surveys, the determination of effect is:

1. *Puget Sound Chinook* - "May affect, not likely to adversely affect"
2. *Bocaccio and yelloweye rockfish* - "May affect, not likely to adversely affect"
3. *Puget Sound Steelhead* - "May affect, not likely to adversely affect"
4. *Bull trout* - "May affect, not likely to adversely affect"
5. *Marbled murrelet* - "No effect"
6. *Southern Resident Killer Whale* - "May affect, not likely to adversely affect"
7. *Humpback Whale* - "May affect, not likely to adversely affect"
8. *Leatherback Sea Turtle* - "No effect"
9. *Southern Eulachon* - "No effect"

3.6 Net-Loss Analysis

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 and the final section 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 neutral given the mitigation proposed.

The mitigation plan is to remove two private docks totaling 1,362.14 sq ft and associated (16) 12” creosote treated piles from the marine environment and replace with one joint-use dock totaling 813 sq ft in overwater area and constructed with new updated materials.

This project will go through the Federal review process with the Army Corps of Engineers and National Marine Fisheries Service where they will confirm the mitigation will go towards satisfying the RGP-6 mitigation point requirements which take into account the presence of surf smelt spawning and submerged aquatic vegetation found at the site. As noted below, all measures have been taken to avoid and minimize potential impacts resulting from the proposed project.

In consideration of the unlikely impact to ESA species, as well as the proposed mitigation described in greater detail below, 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.

See Attachment 4 for more information.

IV. Mitigation and Management Measures to Avoid or Minimize Impacts

In order to minimize any direct effects on the listed species, all in water work should take place in the work window of July 16-February 15 with a forage fish survey conducted by a WDFW qualified biologist to confirm surf smelt egg presence/absence if work is done after September 30, outside of the work window for surf smelt.

Additional design parameters and conservation measures will minimize indirect adverse effects of the project. They include:

1. The design of the dock complies with regulatory agencies’ criteria.
2. The pier and ramp are fully grated and the float is 50% grated.
3. All grating is fiberglass with 69% open area.
4. Flotation will be permanently encapsulated & located only under solid decking on the float.
5. Float and pier piles are galvanized steel.
6. A floating surface boom will be used during construction to capture any debris or oil sheen.
7. The EPAs BMPs for piling removal will be followed. Piles will not be shaken or scraped and will be taken from the site in a work barge to be properly disposed of at an upland disposal site.
8. A bubble curtain and wood block cushion will be used for sound attenuation during impact pile driving.
9. Floating pile driver will operate for 1-2 days and will not ground out.
10. Care will be taken to contain all construction debris.
11. Best Management Practices (BMPs) will be exercised throughout this project.
12. Additional provisions and conditions as enumerated in the HPA issued by the Washington Department of Fish and Wildlife will be followed.
13. Additional provisions and conditions as enumerated in the RGP-6 permit issued by the U.S. Army Corps of Engineers will be followed.

4.1 Mitigation

The applicants will be removing two existing mostly ungrated docks and the associated (16) 12-inch creosote piles. The dimensions for the existing Chatman dock are:

- 5.5’ x 53.5’ 50% grated pier
- 4’ x 36.33’ ungrated ramp
- 5.5’ x 17’ ungrated float

- 9' x 5' ungrated float
- 5.33' x 53' ungrated float
- **Total: 860.57 sq ft**

The dimensions of the existing Hodge dock are:

- 4' x 50.33' ungrated pier
- 3' x 21' ungrated ramp
- 6.5' x 36.5' ungrated float
- **Total: 501.57 sq ft**

The 1,362.14 sq ft of overwater structure removal and removal of 16 creosote piles will improve the environmental baseline at the site by reducing shading in an area utilized by migrating salmonids, reducing shading in an area with moderate densities of kelp and other macroalgae, and preventing more creosote from leaching into the substrate.

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Figure 2. Existing Site Plan

Purpose: Private joint use dock	MARINE FLOATS Tacoma WA (253) 383-2740	Proposed: Remove (2) existing docks with a total 1,362.14 sq. ft. and (16) 12' creosote wood piling. Install one 813 sq. ft. joint use dock consisting of: (1) 6x77' (overwater) aluminum pier, 3x37' (overwater) aluminum ramp both with 100% fiberglass grating with 1 1/2" squares with 69% open area and (1) 8x30' float with 50% composite decking and 50% fiberglass grating with 1 1/2" squares with 69% open area. The pier will be secured by (3) 3" pin piling and supported by (4) 8" galvanized steel piling and the float will be secured by (4) 10" galvanized steel piling.
Datum: 0.0		Job Add: 2825 & 2809 Harborview Dr. Gig Harbor, WA 98332 0221081076 & 0221081121
Adjacent Property Owners: (1) Garnian Properties LLC 2827 Harborview Dr. Gig Harbor, WA 98332 0221081116	(2) Horshead Investments LLC 2905 Harborview Dr. Gig Harbor, WA 98332 0221081138	Mail Add: 2829 Harborview Dr. Gig Harbor, WA 98335 - Chatman - Hodge 5726 34th Ave NE Seattle, WA 98105 - Hodge
Scale: 1" = 60'	Sec 08 T 21 R 02	App'l by: Chatman - Hodge In: Gig Harbor Bay At: Puget Sound County: Pierce Date: 7-22-19 Page 2 of 6

Corps Reference *

Lat/Long 47.252846/-122.440399

EXISTING SITE PLAN

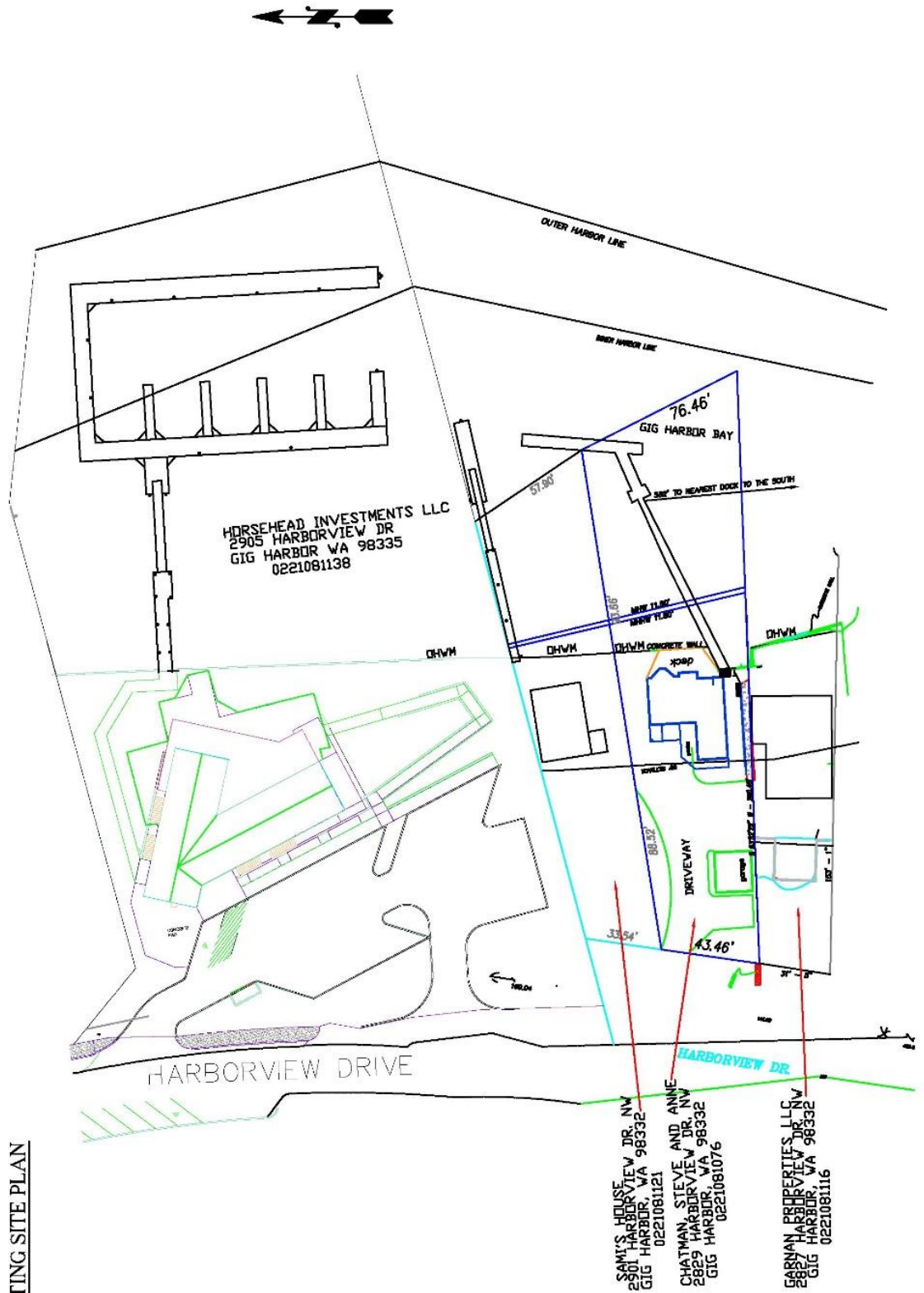


Figure 3. Proposed site plan #1

Purpose: Private joint use dock Datum: 0.0	MARINE FLOATS Tacoma WA (253) 363-2740	Proposed: Remove (2) existing docks with a total 1,362.14 sq ft. and (16) 12' creosote wood piling. Install one 813 sq ft joint use dock consisting of: (1) 8x7' (overwater) aluminum pier, 3x37' (overwater) aluminum ramp both with 100% fiberglass grating with 1 1/2" squares with 69% open area and (1) 8x30' float with 50% composite decking and 50% fiberglass grating with 1 1/2" squares with 69% open area. The pier will be secured by (3) 3" pin piling and supported by (4) 8' galvanized steel piling and the float will be secured by (4) 10' galvanized steel piling.	Job Add: 2829 & 2809 Harborview Dr. Gig Harbor, WA 98332 0221081076 & 0221081121	Mail Add: 2829 Harborview Dr. Gig Harbor, WA 98335 - Chatman - Hodge In: Gig Harbor Bay At: Puget Sound State: WA County: Pierce	Date: 7-22-19 Page 3 of 6
Adjacent Property Owners: (1) Garmen Properties LLC 2827 Harborview Dr. Gig Harbor, WA 98332 0221081116	(2) Horsehead Investments LLC 2905 Harborview Dr. Gig Harbor, WA 98332 0221081138	Corps Reference * Lat/Long 47.252846/-122.440399	Sec 08 T 21 R 02	Scale: 1" = 60'	PROPOSED SITE PLAN

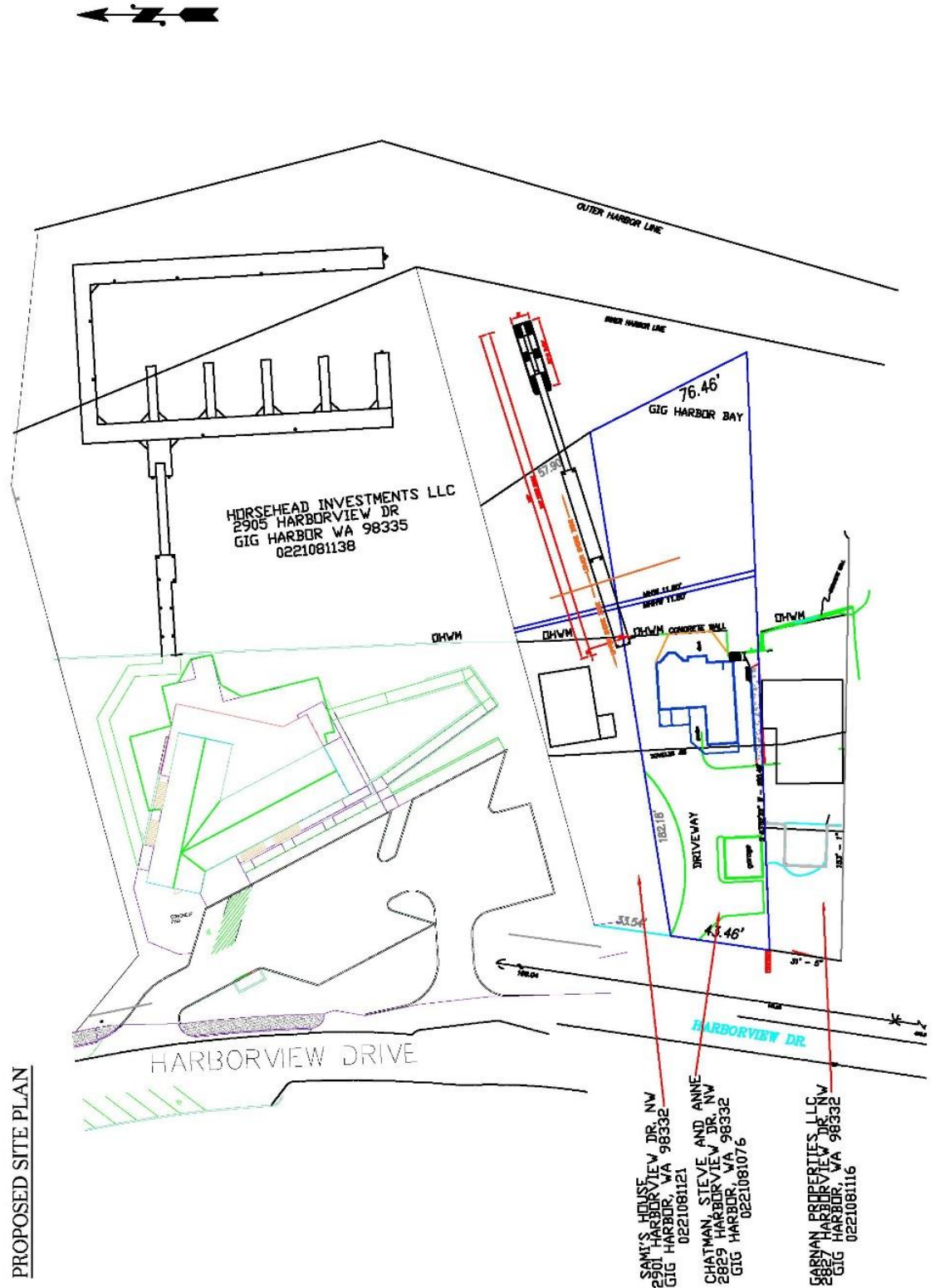


Figure 4. Proposed site plan #2 (Close-Up)

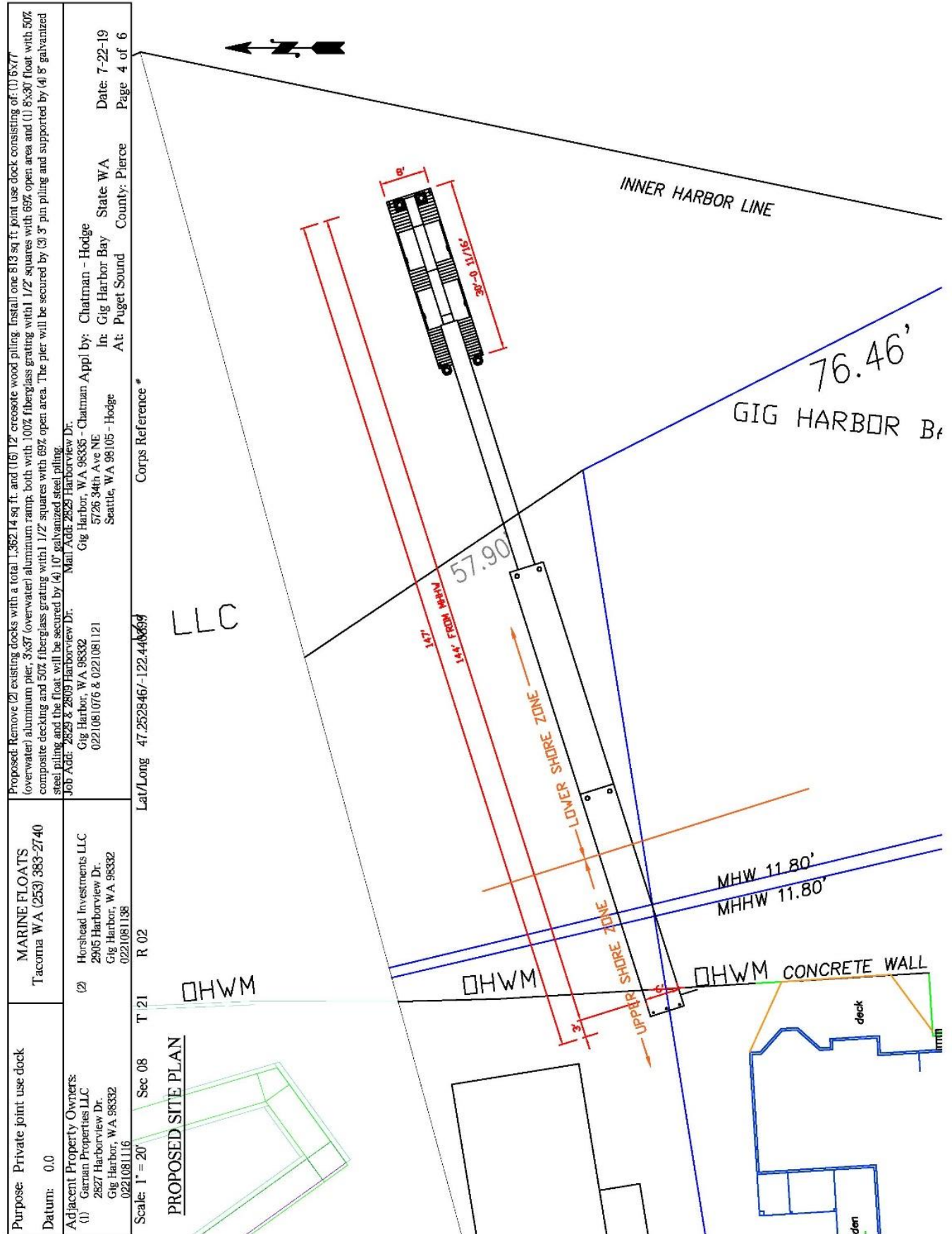


Figure 5 . Proposed plan (Cross-Section)

Purpose: Private joint use dock	MARINE FLOATS Tacoma WA (253) 383-2740	Proposed: Remove (2) existing docks with a total 1,362.14 sq ft. and (16) 12' creosote wood piling. Install one 813 sq ft. joint use dock consisting of: (1) 6x17' overwater/ aluminum pier, 3x37' (overwater) aluminum ramp, both with 100% fiberglass grating with 1 1/2" squares with 69% open area and (1) 8x30' float with 50% composite decking and 50% fiberglass grating with 1 1/2" squares with 69% open area. The pier will be secured by (3) 3" pin piling and supported by (4) 8' galvanized steel piling and the float will be secured by (4) 10' galvanized steel piling.
Datum: 0.0		Job Addr: 2827 & 2829 Harborview Dr. Gig Harbor, WA 98332 0221081116
Adjacent Property Owners: (1) Gann Properties LLC 2827 Harborview Dr. Gig Harbor, WA 98332 0221081116	(2) Horshead Investments LLC 2905 Harborview Dr. Gig Harbor, WA 98332 0221081138	Mail Addr: 2827 Harborview Dr. Gig Harbor, WA 98332 0221081076 & 0221081121
Scale: 1" = 30'	Sec 08 T 21 R 02	Lat/Long 47.252846/-122.440399
Chatman - Hodge		Corps Reference *
In: Gig Harbor Bay		State: WA
At: Puget Sound		County: Pierce
Date: 7-22-19		Page 5 of 6

CROSS SECTION AND PLAN

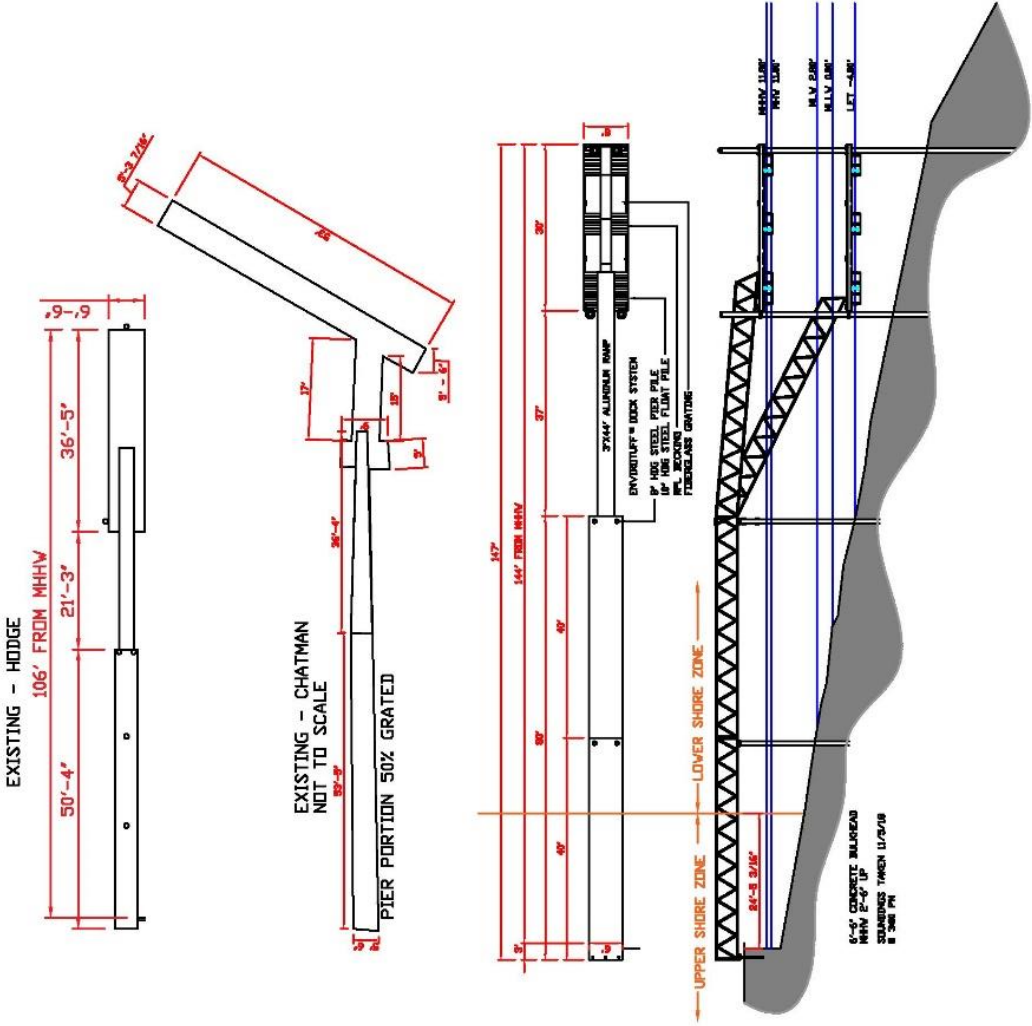


Figure 6. Proposed Mitigation

Purpose: Private joint use dock	MARINE FLOATS Tacoma WA (253) 383-2740	Proposed: Remove (2) existing docks with a total 1,362.14 sq ft and (16) 12" creosote wood piling. Install one 813 sq ft joint use dock consisting of: (1) 6x77" (overwater) aluminum pier, 3x37" (overwater) aluminum ramp, both with 100% fiberglass grating with 1 1/2" squares with 69% open area and (1) 8x30" float with 50% composite decking and 50% fiberglass grating with 1 1/2" squares with 69% open area. The pier will be secured by (3) 3" pin piling and supported by (4) 8" galvanized steel piling and the float will be secured by (4) 10" galvanized steel piling.			
Datum: 0.0		Job Add: 2829 & 2809 Harborview Dr. Mail Add: 2829 Harborview Dr. Gig Harbor, WA 98332 0221081076 & 0221081121 Gig Harbor, WA 98335 - Chatman Appl by: Chatman - Hodge 5726 34th Ave NE In: Gig Harbor Bay State: WA Seattle, WA 98105 - Hodge At: Puget Sound County: Pierce Date: 7-22-19			
Adjacent Property Owners: (1) Gannan Properties LLC 2827 Harborview Dr. Gig Harbor, WA 98332 0221081116	(2) Hoshhead Investments LLC 2905 Harborview Dr. Gig Harbor, WA 98332 0221081138	Scale: NTS Sec 08 T 21 R 02 Lat/Long 47.252846/-122.440399 Corps Reference #			

MITIGATION

Remove dock on Hodge property:

- 4'x50.33' (201.32 sq ft) ungrated pier
- 3'x21' (63 sq ft) ungrated ramp
- 6.5'x36.5' (237.25 sq ft) ungrated float
- **Total: 501.57 sq ft overwater structures**
- (6) 12" creosote piles

Remove dock on Chatman property:

- 5.5'x53.5' (294.25 sq ft) 50% grated pier
- 4'x36.33' (145.32 sq ft) ungrated ramp
- 5'x9' (45 sq ft) ungrated float
- 5.5'x17' (93.5 sq ft) ungrated float
- 5.33'x53' (282.5 sq ft) ungrated float
- **Total: 860.57 sq ft overwater structures**
- (10) 12" creosote piles

**Figure 7. Action area map showing 961 ft extent where in-water sound will attenuate to 150 dB
(arrow indicates project location)**

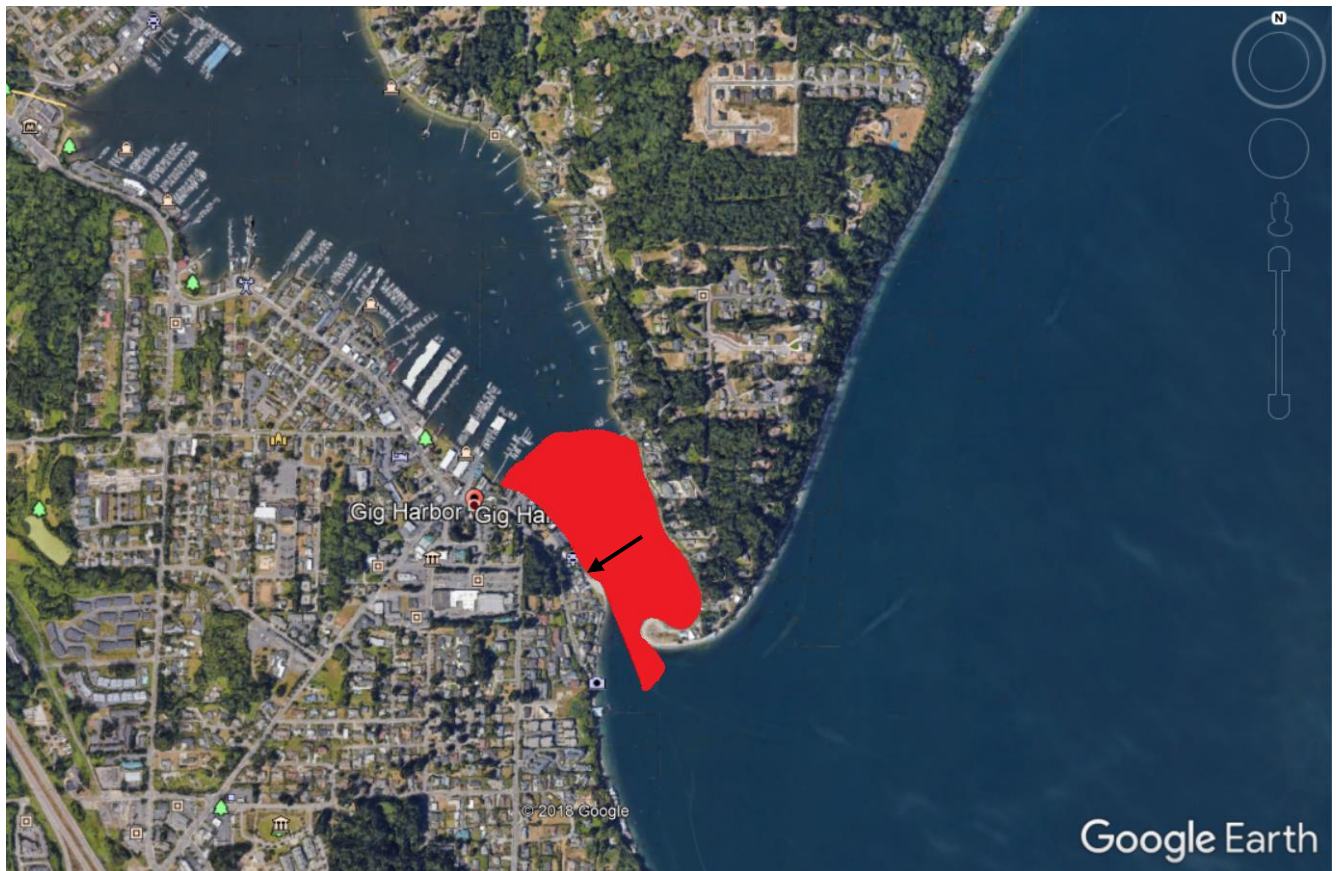


Figure 8. Site Photos



Both docks to be removed-Hodge on the left, Chatman on the right



Hodge ramp and float to be removed on the right, Chatman dock on the left



Chatman dock to be removed



Chatman float to be removed

[illegible]

Figure 10. WECY Water Quality Atlas

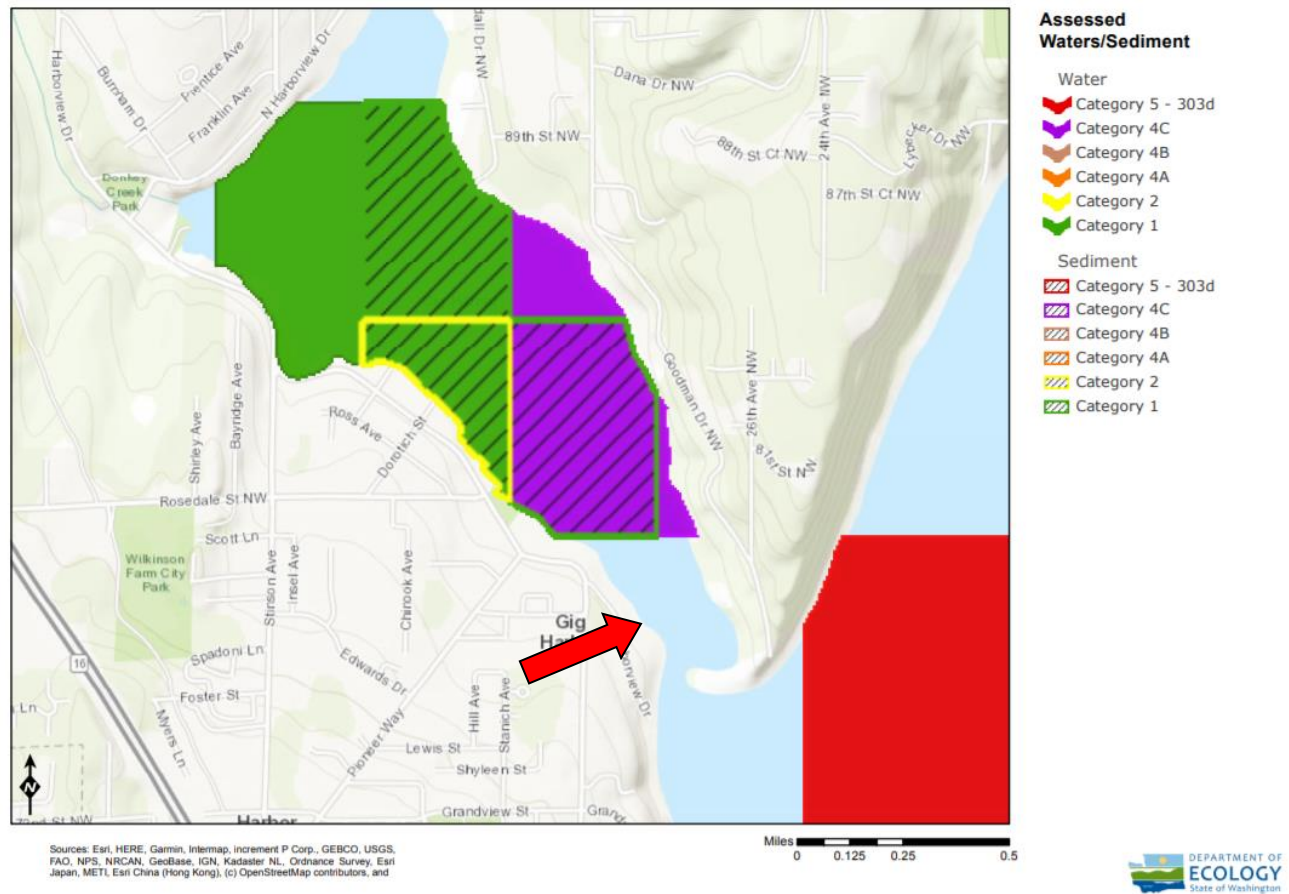


Figure 11. WECY Coastal Atlas Map of Drift Cells

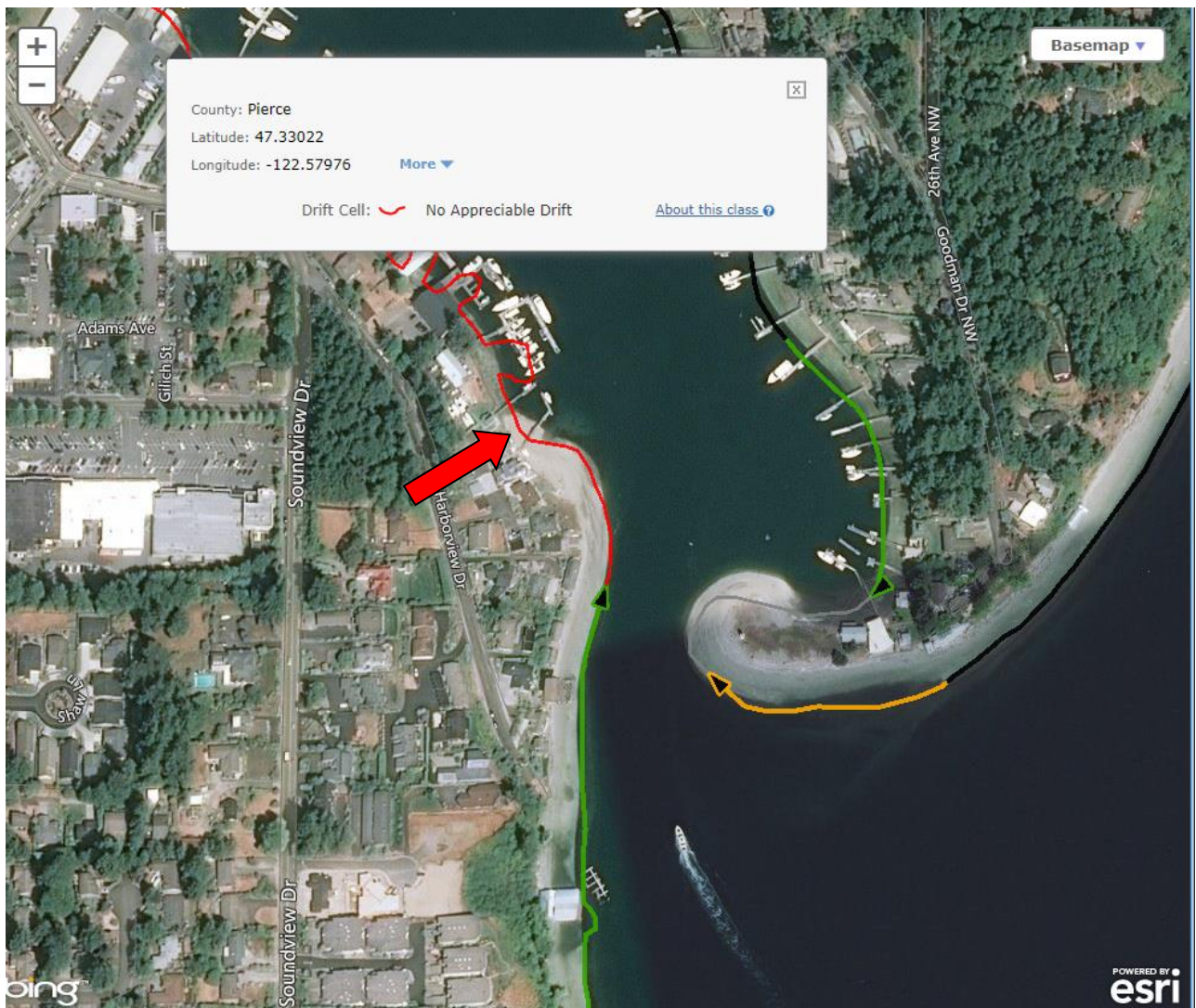


Figure 12. WECY Coastal Atlas Map Showing Slope Stability



Legend:

Slope stability

-  Stable
-  Intermediate
-  Modified
-  Unstable
-  Unstable (old slide)
-  Unstable (recent slide)

Figure 13. WDFW Priority Habitats and Species Information Summary



WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic
REPORT DATE: 08/01/2019 10.41

Query ID: P190801104046

Common Name Scientific Name Notes	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Chum <i>Oncorhynchus keta</i>	North Creek SASI 2239	Occurrence http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Not Warranted N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Coho <i>Oncorhynchus kisutch</i>	North Creek SWIFD 49209	Occurrence/Migration http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Coho <i>Oncorhynchus kisutch</i>	North Creek SWIFD 49210	Breeding Area Breeding area http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Coho <i>Oncorhynchus kisutch</i>	North Creek SASI 3203	Occurrence http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Candidate N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Estuarine and Marine	N/A NW/Wetlands	Aquatic Habitat Aquatic habitat http://www.ecy.wa.	NA	N/A N/A PHS Listed	N AS MAPPED	US Fish and Wildlife Service Polygons
Estuarine Zone	GIG HARBOR/CRESENT PHSREGION 912974	Aquatic Habitat N/A http://wdfw.wa.	1/4 mile (Quarter	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Estuarine Zone	GIG HARBOR/NORTH CREEK PHSREGION 912975	Aquatic Habitat N/A http://wdfw.wa.	1/4 mile (Quarter	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Fall Chum <i>Oncorhynchus keta</i>	North Creek SWIFD 49208	Breeding Area Breeding area http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Great blue heron <i>Ardea herodias</i>	DOWNTOWN GIG HARBOR WS_OccurPolygon 4412 July 26, 2011	Breeding Area Colony http://wdfw.wa.gov/publications/pub.php?	Map 1:12,000 <= 33	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Red sea urchin <i>Strongylocentrotus</i>	Not Given Shellfish_Summary	Presence Presence http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS Listed	N AS MAPPED	WDFW Polygons
Resident Coastal Cutthroat <i>Oncorhynchus clarki</i>	North Creek SWIFD 49206	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Steelhead <i>Oncorhynchus mykiss</i>	North Creek SASI 6220	Occurrence Occurrence http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Threatened N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 37 Forage_Fish_Survey 10178 January 27, 1997	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 2 Forage_Fish_Survey 16157 October 26, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 1 Forage_Fish_Survey 14171 February 21, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines

Figure 14. WDFW Priority Habitats and Species Information Summary (Cont.)

Common Name Scientific Name Notes	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 1 Forage_Fish_Survey 10119 January 27, 1997	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 14 Forage_Fish_Survey 14185 February 21, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 13 Forage_Fish_Survey 14184 February 21, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 12 Forage_Fish_Survey 14182 February 21, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 4 Forage_Fish_Survey 16145 April 02, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 2 Forage_Fish_Survey 16143 April 02, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 1 Forage_Fish_Survey 13913 December 11, 1991	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 2 Forage_Fish_Survey 13915 December 11, 1991	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 1 Forage_Fish_Survey 16156 October 26, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 12 Forage_Fish_Survey 15573 April 02, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 10 Forage_Fish_Survey 15571 April 02, 1992	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 8 Forage_Fish_Survey 28403 December 14, 2015	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 10 Forage_Fish_Survey 32174 December 13, 2016	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 9 Forage_Fish_Survey 32173 December 13, 2016	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Winter Steelhead <i>Oncorhynchus mykiss</i>	North Creek SWIFD 49211	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversity/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines

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

Figure 15. WDFW PHS Test Map

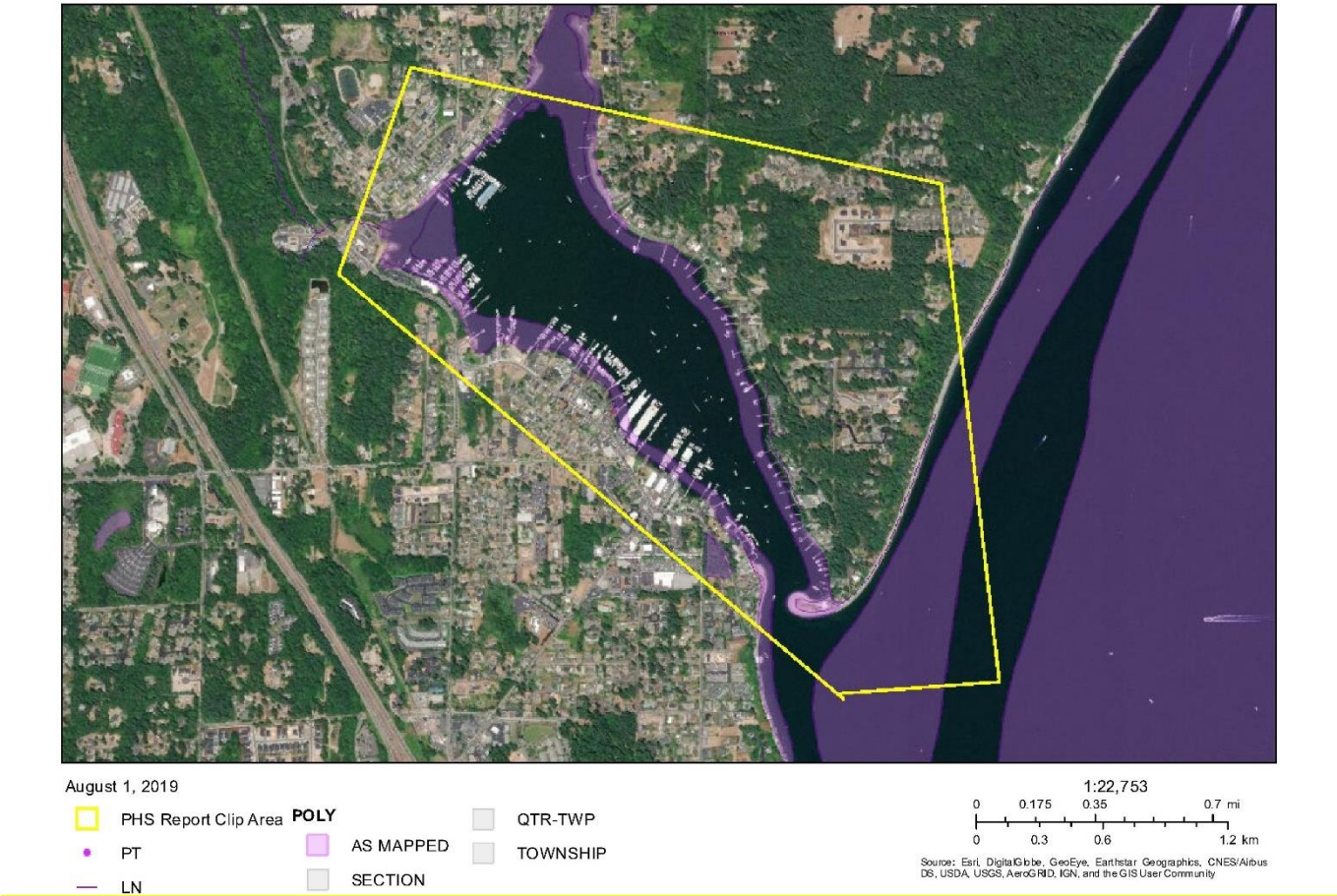
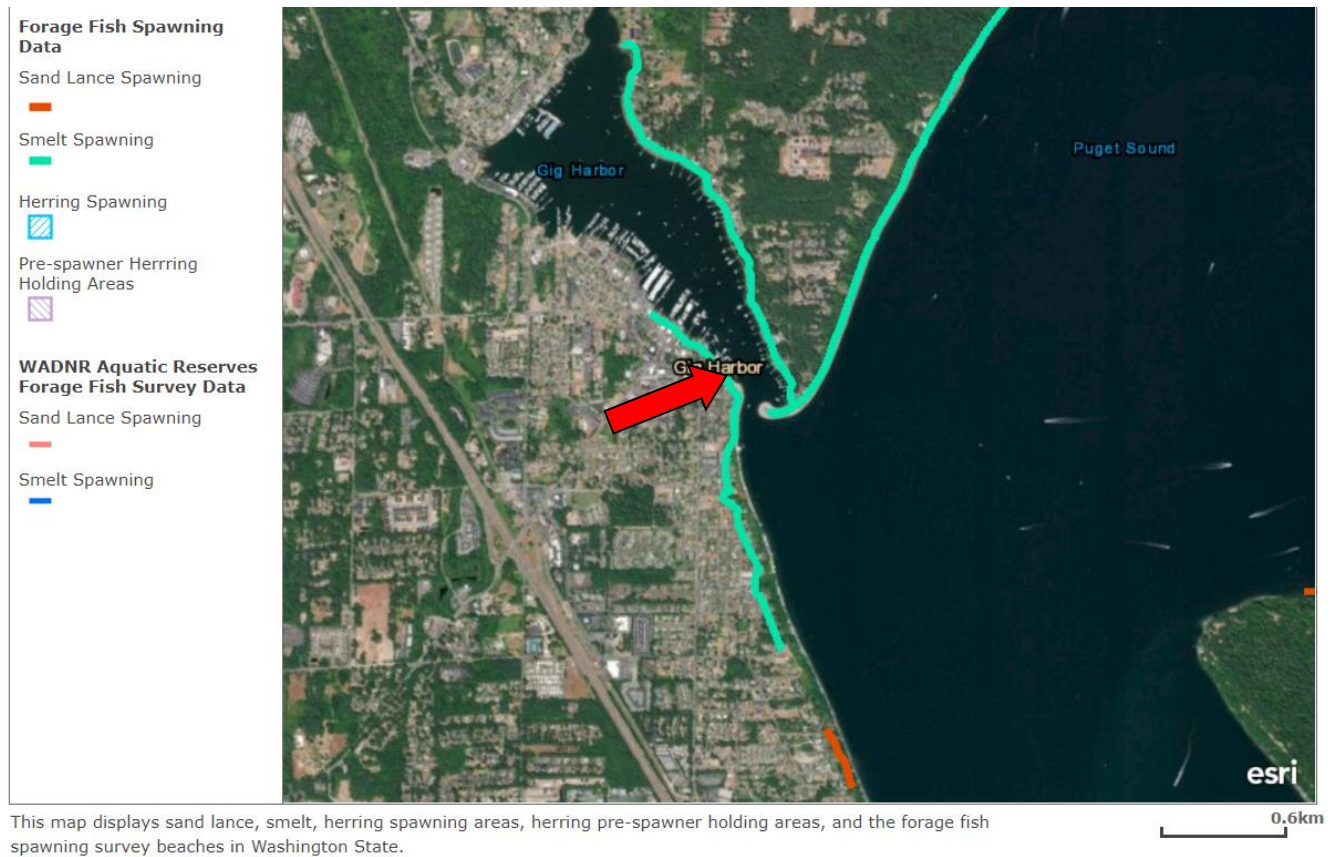


Figure 16. WDFW Forage Fish Spawning Map



USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS | Washington Department of Natural Resources Aquatics Division | Washington Department of Fish and Wildlife | These data were collected by WDFW staff with contributions from the North Olympic Salmon Coalition and the Friends of the San Juans. | Esri, HERE, Garmin

Attachment 1. Habitat Report

Chatman Habitat Report (to accompany habitat maps dated 7/31/2019)

A SCUBA survey was performed on June 13, 2019 (clear, sunny) from approximately 12:30 pm to 3:00 pm at the project site located at 2829 Harborview Dr, Gig Harbor, WA 98335. Bryan De Caterina, and Darby Flanagan from Marine Surveys & Assessments used SCUBA to run 14 survey transects in the area of a proposed new pier-ramp-float and removal area of two existing large pier-ramp-float structures to identify flora, fauna, substrate types and other qualitative information. Water visibility was approximately 7 ft.

The survey transect baseline was along the MHHW mark at the bulkhead that runs the shoreline at the site. Fourteen transects were surveyed from the baseline and transects were oriented perpendicular to the bulkhead. Transects were each 200 ft long and arranged from southeast to northwest, or when looking at the water from shore, from right to left (T1 to T14). T2 through T13 were separated from each other by 10 ft., with the outer transects (T1 & T14) offset by 15 feet.

The area of the survey ranged in elevation from +9.1' MLLW along shore to -21.9' MLLW at the seaward extent. Substrate at the site is primarily sand from MHHW to about -14 ft MLLW, and then transitions to sand with boulders.

Areas of macroalgae included *Ulva* 10-80% and foliose red algae 5-40%.

Laminariales kelps were observed in some areas at the site: *Saccharina* was observed at 10-60% cover; and *Nereocystis* at 10-30% cover.

No eelgrass was observed at the site.

Please note the depths in this report are for reference only can have an error of +/- 1 ft. and should not be used for engineering purposes.

Transect 1

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	4.7	Sand	Barren
49	4.7	Sand	Barren
57	3.7	Sand	Barren
69	2.7	Sand	Barren
77	1.7	Sand	Barren
83	0.8	Sand	Barren
89	-0.2	Sand	<i>Ulva</i> 10%.
97	-1.2	Sand	<i>Ulva</i> 10%.
123	-2.2	Sand	<i>Ulva</i> 20%.
150	-3.2	Sand	Barren
155	-4.2	Sand	Barren
158	-5.2	Sand	Barren
160	-6.2	Sand	Barren

162	-7.2	Sand	Barren
164	-8.1	Sand	Barren
166	-9.1	Sand	Barren
168	-10.1	Sand	Barren
170	-11.1	Sand	Barren
172	-12.1	Sand	<i>Saccharina</i> 10%; foliose reds 10%.
176	-13.1	Sand	<i>Saccharina</i> 10%; foliose reds 10%.
183	-14.1	Sand, few boulders	<i>Saccharina</i> 10%.
189	-15.1	Sand, few boulders	<i>Saccharina</i> 30%.
192	-16.1	Sand, few boulders	<i>Saccharina</i> 10%.
200	-17.0	Sand, few boulders	<i>Saccharina</i> 10%.

Transect 2

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	5.2	Sand	Barren
44	5.2	Sand	Barren
52	4.2	Sand	Barren
61	3.2	Sand	Barren
70	2.2	Sand	Barren
78	1.2	Sand	Barren
86	0.2	Sand	<i>Ulva</i> 10%.
95	-0.8	Sand	<i>Ulva</i> 20%.
103	-1.8	Sand	<i>Ulva</i> 10%.
124	-2.9	Sand	<i>Ulva</i> 10%.
129	-3.9	Sand	Barren
134	-4.9	Sand	Barren
139	-5.9	Sand	Barren
145	-6.9	Sand	Barren
149	-7.9	Sand	Barren
154	-8.9	Sand	Barren
159	-9.9	Sand	Barren
164	-10.9	Sand	Barren
168	-12.0	Sand	Barren
172	-13.0	Sand	Barren
176	-14.0	Sand	<i>Saccharina</i> 10%.
179	-15.0	Sand, few boulders	<i>Saccharina</i> 10%; <i>Nereocystis</i> 10%.
183	-16.0	Sand, few boulders	<i>Saccharina</i> 20%; <i>Nereocystis</i> 10%; foliose reds 5%.

187	-17.0	Sand, few boulders	<i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 5%.
190	-18.0	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%.
200	-19.0	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%.

Transect 3

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	5.3	Sand	Barren
35	5.3	Sand	Barren
45	4.3	Sand	Barren
49	3.3	Sand	Barren
52	2.3	Sand	Barren
60	1.3	Sand	Barren
66	0.3	Sand	Barren
73	-0.7	Sand	<i>Ulva</i> 10%.
80	-1.7	Sand	<i>Ulva</i> 10%.
86	-2.6	Sand	<i>Ulva</i> 10%.
94	-3.6	Sand	<i>Ulva</i> 30%.
108	-4.6	Sand	Barren
120	-5.6	Sand	Barren
123	-6.6	Sand	Barren
125	-7.6	Sand	Barren
127	-8.6	Sand	Barren
128	-9.6	Sand	Barren
132	-10.6	Sand	Barren
133	-11.5	Sand	Barren
135	-12.5	Sand	Barren
139	-13.5	Sand	Barren
143	-14.5	Sand, few boulders	<i>Saccharina</i> 20%; foliose reds 10%.
146	-15.5	Sand, few boulders	<i>Saccharina</i> 20%; foliose reds 10%.
149	-16.5	Sand, few boulders	<i>Saccharina</i> 50%; foliose reds 10%.
160	-17.5	Sand, few boulders	<i>Saccharina</i> 50%; foliose reds 10%.
168	-18.5	Sand, few boulders	<i>Saccharina</i> 60%; foliose reds 10%.
176	-19.5	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 60%;

			<i>Nereocystis</i> 10%; foliose reds 20%.
189	-20.4	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 30%.
200	-21.4	Sand, few boulders	<i>Saccharina</i> 40%.

Transect 4

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	5.9	Sand	Barren
2	5.9	Sand	Barren
15	4.9	Sand	Barren
22	3.9	Sand	Barren
29	2.9	Sand	Barren
36	1.8	Sand	Barren
42	0.8	Sand	Barren
48	-0.2	Sand	<i>Ulva</i> 10%.
54	-1.2	Sand	<i>Ulva</i> 30%.
60	-2.2	Sand	<i>Ulva</i> 30%.
65	-3.2	Sand	<i>Ulva</i> 30%.
70	-4.2	Sand	Barren
74	-5.2	Sand	Barren
79	-6.3	Sand	Barren
83	-7.3	Sand	Barren
88	-8.3	Sand	Barren
92	-9.3	Sand	Barren
96	-10.3	Sand	Barren
100	-11.3	Sand	Barren
107	-12.3	Sand	Barren
114	-13.3	Sand	<i>Ulva</i> 40%.
121	-14.3	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; foliose reds 10%.
128	-15.4	Sand, few boulders	<i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
135	-16.4	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
142	-17.4	Sand, few boulders	<i>Saccharina</i> 40%; foliose reds 10%.

149	-18.4	Sand, few boulders	<i>Saccharina</i> 40%; foliose reds 20%.
156	-19.4	Sand, few boulders	<i>Saccharina</i> 40%; foliose reds 40%.
177	-20.4	Sand, few boulders	<i>Saccharina</i> 40%.
200	-21.4	Sand, few boulders	<i>Saccharina</i> 40%.

Transect 5

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	5.9	Sand	Barren
15	5.9	Sand	Barren
24	4.9	Sand	Barren
31	3.9	Sand	Barren
37	3.0	Sand	Barren
43	2.0	Sand	Barren
47	1.0	Sand	Barren
57	0.0	Sand	Barren
59	-1.0	Sand	<i>Ulva</i> 30%.
68	-2.0	Sand	<i>Ulva</i> 30%.
72	-3.0	Sand	<i>Ulva</i> 30%.
76	-4.0	Sand	<i>Ulva</i> 30%.
81	-5.0	Sand	<i>Ulva</i> 30%.
86	-5.9	Sand	<i>Ulva</i> 30%.
92	-6.9	Sand	<i>Ulva</i> 20%.
94	-7.9	Sand	Barren
103	-8.9	Sand	Barren
108	-9.9	Sand	Barren
114	-10.9	Sand	Barren
117	-11.9	Sand	<i>Saccharina</i> 10%.
120	-12.9	Sand	<i>Saccharina</i> 10%.
124	-13.9	Sand	<i>Saccharina</i> 10%.
129	-14.8	Sand, few boulders	<i>Saccharina</i> 10%.
134	-15.8	Sand, few boulders	<i>Saccharina</i> 40%.
142	-16.8	Sand, few boulders; End of proposed PRF at 144'	<i>Saccharina</i> 50%.
148	-17.8	Sand, few boulders	<i>Saccharina</i> 50%; <i>Nereocystis</i> 10%.
160	-18.8	Sand, few boulders	<i>Saccharina</i> 50%; <i>Nereocystis</i> 10%; foliose reds 10%.

173	-19.8	Sand, few boulders	<i>Saccharina</i> 50%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-20.8	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 6

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	6.5	Sand	Barren
1	6.5	Sand	Barren
5	5.5	Sand	Barren
10	4.5	Sand	Barren
18	3.5	Sand	Barren
26	2.5	Sand	Barren
34	1.5	Sand	Barren
42	0.5	Sand	Barren
50	-0.5	Sand	Barren
58	-1.6	Sand	Barren
66	-2.6	Sand	<i>Ulva</i> 30%.
74	-3.6	Sand	<i>Ulva</i> 20%.
80	-5.6	Sand	Barren
82	-4.6	Sand	Barren
84	-6.6	Sand	Barren
88	-7.6	Sand	Barren
92	-8.6	Sand	<i>Ulva</i> 40%.
96	-9.6	Sand	<i>Ulva</i> 70%.
100	-10.7	Sand	<i>Ulva</i> 80%.
109	-11.7	Sand	<i>Ulva</i> 60%; <i>Saccharina</i> 10%.
118	-12.7	Sand	<i>Ulva</i> 50%; <i>Saccharina</i> 10%.
128	-13.7	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
137	-14.7	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 40%.
147	-15.7	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 40%.
158	-16.7	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 40%.
167	-17.7	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 50%.

179	-18.7	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 50%.
190	-19.8	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 50%.
200	-20.8	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 7

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	6.6	Sand	Barren
0	6.6	Sand	Barren
5	5.6	Sand	Barren
10	4.6	Sand	Barren
24	3.6	Sand	Barren
30	2.6	Sand	Barren
36	1.6	Sand	Barren
44	0.6	Sand	Barren
49	-0.4	Sand	Barren
54	-1.3	Sand	<i>Ulva</i> 30%.
59	-2.3	Sand	<i>Ulva</i> 30%.
64	-3.3	Sand	<i>Ulva</i> 40%.
69	-4.3	Sand	<i>Saccharina</i> 10%.
77	-5.3	Sand	<i>Saccharina</i> 10%.
85	-6.3	Sand	Barren
88	-7.3	Sand	Barren
91	-8.3	Sand	Barren
95	-9.3	Sand	Barren
101	-10.2	Sand	<i>Ulva</i> 20%.
104	-11.2	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 20%.
108	-12.2	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
111	-13.2	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
122	-14.2	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 10%.
128	-15.2	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 20%; foliose reds 10%.
134	-16.2	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 20%; foliose reds 10%.

141	-17.2	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 20%; <i>Nereocystis</i> 10%; foliose reds 10%.
145	-18.2	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
149	-19.1	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
162	-20.1	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-21.1	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 8

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	7.2	Sand, few boulders	Barren
6	5.2	Sand, few boulders	Barren
16	4.2	Sand	Barren
25	3.1	Sand	Barren
34	2.1	Sand	Barren
42	1.1	Sand	Barren
50	0.1	Sand	Barren
58	-0.9	Sand	Barren
62	-1.9	Sand	Barren
67	-2.9	Sand	Barren
71	-3.9	Sand	Barren
76	-4.9	Sand	Barren
80	-6.0	Sand	Barren
82	-7.0	Sand	Barren
88	-8.0	Sand	Barren
92	-9.0	Sand	Barren
96	-10.0	Sand	<i>Ulva</i> 20%.
100	-11.0	Sand	<i>Ulva</i> 20%.
102	-12.0	Sand	<i>Ulva</i> 20%.
112	-13.0	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 10%.
122	-14.0	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 20%.

128	-15.1	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 20%.
134	-16.1	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
136	-18.1	Sand, few boulders	<i>Ulva</i> 60%; <i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
141	-17.1	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
149	-19.1	Sand, few boulders	<i>Ulva</i> 50%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-20.1	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 9

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	7.2	Sand, few boulders	Barren
4	5.2	Sand, few boulders	Barren
8	4.2	Sand	Barren
16	3.2	Sand	Barren
24	2.2	Sand	Barren
31	1.2	Sand	Barren
37	0.3	Sand	<i>Ulva</i> 40%.
45	-0.7	Sand	<i>Ulva</i> 30%.
53	-1.7	Sand	<i>Ulva</i> 20%.
59	-2.7	Sand	Barren
65	-3.7	Sand	Barren
68	-4.7	Sand	Barren
71	-5.7	Sand	<i>Ulva</i> 10%.
74	-6.7	Sand	<i>Ulva</i> 10%.
77	-7.7	Sand	Barren
82	-8.6	Sand	Barren
87	-9.6	Sand	Barren
91	-10.6	Sand	Barren
95	-11.6	Sand	Barren
98	-12.6	Sand	Barren

102	-13.6	Sand	Barren
111	-14.6	Sand, few boulders	Barren
120	-15.6	Sand, few boulders	Barren
124	-16.6	Sand, few boulders	Barren
128	-17.5	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
141	-18.5	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 30%.
154	-19.5	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 30%; foliose reds 20%.
182	-20.5	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 20%; foliose reds 10%.
200	-21.5	Sand, few boulders	<i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 10

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	7.8	Sand, few boulders	Barren
7	4.8	Sand, few boulders	Barren
14	3.8	Sand	Barren
21	2.8	Sand	Barren
29	1.8	Sand	Barren
36	0.7	Sand	<i>Ulva</i> 50%.
43	-0.3	Sand	<i>Ulva</i> 40%.
47	-1.3	Sand	<i>Ulva</i> 30%.
52	-2.3	Sand	<i>Ulva</i> 10%.
57	-3.3	Sand	Barren
62	-4.3	Sand	Barren
67	-5.3	Sand	<i>Ulva</i> 10%.
72	-6.3	Sand	<i>Ulva</i> 10%.
77	-7.3	Sand	Barren
82	-8.4	Sand	Barren
87	-9.4	Sand	Barren
92	-10.4	Sand	Barren
97	-11.4	Sand	Barren
102	-12.4	Sand	Barren

106	-13.4	Sand	Barren
111	-14.4	Sand, few boulders	Barren
115	-15.4	Sand, few boulders	<i>Saccharina</i> 30%.
130	-16.4	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
145	-17.5	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
160	-18.5	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 30%; <i>Nereocystis</i> 10%; foliose reds 10%.
174	-19.5	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 20%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-20.5	Sand, few boulders	<i>Ulva</i> 10%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 11

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	7.8	Sand, few boulders	Barren
6	5.8	Sand, few boulders	Barren
11	4.8	Sand	Barren
17	3.8	Sand	<i>Ulva</i> 10%.
24	2.9	Sand	<i>Ulva</i> 10%.
35	1.9	Sand	<i>Ulva</i> 10%.
39	0.9	Sand	Barren
43	-0.1	Sand	Barren
46	-1.1	Sand	<i>Ulva</i> 10%.
50	-2.1	Sand	<i>Ulva</i> 40%.
55	-3.1	Sand	<i>Ulva</i> 40%.
61	-4.1	Sand	<i>Ulva</i> 30%.
66	-5.1	Sand	<i>Ulva</i> 10%.
71	-6.0	Sand	<i>Ulva</i> 10%.
73	-7.0	Sand	<i>Ulva</i> 30%.
76	-8.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
79	-9.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
83	-10.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.

87	-11.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
90	-12.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
96	-13.0	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 10%.
102	-13.9	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
108	-14.9	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
114	-15.9	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
121	-16.9	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
127	-17.9	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
136	-18.9	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 30%; foliose reds 10%.
146	-19.9	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 40%; foliose reds 10%.
155	-20.9	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
172	-21.9	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-21.8	Sand, few boulders	<i>Saccharina</i> 20%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 12

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	8.5	Sand, few boulders	Barren
6	5.4	Sand, few boulders	Barren
12	4.4	Sand	Barren
17	2.4	Sand	Barren
23	1.4	Sand	Barren
35	0.4	Sand	Barren
40	-0.6	Sand	<i>Ulva</i> 20%.
45	-1.6	Sand	<i>Ulva</i> 20%.
50	-2.6	Sand	<i>Ulva</i> 20%.
54	-3.6	Sand	<i>Ulva</i> 40%.
59	-4.7	Sand	<i>Ulva</i> 20%.
66	-5.7	Sand	<i>Ulva</i> 20%.
73	-6.7	Sand	<i>Ulva</i> 20%.
75	-7.7	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 10%.
78	-8.7	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 10%.
83	-9.7	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 30%.
87	-10.7	Sand	<i>Ulva</i> 40%; <i>Saccharina</i> 30%.
90	-11.7	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 30%.
96	-12.7	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 30%.
102	-13.8	Sand	<i>Ulva</i> 30%; <i>Saccharina</i> 30%; foliose reds 10%.
108	-14.8	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
114	-15.8	Sand, few boulders	<i>Ulva</i> 40%; <i>Saccharina</i> 20%; foliose reds 10%.
121	-16.8	Sand, few boulders	<i>Ulva</i> 30%; <i>Saccharina</i> 40%; foliose reds 10%.
127	-17.8	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

136	-18.8	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
146	-19.8	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.
200	-21.8	Sand, few boulders	<i>Saccharina</i> 40%; <i>Nereocystis</i> 10%; foliose reds 10%.

Transect 13

Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	8.5	Sand, few boulders	Barren
5	5.5	Sand, few boulders	Barren
10	4.5	Sand	Barren
16	3.5	Sand	Barren
22	2.5	Sand	Barren
28	1.5	Sand	Barren
33	0.5	Sand	<i>Ulva</i> 10%.
42	-0.5	Sand	<i>Ulva</i> 10%.
50	-1.4	Sand	<i>Ulva</i> 20%.
56	-2.4	Sand	<i>Ulva</i> 20%.
62	-3.4	Sand	<i>Ulva</i> 40%.
68	-4.4	Sand	<i>Ulva</i> 40%.
74	-5.4	Sand	<i>Ulva</i> 40%.
79	-6.4	Sand	<i>Ulva</i> 30%.
83	-7.4	Sand	<i>Ulva</i> 30%.
89	-8.4	Sand	<i>Ulva</i> 30%.
92	-9.4	Sand	<i>Ulva</i> 20%.
95	-10.3	Sand	<i>Ulva</i> 20%.
99	-11.3	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
104	-12.3	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
108	-13.3	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
113	-14.3	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
118	-15.3	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 20%.
122	-16.3	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 20%.

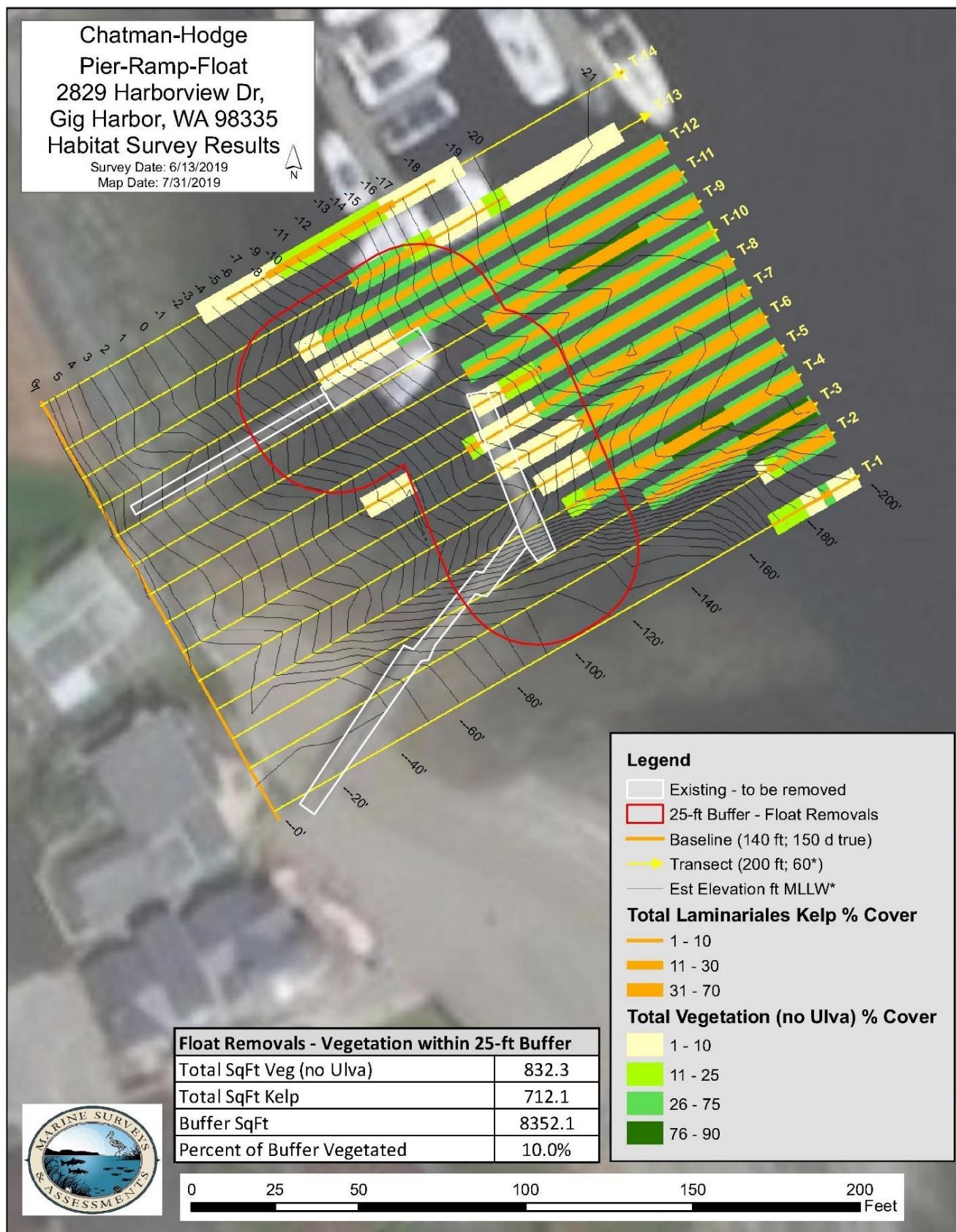
127	-17.3	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%.
136	-18.3	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%.
145	-19.2	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; foliose reds 10%.
152	-20.2	Sand, few boulders	foliose reds 10%.
191	-21.2	Sand, few boulders	Barren
200	-21.2	Sand, few boulders	<i>Saccharina</i> 10%.

Transect 14

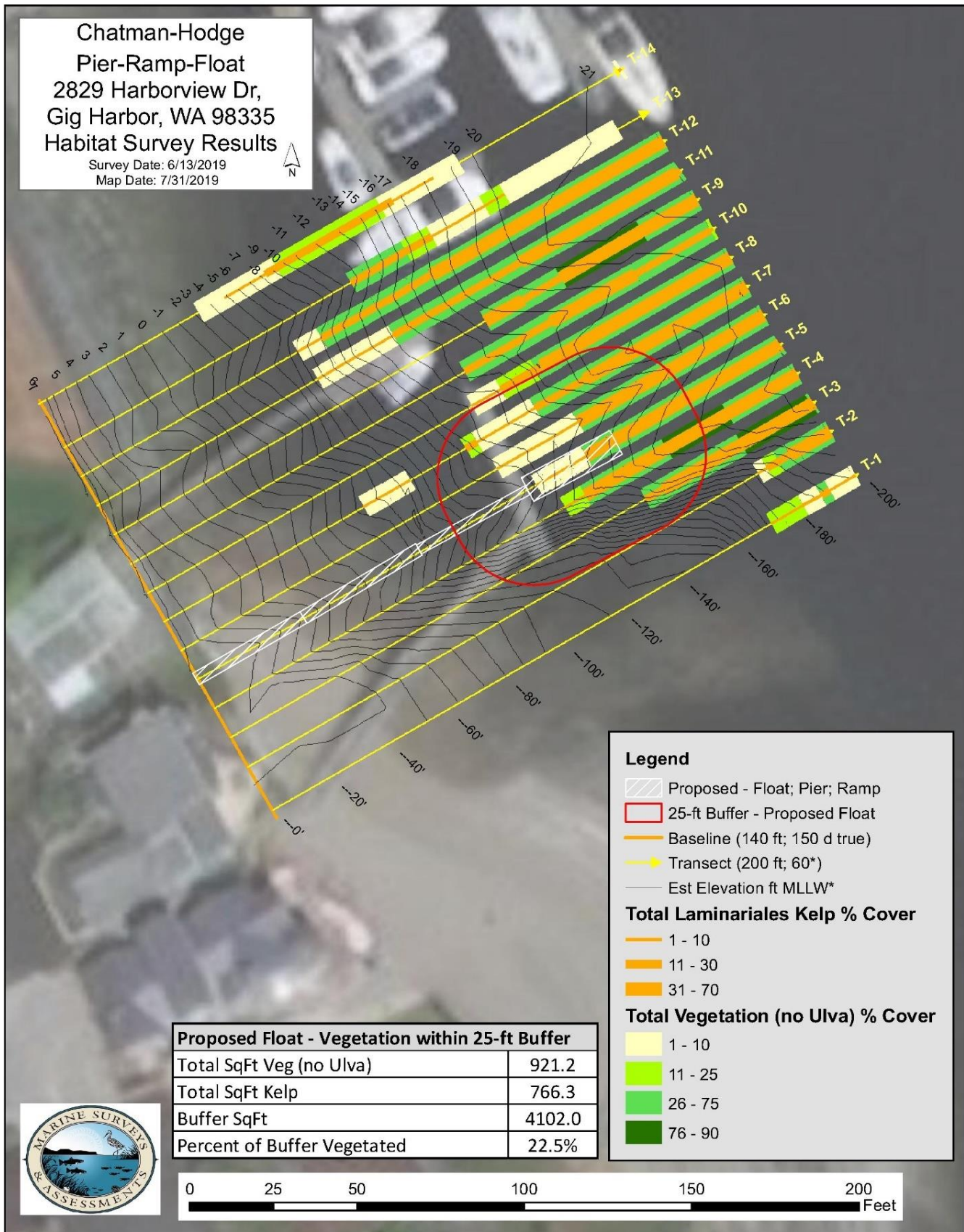
Distance (Ft) along transect from baseline	Tidal Elevation (Corrected to Ft MLLW)	Substrate and Other Features Noted	Macroalgae & Invertebrates
0	9.1	Sand, few boulders	Barren
6	6.1	Sand, few boulders	Barren
12	4.1	Sand	Barren
18	3.1	Sand	Barren
24	2.1	Sand	Barren
30	1.0	Sand	<i>Ulva</i> 10%.
37	0.0	Sand	<i>Ulva</i> 10%.
44	-1.0	Sand	<i>Ulva</i> 20%.
50	-2.0	Sand	<i>Ulva</i> 20%.
56	-3.0	Sand	<i>Ulva</i> 30%.
61	-4.0	Sand	<i>Ulva</i> 30%.
66	-5.0	Sand	<i>Ulva</i> 40%.
70	-6.0	Sand	<i>Ulva</i> 10%.
74	-7.0	Sand	<i>Ulva</i> 10%.
79	-8.1	Sand	<i>Ulva</i> 30%.
82	-9.1	Sand	<i>Ulva</i> 30%.
86	-10.1	Sand	<i>Ulva</i> 30%.
90	-11.1	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
94	-12.1	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 30%.
108	-13.1	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 20%.
113	-14.1	Sand	<i>Ulva</i> 20%; <i>Saccharina</i> 20%.
118	-15.1	Sand, few boulders	<i>Ulva</i> 20%; <i>Saccharina</i> 20%.
122	-16.1	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 20%.

127	-17.2	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; foliose reds 10%.
136	-18.2	Sand, few boulders	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; foliose reds 10%.
145	-19.2	Sand, few boulders	<i>Ulva</i> 10%; foliose reds 10%.
152	-20.2	Sand, few boulders	Barren
200	-21.2	Sand, few boulders	<i>Saccharina</i> 10%.

Attachment 2. Habitat Survey Map of Existing Docks



Attachment 3. Habitat Survey Map of Proposed Dock



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community *The depths shown are for reference only and can have an error of +/- one foot and should not be used for engineering purposes.

Attachment 4. No Net Loss Shoreline Ecological Functions Evaluation Form

No Net Loss Shoreline Ecological Functions Evaluation Form

1. Please provide a complete project description:

Instructions: Please provide the requested information for each of the project-related questions set forth below. If the project doesn't include one or more of the development activities, indicate "not applicable" next to the topic. Please note that the completed form must be submitted with the required shoreline permit application or shoreline permit exemption request in order for the application to be deemed complete.

Shoreline Setback/Impervious Coverage

1. Existing Shoreline Setback (from the Ordinary High Water Mark): Ø
2. Proposed Shoreline Setback: Ø
3. Parcel Width (linear feet shoreline frontage): 67.61' + 54.38' = 121.99' total
4. Proposed Shoreline Setback Area (sq. ft.): Ø
5. Number of existing accessory structures in setback area: N/A
6. Number of accessory structures to be removed: Ø
7. Net increase/decrease in impervious coverage: Ø

Native Vegetation (Areas in Sq. Ft.) within Shoreline Setback/Vegetation Conservation

Area Buffer NOT AVAILABLE AT THIS TIME

1. Proposed Native Shrubs & Ground Cover: Ø
2. Proposed Lawn: Ø
3. Amount of Existing Lawn Removed: Ø
4. Amount of Existing Ornamental Shrubs Removed: Ø
5. Amount of Existing Invasive Species Removed: Ø
6. Amount of Aquatic Vegetation Removed: Ø
7. Amount of Aquatic Vegetation Added: Ø

Shoreline Stabilization (Linear Feet)

1. Hard Shoreline Stabilization Added (wood/concrete vertical bulkhead, rock bulkhead, or riprap): Ø
2. Hard Shoreline Stabilization Removed: Ø
3. Hard Shoreline Stabilization Repaired: Ø

4. Hard Shoreline Stabilization Altered (setback landward): Ø
5. Geotech Report Provided (yes/no): NO
6. Needs Assessment Required (yes/no): NO
7. Soft Shoreline Stabilization Added: NO
8. Soft Shoreline Stabilization Removed: NO
9. Soft Shoreline Stabilization that replaced hard stabilization structure: N/A
10. Soft Shoreline Stabilization Altered: N/A

Overwater Coverage

1. Change in height of overwater structure (pier/dock): N/A
2. Amount of grating (sq. ft.): 572# NEW DOCK
3. Amount of solid boards (decking) removed: 1215# OLD DOCKS
4. Total length: 146'
5. Total Width: 53'
6. Skirting removed (linear ft.): N/A
7. In-water structures removed: 2 DOCKS AND PILINGS
8. Is a boat lift included in the proposal? NO
9. Is the proposed overwater structure a "joint pier" used by more than one property owner: YES

Appendix A. Marine Mammal Monitoring Plan

I. Introduction

At the address of the below-listed proponents, there is a proposal to remove two existing mostly solid wood docks totaling 1,362.14 sq ft in overwater coverage will be removed. (16) 12" creosote wood piles supporting the two dock systems will also be removed. The piles will be removed via direct pull and placed on the barge. They will not be shaken or scraped; EPA's Best Management Practices (BMPs) for piling removal will be followed. The removed piles and existing piers, ramps, and floats will be taken from the site in the barge to be properly disposed of at an upland disposal site.

It is proposed to install a new joint-use dock with 813 sq ft of total overwater coverage. (4) 8-inch galvanized steel piles will support the pier and (4) 10-inch galvanized steel piles will secure the float. The new joint-use dock is 144 ft overwater from MHHW/OHWM, with 3 ft behind the bulkhead to secure the new aluminum pier. Total dock length is 147 feet.

A construction crew of 2-3 workers will be on site. A boat pulls the construction barge, with a prefabricated float tied behind the barge. Boat and construction barge with supplies and float will be transported via water to the project site.

At the site, the piles are driven for the float using the equipment on the floating construction barge, which is not allowed to ground out. This is done first so that the construction barge has a place to tie up. Then, the pre-constructed float that is hauled behind the barge to the project site is manually attached to the float piles using hoops and steel pile boxes with rollers.

Next, the piles for the pier are driven from the barge, which is still operating from the water. The pier will be secured behind the bulkhead with (3) 3-inch pin piles which will be installed with a handheld pile driver. The aluminum pier is put into place with a crane (located on the work barge) and attached to the support pile using hand tools. This work is done from the water or the pier itself; not via land. From the floating barge, the crane is used to put the ramp in place. Hand tools are used to finish installing the ramp connections on the pier and the float by the construction crew. All floats are pre-constructed in Tacoma for each dock system. Ramps or gangways are manufactured off-site and made of 100% aluminum.

The design of the float complies with regulatory agencies criteria; flotation will be permanently encapsulated & located only under solid decking on the float. A floating surface boom will be installed to capture any debris or oil sheen.

Pile will be driven with an impact pile hammer, utilizing a bubble curtain and wood block cushion for sound attenuation. The floating pile driver will operate for 1-2 days and will not ground. Care will be taken to contain all construction debris. Ecologically friendly design, construction techniques, and EPA Best Management Practices will be implemented at all times during construction.

II. Project Area

The proposed ramp and float project is located near the mouth of Gig Harbor Bay. The site location is:

2829 and 2901 Harborview Dr.
Gig Harbor, WA 98335

Section 08, Township 21N, Range 02E
Parcel: 0221081076 (Chatman) & 0221081121 (Hodge)

Latitude & Longitude: 47.252846° N, -122.440399° W
Waterbody: Gig Harbor

The project location is seen in Figure 1.

III. Action Area

The action area is defined as included all areas to be directly or indirectly affected, not just the immediate project area. 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:

- 160 dB_{RMS} threshold for marine mammals behavioral impacts for impulse noise (impact driving)
- 120 dB_{RMS} threshold for marine mammals behavioral impacts for continuous (vibratory driving)
- 150 dB_{RMS} threshold for fish behavioral impacts

For this project, the following equation was used to delineate the action area where sound exposure levels (SELs) from pile driving could cause behavioral effects in fish (150 dB_{RMS}):

$$R_2 = R_1 \times 10^{((dB_{R1} - dB_{threshold})/15)}$$

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 impact pile driving of 12-inch steel pipe piling, there was a peak of 192 dB and 177 dB_{RMS}; with an estimated 5 dB effective sound attenuation with a bubble curtain, that makes a peak of 187 dB and 172 dB_{RMS} (CalTrans 2015, Table I.2-1.).

The action area for impact pile driving is then calculated to be 293 meters (961 ft) (Figure 3) where sound is anticipated to attenuate to 150 dB_{RMS}. This action area includes approximately ¼ of Gig Harbor Bay area as well as the area 961 ft seaward of the project where noise effects from

pile driving activities may extend without reflecting off of any landmasses. This is a conservative action area since the piles being installed are smaller than 12 inches. This action area also includes potential turbidity effects from pile driving (25 ft around each pile as defined by the U.S. Army Corps of Engineers).

See Figure 3 for the map of the action area.

IV. Buffer Rationale

The area where sound will attenuate to 160 dB_{RMS}, the threshold for marine mammal behavioral impacts for impact driving, is 63 meters (207 ft) from the project site. This area extending 207 ft from the site does not extend outside of the bay's entrance and it is unlikely that humpback whales or SRKW's will be inside the bay, therefore it is proposed to station an observer on the spit at the entrance to monitor a buffer of 500 ft waterward for any humpback whales or SRKW's that may attempt to swim inside the bay and into the action area (Figure 4).

V. Monitoring for Marine Mammals: SRKW and Humpback Whales

- Visual monitoring for SRKW and Humpbacks around the action area will be conducted by an approved Marine Mammal Observer (MMO) from the spit near the bay's entrance, or close to it as access renders possible. The coordinates are approximately 47.326463, -122.574730. This will give the observer a clear view of any whales approaching the bay's entrance.
- Monitoring will occur during daylight hours, beginning 30 minutes before and lasting until 30 minutes after pile driving activity.
- Entrance for species of concern proximate to the action area is possible from the east.
- One qualified observer should be sufficient to monitor the area near the bay's entrance.
- MMO will utilize binoculars, radios or cell phones (capable of speaking directly to pile driver or on-site foreman), field notebooks, and specialized datasheets.
- MMO responsibilities include: watching for and identifying marine mammals; recording their numbers, distances, and reactions to the construction activity within the action area.
- If the MMO identify marine mammals within the buffer/action area prior to/during pile driving, activity will halt immediately and resume after mammals have left the action area and remained absent for a minimum of 30 minutes.

A. Visual Survey Methods

Because of the surface behavior of marine mammals, visual observation is the best possible means of detecting the presence and identifying their behavior. We propose the following measures to prevent disturbance to marine mammals within the Action Area.

1. To verify the required monitoring distance, the observer will use a range finder or hand-held GPS.
2. Observer will contact the Orca Network (1-866-672-2638) 30 minutes before pile driving commences to be updated on latest SRKW sightings and locations.
3. Observer will scan the waters within the proposed radius of the pile driving activity using binoculars of minimum 7x magnification.

4. Waters will be scanned 30 minutes prior to, during, and 30 minutes following pile driving activities. This includes possible cessation of work due to mammal sighting. If SR Killer Whale(s) or Humpback Whale(s) are observed within the designated 500 ft radius during any of the above specified time periods, observers will notify the on-site foreman and work will temporarily cease until animals have moved outside designated action area.

B. Minimum Qualifications for Marine Mammal Observers

1. Visual acuity in both eyes (correction is permissible) sufficient for discernment of moving targets at the water surface with ability to estimate target size and distance. Use of binoculars may be necessary to correctly identify the target.
2. Experience and ability to conduct field observations and collect data according to assigned protocols (this may include academic experience).
3. Experience or training in the field identification of marine mammals.
4. Sufficient training, orientation, or experience with the construction operation to provide for personal safety during observations.
5. Sufficient writing skills to prepare a report of observations that would include such information as to characterize potential marine mammal sightings in an established, scientific style.
6. Ability to communicate orally, by radio, cellular telephone, or in person, with project personnel to provide real-time information on marine mammals observed in the area as necessary.

Figure 1. Vicinity Map of 2829 Harborview Dr, Gig Harbor WA

VICINITY MAP



Figure 2. Aerial Image, WA Dept. of Ecology, 2016



Figure 3. Action area map showing 961 ft extent where in-water sound will attenuate to 150 dB
(arrow indicates project location)

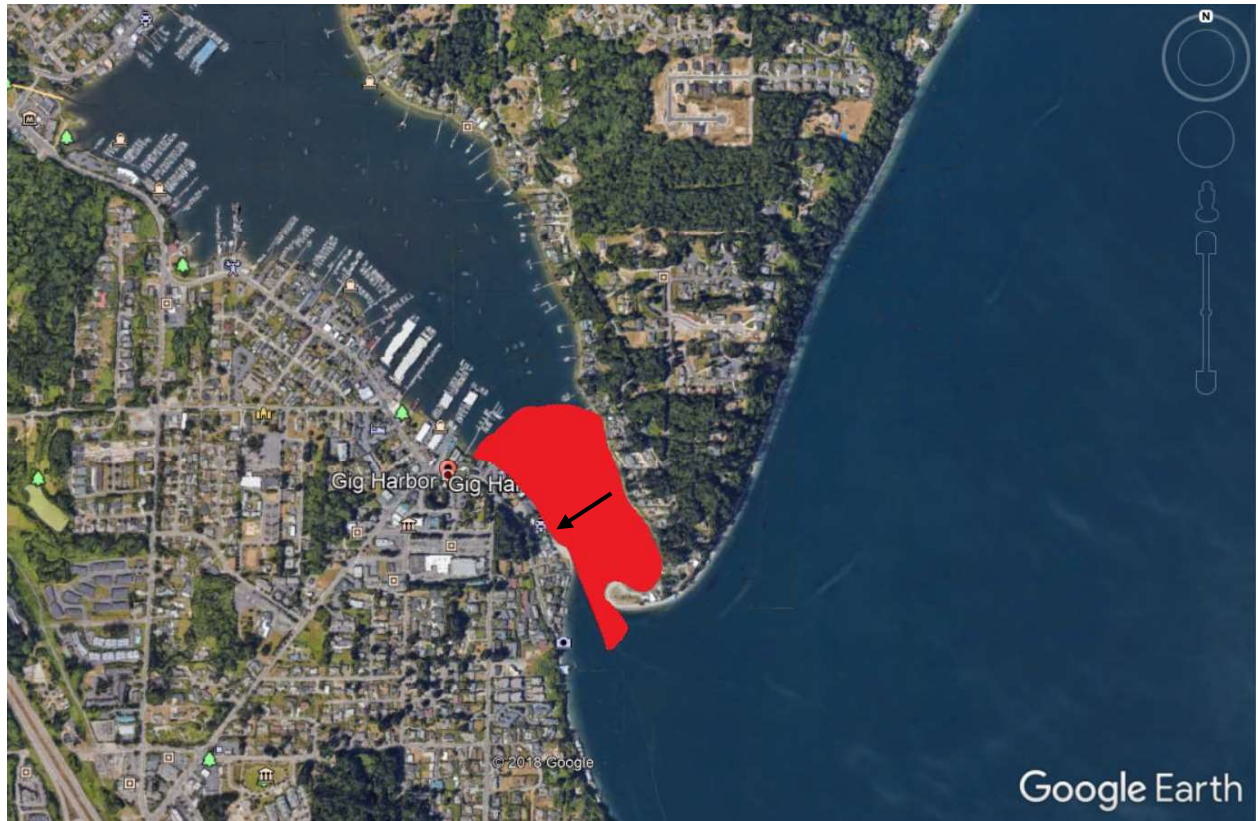
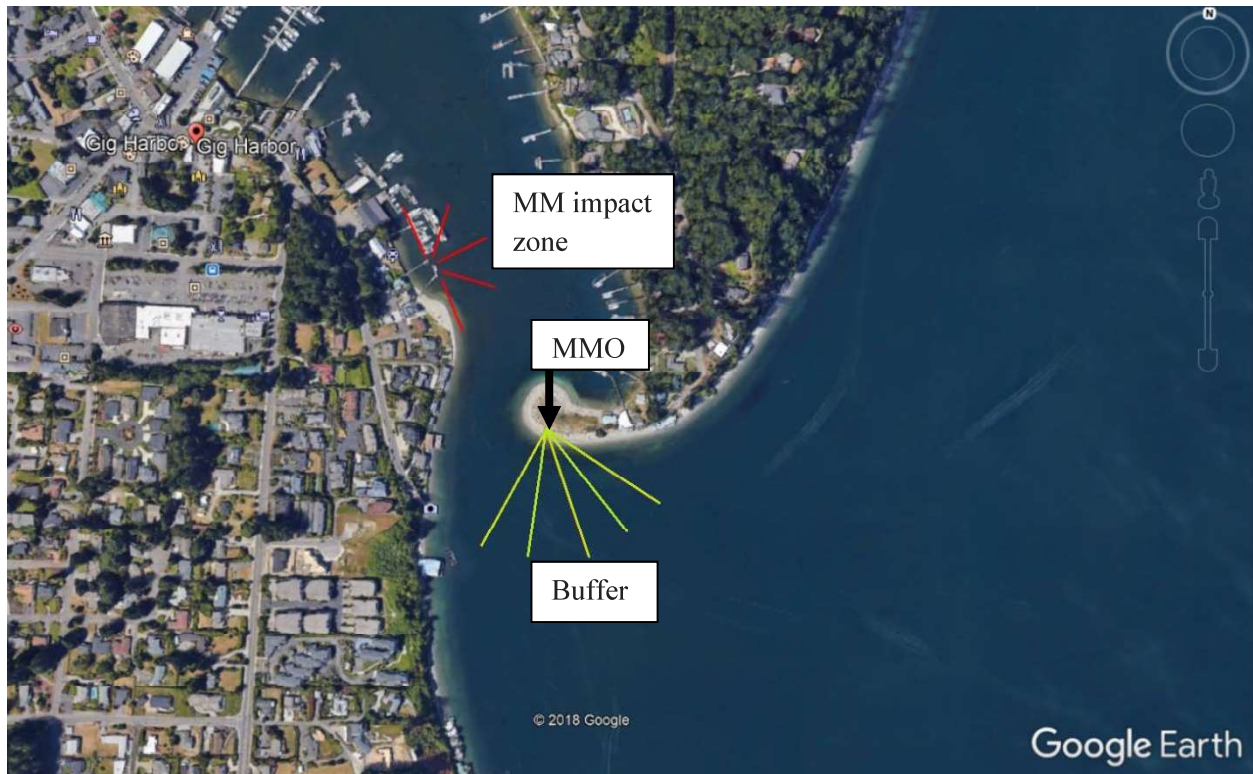


Figure 4. Marine Mammal Buffer Area

(500 ft buffer shown in green, marine mammal behavioral impact zone shown in red)



TECHNICAL MEMORANDUM

Prepared by: Grette Associates^{LLC}
2102 North 30th Street, Ste A
Tacoma, WA 98403

November 19, 2019

Prepared for: City of Gig Harbor
Attention: Kenneth George
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2064

Re: Chatman-Hodge Joint-Use Dock Project: Third-Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates to assist in the review of a Habitat Management Plan (the “HMP”; August 23, 2019) prepared by Marine Surveys and Assessments. This document was prepared in support of the Chatman-Hodge Joint-Use Dock Project (Project) located at 2829 and 2902 Harborview Dr. (Pierce County parcels 0221081076 and 0221081121) in Gig Harbor.

As proposed, all 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 the City’s Shoreline Master Program (GHSMP).

According to the HMP, the Project will remove two private wooden docks totaling approximately 1,362 square feet of overwater coverage and remove a total of (16) 12-inch creosote wooden piles. The demolition of the existing piers, ramps, and floats along with the pile removal will be accomplished utilizing a barge and crane that would be anchored adjacent to the existing dock structures.

Upon completion, a new joint-use dock totaling approximately 813 square feet of overwater coverage will be constructed and will include (4) 8-inch galvanized steel pile to support the pier and (4) 10-inch galvanized steel pile to support the float. Three 3-inch steel pin pile will be installed behind the existing bulkhead to secure the new pier to the shoreline.

The new pier and ramp will be constructed of aluminum with fiberglass grating (69% functional open area). The float will consist of 50 percent composite decking and 50 percent fiberglass grating (69% functional open area). A Project summary is provided below in Table 1.

Table 1. Project summary

Project Element	Area	Existing Overwater Coverage to be Removed	Proposed Overwater Coverage
Proposed Pier, Ramp, Float	813 sq. ft.	-	813 sq. ft.
Steel Pile (new structure)	-	-	4-8 in. and 4-10 in.
Existing Pier, Ramp, and Float	1,362 sq. ft.	1,362 sq. ft.	-
Creosote Pile (existing structure)	-	16-12 in.	-
Total Overwater Coverage		1,362 sq. ft.	813 sq. ft.
	Total Pile	16 creosote pile	8 steel pile

2 REVIEW METHODS

2.1 Site Visit

Grette Associates completed a site visit on November 13, 2019 to assess the upland and intertidal areas within the general Project area for consistency with the information contained in the HMP. All publically 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 GHSMP 6.2.5.23.

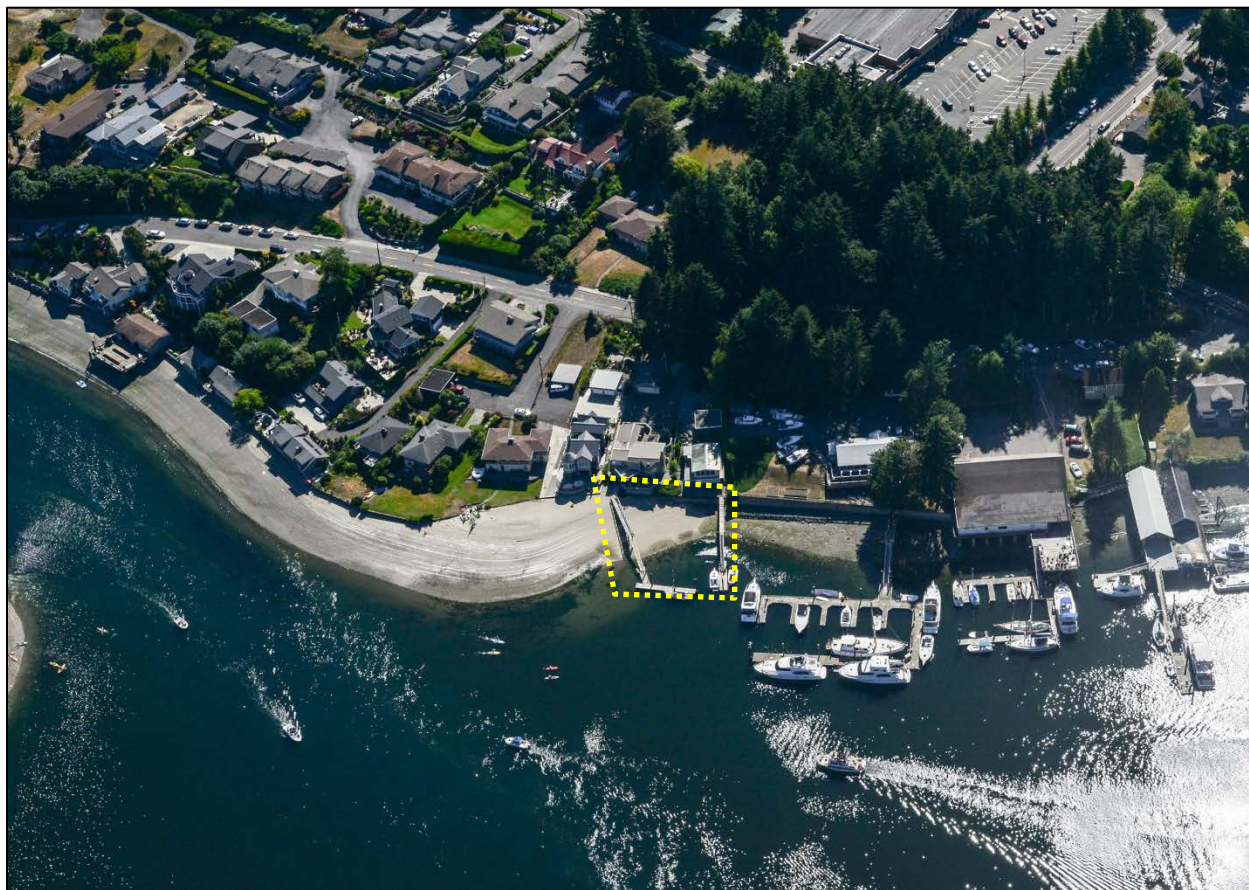
3.1 Site Visit Review

During the time of the site assessment, the tidal elevation was approximately +8.4 feet (MLLW). The tidal range during the week of the review (daylight hours) consisted of low tides that are considered relatively high (greater than +2 feet MLLW). The daily lower low tides were occurring in the late evening hours. In order to prevent any delays in the review, Grette Associates also queried Ecology's *Coastal Atlas* (2019) to review aerial images that capture intertidal areas during low tides to determine if any potential estuarine wetland(s) are within 300 feet of the proposed Project. In summary, Grette Associates did not identify any vegetation within 300 feet of the proposed Project that would suggest an estuarine wetland(s) is situated on or near the Project area (Figure 1). The Project area is located within a high energy shoreline environment at the mouth of Gig Harbor Bay and the shoreline is relatively steep. As a result, these conditions likely prevent any salt tolerant wetland vegetation from establishing.

In addition, the *Coastal Atlas* does not map any eelgrass (*Zostera marina*) beds in the vicinity of the Project area. The nearest mapped eelgrass area is situated north across Gig Harbor Bay. Furthermore, according to the SCUBA habitat survey attached to the HMP, no eelgrass was observed within the Project area.

Based on this information, the HMP accurately describes the existing conditions on and within 300 feet of the Project area.

Figure 1. Shoreline conditions in the vicinity of the Project area (shown in yellow).



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 shorelines for all non-water dependent uses to protect and maintain the integrity, functions, and processes of the shoreline. The shoreline within the Project area is designated as Low Intensity Shoreline Environment within the Urban Growth Area (UGA). Based on existing non-conforming structure setbacks the subject properties are subject to a 20-foot vegetation conservation strip measured from the OHWM. The existing structures are situated near the face of the existing bulkhead which prevents the establishment of the applicable vegetation conservation strip (Figure 1). Therefore, in Grette Associates professional opinion, the establishment of the vegetation conservation strip is not an appropriate requirement for this Project given the nature of the elements proposed (i.e. no site redevelopment, in-water work only, etc.).

3.2.2 Wetlands

As no wetlands are situated within 300 feet of the Project area, this section does not apply.

3.2.3 Critical Fish and Wildlife Habitat Areas

Per GHSMP 6.2.5.23, a proposed project shall prepare a habitat assessment to identify any critical fish and wildlife habitat areas (CFWHAs) that are on or within 300 feet of the project

area. If the habitat assessment identifies any CFWHAs on or within 300 feet of a project site a habitat management plan (HMP) shall be prepared.

The HMP meets that minimum reporting requirements defined in GHSMMP 6.2.5.23. More specifically, the HMP provides a general habitat assessment that identifies Gig Harbor Bay as a CFWHA and provides the appropriate discussion summarizing all CFWHA species that are known or suspected within the bay. Additionally, the HMP provides the appropriate analysis and discussion summarizing the potential project impacts to the CHWHA and/or those species that occur within it. The HMP also adequately demonstrates the Project design has utilized the appropriate mitigation measures to ensure the Project has minimized and/or avoided impacts to the CFWHA and provides an adequate assessment to demonstrate that no adverse water quality impacts to Crescent or Donkey Creek will occur.

According to WDFW, the shoreline is mapped as a smelt spawning area. The HMP states that the proposed Project will obtain an HPA from WDFW which will likely contain a permit condition that requires a preconstruction forage fish survey to be completed prior to any construction.

Based on this information, Grette Associates concurs with the overall conclusion that the proposed Project will have no adverse impacts to the CFWHA. Any impacts that could potentially occur during the construction will be mitigated through the implementation of all applicable BMPs to ensure that any unforeseen event will have no adverse impact to the CFWHA.

3.2.4 Critical Fish and Wildlife Habitat Area Buffer

Appropriate best available science (BAS) was reviewed to consider a recommended buffer width for the CFWHA (i.e. Gig Harbor) near the Project area. The science presented in the BAS documents addresses various buffer functions and was considered to ensure the project results in equal or greater protection of the critical fish and wildlife habitat area over the existing condition.

Based on the existing shoreline conditions within Gig Harbor, some of the functions discussed in the reviewed BAS are not pertinent to the developed local shoreline conditions. Grette Associates' recommended buffer width determination considered all appropriate shoreline functions based on the existing site conditions, land use intensity, and proposed post-project conditions. Furthermore, per GHMC 18.08.186.D, critical fish and wildlife habitat area buffers in no case shall exceed 150 feet nor be less than 25 feet in width, when it is determined that a critical fish and wildlife habitat area buffer is required to mitigate potential impacts.

Upon review of the BAS (Brennan, et al. 2009, Knutson and Naef 1997, and Desbonnet, et al 1994) and considering the existing site conditions, land use intensity, and proposed post-project conditions, a CFWHA buffer is recommended to be 25 feet. With the exception of placing three pin pile behind the existing bulkhead all proposed work would occur waterward of the OHWM which is considered to be insignificant impact to the existing buffer function.

3.3 No Net Loss Analysis

Per GHSMMP 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. The HMP provides sufficient rationale to demonstrate that the Project would not result in a net loss of

shoreline ecological functions. The existing structures are largely comprised of solid wooden decking which totals approximately 1,362 square feet of overwater coverage. Upon completion, the Project would reduce overwater coverage to 813 square feet and include 69 percent functional grating.

In addition, the HMP states that the proposed Project will obtain authorization from the USACE through their RGP-6 process which requires satisfying a specific mitigation process to ensure no adverse impacts to *Waters of the US* (i.e. Gig Harbor Bay) or any listed species will occur as a result of the Project. The HMP also states that the Project will obtain an HPA from WDFW and will adhere to any additional permit conditions (USACE and HPA) to ensure no net loss of shoreline functions will occur. Based on this information, Grette Associates concurs with the HMP's conclusion that the proposed Project will have no net loss of shoreline ecological functions and processes.

Please note that the no net loss evaluation form that was attached to the HMP quantifies general pre- and post-project conditions but does not provide sufficient analysis and/or rationale to demonstrate that the Project will not result in a net loss of ecological functions and processes. This form is associated with the City's shoreline permit checklist and was not developed to satisfy the no net loss analysis requirements defined in GHSMP 6.2.2.

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. Grette Associates concurs with the effects determinations stated in the HMP of *NE* and *NLLA* for all listed species.

4 SUMMARY AND RECOMMENDATIONS

Upon thorough review, the HMP is compliant with Chapter 6 of the GHSMP. Furthermore, Grette Associates concurs with the overall conclusion that the proposed Project would result in no net loss of shoreline function or processes. As proposed, the Project would demolish two residential dock structures and construct one joint-use dock structure that would utilize galvanized steel pile rather than creosote pile and would incorporate graded decking throughout the structure to allow light penetration which the current structures does not allow. In summary, Grette Associates recommends that the City accept this HMP.

The review of the submitted documents was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff wetland biologists. Final acceptance and approval of the report 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
Biologist
GRETTE ASSOCIATES^{LLC}

References:

- Brennan, J., Culverwell, H., Gregg, R., and Granger, P. 2009. Protection of Marine Riparian Functions in the Puget Sound, Washington. Prepared for Washington State Department of Fish and Wildlife (WDFW). WDFW Agreement 08-1185.
- City of Gig Harbor. 2013. Administrative Interpretation of the City of Gig Harbor Planning Director. File No. ADMIN 13-0001 – Wetland Buffer Requirement – 8715 North Harborview Drive – Parcel No. 4102000013. September 17, 2013.
- Desbonnet, A., Poque, P., Lee, V., and Wolff, DN. 1994. Vegetated Buffers in the Coastal Zone – A Summary Review and Bibliography. Coastal Resources Center Technical Report No. 2004. University of Rhode Island Graduate School of Oceanography. Narragansett, RI 02882.
- Knutson, L.K., Naef, V.L., 1997. Management Recommendations for Washington's Priority Habitats: Riparian. Washington State Department of Fish and Wildlife (WDFW). Olympia, WA. 181pp.
- Washington State Department of Ecology. 2019. Coastal Atlas – Online Database. Queried November 14, 2019. URL: <https://fortress.wa.gov/ecy/coastalatlas/tools/Map.aspx>

**PL-SEPA-19-0015
MDNS
REFERENCE 4**



1208 East 'D' Street
Tacoma WA 98421
253-383-2740
Fax 253-383-1102

Wood and Concrete
Floating Docks
Marinas & Boathouses
Design & Permitting

MEMORANDUM

Date: July 24, 2020

To: Kim Mahoney, Planner
City of Gig Harbor

From: Bob Bergquist
Marine Floats Corporation

Subject: Chatman-Hodge PRF Project – SAV Habitat Impact Response

Attached please find the Submerged Aquatic Vegetation (SAV) habitat impact maps for both the existing dock systems (Map Date 7/17/2020) and proposed dock system (Map Date 7/16/2020). Table 1 below summarizes the overall reduction of impacts to SAV, including kelp species.

Table 1

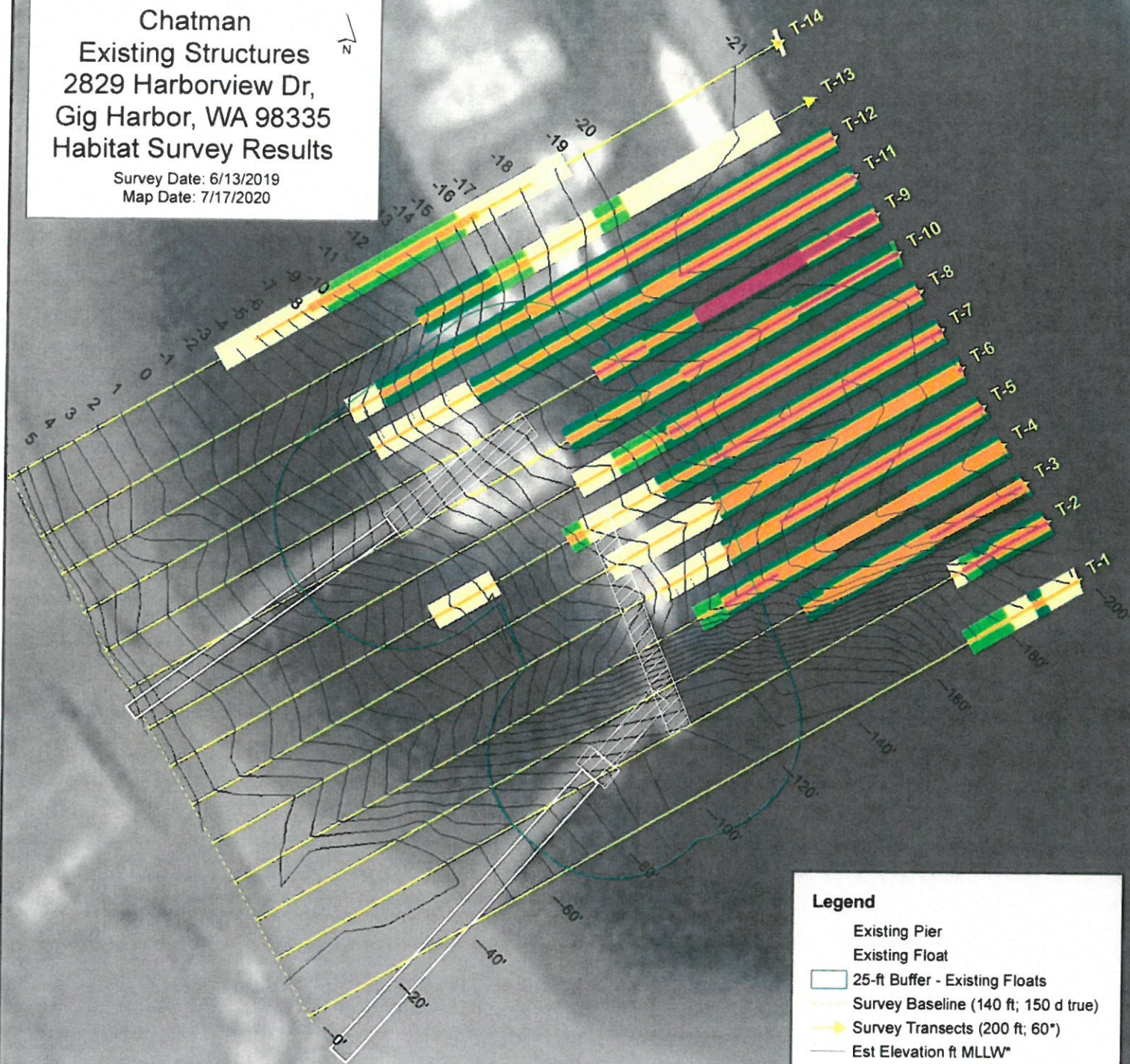
Existing Docks to be removed	
	Area square footage
Veg (no Ulva)	622.7
Nereocystis	19.2
Laminariales	527.3
25-Foot Buffer	9,281.7
Proposed PRF	
	Area square footage
Veg (no Ulva)	331.5
Nereocystis	15.0
Laminariales	296.4
25-Foot Buffer	4,655

I trust that this adequately addresses your comment and clearly demonstrates that the proposed dock system will be an environmental improvement compared to the existing dock systems.

Attachment

Chatman
Existing Structures
2829 Harborview Dr,
Gig Harbor, WA 98335
Habitat Survey Results

Survey Date: 6/13/2019
Map Date: 7/17/2020



Legend

Existing Pier
Existing Float

- 25-ft Buffer - Existing Floats
- Survey Baseline (140 ft; 150 d true)
- Survey Transects (200 ft; 60°)
- Est Elevation ft MLLW*

Nereocystis (Bull Kelp) % Cover

- 10
- 20
- 30

Total Laminariales Kelp % Cover

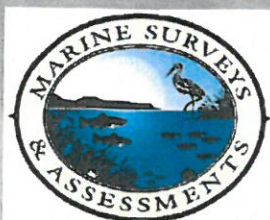
- 1 - 10
- 11 - 30
- 31 - 70

Total Vegetation (no Ulva) % Cover

- 1 - 10
- 11 - 25
- 26 - 75
- 76 - 90

Existing Floats - Vegetation within 25-ft Buffer

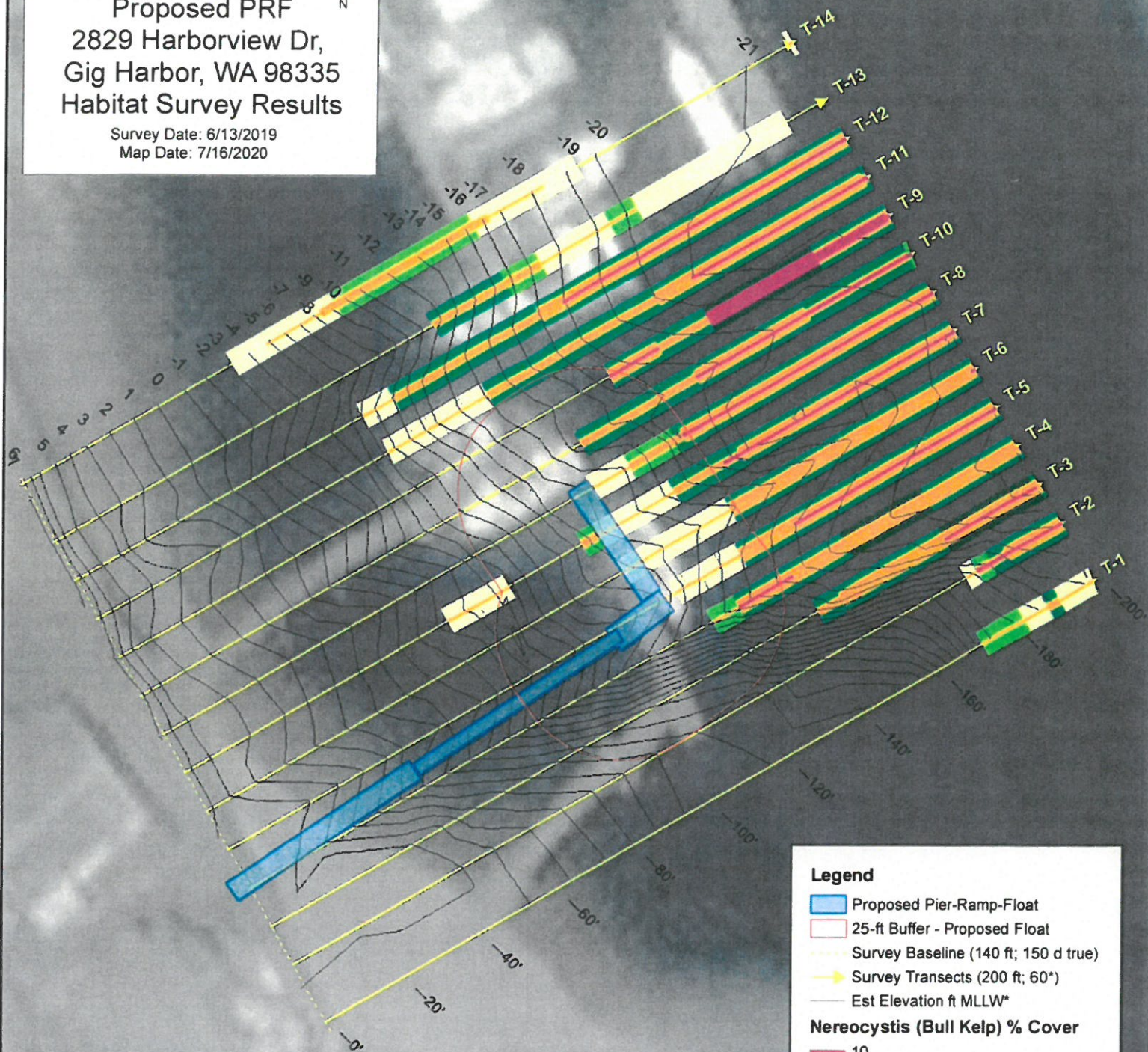
Total SqFt Veg (no Ulva)	622.7
Total SqFt Nereocystis	19.2
Total SqFt Laminariales Kelp	527.3
Buffer SqFt	9281.7
Percent of Buffer Vegetated (not incl. Ulva)	6.7%
Percent of Buffer with Nereocystis	0.2%
Percent of Buffer with Laminariales Kelp	5.7%



0 25 50 100 150 Feet

Chatman
Proposed PRF
2829 Harborview Dr,
Gig Harbor, WA 98335
Habitat Survey Results

Survey Date: 6/13/2019
Map Date: 7/16/2020



Proposed Float - Vegetation within 25-ft Buffer

Total SqFt Veg (no Ulva)	331.5
Total SqFt Nereocystis	15.0
Total SqFt Laminariales Kelp	296.4
Buffer SqFt	4655.0
Percent of Buffer Vegetated (not incl. Ulva)	7.1%
Percent of Buffer with Nereocystis	0.3%
Percent of Buffer with Laminariales Kelp	6.4%

Legend

- Proposed Pier-Ramp-Float
- 25-ft Buffer - Proposed Float
- Survey Baseline (140 ft; 150 d true)
- Survey Transects (200 ft; 60°)
- Est Elevation ft MLLW*

Nereocystis (Bull Kelp) % Cover

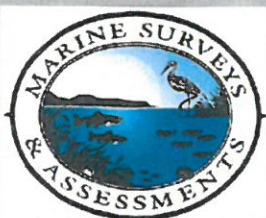
- 10
- 20
- 30

Total Laminariales Kelp % Cover

- 1 - 10
- 11 - 30
- 31 - 70

Total Vegetation (no Ulva) % Cover

- 1 - 10
- 11 - 25
- 26 - 75
- 76 - 90



0 25 50 100 150 Feet

MEMORANDUM

**PL-SEPA-19-0015
MDNS
REFERENCE 5**

DATE: October 6, 2020
TO: Kim Mahoney, Associate Planner
FROM: Aaron Hulst, P.E., Senior Engineer 
SUBJECT: **Chatman Hodge Joint Use Dock (PL-SEPA-19-0015)**
Recommended SEPA Mitigation and Conditions

Reference: - Site Plan Dated 6/24/20

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

BACKGROUND

The project proposes to remove 2 existing wood docks and associated creosote piles and construct a joint use dock to replace them.

REVIEW and ANALYSIS

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

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

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

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

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.

- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

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

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

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

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

Recommended Mitigations and Conditions

None.



**PL-SEPA-19-0015
MDNS
REFERENCE 6**

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

October 21, 2019

Kennith George, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Kennith George:

Thank you for the opportunity to comment on the prethreshold consultation for the Chatman-Hodge Joint Use Dock Project (PL-SDP-19-0002, PL-DR-19-0093, PL-FLOOD-19-0003, PL-SEPA-19-0015) located at 2829 & 2901 Harborview Drive as proposed by Marine Floats for Steve & Anne Chatman and Abigail & Frank Hodge. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

The applicant proposes to remove a structure(s) that contain treated wood. Please refer to Ecology's publication "Focus on Treated Wood Exclusion," available at: <https://fortress.wa.gov/ecy/publications/publications/0304038.pdf>, for suggested best management practices and disposal requirements for treated wood. All removed debris and dredged material resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Soundview/Harborview LLC Property, Facility Site ID (FSID) 92010. To search and access information concerning this Site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed dock replacement, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7094.

Kennith George
October 21, 2019
Page 2

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

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

Department of Ecology
Southwest Regional Office

(MLD: 201905369)

cc: Derek Rockett, SWM
Eva Barber, TCP
Lorrie Chase, Marine Floats (Agent)

December 16, 2020

Marine Floats
Attn: Lorrie Chase
313 East F Street
Tacoma, WA 98421

**RE: PL-SDP-19-0002, PL-DR-19-0093 and PL-SEPA-19-0015
CHATMAN-HODGE JOINT USE PIER**

Dear Applicant:

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. CAUSSEAU, JR.
Hearing Examiner

SKC/jjp
cc: Parties of Record

OFFICE OF THE HEARING EXAMINER

CITY OF GIG HARBOR

REPORT AND DECISION

CASE NO.: PL-SDP-19-0002, PL-DR-19-0093 and PL-SEPA-19-0015
CHATMAN-HODGE JOINT USE PIER

OWNERS: Steven and Anne Chatman
2829 Harborview Drive
Gig Harbor, WA 98335

Frank and Abigail Hodge
5726-34th Avenue N.E.
Seattle, WA 98105

AGENT: Marine Floats
Attn: Lorrie Chase
313 East F Street
Tacoma, WA 98421

PLANNER: Kimberly Mahoney, Associate Planner

SUMMARY OF REQUEST:

Shoreline substantial development permit to allow removal of two single use docks and replacement with a joint use 110 feet long, 30 foot wide pier; ramp and float at a site located at 2829 and 2901 Harborview Drive, Gig Harbor. Assessor's Parcel Numbers: 0221081076 & 0221081121.

SUMMARY OF DECISION: Request granted, subject to conditions.

DATE OF DECISION: December 16, 2020

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 November 19, 2020, 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 1** - **Planning Department Staff Report**
- EXHIBIT A** - **Site Plan**
- EXHIBIT B** - **Mitigated Determination of Nonsignificance (MDNS)**
- EXHIBIT C** - **Comment from Squaxin Island Tribe**
- EXHIBIT D** - **Comment from Puyallup Tribe of Indians**
- EXHIBIT E** - **USACE**
- EXHIBIT F** - **Declaratory Moorage Statement**
- EXHIBIT G** - **Notice of Public Hearing, Declarations of Mailing, Publishing, and Posting**
- EXHIBIT H** - **Notice of Application, Declarations of Mailing, Publishing, and Posting**
- EXHIBIT I** - **Mutual Dock Easement and Joint Use Agreement**
- EXHIBIT J** - **JARPA**
- EXHIBIT K** - **Hydraulic Project Approval**

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.

KIMBERLY MAHONEY appeared, presented the Community Development Department Staff Report, and testified that the acreage of the parcels as shown in the Staff Report includes the tidelands. The project includes removal of two, existing docks and wood pilings and replacement with one pier supported by steel pilings. The site is located in the WR zone classification and is an allowed use in both the zone and the SMP. They will need to provide a joint use covenant and have it recorded. They have provided a Habitat Management Plan consistent with the SMP. The responsible official issued a MDNS following SEPA review and mitigating measures are adopted in Condition 6. The project was appropriately noticed to the public. The City concurred with the Tribe and found the inadvertent discovery condition appropriate. The project is consistent with all requirements. Exhibit A shows the dock 50 feet from the end of the abutting marina that staff believes is ample space. The length of the dock considered the habitat and wildlife, which is why it was redesigned. The EA identified a potential buffer issue that the dock design and location took into consideration.

LORRIE CHASE, Marine Floats, appeared on behalf of the request and testified that the applicants agree with all conditions of approval and mitigating measures in the MDNS. They underwent several redesigns and the last "L" shaped proposal was agreeable to State Fish and Wildlife. Fish and Wildlife is presently in the process of finally approving the dock design. They agree to the limitation of moorage spaces and also agree that the

distance is 50 feet between docks. The railing is incorporated with the pier sections. The railing will create no view issues. They will use aluminum railings on the pier, but no railings on the float.

RANDY POPP, Marine Floats, appeared and testified that the float and moored boats will not ground, even at the lowest tide, regardless of whether the moored boats are motorboats or sailboats. They changed from a perpendicular design to the "L" shape which will measure 110 feet from the bulkhead and 30 feet parallel to the shore. The dock will extend only in front of the two properties. A straight line dock creates more impact.

No one spoke further in this matter and the Hearing Examiner took the matter under advisement. The hearing was concluded at 1:50 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, and taken this matter under advisement.
2. Following review pursuant to the State Environmental Policy Act (SEPA) the City responsible official issued a threshold Mitigated Determination of Non-Significance (MDNS) for the proposed action on October 22, 2020. Bi appeals were filed.
3. The legal notice of the proposed action and scheduled hearing (NOPH) was published in the Peninsula Gateway and mailed to all property owners within 300 feet of the subject site on November 5, 2020. The NOPH was posted on the subject site on November 3, 2020. No written comments were received in response to the public notice. The Declarations of Mailing, Publishing and Posting for the NOPH are attached to the staff report as Exhibit G. Notice of Application (NOA) for the proposal's shoreline substantial development permit, flood hazard permit, and design review permit was published in the Peninsula Gateway, posted on the site, and mailed to all property owners within 300 feet of the subject site on September 19, 2019.
4. Applicants Steve and Anne Chatman have a possessory ownership interest in a generally rectangular parcel of waterfront property located at 2829 Harborview Drive, Gig Harbor. The parcel abuts Harborview Drive for 43 feet and extends onto the tidelands beyond the ordinary high watermark of Gig Harbor Bay. Improvements on the site include a single-family residential home, detached garage, concrete wall extending across most of the shoreline, and a wooden dock.

5. Applicants Frank and Abigail Hodge (Sami's House, LLC) have a possessory ownership interest in a waterfront parcel of property that abuts the north property line of the Chatman parcel. The Hodge parcel is located at 2901 Harborview Drive N.W., Gig Harbor, abuts Harborview Drive for 28 feet, and also extends onto the tidelands beyond the ordinary high watermark of Gig Harbor Bay. Improvements include a single-family residential home, carport, and concrete wall at the ordinary high watermark. Improvements also include a wooden dock.
6. The applicants request a shoreline substantial development permit and design review approval to allow the following:
 - A. Removal of the two, mostly solid wood docks that total 1,362 square feet of overwater coverage;
 - B. Removal of 16, 12 inch, creosote, wood piling supports for said docks;
 - C. Install a new, joint use, pier, ramp, and floating dock that will extend from the joint property line. The structure will consist of a 113 foot long, six foot wide pier that will extend 110 feet waterward of the bulkhead; a three foot wide, 55 foot long, aluminum ramp; and a 15 foot long, six foot wide float that will serve as a landing place for the ramp. A second float will extend 90 degrees to the north from the landing float. Said float will measure 30 feet in length and six feet in width.
 - D. Installation of two, eight inch, galvanized, steel piles; three, pin piles; and three, ten inch, galvanized, steel float piles that will support the structure.

The removal of the two, existing docks and replacement with the joint use facility will result in the reduction of 695 square feet of overwater coverage. The new structure will include fiberglass grating and aluminum railings.

7. The applicants' parcels are located within the Waterfront Residential (WR) zone classification of the Gig Harbor Municipal Code (GHMC) and within the Waterfront (WF) designation of the City of Gig Harbor Comprehensive Plan. Both parcels are also located within the Low Intensity Shoreline Environment Designation of the City of Gig Harbor Shoreline Master Program (SMP).
8. The abutting parcel to the north is located in the Waterfront Commercial (WC) zone classification and improved with a marina and retail use. The abutting parcel to the south is also located in the WR classification and improved with a single-family dwelling. Abutting uses to the west across Harborview Drive are located within the Residential and Business District (RB-1) zone and are vacant. The marina dock to the north will have a separation of 50 feet from the end of the applicants' dock. The nearest dock to the south will have a 607 foot separation. Thus, the applicants' joint

use facility will create no navigational issues for adjoining property owners.

9. The WF designation of the Comprehensive Plan contemplates a variety of mixed uses along the waterfront as allowed by the SMP and GHMC. Lower intensity waterfront areas of the WF designation favor residential uses and marinas, while higher intensity areas contemplate high density residential and commercial/retail uses. Goals of the Shoreline Management Element Chapter of the Comprehensive Plan promote retention of residential uses that preserve the shorelines' unique appeal. Removal of two, solid wood docks and installation of one, joint use, grated facility is encouraged in the low intensity area of the WF designation.
10. The WR zone classification recognizes areas of the shoreline characterized by single-family residential dwellings and permits a limited mix of residential structure types. Section 17.14.020 GHMC sets forth a "Land Use Matrix" that identifies authorized uses in all zone classifications within the City. The Table authorizes "Dwelling, Single-Family" as an outright permitted use in the WR zone classification, which includes accessory uses as well. The applicants' proposal is consistent with the intent of the WR zone that is to ensure all development is respectful of the shoreline. In the present case the removal of two, solid wood docks and installation of a modern, grated dock improves not only the aesthetics of the shoreline, but the shoreline environment as well.
11. The applicable Low Intensity Shoreline Environment of the SMP encourages residential development. Subsection 6.2.1 of the SMP requires the assurance of no net loss of shoreline ecological functions and processes. Subsection 6.2.5.23(7) SMP requires compensatory mitigation to offset impacts to critical fish and wildlife habitat, and to meet the requirement of no net loss of shoreline functions. Section 7.11 SMP entitled "Boating and Marinas, Piers, Docks, and Moorage" prohibits docks in marine shoreline habitats unless no alternative location is feasible, and that the project will result in a net enhancement of shoreline ecological functions. However, said section authorizes a joint use facility located at the common lot line provided that the property owners execute a covenant which runs with the land and is recorded by the Pierce County Auditor. Section 7.11.8(3) SMP authorizes joint moorage with four or fewer slips subject to a covenant that runs with the land and that is recorded. Section 7.11.8(6) SMP authorizes docks, piers, and floats as an accessory use to residential development subject to mitigation of ecological impacts and with a platform that serves only private watercraft. Section 7.11(8) SMP requires a maximum width of six feet for docks, piers, and floats and construction with grating or other materials that allow light passage. Construction must consist of non-toxic materials such as steel. Section 7.11.4(2) SMP requires a 12 foot setback from a boating facility from an exterior property line.
12. The applicants' proposed joint use dock satisfies all applicable criteria of the SMP as set forth above. The applicants commissioned Marine Surveys and Assessments to prepare a Habitat Management Plan (HMP), which the City

submitted to it's expert, Grette Associates. Following review, Grette concluded that the applicants HMP is compliant with the SMP and that the project will cause in no net loss of shoreline functions or processes. Grette confirms that the proposed project will achieve no net loss of ecological functions. The applicants have also provided a "Declaratory Moorage Statement" confirming that they will not moor more than four vessels to the dock at any one time. Furthermore, the applicants have previously recorded a "Mutual Docking Easement and Joint Use Agreement" that allows the joint use facility to extend from the joint property line. The proposed joint use facility is consistent with applicable goals and policies of the SMP.

13. Review criteria for a SDP is found in Section 173-27-150 of the Washington Administrative Code (WAC). Said section requires a finding that the project is consistent with the goals of RCW 90.58, the State Shoreline Management Act (SMA), and that the proposal is consistent with applicable requirements of the SMP. RCW 90.58.020 sets forth the policies of the SMA that include alterations of the shoreline for residential and recreational purposes that would include the applicants' joint use dock. The HMP shows that the project also satisfies policies of the SMA that require protection of the shoreline environment. Thus, the dock satisfies applicable policies of the SMA, and as previously found, the SMP. Therefore, the project satisfies all criteria for SDP approval.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
2. The applicants have shown that the request for a shoreline substantial development permit satisfies all criteria set forth in the City of Gig Harbor Comprehensive Plan, the GHMC, and the SMP, as well as the criteria set forth in WAC 173-27-150, and therefore should be approved subject to the following 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 the site improvements described herein shall be completed in a manner consistent with the Regional General Permit 6 (Exhibit E) issued by the United States Army Corps of Engineers on September 30, 2020, and shall also be consistent with the site plan and Declaratory Moorage Statement included as Exhibits A and F, respectively, to the staff report.

4. Any future permits or approvals required, or amendments of those existing, for the primary project or mitigation site shall be provided to the City of Gig Harbor for consistent record keeping.
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.
6. All requirements and conditions contained in any environmental documents incorporated by reference herein, and included as Exhibit B to this staff report, shall be strictly adhered to.

DECISION:

The request for a shoreline substantial development permit to allow construction of a joint use pier, ramp, and floating dock consisting of a 113 foot long, six foot wide pier (100 feet waterward of the bulkhead); three foot wide, 55 foot long, aluminum ramp; six foot wide, 15 foot long float perpendicular to the shoreline; and 30 foot long, six foot wide float parallel to the shore at a site located at 2829 and 2901 Harborview Drive, Gig Harbor (Parcel Numbers 0221081076 and 0221081121) is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 16th day of December, 2020.



STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 16th day of December, 2020, to the following:

OWNERS:

Steven and Anne Chatman
2829 Harborview Drive
Gig Harbor, WA 98335

Frank and Abigail Hodge
5726-34th Avenue N.E.
Seattle, WA 98105

AGENT:

Marine Floats
Attn: Lorrie Chase
313 East F Street
Tacoma, WA 98421

OTHERS:

CITY OF GIG HARBOR

Duration of Permit Approval

In accordance with subsection 8.8.2 of the Gig Harbor Shoreline Master Program, construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a Substantial Development Permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the Substantial Development Permit and to Ecology. The effective date of a Substantial Development Permit shall be the date of filing as provided in RCW 90.58.140(6). The aforementioned permit time periods do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

The land use permit address 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 Division, 3510 Grandview Street, Gig Harbor, WA 98335. Please contact Kim Mahoney, Associate 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.



City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
gigharborwa.gov
(253) 851-8136

Determination of Nonsignificance (DNS)

W.A.C. 197-11-970

Environmental Review Application:

Shoreline Development Review Permit PL-SDP-26-0001

Location: 2829 Harborview Drive and 2901 Harborview Drive, Gig Harbor, WA

Parcel Numbers: 0221081076 and 0221081121

Located on the easterly side of Harborview Drive, approximately 560 feet southeast of the intersection of Harborview Drive and Soundview Drive. Section 08 Township 21 Range 02 Quarter 12

The site is located along Gig Harbor Bay and includes overwater and nearshore components.

Proposal: The project includes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

The Applicant is seeking to extend the existing dock system to reach deeper water in order to correct the condition of limited moorage availability and grounding on substrate. Currently the float assembly is located over depths spanning areas that are shallower than -4 to approximately less than -8 Mean Lower Low Water (MLLW). A minimum depth of -10 feet Mean Lower Low Water (MLLW) is necessary for boat moorage on the terminal end of the float for safe moorage of the modestly sized personal use sailboat. The existing joint-use dock was permitted and installed to replace two private docks in 2021. Observed bathymetric changes over time have resulted in localized deposition of substrate onsite within the nearshore intertidal causing this area to become shallower over time. Currently, due to the depth at low tides, only outer or terminal edge of the dock can be used for consistent safe boat moorage. Furthermore, during extreme low tidal events, depth on the interior side of the float and associated boat moorage can become inaccessible. The purpose of this project is to increase the capacity of boat moorage such that the both the westward and the eastward sides of the float can be used for boat moorage at all times.

Expansion of the dock system requires dismantling the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized but will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings. The new length of the proposed joint-use dock would be 135 feet, starting from the bulkhead overwater, with an additional 3 feet landward of the bulkhead to secure the aluminum pier, for a total length of approximately 148 feet. Under the prior approval, the existing dock system was identified as self-mitigating, given the project replaced two private solid creosote docks (1,362 square feet) and 16 creosote piles with one 852 square foot joint use dock composed of non-hazardous grated materials. The prior approval was completed in 2021 and resulted in a net reduction of approximately 531 square feet of overwater shading and creosote materials. It should be noted this reduction in overwater shading square footage includes the 21 square feet of ramp which extends over the existing float and does not account for the switch from solid to grated decking which would result in a greater net reduction in shading than currently described. Removal of the preexisting creosote docks has improved the site's environmental baseline by reducing overwater shading in areas used by migrating salmonids, decreasing shading over moderate densities of kelp and other macroalgae, and preventing additional creosote contamination of the substrate.

The current proposal will result in a 150-square foot increase in overwater impacts. However, this increase does not exceed the two preexisting creosote docks' footprints. Including the pier extension the dock footprint will total approximately 1,002 square feet in size. Given the proposed dock footprint continues impose less impact than the preexisting docks, the Applicant maintains the proposed extension continues to be self mitigating. Further relocation of the float 25 feet further waterward than is existing location will reduce the potential impact to the benthic substrate during low tides and limit the disturbance to bull kelp beds within the vicinity of the structure. It should be noted plugging the expansion into the SSNP calculator with the existing footprint versus the preexisting footprints does not result in a net deficit.

Proponent: Steven and Anne Chatman, 2829 Harborview Dr., Gig Harbor, WA 98335
Frank and Abigail Hodge, 5726 34th Ave NE, Seattle, WA 98105

Environmental Review: The City of Gig Harbor has reviewed the completed SEPA Environmental Checklist, dated November 14, 2025, together with supporting documentation, including:

- Shoreline and Fish and Wildlife Habitat Assessment



THE MARITIME CITY

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

gigharborwa.gov
253.851.8136

- Biological Assessment
- No Net Loss Shoreline Ecological Functions Evaluation
- Joint Aquatic Resources Permit Application (JARPA)

The checklist and supporting materials identify potential environmental impacts primarily associated with in-water work, nearshore habitat, and listed species. These impacts are addressed through federal and state permitting processes, including U.S. Army Corps of Engineers Section 10 authorization, Hydraulic Project Approval (HPA), NOAA consultation, and approved mitigation plans.

Analysis

Aquatic Habitat Protection

To minimize impacts to nearshore habitat, the dock structures are designed with permeable grated decking, which allows light penetration to the aquatic environment below and reduces shading impacts to marine vegetation and habitat functions. The dock configuration and footprint have been designed to minimize overwater coverage while still meeting operational needs.

Construction Best Management Practices

Construction activities will incorporate best management practices (BMPs) to protect water quality and aquatic habitat. A turbidity curtain will be installed during in-water construction to contain suspended sediments and reduce turbidity within the surrounding waters. Construction equipment will be operated from barges where feasible to minimize disturbance to shoreline areas.

Timing Windows

All in-water construction will occur within agency approved in-water work windows established by the Washington Department of Fish and Wildlife and other regulatory agencies. These timing restrictions are intended to protect migrating salmonids and other sensitive marine species during critical life stages.

Mitigation

The prior approval was completed in 2021 and resulted in a net reduction of approximately 531 square feet of overwater shading and creosote materials. It should be noted this reduction in overwater shading square footage includes the 21 square feet of ramp which extends over the existing float and does not account for the switch from



THE MARITIME CITY

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

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solid to grated decking which would result in a greater net reduction in shading than currently described. Removal of the preexisting creosote docks has improved the site's environmental baseline by reducing overwater shading in areas used by migrating salmonids, decreasing shading over moderate densities of kelp and other macroalgae, and preventing additional creosote contamination of the substrate.

The current proposal will result in a 150-square foot increase in overwater impacts. However, this increase does not exceed the two preexisting creosote docks' footprints. Including the pier extension the dock footprint will total approximately 1,002 square feet in size. Given the proposed dock footprint continues to impose less impact than the preexisting docks, the Applicant maintains the proposed extension continues to be self-mitigating. Relocation of the float 25 feet further waterward than the existing location will reduce the potential impact to the benthic substrate during low tides and limit the disturbance to bull kelp beds within the vicinity of the structure. It should be noted plugging the expansion into the SSNP calculator with the existing footprint versus the preexisting footprints does not result in a net deficit.

Implementation of the proposed mitigation measures will occur through federal, state, and local regulatory permitting processes. Compliance with these permit requirements will ensure that potential environmental impacts are avoided, minimized, and mitigated in accordance with applicable regulatory standards from each level of government. Because some mitigation measures are required through other regulatory approvals and will be implemented as part of project construction and operation, the City finds that additional mitigation conditions under SEPA are not necessary.

ESA Species Protection

The project area provides habitat for federally listed species including Puget Sound Chinook salmon, steelhead, and other listed marine species. Consultation with the National Marine Fisheries Service (NMFS) will occur as part of the federal permitting process to ensure compliance with the Endangered Species Act (ESA). The marine waters of Gig Harbor provide habitat for anadromous fish species, and the NOAA Fisheries critical habitat designation includes species such as Chinook salmon and southern resident killer whales.

As part of the federal review process, the project will be evaluated to ensure that potential impacts to listed species and their habitat are avoided or minimized. Applicable conservation measures and permit conditions may include construction best management practices, in-water work timing restrictions where applicable, and

implementation of habitat mitigation measures identified in the project's supporting environmental documentation. These requirements are intended to protect aquatic habitat functions and maintain or improve ecological conditions within the Gig Harbor watershed.

National Oceanic and Atmospheric Administration (NOAA)

NOAA will ensure compliance with the Endangered Species Act. NOAA may require additional mitigation measures, monitoring, or construction conditions to protect listed species.

Regulatory Oversight

Mitigation and environmental protection measures will be implemented and enforced through the following regulatory permits and approvals:

- U.S. Army Corps of Engineers Section 10 Authorization
- Washington Department of Fish and Wildlife Hydraulic Project Approval (HPA)
- NOAA Endangered Species Act consultation
- Shoreline Substantial Development Permit (City of Gig Harbor)
- Approved Mitigation Plan and associated monitoring requirements

Compliance with these permits ensures that impacts to aquatic habitat, water quality, and listed species are avoided, minimized, and mitigated in accordance with applicable environmental regulations.

These design features and regulatory requirements collectively ensure that the proposal will not result in probable significant adverse environmental impacts to the aquatic environment or surrounding shoreline resources.

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

The lead agency for this proposal has determined based on the analysis and findings 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.



City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
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SEPA review for this proposal was integrated with the Notice of Application dated March 30, 2025, in accordance with WAC 197-11-355. The required SEPA public comment opportunity was provided during the Notice of Application comment period. As a result, no additional SEPA comment period is required with issuance of this DNS.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner in accordance with Chapter 18.04 of the Gig Harbor Municipal Code. A written appeal must be received by the City within fourteen (14) days of the date of issuance, no later than 4:30 p.m. on Thursday, May 28, 2026.

Appeals must be submitted in writing and accompanied by the required appeal filing fee of \$1,301.

Contact: Cory Ragan, Senior Planner,
cragan@gigharborwa.gov, (253)853-7606

SEPA Responsible Official: Eric Baker,
Position/Title: Community Development Director
Ebaker@gigharborwa.gov, (253)530-7073

Signature:  **Date:** 5/14/26

Cc: Agent
Owner

From: [ECY RE SWRO SEPA COORDINATOR](#)
To: [Planning Comments](#)
Cc: [Rockett, Derek \(ECY\)](#); [Smith, Sandy B. \(ECY\)](#)
Subject: ECY SEPA 202602034 - Chatman Pier Extension - Comments
Date: Wednesday, May 27, 2026 9:32:43 AM
Attachments: [image001.png](#)
[202602034 ECY Comments.pdf](#)
Importance: High

Planning Division:

Thank you for the opportunity to comment on the Chatman Pier Extension Project (Lead Agency File No(s). PL-SDP-26-0001). Ecology's comments are attached.

[[Statewide SEPA Register](#) No. 202602034]

Have a great day,

Joe Thomas
ERTS & SEPA Coordinator
Southwest Region
Cell: 360-480-3300





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

May 27, 2026

Planning Division
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Planning Division:

Thank you for the opportunity to comment on the determination of non-significance for the Chatman Pier Extension Project (PL-SDP-26-0001) as proposed by Soundview Consultants. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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

TOXICS CLEANUP: Sandy Smith (360) 999-9588

If contamination is suspected, discovered, or occurs during pile removal or replacement, or lengthening the pier, testing of the potentially contaminated media must be conducted. If contamination of sediment, soil, or water is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

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.

Planning Division
May 27, 2026
Page 2

Department of Ecology
Southwest Regional Office

(JKT:202602034)

cc: Derek Rockett, SWM
Sandy Smith, TCP



Chatman Pier Extension
PL-SDP-26-0001 et al
Hearing Examiner 07.07.2026
Exhibit 13

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

gigharborwa.gov
(253)851-6170

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Cory Ragan, Senior Planner
DATE: June 29, 2026

RE: Shoreline Development Review Permit PL-SDP-26-0001
Chatman Pier Extension

Public Hearing Date: July 7, 2026

I. GENERAL INFORMATION:

A. Owners: Steven and Anne Chatman
2829 Harborview Dr.
Gig Harbor, WA 98335

Frank and Abigail Hodge
5726 34th Ave NE
Seattle, WA 98105

C. Agent: Soundview Consultants
Rachel Villa
2907 Harborview Drive
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST:

The project includes a 25-foot extension of an existing joint-use pier associated with two single-family residences. The extension is intended to improve safe access and overall functionality of the pier.

The Applicant is seeking to extend the existing dock system to reach deeper water in order to correct the condition of limited moorage availability and grounding on substrate. Currently the float assembly is located over depths spanning areas that are shallower than -4 to approximately less than -8 Mean Lower Low Water (MLLW). A minimum depth of -10 feet Mean Lower Low Water (MLLW) is necessary for boat moorage on the terminal end of the float for safe moorage of the modestly sized personal use sailboat. The existing joint-use dock was permitted and installed to replace two private docks in 2021. Observed bathymetric changes over time have resulted in localized deposition of substrate onsite within the nearshore intertidal causing this area to become shallower over time. Currently, due to the depth at low tides, only outer or terminal edge of the dock can be used for consistent safe boat moorage. Furthermore, during extreme low tidal events, depth on the interior side of the float and associated boat moorage can become inaccessible. The purpose of this project is to increase the capacity of boat moorage such that both the westward and the eastward sides of the float can be used for boat moorage at all times.

Expansion of the dock system requires dismantling the existing ramp–pier connection, installing two (2) new 8-inch galvanized steel pilings, installing a 25-foot pier extension, and then re-securing the ramp and float system to the extended pier. The existing float system will be utilized but will require relocation (removal and re-driven) of the existing three (3) 10-inch galvanized steel float pilings. The new length of the proposed joint-use dock would be 135 feet, starting from the bulkhead overwater, with an additional 3 feet landward of the bulkhead to secure the aluminum pier, for a total length of approximately 148 feet. Under the prior approval, the existing dock system was identified as self-mitigating, given the project replaced two private solid creosote docks (1,362 square feet) and 16 creosote piles with one 852 square foot joint use dock composed of non-hazardous grated materials. The prior approval was completed in 2021 and resulted in a net reduction of approximately 531 square feet of overwater shading and creosote materials. It should be noted this reduction in overwater shading square footage includes the 21 square feet of ramp which extends over the existing float and does not account for the switch from solid to grated decking which would result in a greater net reduction in shading than currently described. Removal of the preexisting creosote docks has improved the site's environmental baseline by reducing overwater shading in areas used by migrating salmonids, decreasing shading over moderate densities of kelp and other macroalgae, and preventing additional creosote contamination of the substrate.



B. Site Area/Acreage: 0.58 acres (uplands and private tidelands)

C. Existing Site Characteristics:

1. **Topography:** The site generally slopes down from the southwest to the northeast. From Harborview Drive, the site slopes down toward Gig Harbor Bay at approximately 10 percent. A concrete cast-in-place bulkhead spans the width of the subject site. Total topographic relief across the site is approximately 30 feet.
2. **Vegetation:** The developed subject site's uplands are vegetated with residential landscaping to include mature, significant trees and shrubbery. Bull kelp habitat has been identified within the subject site's tidelands.
3. **Wetlands and Critical Areas:** The site fronts Gig Harbor Bay, a critical fish and wildlife habitat area. A 25-foot buffer measured landward from the existing concrete bulkhead applies to the subject site to protect the ecological function of the critical fish and wildlife habitat area.

The site is also regulated by the city's Flood Hazard Construction Standard Ordinance (GHMC Chapter 18.10). Further, the proposed improvements are located within a Special Flood Hazard Area, Zone AE (FIRM Panel 53053C), and within the regulated riparian buffer zone, both of which are regulated by GHMC 18.10.100. Per the requirements of the GHMC, the applicant prepared a Habitat Management Plan ("Reference 2" adopted with the Mitigated Determination of Nonsignificance associated with file number PL-SEPA-19-0015, included with this staff report as Exhibit 9 to address potential impacts to listed species under the Endangered Species Act (ESA) and associated habitat. Under its "effects determination," the Habitat Management Plan (HMP) concluded that the project would have either "no effect" or "may affect, not likely to adversely affect" ESA-listed species or associated habitat. The HMP also concluded that the proposed improvements would result in no net loss of ecological function associated with the site's shoreline environment.

The current proposal for the extension of the existing pier resulted in the issuance of a Determination of Nonsignificance (Exhibit 11) based on the review of the Shoreline Assessment (Exhibit 6), and the No Net Loss Evaluation (Exhibit 7)

D. Zoning:

1. Subject parcel: Waterfront Residential (WR)

2. Adjacent zoning and current use:

- a) **North:** Waterfront Commercial (WC) – retail
- b) **East:** Gig Harbor Bay
- c) **South:** Waterfront Residential (WR) – single-family residential
- d) **West:** Residential and Business District (RB-1) City of Gig Harbor vacant land

The Gig Harbor Shoreline Master Program (GHSMP) designates the subject site as a “Low Intensity” Shoreline Environment Designation. GHSMP subsection 5.2.4 addresses the purpose and management policies for that designation.

E. Utilities / Road Access: The parcels are accessed from Harborview Drive, a public right-of-way. The property is serviced by City of Gig Harbor sewer and water.

IV. APPLICABLE CODES AND POLICIES:

A. Comprehensive Plan: The site is designated Waterfront (WF) 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 marina uses 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 WC Waterfront Commercial District. The following code chapters apply to this proposal:

- a. 17.46 WR Waterfront Residential District
- b. 17.98 & 17.99 Design Review
- c. 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 8, 2021 and became effective on January 28, 2022. The following sections/subsections of the Master Program apply to this project:

Subsection 1.5 – Relationship to Other Plans and Regulations

Subsection 5.2.4 – Low Intensity Shoreline Environment Designation

Subsection 6.2 – Marine Shorelines, Vegetation Conservation and Critical Areas Protection

Subsection 7.11 – Boating and Marinas: Piers, Docks, and Moorage

Subsection 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 the 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:

Records with the Pierce County Assessor-Treasurer indicate that the single-family residence on either lot of the subject site was developed in 1960. Each residence also thereafter recorded the development of a dock associated with the single-family residence; these two docks were removed as an element of the current site improvements.

The applicant formally submitted for a Shoreline Substantial Development Permit, Administrative Design Review, Floodplain Development Permit, and SEPA review in 2019. The Hearing Examiner issued an approval decision on December 16th, 2020 (Exhibit 10).

VI. DESIGN REVIEW:

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

VII. ENVIRONMENTAL REVIEW:

Pursuant to WAC 197-11 and Gig Harbor Municipal Code Chapter 18.04, on December 3, 2014 the city of Gig Harbor issued a Mitigated Determination of Non-significance (MDNS) for the existing joint use pier.

A Determination of Non-significance (DNS) was issued for the proposed extension on May 14, 2026 (Exhibit 11).

One comment letter from the Washington Department of Ecology was submitted in response to the DNS and is included with Exhibit 12 to the staff report. The appeal period for the DNS expired on May 28, 2026. No appeals were filed.

VIII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing was published in the Tacoma Daily Index on June 23, 2026. In addition, notice was mailed to all property owners within 300 feet of the subject site on June 23, 2026. Notice was also posted on the subject site on June 23, 2026. As of the date of this report, no

written comments have been received in response to the public notice. The certificate of transmittal and affidavit of posting for the public hearing attached to the staff report as Exhibit 2.

Notice of Application (NOA) for the proposal's shoreline substantial development permit was published in the Tacoma Daily index, posted on the site, and mailed to all property owners within 300 feet of the subject site on March 30, 2026. The Squaxin Island Tribe submitted written comments in response to the NOA on April 14, 2026; these comments have been included with this staff report as Exhibit 3. No comments from the general public were received in response to the NOA. The Declarations of Mailing, Posting, and Publishing for the NOA are marked as Exhibit 1.

IX. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

The Land Use map in the Comprehensive Plan identifies the site as being located within an area designated as "Waterfront."

The purpose of the Waterfront land use designation 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 favor residential and marinas while the more intense waterfront areas provide for higher density residential and commercial/retail uses.

Goals provided in the Shoreline Management Element Chapter of the Comprehensive Plan promote the retention of a mixed-use waterfront, including those fishing, boating, tourist, and residential uses which provide the shoreline's unique appeal.

The previous approval allowed for the removal of two existing docks and the installation of one joint use pier structure to serve the two subject parcels, a permitted use under the Low Intensity shoreline designation. The pier is accessory to the existing single family residences developed on each of the subject parcels, which are permitted uses under the site's Waterfront Residential zoning district. Therefore, the proposal of extending the pier is generally consistent with the goals of this plan.

Staff analysis: Provided the request is properly conditioned to address the environmental disturbances of the pier extension, the proposal, which would allow for the development of a water-dependent use consistent with the requirements of the GHSMP, is generally consistent with the stated purpose and applicable goals of the Plan.

2. Gig Harbor Municipal Code:

a. 17.46 Waterfront Residential (WR):

The “WR” District intends to recognize “those areas of the shoreline that are characterized by single-family residences. It is intended that development occurs that is respectful of the shoreline and surrounding properties while permitting a limited mix of residential structure types.”

The project will improve the subject site consistent with the stated intent of the WR District as the applicant proposes to remove two existing docks and install one joint-use pier accessory to the subject site’s residentially developed lots.

3. Gig Harbor Shoreline Master Program (GHSMP):

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

b. Low Intensity Environment (SMP 5.2.4) – The purpose of this designation is to *accommodate residential development in areas that are already developed with or planned primarily for residential uses. The Low Intensity Environment may also include water-oriented commercial and recreation uses and public access.*

c. Marine, Shorelines, Vegetation Conservation and Critical Areas (SMP 6.2) – Subsection 6.2.1 states, *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. Subsection 6.2.5.23(7) states, Compensatory mitigation shall be provided to offset impacts to critical fish and wildlife habitat and to meet the requirements of no net loss of shoreline functions. The applicant shall demonstrate that the compensatory mitigation achieves no net loss.

d. Boating and Marinas: Piers, Docks, and Moorage (SMP 7.11) – Section 7.11.4(1) states, *Boating facilities shall not be permitted within the following marine shoreline habitats because of their scarcity, biological productivity and sensitivity unless no alternative location is feasible, the project would result in a net enhancement of shoreline ecological functions, and the proposal is otherwise consistent with this Program: a) Critical saltwater habitats; and, b) Marshes, estuaries and other wetlands. Section 7.11.4(2) states, Boating facilities shall be located no closer than twelve feet from the property line, either private property or state lease land. Location closer than twelve feet from the property line may be permitted upon submission to the City of a covenant executed between the property owner/applicant and the adjacent property owner covering the agreement for the joint use of common lot lines, which covenant shall run with the land and be filed with the Pierce County Auditor as a covenant with the land. Section 7.11.8(3) states, Joint moorage with four or fewer slips is allowed. A covenant executed between all property owners sharing the joint moorage docks shall be submitted to the City that covers the agreement for the joint use of common lot lines, shall run with the land, and be filed with the Pierce County Auditor as a covenant with the land. Section 7.11.8(6) states, Docks, piers, floats and lifts accessory to residential development/use shall only be allowed when: a) Ecological impacts are mitigated in accordance with the Program; and, b) The moorage platform is designed for access to private watercraft. Section 7.11.8(8) states, To minimize adverse effects on nearshore habitats and species caused by overwater structures that reduce ambient light levels, the following shall apply: a) The width of docks, piers and floats shall be the minimum necessary, and in no case shall be wider than six feet unless authorized by state resource agencies; b) Materials that will allow light to pass through the deck may be required where the width exceeds six feet; c) Grating to allow light passage or reflective panels to increase light refraction into the water shall be used on piers, docks, floats and gangways in nearshore areas, and; d) Use of non-toxic materials, including, but not limited to, steel, concrete and non-toxic wood shall be approved by applicable state agencies.*

e. Staff Analysis – The proposed site improvements are an allowed use within the Low Intensity Shoreline Environment which accommodates existing residential development, including the existing joint-use pier. The applicant had prepared and submitted a Habitat Management Plan prepared by Marine Surveys and Assessments dated August 23, 2020. The plan was adopted as “Reference 2” to the 2020 MDNS included as Exhibit 9 to this staff report. The conclusions of the report were reviewed and verified by the City’s third-party environmental consultant (“Reference 3” adopted in the MDNS; see Exhibit 9), and confirmed that the 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). Furthermore, staff has reviewed the applicant’s proposal for the extension of the existing pier, along with the Shoreline Assessment (Exhibit 6) and No Net Loss Checklist (Exhibit 7) prepared by Soundview Consultants and the site plan and renderings (Exhibit 4) and confirms that the proposed site improvements are consistent with the applicable provisions set forth in Chapter 7 of the SMP. Therefore, the subject request is consistent with the aforementioned goals and policies of the SMP.

Consistency with Applicable Goals and Policies:

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, that promote the public use of shorelines, while protecting against adverse effects to public health, the land and its vegetation and wildlife and the waters of the state and their aquatic life. The proposal is also consistent with the applicable requirements of the SMP. In this regard, the proposed improvements to the site would support the water-oriented use and wouldn’t adversely impact the site’s ecological functions and processes. Therefore, the proposal is consistent with the applicable requirements of the WAC 173-27-150. The request can be found consistent with the RCW 90.58, WAC 173-27 and the applicable provisions of the GHSMP.

B. Operations and Engineering

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

X. CONCLUSIONS:

A. Shoreline Substantial Development Permit:

1. The proposed pier extension, 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. The requested Shoreline Substantial Development Permit is consistent with the applicable policies and development standards set forth in the city's Shoreline Master Program.

C. Design Review:

Based upon the findings of fact previously addressed above, the proposal is generally consistent with the applicable provisions of GHMC Chapter 17.99, Design Manual.

XI. RECOMMENDATIONS:

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

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.
 4. Any future permits or approvals required, or amendments of those existing, for the primary project or mitigation site shall be provided to the City of Gig Harbor for consistent record keeping.
 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: Cory Ragan, Senior Planner



Date: June 29, 2026

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

Exhibit 1 – Notice of Application, Declarations of Mailing, Publishing and Posting

Exhibit 2 – Notice of Public Hearing, Declarations of Mailing, Publishing and Posting

Exhibit 3 – Public comment, prepared by the Squaxin Island Tribe, dated April 13, 2026

Exhibit 4 – Site Plan and Plans prepared by Soundview Consultants, January 30, 2026.

Exhibit 5 – Joint Aquatic Resources Permit Application (JARPA) Form, prepared by Soundview Consultants, accepted on March 3.

Exhibit 6 – Shoreline Assessment as prepared by Soundview Consultants, accepted on March 3, 2026

Exhibit 7 – No Net Loss Form, prepared by Soundview Consultants, accepted on March 3, 2026

Exhibit 8 – SEPA Checklist, prepared by Soundview Consultants, accepted on March 3, 2026

Exhibit 9 – Mitigated Determination of Nonsignificance (MDNS) with Reference documents 1-6 for file number PL-SEPA-19-0015, dated October 22, 2020

Exhibit 10 – Hearing Examiner Decision, dated December 16, 2020

Exhibit 11 – Determination of Nonsignificance (DNS) dated May 14, 2026

Exhibit 12 – Public comment, prepared by the Department of Ecology, dated March 30, 2026.

Exhibit 13 – Staff Report, dated June 29, 2026.

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 Cory Ragan, Senior Planner, at 253-853-7606 should you desire to review the file.